

London Borough of Harrow: Local Plan Viability Assessment



Prepared for
London Borough of Harrow
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1 Summary

- 1.1 This report tests the ability of developments typologies in the London Borough of Harrow to accommodate emerging policies in the Draft Harrow Local Plan alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation) and potential alternative CIL rates.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on 'Affordable Housing and Viability'.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of volatility following the coronavirus pandemic in 2020/21 and subsequent supply chain issues. Forecasts for future house price growth point to growth in mainstream London housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which started to fall in August 2024. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any complex urban area such as Harrow, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Space standards and family housing:** Our appraisals incorporate the requirement in emerging policies GR1 and HO1 for unit sized to meet the minimum requirements outlined in the Nationally

Described Space Standards and for 25% of units to be provided as family housing (3 bed+).

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The tenure mix of the affordable housing also has a bearing on viability and we have reflected the Council's preferred mix (70% social rent and 30% shared ownership). Clearly the Council could consider deploying alternative tenure mixes at the development management stage if the viability of particular schemes is under pressure (as an alternative to accepting a reduced overall quantum).
- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the emerging target is broadly deliverable over the plan period (recognising also that the policy incorporates the London Plan 'fast track' target of 35%), and applied on a 'maximum viable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council has indicated that its plan will reflect the 'Fast Track' route in London Plan policies H4 and H5.
- **Biodiversity Net gain and Urban Greening Factor:** emerging policies GI3 and GI4 require that developments achieve urban greening factor of 0.4 on residential elements and 0.3 on non-residential elements and a 15% biodiversity net gain. We have tested the impact of the Council's emerging policies in relation to these requirements and they have a relatively modest impact on residual land values and can therefore be viably absorbed.
- **Net Zero Carbon (on-site solutions):** the Council's emerging policy seeks that developments should aim to achieve net zero carbon. Depending on the approach adopted, the Council's evidence indicates that this can be achieved at a cost of somewhere between 3% and 5% of construction costs. The impact of this requirement (in terms of average reduction in residual land values) ranges from 20% to 33%. Clearly, where schemes are on the margins of viability, it is possible that this reduction in residual land value may result in reductions in affordable housing in the short term. However, it can be reasonably expected that the cost will fall as more developers integrate low carbon technologies into their developments in response to changes to policy requirements at local and national levels.
- **Net Zero Carbon (offsetting):** in common with other councils, Harrow is facing higher costs for offsetting the carbon emissions generated by developments than the £95 per tonne London Plan offsetting charge. The Council's evidence indicates that an offset charge of up to £880 per tonne is required. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall by significantly higher percentages than would be the case for on-site solutions. This will help to incentivise developers to opt for on-site solutions rather than offsetting.
- **CIL:** The outputs of our testing indicate that residential CIL rates are broadly at the maximum level that can be viably sustained alongside the policies in the emerging Local Plan. There is potential that CIL rates on certain non-residential uses could be increased, the additional income that this would yield may not justify the expense and officer time involved in a review and associated examination processes.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation and potential alternative CIL rates. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted and alternative rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Harrow and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for determining the viability of individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The typologies are based on assessments of likely development capacity on sites coming forward over the plan period and clearly this may differ from the quantum of development in actual planning applications eventually submitted.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and steep increases in energy prices resulting from Russia's invasion of Ukraine. In addition to these global issues, the UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect of these issues resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023 and in May 2024, inflation fell to 2.3%.
- 2.7 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid 2022 and has subsequently remained resilient despite increasing costs of borrowing.
- 2.8 In its August 2024 House Price Index release, Nationwide reported that UK house prices fell by 0.2% month-on-month in August, after having increased by 0.3% month-on-month in July 2024 and by 0.2% month-on-month in June 2024. As a result, the annual rate of change increased to 2.4% from 2.1% in July. Commenting on these changes, Nationwide's Chief Economist, Robert Gardener,

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

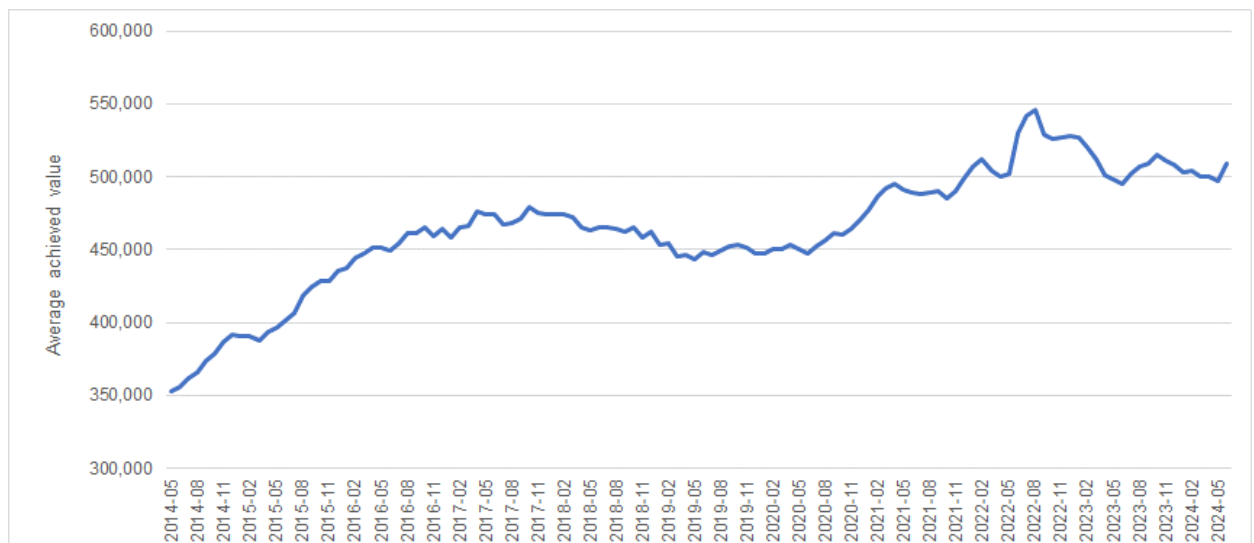
observed that *“while house price growth and activity remain subdued by historic standards, they nevertheless present a picture of resilience in the context of the higher interest rate environment and where house prices remain high relative to average earnings (which makes raising a deposit more challenging”*.

- 2.9 Nationwide is not forecasting significant growth in 2024 and indicates that significant change is unlikely until interest rates start to fall and affordability improves, suggesting that housing market activity is only likely to strengthen *“gradually”* as affordable constraints ease *“through a combination of modestly lower interest rates and earnings outpacing house price growth”*.
- 2.10 Halifax report similar trends in its September 2024 release, with a month-on-month increase of 0.3% and annual growth of 4.3% (up from 2.4% in the previous month).
- 2.11 Commenting on the year-on-year increase, Amanda Bryden (Head of Mortgages, Halifax Mortgages) observed that *“this is due in large part to the comparison with weaker growth this time last year”*. The annual rate of change brings average prices back up to where they previously stood in June 2022 but she observed that *“affordability remains a significant challenge for many potential buyers still adjusting to higher mortgage costs”*.
- 2.12 Halifax points to ongoing affordability constraints for both first time buyers and existing mortgage holders who need to refinance at the end of fixed term deals. Providing the Bank of England reduces the base rate in the short term, Halifax expects prices to rise modestly over the remainder of 2024.
- 2.13 In their September 2024 Housing Market Update, Savills reflect improvements in market sentiment in response to falling mortgage rates, which has triggered an increase in demand from potential buyers.
- 2.14 Savills note that *“while we have seen higher levels of market activity than the same period last year, the past three months have moved more in line with a “normal” market (pre-pandemic) than earlier in 2024”*. Savills now expect that UK house prices will increase by 2.5% in 2024.
- 2.15 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years. Savills forecast an increase of 21.6% across the UK as a whole over the period 2024 to 2028 (up from 17.9% in their November forecast). They forecast lower cumulative growth of 18.2% over the same period in south-east England (up from 16.7% in their November forecast) and 14.2% in London (up from 13.9% in their November 2023 forecast). The other major agents report similar rates of cumulative growth over the same period.

Local Housing Market Context

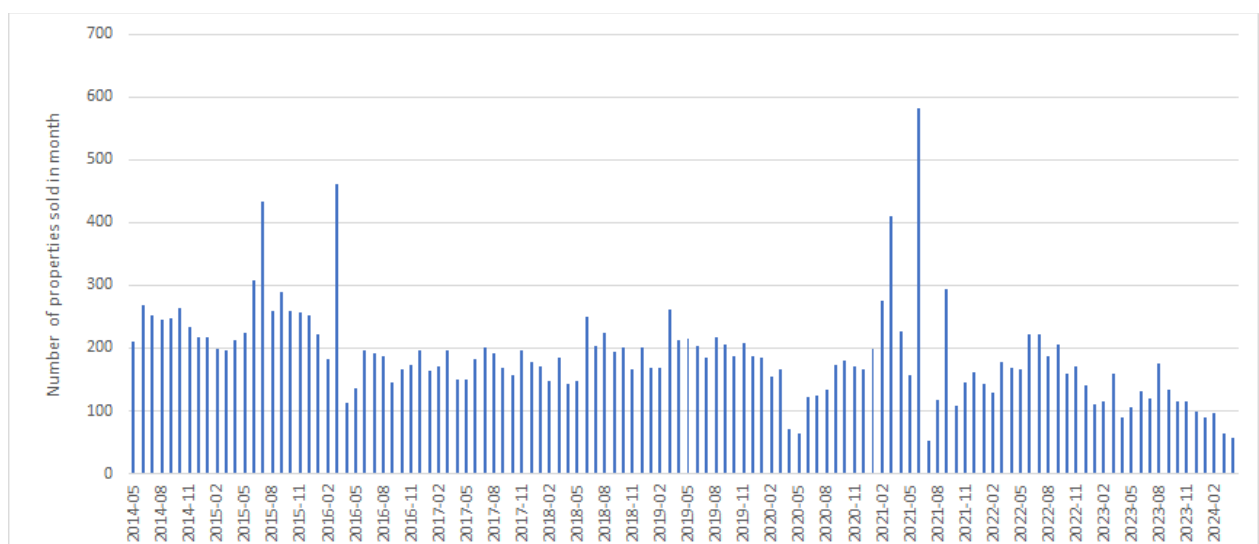
- 2.16 House prices in the London Borough of Harrow have followed recent national trends, with values increasing rapidly between the beginning to 2014 and early 2017, and then remaining flat until the end of 2020, when there was a further increase following the first Coronavirus lockdown, as shown in Figure 2.16.1. Sales values between early 2022 have increased and subsequently fallen back, remaining broadly unchanged over this most recent period. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.16.2), although somewhat volatile during the period after the first coronavirus lockdown. There was a significant increase in sales volumes in June 2021 as purchasers completed sales prior to the ending of the Stamp Duty holiday introduced by the government following the earlier closure in the market during the first lockdown. In subsequent months, sales volumes returned to normal levels (varying in a range from circa 100 to 200 units per month), but have fallen in 2022 below average volumes.

Figure 2.16.1: Average sales value in Harrow



Source: Land Registry

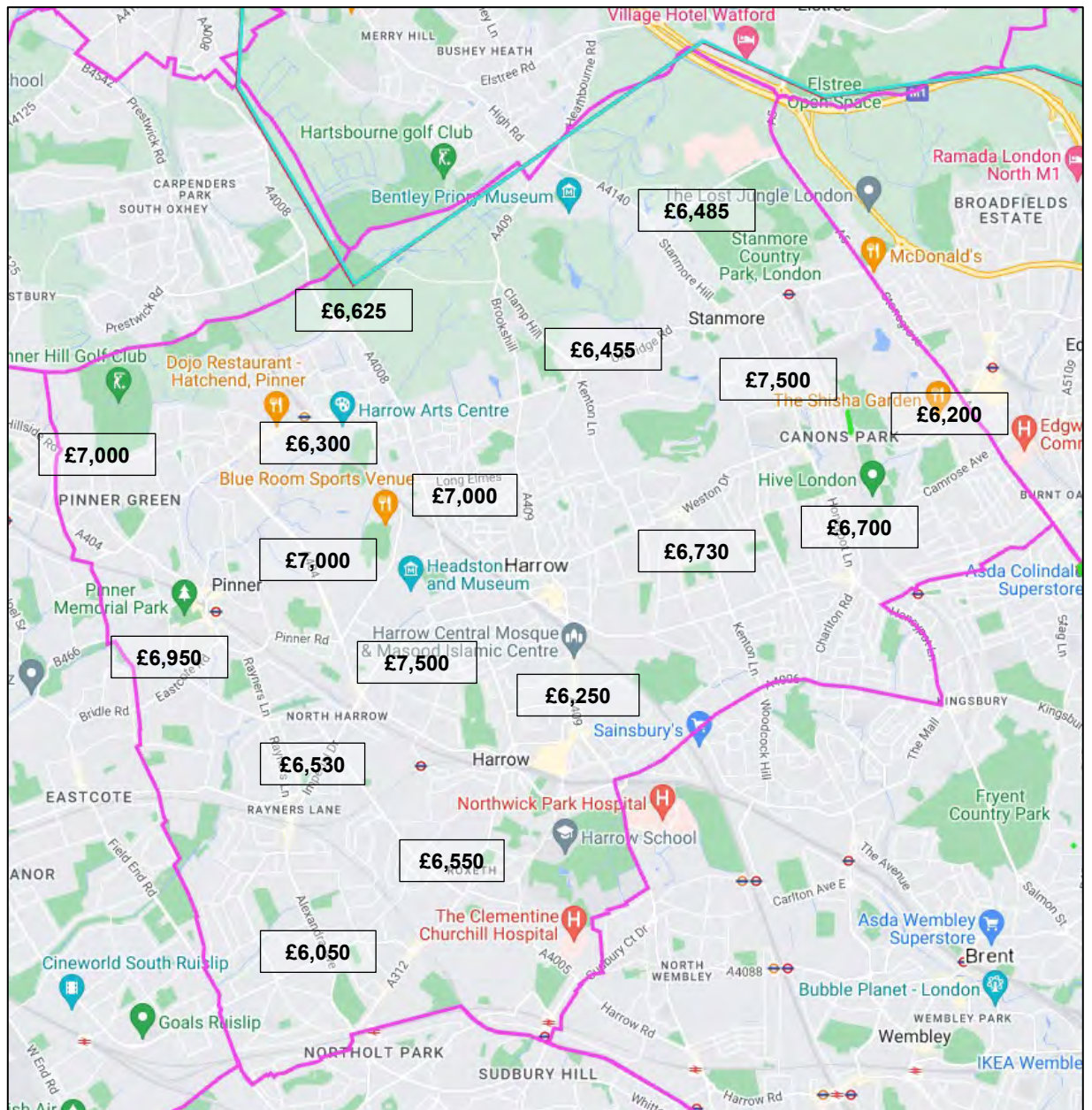
Figure 2.16.2: Sales volumes in Harrow (sales per month)



Source: Land Registry

- 2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in August 2024 is that values in 'mainstream' London markets are expected to increase by 2% in 2024; 2% in 2025; 2.5% in 2026; 3.5% in 2027 and 3.0% in 2028, equating to cumulative growth of 14.2% over the period 2024-2028.
- 2.18 In common with other Boroughs in London, there are variations in sales values between different parts of Harrow, as shown in Figure 2.18.1.
- 2.19 As can be noted in Figure 2.18.1, values in the west of the Borough are marginally higher than elsewhere and the lowest in the south of the Borough adjacent to Northolt. Where developments have been brought forward, they tend to outperform values achieved by second hand units (for example, the Kodak Development is achieving over £7,000 per square metre and Landsby Apartments at Stanmore has achieved over £8,000 per square metre. Although there is little new build evidence in other areas, comparisons of new build values to second hand values indicate that the former will achieve values at the top end of the range we have tested (i.e. £7,000 per square metre or more).

Figure 2.16.1: Sales values in Harrow (approx. £s per square metre – all properties) ²



Sources: Map – Google; Values – Land Registry; Molior London

Private rented sector market context

- 2.20 The proportion of the UK population living in privately renting housing has more than doubled between 1990 and 2023. In 1990, 9.3% of the population were living in privately rented homes and this increased to 19.1% in 2023. This increase largely results from affordability issues for households who would have preferred to owner occupy. Over the period 2000 to 2023, the proportion of households owner occupying has fallen from 70.6% to under 64.8% in 2023. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital, although intergenerational transfers of equity will also play a key role in levels of owner occupation.
- 2.21 Perceived softening of the housing for sale market has prompted some developers to seek bulk

² Some of the price points in Figure 2.15.1 are for schemes in neighbouring boroughs close to the border with Harrow

sales to PRS operators, with significant flows of investment capital into the sector³. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 4%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.

- 2.22 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.23 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.24 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.25 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019.
- 2.26 Paragraph 34 of the NPPF states that “*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*”.
- 2.27 Paragraph 58 of the NPPF suggests that “*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available*”.
- 2.28 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Both the Council’s adopted Local Plan policy and London Plan policy are applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.

³ Knight Frank ‘Multihousing 2022’ estimates that capital committed to build to rent housing in the UK has increased from £35 billion in 2019 to over £56 billion in 2022, with a further increase to £102 billion forecast by 2028.

- 2.29 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁴, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.30 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.31 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.32 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.33 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.34 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.35 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.

⁴ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

- 2.36 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.37 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to *“apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development”*. Charging Authorities taking this approach need to ensure that different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide *“a useful reference point”*⁵. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.38 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that charging authorities need to consider, as the timing of payment of CIL can have an impact on development cashflows (the earlier the payment of CIL, the more interest applicants will bear before the development is completed and sold).
- 2.39 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or ‘in kind’) of a Developer’s CIL liability. The PPG (paragraph 133) notes that *“there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy”*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.40 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of ‘carry-over’ provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be

⁵ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

introduced for Section 106 funds.

- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

- 2.41 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £69.27 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

- 2.42 The Council's CIL Charging Schedule came into effect on 1 October 2013. Table 2.43.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For C3 residential developments, the Council has a single rate of £110 per square metre (£187.11 per square metre after indexation). There is a rate of £100 per square metre (£170.10 per square metre after indexation) for retail developments within (now abandoned) A-use classes A1 to A5. Finally, the Charging Schedule sets a rate of £55 per square metre (£93.56 per square metre after indexation) for hotels, residential institutions, excluding hospitals; student accommodation, hostels and HMOs. All other developments are nil rated. The adopted and indexed rates are summarised in Table 2.42.1.

Table 2.42.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

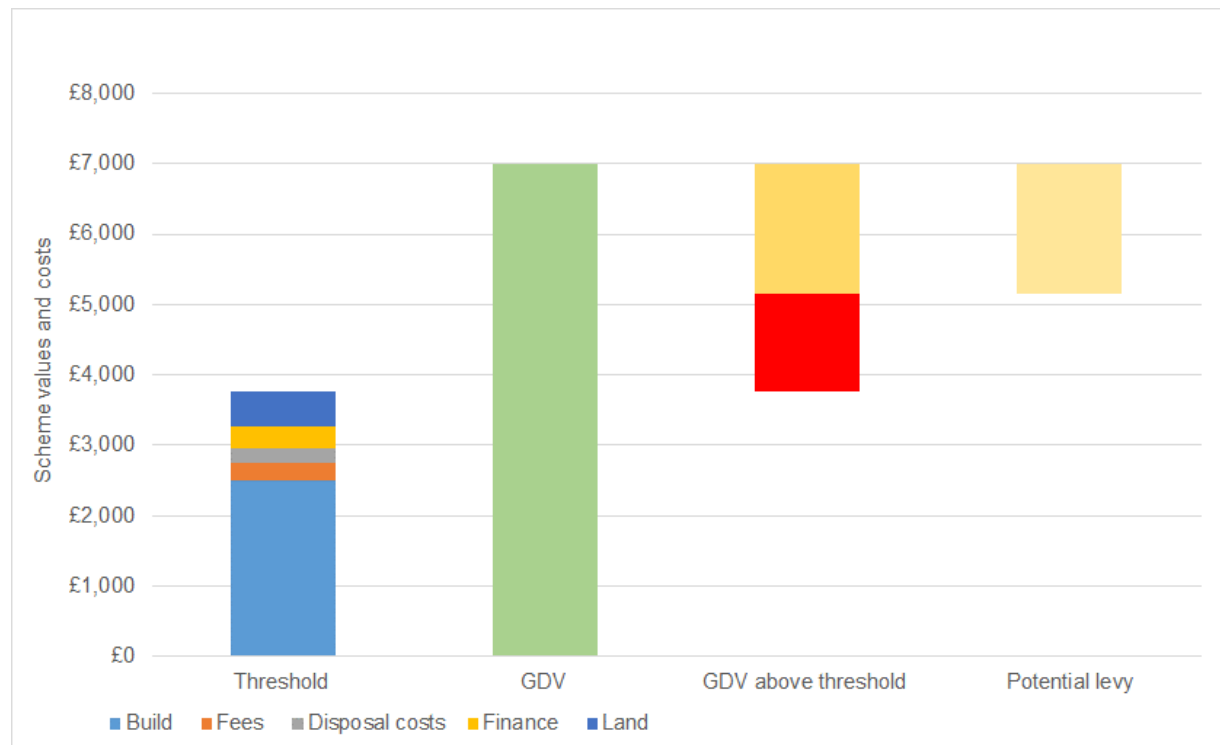
Intended use of development	Adopted rate	Indexation up to 2024	Indexed rate 2024
Residential (Use Class C3)	£110	+70%	£187.11
Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)	£55	+70%	£93.56
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3), Drinking Establishments (Use Class A4), Hot Food Takeaways (Use Class A5)	£100	+70%	£170.10
All other development	Nil	+70%	Nil

Infrastructure Levy

- 2.43 The Levelling Up and Regeneration Act ('LURA') includes provisions for a new 'Infrastructure Levy' ('IL') which – if adopted - will replace section 106 obligations (including affordable housing) and CIL. The LURA does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the previous government envisaged that it would operate. The consultation indicated that IL would be piloted through a 'test and learn' process prior to wider implementation. However, there is currently uncertainty about whether IL will be implemented, as the new government consulted on planning reforms in July to September 2024 and included proposals not to implement the IL and to focus instead on improving the existing system of developer contributions.
- 2.44 In essence, the previous government envisaged that the IL would be structured so that developers pay a percentage of GDV as a levy, which they would use to fund infrastructure. Authorities would be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the levy.
- 2.45 The technical consultation indicated that the IL would be determined by individual LPAs and could vary between types of development and types of site. In essence, the costs of development would

be calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 2.45.1. The amount of GDV above these costs is then calculated (in Figure 2.45.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.

Figure 2.45.1: Calculating IL



- 2.46 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.
- 2.47 The previous government indicated that it expected the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.
- 2.48 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at levels that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all (or predominantly) greenfield, viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas – each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.
- 2.49 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.
- 2.50 In setting IL, local authorities would need to identify a rate (or set of rates) that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, the consequence is that

some schemes will be rendered unviable. If an authority identifies that schemes in its area can currently provide a range of affordable housing levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of Value will be 'left on the table'.

- 2.51 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.
- 2.52 The response to the technical consultation on the IL resulted in unanimously negative feedback and the previous government indicated that it would consult further on the principle of IL. The previous government also accepted an amendment to the LURA which resulted in IL not being mandatory if authorities could demonstrate that it would have an adverse impact on viability in their areas. The government elected on 4 July 2024 has indicated that it will not continue the IL but will instead focus on improving the current arrangements for securing developer contributions. It is therefore unlikely that the proposals will continue in their current form.

Fire safety regulations

- 2.53 In July 2023, the government confirmed an 18 metre height threshold above which all residential buildings are to have a second stair core. Many developers who have recently secured planning permission but who have not yet implemented these permissions are submitting Section 73 applications to vary these schemes to add second cores. This sometimes results in reductions in saleable floorspace where it is not possible to offset space lost to additional cores by either expanding the footprint of the building or adding height.
- 2.54 The issue has been compounded by recent increases in construction costs, which developers are typically reflecting in their financial viability assessments submitted with Section 73 applications. This is entirely appropriate of course (providing that any increases in value since the original application are also reflected), but sometimes has the effect of reducing the affordable housing below 35% unless other factors have changed to offset increased costs, such as a reduced benchmark land value.
- 2.55 This is in essence a short term issue that will be resolved after consented schemes have been varied to add the required additional cores. Schemes being designed after the changes to the regulations will clearly already reflect the requirements and sufficient floorspace will need to be negotiated with officers to ensure schemes are financially viable.

Local Policy context

- 2.56 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements⁶, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which cannot be altered by the Council's new Local Plan.
- 2.57 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.58 The Council undertook a Regulation 18 engagement exercise between 26 February 2024 and 25

⁶ London Plan policy requirements were themselves viability tested in the 'London Plan Viability Study December 2017' available here: https://www.london.gov.uk/sites/default/files/london_plan_viability_study_dec_2017.pdf

April 2024. The Council has considered the consultation responses and is preparing its Regulation 19 Local Plan which will be issued shortly. The Regulation 18 policies with specific cost implications are identified in Table 2.58.1 below. A full list of policies is attached as Appendix 1.

Table 2.58.1: Emerging policies with cost implications

Policy	Requirement	How policy is addressed in this Study
GR1	Achieving a high standard of development Identifies design and layout considerations and seeks to protect residential amenity for existing and future occupiers. Unit sizes to meet Nationally Described Space Standards	None Unit sizes in appraisals reflect these space standards
GR11	Planning obligations Outlines LBH's use of planning obligations, to be sought on a scheme-by-scheme basis to secure affordable housing and to fund mitigation for site-specific impacts of development proposals.	Affordable housing and other planning obligations incorporated into our appraisals
HO1	Dwelling size mix Identifies requirement that a minimum of 25% of new dwellings to be provided as family housing (three bedrooms or more). The remaining dwellings to be considered on a case by case basis, having regards to local housing need.	Family housing requirement reflected in the housing mix assumed in our appraisals.
HO4	Genuinely affordable housing Strategic target of 50% affordable housing. Policy reflects threshold approach in London Plan. Indicates that use of Vacant Building Credit in the Borough is inappropriate.	Affordable housing tested in our appraisals.
HO6	Housing for older people Sets out requirements for proposals involving C3 and non C3 housing for older people including the application of Policy HO5 for affordable housing. 10% of units to meet M4(3) standards, all other dwellings to meet M4(2) standard.	Affordable housing requirements tested in appraisals. Accessibility costs tested in study.
HO8	Purpose built student accommodation Sets out locational and quality requirements for student housing developments. Outlines the need for student housing proposals to incorporate affordable student accommodation in line with London Plan requirements.	None
HO9	Large scale purpose built and conversions for shared living Outlines the requirements for development proposals involving shared living, including appropriate locations and avoiding concentrations of such schemes. Large scale purpose built /shared living schemes should not be proposals where a site is suitable for conventional C3 housing or suitable for town centre uses, such as hotels and offices. Shared living to provide affordable housing in line with the approach in London Plan Policy H16.	Land use issue only Affordable housing tested in appraisals.

Policy	Requirement	How policy is addressed in this Study
06	<p>Strategic Policy: Social and Community Infrastructure Development must aim to protect, enhance and provide community infrastructure (including physical infrastructure, social, green and blue infrastructure).</p> <p>Development proposals must test the adequacy of existing community infrastructure and contribute towards additional capacity if there is inadequate existing provision.</p>	Tested in the appraisals through CIL and S106 obligations
CI1	<p>Safeguarding and securing social infrastructure Identifies the Council's requirements for proposals of new infrastructure. Seeks to protect existing infrastructure.</p> <p>Development proposals to test existing capacity and contribute to additional provision where necessary.</p>	Tested in the appraisals through CIL and S106 obligations
GI3	<p>Biodiversity Developments to protect and enhance biodiversity and natural capital. Developments to demonstrate maximum biodiversity net gain (provision of a minimum of 2 biodiversity units per hectare OR a minimum net uplift in biodiversity unit value of 15%, whichever is greater. Plus provision of a wildlife shelter (e.g. swift box or bee brick) per residential unit.</p>	Cost allowance incorporated into the appraisals.
GI4	<p>Urban greening, landscaping and trees Major developments to achieve urban greening score of 0.4 for residential-led schemes and 0.3 for non-residential led schemes.</p>	Cost incorporated into the appraisals.
CN1	<p>Sustainable design and retrofitting New buildings to be net zero carbon through adoption of renewable on-site energy generation and through reduction in demand. Carbon offsetting to be used as a last resort only.</p> <p>Encourages retrofitting measures to improve the energy efficiency of existing buildings.</p>	<p>Cost uplift reflected in the appraisals.</p> <p>Offsetting tested at £95 and £880 per tonne of carbon emissions.</p>
CN2	<p>Energy infrastructure Requires that energy generation should be onsite wherever possible including rooftop PVs or similar facilities.</p> <p>Car parking (where provided) should have electric vehicle charging.</p>	<p>Cost uplift reflected above.</p> <p>Cost of EVCs tested.</p>

Development context

- 2.59 Harrow is an outer London borough covering 19.5 square miles, with a resident population of 261,200 in 2021, extending from Pinner in the west to Edgware in the east. 20% of the Borough's area is classified as open space, made up of 80 areas, including parks, allotments, nature reserves and cemeteries. The Borough also accommodates 44 designated Sites of Importance for Nature Conservation ('SINCS') including the Bentley Priory Nature Reserve (designated as a Site of Special Scientific Interest ('SSSI')).
- 2.60 The Borough's main town centres (Harrow, Pinner and Stanmore, with part of Edgware) have high levels of public transport accessibility (3/4 or above). Elsewhere, public transport accessibility is relatively low, as is typical for an outer London borough. The Borough has 13 London Underground, Overground and National Rail stations, served by the Bakerloo, Jubilee, Metropolitan and Piccadilly lines; London Overground (Euston Station to Watford branch); and Chiltern Railways.
- 2.61 Harrow is the Borough's main retail centre, with the smaller town centres of Pinner and Stanmore

identified as catering for more everyday needs, supplemented by local shops. The Borough's retail centres are performing well, with Harrow being particularly strong and achieving the highest values. The on-going reduction in consumer spending and modal shift towards online retailing may adversely impact upon retail markets and there is likely to be a need for more diversity of uses in town centres in the future.

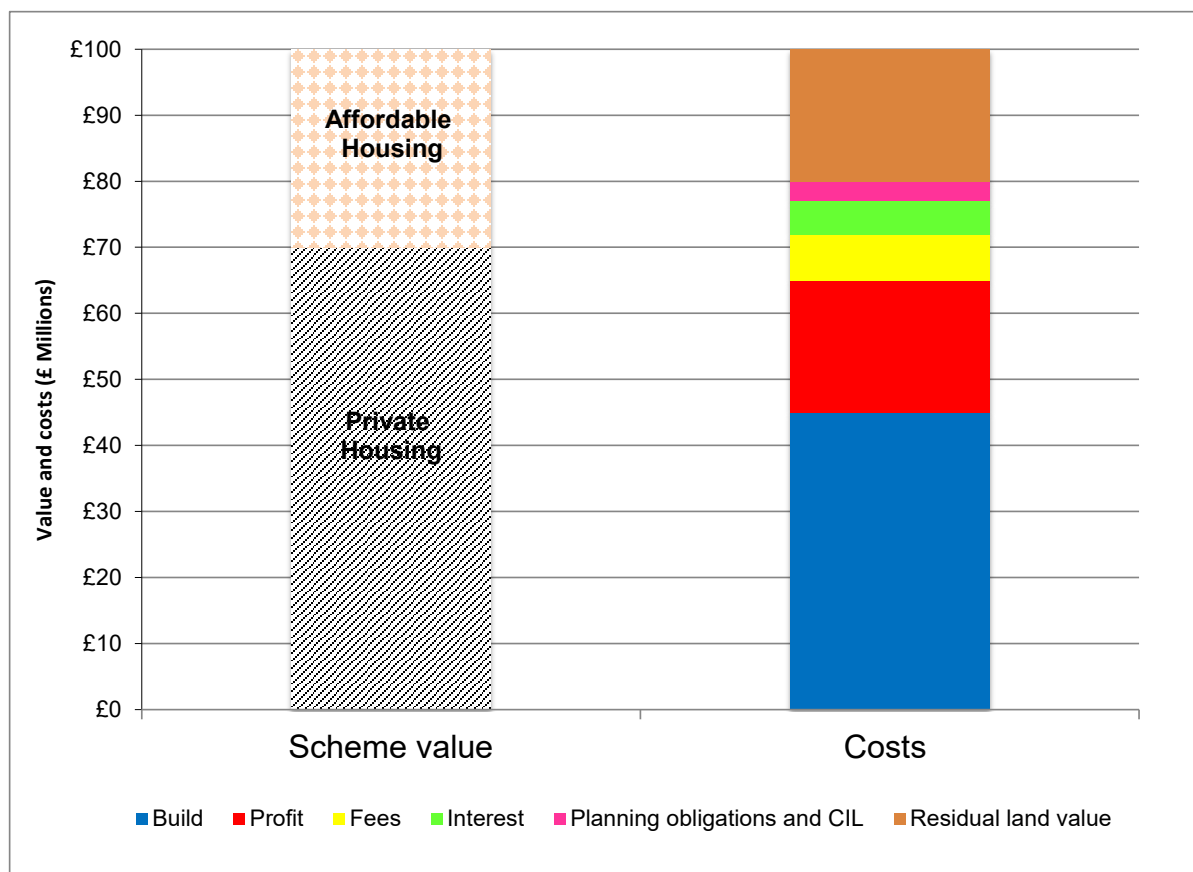
3 Methodology and appraisal approach

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

Approach to testing development viability

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

Figure 3.2.1: Components of a residual valuation



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

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Harrow, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken (and we have not attempted to for the purposes of this study);
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5 profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁷ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*". The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Mayor of London's Affordable Housing and Viability SPG (August 2017) focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "*fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses*".
- 3.9 The Local Housing Delivery Group published guidance⁸ in June 2012 which provides guidance on

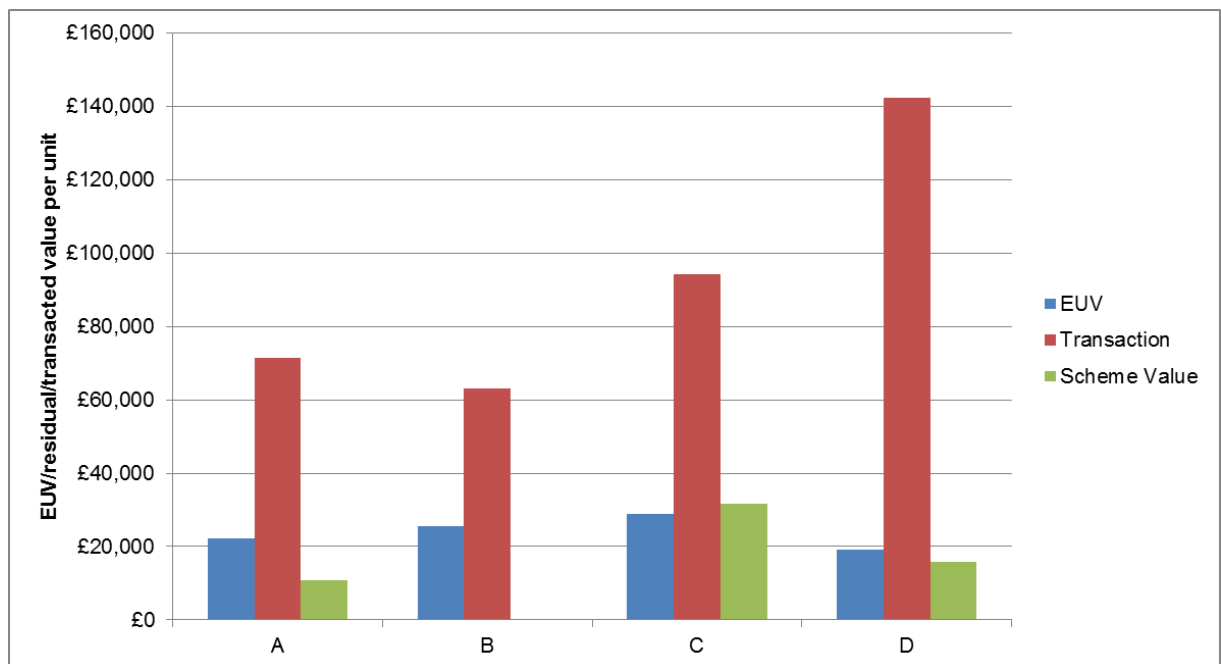
⁷ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁸ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

testing viability of Local Plan policies. The guidance notes that “*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*”.

- 3.10 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s existing use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, and exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Harrow, where the vast majority of sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use.
- 3.12 Commentators frequently make reference to ‘market testing’ of benchmark land values and advocating the use of benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of advocates of this approach have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.13 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.13.1. This chart compares the residual value of four central London development proposals to the sites’ existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.13.1: Comparison of residual values to existing use value and price paid for site



- 3.14 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.15 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that “*the landowner premium should be tested and balanced against emerging policies*” and that “*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*”. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

- 4.1 We have appraised 48 development typologies across the borough, these include a range of typologies which were informed by past development types and current pipeline sites, to reflect the development expected to come forward under the new Local Plan. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D6 of the London Plan (as supplemented by Policy CI2 and GI2 in the emerging plans).

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Harrow, as noted in Section 2. We have considered comparable evidence of second hand and new build transactions in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 2,304 transactions recorded by the Land Registry between May 2022 and May 2024 but brought up to date by reference to changes in the House Price Index from the point of sale (attached as Appendix 3). This analysis indicates that developments in the borough will attract average sales values ranging from circa £6,050 per square metre (£562 per square foot) to circa £7,000 per square metre (£650 per square foot), as shown in Figure 2.16.1. As noted in Section 2, the highest sales values are achieved in the west (Pinner). Developments in the south of the borough adjacent to Northolt (which are most affected by close proximity to RAF Northolt) are lowest.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.4.1: Growth scenario

Year	1 2024	2 2025	3 2026	4 2027	5 2028	6 2029 and each year thereafter
Values	2.5%	3.5%	4.0%	4.0%	4.0%	3.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.5 The emerging Local Plan indicates that the Council will require schemes capable of providing 10 or more units to provide 50% affordable housing (or relevant Fast Track percentage) with a tenure mix of 70% social rent and 30% intermediate.

Table 4.1.1: Development typologies and strategic development sites tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	Industrial and Warehouse B8	C1 Hotel	C2	Leisure	Community	Total Gross Internal Area
1	Residential Small site - low density	0.06	5	83	416	0	0	0	0	0	0	0	0	416
2	Residential Small site - medium density	0.04	5	83	416	0	0	0	0	0	0	0	0	416
3	Residential Small site - higher density	0.03	9	83	749	0	0	0	0	0	0	0	0	749
4	Residential Small site - low density	0.10	10	83	832	0	0	0	0	0	0	0	0	832
5	Residential Small site - medium density	0.05	10	83	832	0	0	0	0	0	0	0	0	832
6	Residential Small site - higher density	0.04	10	83	832	0	0	0	0	0	0	0	0	832
7	Residential Medium site - low density	0.30	25	83	2,080	0	0	0	0	0	0	0	0	2,080
8	Residential Medium site - medium density	0.12	25	83	2,080	0	0	0	0	0	0	0	0	2,080
9	Residential Medium site - higher density	0.09	25	83	2,080	0	0	0	0	0	0	0	0	2,080
10	Residential Medium site - low density	0.30	50	83	4,159	0	0	0	0	0	0	0	0	4,159
11	Residential Medium site - medium density	0.20	50	83	4,159	0	0	0	0	0	0	0	0	4,159
12	Residential Medium site - higher density	0.11	50	83	4,159	0	0	0	0	0	0	0	0	4,159
13	Residential Large site - low density	0.60	100	83	8,319	0	0	0	0	0	0	0	0	8,319
14	Residential Large site - medium density	0.40	100	83	8,319	0	0	0	0	0	0	0	0	8,319
15	Residential Large site - high density	0.21	100	83	8,319	200	0	0	0	0	0	0	0	8,519

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	Industrial and Warehouse B8	C1 Hotel	C2	Leisure	Community	Total Gross Internal Area
16	Residential Large site - medium density	0.80	200	83	16,638	0	0	0	0	0	0	0	0	16,638
17	Residential Large site - high density	0.43	200	83	16,638	400	0	0	0	0	0	0	0	17,038
18	Residential Large site - medium density	2.00	500	83	41,594	0	0	0	0	0	0	0	0	41,594
19	Residential Large site - high density	1.05	500	83	41,594	300	300	0	0	0	0	0	0	42,194
20	Residential Large site - medium density	3.00	750	83	62,391	0	0	0	0	0	0	0	0	62,391
21	Residential Large site - high density	1.60	750	83	62,391	500	500	0	0	0	0	0	0	63,391
22	Residential Large site - medium density	4.00	1,000	83	83,188	0	0	0	0	0	0	0	0	83,188
23	Residential Large site - high density	2.10	1,000	83	83,188	750	750	0	0	0	0	0	0	84,688
24	Housing for Elderly (C3) - high density	0.10	40	70	2,800	0	0	0	0	0	0	0	0	2,800
25	Housing for Elderly (C3) - high density	0.11	60	70	4,200	0	0	0	0	0	0	0	0	4,200
26	Housing for Elderly (C2) extra care	0.11	70	70	4,900	0	0	0	0	0	0	0	0	4,900
27	Retail (comparison)	0.25	0		0	4,000	0	0	0	0	0	0	0	4,000
28	Retail (convenience)	0.70	0		0	0	4,000	0	0	0	0	0	0	4,000
29	Office	0.28	0		0	0	0	10,000	0	0	0	0	0	10,000
30	Office	0.30	0		0	0	0	15,000	0	0	0	0	0	15,000
31	Industrial (40% plot ratio)	1.00	0		0	0	0	0	4,000	0	0	0	0	4,000
32	Warehousing/logistics (50% plot ratio)	1.00	0		0	0	0	0	5,000	0	0	0	0	5,000
33	Warehousing/logistics (60% plot ratio)	1.00	0		0	0	0	0	6,000	0	0	0	0	6,000

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	Industrial and Warehouse B8	C1 Hotel	C2	Leisure	Community	Total Gross Internal Area
34	Residential and light industrial co-location - medium density	0.12	25	87	2,172	0	0	0	500	0	0	0	0	2,672
35	Residential and light industrial co-location - medium density	0.20	50	87	4,344	0	0	0	750	0	0	0	0	5,094
36	Residential and light industrial co-location - high density	0.11	50	87	4,344	0	0	0	1,000	0	0	0	0	5,344
37	Co-living development (medium density) 200 beds	0.25	0		0	0	0	0	0	0	3,600	0	0	3,600
38	Co-living development (high density) 250 beds	0.10	0		0	0	0	0	0	0	4,500	0	0	4,500
39	Co-living development (high density) 300 beds	0.10	0		0	0	0	0	0	0	5,400	0	0	5,400
40	Hotel (100 rooms)	0.12	0		0	0	0	0	0	2,500	0	0	0	2,500
41	Hotel (125 room)	0.11	0		0	0	0	0	0	3,438	0	0	0	3,438
42	Hotel (150 rooms)	0.11	0		0	0	0	0	0	4,500	0	0	0	4,500
43	Leisure use	0.30	0		0	0	0	0	0	0	0	2,500	0	2,500
44	Leisure use	0.30	0		0	0	0	0	0	0	0	3,000	0	3,000
45	Leisure use	0.30	0		0	0	0	0	0	0	0	3,500	0	3,500
46	Community use	0.17	0		0	0	0	0	0	0	0	0	2,000	2,000
47	Community use	0.16	0		0	0	0	0	0	0	0	0	2,500	2,500
48	Community use	0.19	0		0	0	0	0	0	0	0	0	3,000	3,000

- 4.6 For the purposes of testing potential levels of affordable housing to inform the emerging policy approach, our appraisals assume that the rented housing is let at social rents (see Table 4.6.1). This table also shows London Affordable Rents for comparison – these are not applied in the appraisals.

Table 4.6.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£101.18	£116.33	£136.90	£154.75
London Affordable Rent (2022/23) ⁹	£168.34	£178.23	£188.13	£198.03

- 4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.9 Emerging Local Plan policy sets out a requirement that a minimum of 25% of units within a scheme are to be provided as family housing (minimum three bedrooms) and we have assumed that this requirement is applied to the affordable housing. The expected housing mix in new developments in terms of numbers of bedrooms. The housing mix we have applied is included in Table 4.9.1, which is based on existing Policy DM24 and an affordable housing mix provided by the Council's Housing Team.

Table 4.9.1: Housing mix sought by emerging Local Plan policy

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	35%	35%	25%	5%
Rented affordable	10%	40%	40%	10%
Shared ownership	10%	40%	40%	10%

- 4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Social Rent	£2,407	£2,282	£1,966	£1,840	£1,979
Shared ownership ¹⁰	£4,226	£4,226	£4,377	£4,377	£4,158

⁹ The rents most recently published by the GLA.

¹⁰ Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £6,500 per square metre (the middle of the Borough-wide range). Values will vary with unrestricted market value.

- 4.11 The GLA 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

- 4.12 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.12.1. These assumptions are informed by 148 lettings of similar floorspace in the Borough recorded by CoStar since September 2022 (attached as Appendix 4) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square foot	Rent per square metre	Investment yield	Rent free period (months)
Retail	£42	£450	7.00%	12
Supermarkets	£27	£290	5.00%	6
Offices	£33	£359	6.50%	12
Industrial and warehousing	£20	£215	5.00%	12
Co-living ¹¹	£49	£530	4.75%	-

Build costs

- 4.13 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 5). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.13.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.13 Estate housing generally	£1,711	10%	£1,882
Flats – fewer than 6 storeys	816. Flats 3-5 storeys	£1,979	10%	£2,177
Flat – 6 or more storeys	816. Flats 6 storeys or above	£2,334	10%	£2,567
Retail	345 Shops generally	£1,728	10%	£1,901
Supermarkets	344 Supermarkets generally	£1,935	10%	£2,129
Offices	320 Offices air conditioned generally	£2,351	10%	£2,586
Hotels	852 Hotels	£3,033	10%	£3,336
Co-living	856.2 Student residences ¹²	£2,650	10%	£2,915
B2 / B8	284.2 Warehouses, stores	£1,031	10%	£1,134

¹¹ Based on rents of £300 per week for co-living studio unit, assuming 20 square metre unit and £3,500 per unit per annum M&M costs.

¹² This is the BCIS cost most akin to co-living schemes.

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
F1 / F2 floorspace	532 Community centres generally/562.2 Gyms, fitness centres	£1,916	10%	£2,108

- 4.14 The base costs above are increased by 10% to account for external works (including car parking spaces).

Net Zero carbon and BREEAM

- 4.15 The Council has commissioned research on the costs of achieving reductions in carbon emissions from development (*'Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments'* (May 2023) by Levitt Bernstein, Introba, Inking, Currie & Brown and Etude.
- 4.16 This research identifies additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low rise flats; and 3% to 5% for mid-rise flats. The study also identifies additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development.
- 4.17 We have therefore tested a range of costs in our appraisals, as follows (these are applied to both domestic and non-domestic uses):
- Scenario 1: 3% uplift for net zero carbon;
 - Scenario 2: 5% uplift for net zero carbon.

Carbon offsetting

- 4.18 Emerging Policy CN1 also requires that major developments that are not able to meet carbon reduction targets through on-site solutions will be required to make carbon offset payments of up to £880 per tonne of CO₂.
- 4.19 Analysis by other London boroughs indicates that the average CO₂ emissions per square metre of development in 2022/23 was 0.0254, equivalent to 2.54 tonnes of CO₂ for a 100 square metre flat. Offsetting is required for a period of 30 years, reflecting the lifetime of on-site technologies and the period beyond which the National Grid is due to be fully decarbonised.

Accessibility standards

- 4.20 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.20.1. These costs are based on the MHCLG *'Housing Standards Review: Cost Impacts'* study, but converted into percentages of base construction costs (see calculations at Appendix 6) so that they can be applied to contemporary costs.

Table 4.20.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

- 4.21 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

- 4.22 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.23 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of medium funding conditions over the plan period.

Marketing costs

- 4.24 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Mayoral CIL

- 4.25 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £69.27 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

- 4.26 As previously noted, the Council's CIL Charging Schedule came into effect on 1 October 2013. Table 4.26.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For C3 residential developments, the Council has a single rate of £110 per square metre (£187.11 per square metre after indexation). There is a rate of £100 per square metre (£170.10 per square metre after indexation) for retail developments within (now abandoned) A-use classes A1 to A5. Finally, the Charging Schedule sets a rate of £55 per square metre (£93.56 per square metre after indexation) for hotels, residential institutions, excluding hospitals; student accommodation, hostels and HMOs. All other developments are nil rated. The adopted and indexed rates are summarised in Table 2.42.1.

Table 4.26.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Intended use of development	Adopted rate	Indexation up to 2024	Indexed rate 2024
Residential (Use Class C3)	£110	+70%	£187.11
Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)	£55	+70%	£93.56
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3), Drinking Establishments (Use Class A4), Hot Food Takeaways (Use Class A5)	£100	+70%	£170.10
All other development	Nil	+70%	Nil

- 4.27 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Harrow but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to reflect the most cautious outcome in terms of CIL liability. In practice, many developments will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

- 4.28 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £2,500 per unit for residential development. This has been based on previous agreed S106 costs and discussions with the Council, however it is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.29 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Urban Greening Factor / green roofs

- 4.30 The emerging Local Plan requires that developments achieve an urban greening factor ('UGF') of 0.4 for residential-led developments and 0.3 for commercial-led developments, reflecting 2021 London Plan requirements. We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies¹³ on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index¹⁴, increasing costs to £112.80 per square metre.

Biodiversity Net Gain

- 4.31 The Council's emerging policy seeks to exceed the statutory requirement that developments achieve 10% biodiversity net gain. Emerging policy GH4 seeks a 15% net gain on new developments (or alternatively 2 biodiversity credits per hectare, whichever is greater). We have reflected the additional costs of achieving a 15% net gain by applying an increase in build costs indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 10% biodiversity net gain equate to 0.1% of build costs¹⁵. Increasing biodiversity in urban areas on sites which have been previously developed, as the starting base level of biodiversity is typically very low. For the purposes of testing a 15% requirement, we have applied a cost increase of 0.4%. We have also crosschecked this against a requirement for 2 biodiversity credits per hectare (DEFRA consultations indicate that the cost of a biodiversity unit is circa £25,000) and applied whichever cost is highest.

Development and sales periods

- 4.32 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across London), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that some schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, depending on the scale of the scheme and reflecting that larger schemes will be phased. The price points achieved by schemes in Harrow are towards the lower end of the London-wide range and at a level which is achieving relatively good rates of sale.

Developer's profit

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

¹³ See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

¹⁴ BCIS Qtr 3 2018 = 327; Qtr 2 2024 = 391. Change = 19.57%

¹⁵ Central Estimate – see Table 20 of DEFRA Impact Assessment

to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).

- 4.34 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.35 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient, despite an increase in the Bank of England's base rate. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up. Profit rates applied to rented housing (BTR, co-living and student housing) are set at 15% of GDV. Profit on commercial development is also set at 15% of GDV.
- 4.36 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.37 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.38 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.39 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.

- 4.40 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in ‘normal’ development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 7 and in Table 4.40.1.

Table 4.40.1: Benchmark land values (£ millions per hectare)

Use	EUV	Premium	BLV
Secondary offices	£7.20	£1.44	£8.62
Secondary retail	£5.53	£1.11	£6.64
Secondary industrial	£4.13	£0.83	£4.95
Open land	£2.41	£0.48	£2.89

- 4.41 We have not used ‘alternative use values’ in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the ‘alternative uses’ that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:
- That any alternative use scheme would comply in full with development plan policies;
 - That it can be demonstrated that the alternative use could be accommodated on the site in question;
 - There is demonstrable market demand for the alternative use;
 - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.42 A recent appeal decision¹⁶ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

¹⁶ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 8, 9 and 10. We have appraised 48 development typologies, reflecting different densities and types of development across the Borough. These sites include both residential and non-residential uses, including offices, retail, industrial, hotel, leisure and community uses.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with emerging Local Plan policies:
- 0% affordable; 70% Social Rent and 30% Shared Ownership;
 - 5% affordable; 70% Social Rent and 30% Shared Ownership;
 - 10% affordable; 70% Social Rent and 30% Shared Ownership;
 - 15% affordable; 70% Social Rent and 30% Shared Ownership;
 - 20% affordable; 70% Social Rent and 30% Shared Ownership;
 - 25% affordable; 70% Social Rent and 30% Shared Ownership;
 - 30% affordable; 70% Social Rent and 30% Shared Ownership;
 - 35% affordable; 70% Social Rent and 30% Shared Ownership;
 - 40% affordable; 70% Social Rent and 30% Shared Ownership;
 - 45% affordable; 70% Social Rent and 30% Shared Ownership; and
 - 50% affordable; 70% Social Rent and 30% Shared Ownership.
- 5.3 Although the Council's emerging policy does not seek affordable housing provision on schemes providing fewer than 10 units, we have included three typologies of 5 and 9 units to which we have applied the emerging affordable housing requirement. This is provided for information only given that the emerging policy will not apply to these types of scheme. If the Council were to decide to seek affordable housing contributions from schemes providing fewer than 10 units, for practical reasons the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing¹⁷.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. The colour coding in the tables shows the following:
- Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded **green**, to indicate that the Scheme is viable.
 - Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in **orange**.
 - Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded **red**, to indicate that it is unviable.
- 5.5 For other policy requirements (bio-diversity net gain, accessibility, net zero carbon and so on), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 9.

¹⁷ This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. This reflects the Mayor of London's SPG on viability.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable housing

- 6.2 As noted in Section 5, we have tested the development typologies with 0% to 50% affordable housing in 5% increments, with a tenure split of 70% social rent and 30% intermediate.
- 6.3 The Council's preferred tenure mix in the emerging plan is 70% Social Rent and 30% shared ownership and the appraisal results for this tenure mix are summarised in tables 6.3.1 to 6.3.9 and Appendix 8. Each table shows the results with sales values reflecting the Borough-wide range (£6,250 per square metre to £7,500 per square metre). The appraisals assume an affordable housing unit mix of 10% one beds, 40% two beds, 40% three beds and 10% four beds for both rented and intermediate housing.
- 6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area, the latter being driven by length of development programme and benchmark land value.
- 6.5 Where sales values are at the lower end of the tested range (£6,250 per square metre), some development scenarios are unviable at zero affordable housing when tested against secondary office benchmark land values. This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against secondary industrial and open land benchmark land values, schemes of a range of scales can viably provide 35% affordable housing due to the existing use value being lower, although this is not universally the case.
- 6.6 As sales values increase, the extent to which schemes can provide affordable housing increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£7,500 per square metre). Even at the highest sales values in the range, the viable level of affordable housing does not universally reach 50% when schemes are tested against the lowest benchmark land values.
- 6.7 As can be noted from the summary tables 6.7.1 to 6.7.4, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the emerging policy target of 50% (with a 35% 'Fast Track' option) would, in principle, mean that some schemes that *could* have delivered 50% would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.3.1: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £6,250 per square metre)

HARROW LOCAL PLAN VIABILITY		Sales value £6,250 psqm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%											
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£8,615,356 PER HA																			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH							
1 Residential Small site - low density	5	£516,921	790,852	757,928	724,727	691,047	656,891	622,257	587,146	551,558	515,492	478,948	441,927	35%							
2 Residential Small site - medium density	5	£344,614	796,694	764,009	730,845	697,205	663,087	628,491	593,419	557,869	521,841	485,336	448,354	50%							
3 Residential Small site - higher density	9	£258,461	530,642	485,148	439,036	392,305	344,956	296,987	248,400	199,194	149,371	98,927	47,866	25%							
4 Residential Small site - low density	10	£861,536	1,123,798	1,066,206	1,007,795	948,566	888,518	827,652	765,968	703,464	640,143	576,003	511,044	20%							
5 Residential Small site - medium density	10	£430,768	757,784	704,305	650,089	595,135	539,443	483,013	425,845	367,939	309,295	249,914	189,794	25%							
6 Residential Small site - higher density	10	£301,537	267,199	214,603	161,321	107,351	52,693	-2,694	-59,643	-117,291	-175,637	-234,682	-294,425	0%							
7 Residential Medium site - low density	25	£2,584,607	2,610,369	2,468,389	2,324,402	2,178,410	2,030,412	1,880,408	1,728,398	1,574,381	1,418,360	1,260,332	1,100,297	0%							
8 Residential Medium site - medium density	25	£1,033,843	2,271,268	2,133,572	1,993,951	1,852,404	1,708,932	1,563,535	1,416,212	1,266,965	1,115,791	962,693	807,668	40%							
9 Residential Medium site - higher density	25	£732,305	667,996	596,509	503,303	403,303	268,377	131,734	-6,737	-149,109	-293,228	-439,093	-586,704	0%							
10 Residential Medium site - low density	50	£2,584,607	3,737,375	3,486,657	3,232,463	2,974,795	2,713,652	2,449,034	2,180,941	1,909,374	1,634,332	1,355,815	1,073,823	20%							
11 Residential Medium site - medium density	50	£1,723,071	1,801,566	1,544,535	1,284,103	1,020,272	753,041	482,412	208,382	-70,176	-355,597	-644,473	-936,805	0%							
12 Residential Medium site - higher density	50	£904,612	1,002,792	759,317	512,678	262,874	9,906	-250,253	-513,791	-780,544	-1,050,515	-1,323,701	-1,600,103	0%							
13 Residential Large site - low density	100	£5,169,214	7,032,444	6,554,314	6,069,563	5,578,193	5,080,203	4,575,593	4,064,364	3,546,515	3,022,046	2,490,957	1,953,249	15%							
14 Residential Large site - medium density	100	£3,446,142	3,236,994	2,746,222	2,248,975	1,744,149	1,227,996	705,295	176,044	-365,840	-916,880	-1,474,735	-2,039,268	0%							
15 Residential Large site - high density	100	£1,813,532	851,447	396,627	-65,059	-539,149	-1,019,155	-1,505,077	-1,996,916	-2,494,670	-2,998,341	-3,507,928	-4,023,430	0%							
16 Residential Large site - low density	200	£6,892,285	4,998,679	4,100,379	3,182,550	2,249,802	1,305,137	348,556	630,082	1,626,532	2,635,084	3,671,621	4,722,561	0%							
17 Residential Large site - high density	200	£3,704,603	5,268,991	4,370,574	3,457,348	2,524,765	1,580,306	623,909	350,038	-1,346,299	-2,354,674	-3,386,424	-4,437,172	0%							
18 Residential Large site - medium density	500	£17,230,712	2,184,812	89,683	-2,065,452	-4,249,198	-6,460,109	-8,698,185	-10,999,173	-13,334,307	-15,697,123	-18,087,624	-20,505,809	0%							
19 Residential Large site - high density	500	£9,046,124	14,268,197	12,013,098	9,728,307	7,413,824	5,069,649	2,695,782	281,744	-2,221,482	-4,759,916	-7,328,953	-9,956,098	10%							
20 Residential Large site - medium density	750	£25,846,069	19,142,646	16,001,737	12,786,979	9,530,476	6,232,236	2,892,254	526,940	-4,055,516	-7,627,112	-11,295,627	-15,017,636	0%							
21 Residential Large site - high density	750	£13,784,570	2,883,936	82,950	-3,114,833	-6,184,871	-9,315,085	-12,515,264	-15,754,263	-19,085,595	-22,468,591	-25,891,206	-29,353,441	0%							
22 Residential Large site - medium density	1,000	£34,461,425	23,295,572	19,373,717	15,400,294	11,336,731	7,211,606	3,034,311	1,260,644	-5,673,957	-10,186,908	-14,786,667	-19,522,418	0%							
23 Residential Large site - high density	1,000	£18,092,248	2,713,194	985,181	-4,775,576	-8,645,401	-12,594,701	-16,613,741	-20,734,763	-24,956,078	-29,262,573	-33,619,467	-38,026,762	0%							
24 Housing for Elderly (C3) - high density	40	£861,536	108,112	47,968	-205,817	-363,665	-521,514	-679,362	-837,211	-995,059	-1,152,907	-1,310,756	-1,468,605	0%							
25 Housing for Elderly (C3) - high density	60	£947,689	167,310	66,727	-303,499	-540,272	-777,045	-1,013,817	-1,250,590	-1,487,363	-1,724,136	-1,960,908	-2,197,681	0%							
26 Housing for Elderly (C2) extra care	70	£947,689	195,195	77,847	-354,083	-630,317	-906,552	-1,182,787	-1,459,022	-1,735,256	-2,011,491	-2,287,726	-2,563,961	0%							
27 Residential and light industrial co-location - medium density	25	£1,033,843	964,586	853,881	721,443	587,272	451,370	313,737	174,373	33,277	111,342	258,266	406,948	5%							
28 Residential and light industrial co-location - medium density	50	£1,723,071	1,915,833	1,654,418	1,389,540	1,121,200	849,397	574,131	295,401	13,209	276,901	570,747	868,112	10%							
29 Residential and light industrial co-location - high density	50	£904,612	1,928,334	1,666,919	1,402,041	1,133,701	861,898	586,832	307,902	25,711	264,195	558,042	855,406	15%							
30 Co-living development (medium density) 200 beds	-	£1,853,839	11,605,808	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%							
31 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%							
32 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%							

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,635,335 PER HA																			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH							
1 Residential Small site - low density	5	£398,120	790,852	757,928	724,727	691,047	656,891	622,257	587,146	551,558	515,492	478,948	441,927	50%							
2 Residential Small site - medium density	5	£265,413	796,694	764,009	730,845	697,205	663,087	628,491	593,419	557,869	521,841	485,336	448,354	35%							
3 Residential Small site - higher density	9	£199,060	530,642	485,148	439,036	392,305	344,956	296,987	248,400	199,194	149,371	98,927	47,866	25%							
4 Residential Small site - low density	10	£663,534	1,123,798	1,066,206	1,007,795	948,566	888,518	827,652	765,968	703,464	640,143	576,003	511,044	35%							
5 Residential Small site - medium density	10	£331,767	757,784	704,305	650,089	595,135	539,443	483,013	425,845	367,939	309,295	249,914	189,794	35%							
6 Residential Small site - higher density	10	£232,237	267,199	214,603	161,321	107,351	52,693	-2,694	-59,643	-117,291	-175,637	-234,682	-294,425	20%							
7 Residential Medium site - low density	25	£1,990,601	2,610,369	2,468,389	2,324,402	2,178,410	2,030,412	1,880,408	1,728,398	1,574,381	1,418,360	1,260,332	1,100,297	0%							
8 Residential Medium site - medium density	25	£796,240	2,271,268	2,133,572	1,993,951	1,852,404	1,708,932	1,563,535	1,416,212	1,266,965	1,115,791	962,693	807,668	50%							
9 Residential Medium site - higher density	25	£564,004	667,996	596,509	503,303	403,303	268,377	131,734	-6,737	-149,109	-293,228	-439,093	-586,704	0%							
10 Residential Medium site - low density	50	£1,990,601	3,737,375	3,486,657	3,232,463	2,974,795	2,713,652	2,449,034	2,180,941	1,909,374	1,634,332	1,355,815	1,073,823	30%							
11 Residential Medium site - medium density	50	£1,327,067	1,801,566	1,544,535	1,284,103	1,020,272	753,041	482,412	208,382	-70,176	-355,597	-644,473	-936,805	0%							
12 Residential Medium site - higher density	50	£696,710	1,002,792	759,317	512,678	262,874	9,906	-250,253	-513,791	-780,544	-1,050,515	-1,323,701	-1,600,103	0%							
13 Residential Large site - low density	100	£3,981,201	7,032,444	6,554,314	6,069,563	5,578,193	5,080,203	4,575,593	4,064,364	3,546,515	3,022,046	2,490,957	1,953,249	30%							
14 Residential Large site - medium density	100	£2,654,134	3,236,994	2,746,222	2,248,975	1,744,149	1,227,996	705,295	176,044	-365,840	-916,880	-1,474,735	-2,039,268	5%							
15 Residential Large site - high density	100	£1,396,738	851,447	396,627	-65,059	-539,149	-1,019,155	-1,505,077	-1,996,916	-2,494,670	-2,998,341	-3,507,928	-4,023,430	0%							
16 Residential Large site - medium density	200	£5,308,268	4,998,679	4,100,379	3,182,550	2,249,802	1,305,137	348,556	630,082	1,626,532	2,635,084	3,671,621	4,722,561	0%							
17 Residential Large site - high density	200	£2,653,194	5,268,991	4,370,574	3,457,348	2,524,765	1,580,306	623,909	350,038	-1,346,299	-2,354,674	-3,386,424	-4,437,172	10%							
18 Residential Large site - medium density	500	£13,270,671	2,184,812	89,683	-2,065,452	-4,249,198	-6,460,109	-8,698,185	-10,999,173	-13,334,307	-15,697,123	-18,087,624	-20,505,809	0%							
19 Residential Large site - high density	500	£6,967,102	14,268,197	12,013,098	9,728,307	7,413,824	5,069,649	2,695,782	281,744	-2,221,482	-4,759,916	-7,328,953	-9,956,098	15%							
20 Residential Large site - medium density	750	£19,906,069	19,142,646	16,001,737	12,786,979	9,530,476	6,232,236	2,892,254	526,940	-4,055,516	-7,627,112	-11,295,627	-15,017,636	0%							
21 Residential Large site - high density	750	£10,616,537	2,883,936	82,950	-3,114,833	-6,184,871	-9,315,085	-12,515,264	-15,754,263	-19,085,595	-22,468,591	-25,891,206	-29,353,441	0%							
22 Residential Large site - medium density	1,000	£26,541,342	23,295,572	19,373,717	15,400,294	11,336,731	7,211,606	3,034,311	1,260,644	-5,673,957	-10,186,908	-									

Table 6.3.3: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £6,563 per square metre)

HARROW LOCAL PLAN VIABILITY		Sales value £6,563 psqm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%													
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£8,615,356 PER HA																					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Residential Small site - low density	5	£516,921	877,712	841,160	804,076	766,458	728,308	689,625	650,410	610,661	570,380	529,567	488,221										
2 Residential Small site - medium density	5	£344,614	883,754	847,241	810,194	772,616	734,504	695,859	656,683	616,973	576,730	535,955	494,647										
3 Residential Small site - higher density	9	£258,461	651,733	600,915	549,402	497,193	444,288	390,689	336,393	281,402	225,716	169,333	112,255										
4 Residential Small site - low density	10	£661,536	1,279,366	1,214,934	1,149,585	1,083,318	1,016,133	948,032	879,014	809,078	738,224	666,454	593,766										
5 Residential Small site - medium density	10	£430,768	900,739	840,974	780,381	718,961	656,711	593,632	529,725	464,989	399,424	333,031	265,809										
6 Residential Small site - higher density	10	£301,537	401,744	343,233	283,950	223,892	163,064	101,461	39,085	-24,456	-89,423	-155,174	-221,712										
7 Residential Medium site - low density	25	£2,584,607	2,992,983	2,834,179	2,673,127	2,509,827	2,344,276	2,176,477	2,006,429	1,834,133	1,659,587	1,482,792	1,303,750										
8 Residential Medium site - medium density	25	£1,033,843	2,641,268	2,487,304	2,331,179	2,172,895	2,012,449	1,849,844	1,685,078	1,518,153	1,349,066	1,177,820	1,004,414										
9 Residential Medium site - higher density	25	£732,305	1,004,360	858,083	709,874	559,732	407,658	253,652	97,714	-61,140	-223,556	-387,936	-554,279										
10 Residential Medium site - low density	50	£2,584,607	4,434,758	4,153,377	3,868,078	3,578,861	3,285,727	2,988,675	2,687,705	2,382,818	2,074,014	1,761,292	1,444,652										
11 Residential Medium site - medium density	50	£1,723,071	2,486,857	2,199,692	1,908,695	1,613,862	1,315,196	1,012,693	706,357	396,187	82,182	-239,512	-566,447										
12 Residential Medium site - higher density	50	£904,612	1,847,771	1,375,938	1,100,530	821,548	538,992	252,863	37,442	-335,516	-637,222	-942,560	-1,251,532										
13 Residential Large site - low density	100	£5,169,214	8,396,406	7,848,744	7,303,601	6,750,980	6,190,879	5,623,299	5,048,239	4,465,701	3,875,683	3,278,186	2,673,209										
14 Residential Large site - medium density	100	£3,446,142	4,567,477	4,018,205	3,461,613	2,897,702	2,326,471	1,747,918	1,157,339	557,019	-51,537	-676,731	-1,309,452										
15 Residential Large site - high density	100	£1,813,532	2,074,761	1,566,154	1,050,949	529,148	748	-542,987	-1,093,439	-1,650,597	-2,214,460	-2,785,028	-3,362,303										
16 Residential Large site - medium density	200	£6,892,285	7,538,145	6,527,996	5,504,452	4,467,512	3,417,177	2,342,950	1,252,946	149,389	-893,548	-2,132,704	-3,305,413										
17 Residential Large site - high density	200	£3,704,603	7,808,157	6,798,191	5,774,829	4,738,071	3,687,917	2,618,303	1,528,484	425,112	-703,128	-1,852,096	-3,020,024										
18 Residential Large site - medium density	500	£17,230,712	7,850,594	5,535,750	3,190,955	799,115	-1,666,777	-4,176,614	-6,717,328	-9,296,620	-11,947,373	-14,629,586	-17,343,258										
19 Residential Large site - high density	500	£9,046,124	20,477,015	17,972,084	15,421,783	12,824,706	10,193,970	7,529,577	4,831,525	2,099,816	-693,128	-3,578,541	-6,486,649										
20 Residential Large site - medium density	750	£25,846,069	27,889,635	24,366,758	20,797,030	17,180,453	13,513,356	9,760,566	5,960,400	2,112,859	-1,848,568	-5,912,728	-10,058,486										
21 Residential Large site - high density	750	£13,784,570	10,916,366	7,658,355	4,358,217	990,702	-2,482,167	-6,014,665	-9,617,202	-13,298,529	-17,046,173	-20,890,625	-24,780,158										
22 Residential Large site - medium density	1,000	£34,461,425	34,282,038	29,918,653	25,469,597	20,944,819	16,361,458	11,712,290	6,954,132	2,136,684	-2,839,878	-7,935,025	-13,169,658										
23 Residential Large site - high density	1,000	£18,092,248	12,899,482	8,821,805	4,691,448	465,545	-3,893,766	-8,337,801	-12,886,874	-17,534,736	-22,290,883	-27,190,140	-32,146,818										
24 Housing for Elderly (C3) - high density	40	£661,536	515,161	339,500	163,839	12,015	-190,548	-369,082	-547,616	-726,150	-904,684	-1,083,218	-1,261,752										
25 Housing for Elderly (C3) - high density	60	£947,889	777,884	514,392	250,901	12,796	-280,597	-548,398	-816,198	-1,083,999	-1,351,800	-1,619,601	-1,887,401										
26 Housing for Elderly (C2) extra care	70	£947,889	907,530	600,124	292,718	14,929	-327,363	-639,798	-952,232	-1,264,665	-1,577,100	-1,889,534	-2,201,967										
27 Residential and light industrial co-location - medium density	25	£1,033,843	1,329,788	1,183,902	1,036,066	886,279	734,542	580,854	425,217	267,628	108,068	-54,275	-220,389										
28 Residential and light industrial co-location - medium density	50	£1,723,071	2,606,231	2,314,460	2,018,788	1,719,215	1,415,741	1,108,365	797,088	481,911	162,833	-162,766	-494,994										
29 Residential and light industrial co-location - high density	50	£696,710	2,618,733	2,326,962	2,031,289	1,731,716	1,428,242	1,120,866	809,590	494,412	175,333	-150,061	-482,289										
30 Co-living development (medium density) 200 beds	-	£1,658,834	11,605,808	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783										
31 Co-living development (high density) 250 beds	-	£663,534	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138										
32 Co-living development (high density) 300 beds	-	£661,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492										

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,635,335 PER HA																					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Residential Small site - low density	5	£398,120	877,712	841,160	804,076	766,458	728,308	689,625	650,410	610,661	570,380	529,567	488,221										
2 Residential Small site - medium density	5	£265,413	883,754	847,241	810,194	772,616	734,504	695,859	656,683	616,973	576,730	535,955	494,647										
3 Residential Small site - higher density	9	£199,060	651,733	600,915	549,402	497,193	444,288	390,689	336,393	281,402	225,716	169,333	112,255										
4 Residential Small site - low density	10	£663,534	1,279,366	1,214,934	1,149,585	1,083,318	1,016,133	948,032	879,014	809,078	738,224	666,454	593,766										
5 Residential Small site - medium density	10	£331,767	900,739	840,974	780,381	718,961	656,711	593,632	529,725	464,989	399,424	333,031	265,809										
6 Residential Small site - higher density	10	£232,237	401,744	343,233	283,950	223,892	163,064	101,461	39,085	-24,456	-89,423	-155,174	-221,712										
7 Residential Medium site - low density	25	£1,990,601	2,992,983	2,834,179	2,673,127	2,509,827	2,344,276	2,176,477	2,006,429	1,834,133	1,659,587	1,482,792	1,303,750										
8 Residential Medium site - medium density	25	£796,240	2,641,268	2,487,304	2,331,179	2,172,895	2,012,449	1,849,844	1,685,078	1,518,153	1,349,066	1,177,820	1,004,414										
9 Residential Medium site - higher density	25	£564,004	1,004,360	858,083	709,874	559,732	407,658	253,652	97,714	-61,140	-223,556	-387,936	-554,279										
10 Residential Medium site - low density	50	£1,990,601	4,434,758	4,153,377	3,868,078	3,578,861	3,285,727	2,988,675	2,687,705	2,382,818	2,074,014	1,761,292	1,444,652										
11 Residential Medium site - medium density	50	£1,327,067	2,486,857	2,199,692	1,908,695	1,613,862	1,315,196	1,012,693	706,357	396,187	82,182	-239,512	-566,447										
12 Residential Medium site - higher density	50	£696,710	1,847,771	1,375,938	1,100,530	821,548	538,992	252,863	37,442	-335,516	-637,222	-942,560	-1,251,532										
13 Residential Large site - low density	100	£3,981,201	8,396,406	7,848,744	7,303,601	6,750,980	6,190,879	5,623,299	5,048,239	4,465,701	3,875,683	3,278,186	2,673,209										
14 Residential Large site - medium density	100	£2,654,134	4,567,477	4,018,205	3,461,613	2,897,702	2,326,471	1,747,918	1,157,339	557,019	-51,537	-676,731	-1,309,452										
15 Residential Large site - high density	100	£1,396,738	2,074,761	1,566,154	1,050,949	529,148	748	-542,987	-1,093,439	-1,650,597	-2,214,460	-2,785,028	-3,362,303										
16 Residential Large site - medium density	200	£5,308,268	7,538,145	6,527,996	5,504,452	4,467,512	3,417,177	2,342,950	1,252,946	149,389	-893,548	-2,132,704	-3,305,413										
17 Residential Large site - high density	200	£2,653,194	7,808,157	6,798,191	5,774,829	4,738,071	3,687,917	2,618,303	1,528,484	425,112	-703,128	-1,852,096	-3,020,024										
18 Residential Large site - medium density	500	£13,270,871	7,850,594	5,535,750	3,190,955	799,115	-1,666,777	-4,176,614	-6,717,328	-9,296,620	-11,947,373	-14,629,586	-17,343,258										
19 Residential Large site - high density	500	£6,967,102	20,477,015	17,972,084	15,421,783	12,824,706	10,193,970	7,529,577	4,831,525	2,099,816	-693,128	-3,578,541	-6,486,649										
20 Residential Large site - medium density	750	£19,906,069	27,889,635	24,366,758	20,797,030	17,180,453	13,513,356	9,760,566	5,960,400	2,112,859	-1,848,568	-5,912,728	-10,058,486										
21 Residential Large site - high density	750	£10,616,537	10,916,366	7,658,355	4,358,217	990,702	-2,482,167	-6,014,665	-9,617,202	-13,298,529	-17,046,173	-20,890,625	-24,780,158										
22 Residential Large site - medium density	1,000	£26,541,342	34,282,038	29,918,653	25,469,597	20,944,819	16,361,458	11,712,290	6,954,132	2,136,684	-2,839,878	-7,935,025	-13,169,658										
23 Residential Large site - high density	1,000	£13,934,205	12,899,482	8,821,805	4,691,448	465,545	-3,893,766	-8,337,801	-12,886,874	-17,534,736	-22,290,883	-27,190,140	-32,146,818										
24 Housing for Elderly (C3) - high density																							

Table 6.3.4: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £6,719 per square metre)

HARROW LOCAL PLAN VIABILITY		Sales value £6,719 psqm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		Residual land values										
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£8,615,356 PER HA																				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH								
1 Residential Small site - low density	5	£516,921	921,242	882,775	843,750	804,163	764,016	723,309	682,041	640,213	597,825	554,876	511,368	45%								
2 Residential Small site - medium density	5	£344,614	927,284	888,857	849,868	810,321	770,212	729,544	688,314	646,525	604,175	561,264	517,794	50%								
3 Residential Small site - higher density	9	£258,461	712,278	658,798	604,585	549,637	493,954	437,539	380,389	322,506	263,887	204,536	144,450	40%								
4 Residential Small site - low density	10	£861,536	1,357,150	1,289,298	1,220,479	1,150,694	1,079,941	1,008,222	935,537	861,885	787,265	711,680	635,127	35%								
5 Residential Small site - medium density	10	£430,768	972,216	909,309	845,528	780,873	715,344	648,941	581,665	513,513	444,488	374,589	303,817	40%								
6 Residential Small site - higher density	10	£301,537	469,017	407,548	345,264	282,164	218,248	153,517	87,971	21,608	-	46,315	-	115,421	20%							
7 Residential Medium site - low density	25	£2,584,607	3,184,290	3,017,075	2,847,489	2,675,534	2,501,208	2,324,512	2,145,445	1,964,008	1,780,201	1,594,024	1,405,476	15%								
8 Residential Medium site - medium density	25	£1,033,843	2,826,269	2,664,170	2,499,794	2,333,139	2,164,207	1,992,998	1,819,511	1,643,746	1,465,704	1,285,384	1,102,788	10%								
9 Residential Medium site - higher density	25	£732,305	1,172,543	1,018,870	863,159	705,409	545,620	383,793	219,926	54,021	-	115,787	-	288,551	5%							
10 Residential Medium site - low density	50	£2,584,607	4,783,450	4,486,737	4,185,885	3,880,894	3,571,764	3,258,495	2,941,087	2,619,541	2,293,854	1,964,030	1,630,066	35%								
11 Residential Medium site - medium density	50	£1,723,071	2,829,502	2,527,272	2,220,990	1,910,658	1,596,272	1,277,834	955,346	628,804	298,210	-	37,031	361,268	15%							
12 Residential Medium site - higher density	50	£904,612	1,970,260	1,684,247	1,394,456	1,100,885	803,536	502,408	197,501	-	113,002	-	430,576	-	751,991	10%						
13 Residential Large site - low density	100	£5,169,214	9,063,387	8,495,958	7,920,621	7,337,373	6,746,217	6,147,151	5,540,177	4,925,294	4,302,502	3,671,799	3,033,188	30%								
14 Residential Large site - medium density	100	£3,446,142	5,232,718	4,654,196	4,067,932	3,473,927	2,872,178	2,262,687	1,645,454	1,015,408	374,992	-	277,728	-	944,544	20%						
15 Residential Large site - high density	100	£1,813,532	2,678,281	2,149,245	1,608,431	1,058,958	502,500	-	61,941	-	641,701	-	1,228,560	-	1,822,519	15%						
16 Residential Large site - medium density	200	£6,892,285	8,807,777	7,741,805	6,661,630	5,567,254	4,458,677	3,335,897	2,189,390	1,024,262	-	157,775	-	1,371,172	5%							
17 Residential Large site - high density	200	£3,704,603	9,077,790	8,012,000	6,932,007	5,837,813	4,729,417	3,606,820	2,464,928	1,299,985	120,671	-	1,090,564	-	2,318,379	20%						
18 Residential Large site - medium density	500	£17,230,712	10,680,012	8,240,763	5,769,764	3,267,018	718,144	-	1,915,829	-	4,594,275	-	7,305,452	-	10,072,498	0%						
19 Residential Large site - high density	500	£9,046,124	23,557,094	20,916,736	18,241,083	15,530,134	12,756,131	9,946,474	7,101,176	4,220,238	1,303,658	-	1,703,334	-	4,783,678	25%						
20 Residential Large site - medium density	750	£25,846,069	32,263,129	28,547,955	24,783,153	20,968,725	17,104,689	13,190,987	9,185,335	5,125,755	1,015,981	-	3,248,227	-	7,588,908	10%						
21 Residential Large site - high density	750	£13,784,570	14,936,671	11,501,892	8,022,434	4,498,297	908,426	-	2,802,289	-	6,573,924	-	10,431,754	-	14,361,699	5%						
22 Residential Large site - medium density	1,000	£34,461,425	38,728,764	35,125,892	30,461,547	25,729,577	20,892,815	15,993,968	11,028,775	5,943,420	795,217	-	4,562,145	-	10,038,786	0%						
23 Residential Large site - high density	1,000	£18,092,248	17,955,613	13,678,039	9,321,116	4,908,289	402,423	-	4,256,176	-	9,011,007	-	13,870,125	-	18,857,661	0%						
24 Housing for Elderly (C3) - high density	40	£681,536	718,686	532,849	347,012	161,175	-	25,066	-	213,942	-	402,819	-	591,695	-	780,572	5%					
25 Housing for Elderly (C3) - high density	60	£947,889	1,083,170	804,415	525,659	246,904	-	32,373	-	315,688	-	599,003	-	882,317	-	1,165,632	0%					
26 Housing for Elderly (C2) extra care	70	£729,887	1,263,899	938,484	613,289	288,054	-	37,768	-	368,302	-	698,836	-	1,029,370	-	1,359,904	5%					
34 Residential and light industrial co-location - medium density	25	£796,240	1,502,387	1,348,912	1,193,376	1,035,753	876,128	714,413	550,638	384,803	216,907	-	46,952	-	127,109	20%						
35 Residential and light industrial co-location - medium density	50	£1,327,067	2,951,431	2,644,481	2,333,412	2,018,223	1,698,913	1,375,483	1,047,932	716,262	380,471	-	40,560	-	308,434	25%						
36 Residential and light industrial co-location - high density	50	£696,710	2,963,932	2,656,982	2,345,913	2,030,724	1,711,414	1,387,984	1,060,433	728,763	392,972	-	53,062	-	295,729	35%						
37 Co-living development (medium density) 200 beds	-	£1,658,834	11,605,808	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%								
38 Co-living development (high density) 250 beds	-	£663,534	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%								
39 Co-living development (high density) 300 beds	-	£663,534	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%								

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,635,335 PER HA															
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH			
1 Residential Small site - low density	5	£398,120	921,242	882,775	843,750	804,163	764,016	723,309	682,041	640,213	597,825	554,876	511,368	50%			
2 Residential Small site - medium density	5	£265,413	927,284	888,857	849,868	810,321	770,212	729,544	688,314	646,525	604,175	561,264	517,794	50%			
3 Residential Small site - higher density	9	£199,060	712,278	658,798	604,585	549,637	493,954	437,539	380,389	322,506	263,887	204,536	144,450	45%			
4 Residential Small site - low density	10	£663,534	1,357,150	1,289,298	1,220,479	1,150,694	1,079,941	1,008,222	935,537	861,885	787,265	711,680	635,127	45%			
5 Residential Small site - medium density	10	£331,767	972,216	909,309	845,528	780,873	715,344	648,941	581,665	513,513	444,488	374,589	303,817	45%			
6 Residential Small site - higher density	10	£232,237	469,017	407,548	345,264	282,164	218,248	153,517	87,971	21,608	-	46,315	-	185,534	15%		
7 Residential Medium site - low density	25	£1,990,601	3,184,290	3,017,075	2,847,489	2,675,534	2,501,208	2,324,512	2,145,445	1,964,008	1,780,201	1,594,024	1,405,476	30%			
8 Residential Medium site - medium density	25	£796,240	2,826,269	2,664,170	2,499,794	2,333,139	2,164,207	1,992,998	1,819,511	1,643,746	1,465,704	1,285,384	1,102,788	25%			
9 Residential Medium site - higher density	25	£564,004	1,172,543	1,018,870	863,159	705,409	545,620	383,793	219,926	54,021	-	115,787	-	288,551	15%		
10 Residential Medium site - low density	50	£1,990,601	4,783,450	4,486,737	4,185,885	3,880,894	3,571,764	3,258,495	2,941,087	2,619,541	2,293,854	1,964,030	1,630,066	40%			
11 Residential Medium site - medium density	50	£1,327,067	2,829,502	2,527,272	2,220,990	1,910,658	1,596,272	1,277,834	955,346	628,804	298,210	-	37,031	361,268	20%		
12 Residential Medium site - higher density	50	£696,710	1,970,260	1,684,247	1,394,456	1,100,885	803,536	502,408	197,501	-	113,002	-	430,576	-	1,077,245	20%	
13 Residential Large site - low density	100	£3,981,201	9,063,387	8,495,958	7,920,621	7,337,373	6,746,217	6,147,151	5,540,177	4,925,294	4,302,502	3,671,799	3,033,188	40%			
14 Residential Large site - medium density	100	£2,654,134	5,232,718	4,654,196	4,067,932	3,473,927	2,872,178	2,262,687	1,645,454	1,015,408	374,992	-	277,728	-	944,544	20%	
15 Residential Large site - high density	100	£1,396,738	2,678,281	2,149,245	1,608,431	1,058,958	502,500	-	61,941	-	641,701	-	1,228,560	-	1,822,519	10%	
16 Residential Large site - medium density	200	£5,308,268	8,807,777	7,741,805	6,661,630	5,567,254	4,458,677	3,335,897	2,189,390	1,024,262	-	157,775	-	1,371,172	5%		
17 Residential Large site - high density	200	£2,853,194	9,077,790	8,012,000	6,932,007	5,837,813	4,729,417	3,606,820	2,464,928	1,299,985	120,671	-	1,090,564	-	2,318,379	25%	
18 Residential Large site - medium density	500	£13,270,871	10,680,012	8,240,763	5,769,764	3,267,018	718,144	-	1,915,829	-	4,594,275	-	7,305,452	-	10,072,498	0%	
19 Residential Large site - high density	500	£6,967,102	23,557,094	20,916,736	18,241,083	15,530,134	12,756,131	9,946,474	7,101,176	4,220,238	1,303,658	-	1,703,334	-	4,783,678	30%	
20 Residential Large site - medium density	750	£19,906,068	32,263,129	28,547,955	24,783,153	20,968,725	17,104,689	13,190,987	9,185,335	5,125,755	1,015,981	-	3,248,227	-	7,588,908	10%	
21 Residential Large site - high density	750	£10,616,537	14,936,671	11,501,892	8,022,434	4,498,297	908,426	-	2,802,289	-	6,573,924	-	10,431,754	-	14,361,699	5%	
22 Residential Large site - medium density	1,000	£26,541,342	38,728,764	35,125,892	30,461,547	25,729,577	20,892,815	15,993,968	11,028,775	5,943,420	795,217	-	4,562,145	-	10,038,786	10%	
23 Residential Large site - high density	1,000	£13,934,205	17,955,613	13,678,039	9,321,116	4,908,289	402,423	-	4,256,176	-	9,011,007	-	13,870,125	-	18,857,661	0%	
24 Housing for Elderly (C3) - high density	40	£663,534	718,686	532,849	347,012	161,175	-	25,066	-	213,942	-	402,819	-	591,695	-	780,572	5%
25 Housing for Elderly (C3) - high density	60	£729,887	1,083,170	804,415	525,659	246,904	-	32,373	-	315,688	-	599,003	-	882,317	-	1,165,632	0%
26 Housing for Elderly (C2) extra care	70	£729,887	1,263,899	938,484	613,289	288,054	-	37,768	-	368,302	-	698,836	-	1,029,370	-	1,359,904	5%
34 Residential and light industrial co-location - medium density	25	£796,240	1,502,387	1,348,912	1,193,376	1,035,753	876,128	714,413	550,638	384,803	216,907	-	46,952	-	127,109	20%	
35 Residential and light industrial co-location - medium density	50	£1,327,067	2,951,431	2,644,481	2,333,412	2,018,223	1,698,913	1,375,483	1,047,932	716,262	380,471						

Table 6.3.5: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £6,875 per square metre)

HARROW LOCAL PLAN VIABILITY		Sales value £6,875 psqm													AH tenure	Rented 70%	SO 30%	Frst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£8,615,356 PER HA																	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH					
1 Residential Small site - low density	5	£516,921	964,772	924,392	883,424	841,868	799,724	756,993	713,673	669,765	625,269	580,186	534,514	50%					
2 Residential Small site - medium density	5	£344,614	970,814	930,472	889,544	848,026	805,920	763,227	719,946	676,077	631,619	586,574	540,940	50%					
3 Residential Small site - higher density	9	£258,461	772,824	716,682	659,767	602,080	543,622	484,389	424,385	363,609	302,059	239,738	176,644	40%					
4 Residential Small site - low density	10	£861,536	1,434,934	1,363,662	1,291,374	1,218,069	1,143,749	1,068,412	992,060	914,691	836,306	756,905	676,488	35%					
5 Residential Small site - medium density	10	£430,768	1,043,693	977,644	910,675	842,786	773,978	704,251	633,604	562,039	489,554	416,148	341,824	30%					
6 Residential Small site - higher density	10	£301,537	536,290	471,863	406,578	340,434	273,433	205,573	136,855	67,278	-	3,208	75,666	148,998	20%				
7 Residential Medium site - low density	25	£2,584,607	3,375,597	3,199,971	3,021,853	2,841,242	2,658,140	2,472,547	2,284,462	2,093,884	1,900,815	1,705,254	1,507,202	15%					
8 Residential Medium site - medium density	25	£1,033,843	3,011,269	2,841,035	2,668,407	2,493,384	2,315,966	2,136,152	1,953,945	1,769,340	1,582,342	1,392,948	1,201,159	50%					
9 Residential Medium site - higher density	25	£732,305	1,340,724	1,179,658	1,016,445	851,087	683,583	513,933	342,137	168,197	-	8,019	189,166	372,494	15%				
10 Residential Medium site - low density	50	£2,584,607	5,132,142	4,820,097	4,503,692	4,182,927	3,857,802	3,528,315	3,194,469	2,856,262	2,513,695	2,166,769	1,815,481	35%					
11 Residential Medium site - medium density	50	£1,723,071	3,172,147	2,854,851	2,533,287	2,207,453	1,877,349	1,542,976	1,204,333	861,421	514,238	162,788	196,089	20%					
12 Residential Medium site - higher density	50	£904,612	2,292,750	1,992,557	1,688,381	1,380,221	1,068,079	751,953	431,843	107,750	-	223,930	561,420	902,959	25%				
13 Residential Large site - low density	100	£5,169,214	9,740,367	9,143,173	8,537,639	7,923,766	7,301,555	6,671,004	6,032,116	5,384,887	4,729,319	4,065,414	3,393,169	35%					
14 Residential Large site - medium density	100	£3,446,142	5,897,960	5,290,188	4,674,251	4,050,151	3,417,885	2,777,456	2,128,861	1,472,102	800,691	119,323	579,636	30%					
15 Residential Large site - high density	100	£1,813,532	3,200,911	2,725,379	2,162,580	1,588,768	1,004,251	412,361	-	189,962	-	1,430,579	2,062,129	2,701,176	25%				
16 Residential Large site - medium density	200	£6,892,285	10,077,410	9,955,613	9,818,809	9,666,997	9,500,177	9,318,348	9,121,513	8,918,135	8,714,247	8,509,641	8,304,716	20%					
17 Residential Large site - high density	200	£3,704,603	10,347,423	9,225,808	8,089,185	6,937,554	5,770,917	4,589,271	3,392,617	2,174,858	933,155	329,032	1,621,920	10%					
18 Residential Large site - medium density	500	£17,230,712	13,509,430	10,945,774	8,348,575	5,717,629	3,053,541	339,406	-	2,471,225	-	5,321,991	8,207,343	11,171,548	0%				
19 Residential Large site - high density	500	£9,046,124	26,637,173	23,861,388	21,048,351	18,198,064	15,310,526	12,363,371	9,370,828	6,340,660	3,272,868	167,453	3,068,708	5%					
20 Residential Large site - medium density	750	£25,846,069	36,584,943	32,712,532	28,769,276	24,756,997	20,692,314	16,575,228	12,405,738	8,138,651	3,814,021	583,726	5,152,087	30%					
21 Residential Large site - high density	750	£13,784,570	18,927,395	15,345,429	11,686,651	7,960,641	4,227,399	403,488	-	3,557,258	-	7,573,302	11,699,359	15,890,045	10%				
22 Residential Large site - medium density	1,000	£34,461,425	45,175,490	40,333,131	35,425,843	30,453,623	25,416,471	20,268,415	15,047,063	9,750,157	4,330,466	1,195,558	6,920,882	5%					
23 Residential Large site - high density	1,000	£18,092,248	22,959,634	18,491,497	13,950,783	9,308,163	4,806,415	-	197,353	-	5,167,448	-	10,249,095	15,435,259	20,769,322	26,266,875	5%		
24 Housing for Elderly (C3) - high density	40	£861,536	922,210	726,197	530,183	334,170	138,157	-	58,803	-	258,022	-	457,241	656,460	855,679	1,054,898	10%		
25 Housing for Elderly (C3) - high density	60	£947,889	1,388,457	1,094,436	800,416	506,397	212,377	-	82,978	-	381,807	-	680,635	978,464	1,278,293	1,577,121	10%		
26 Housing for Elderly (C2) extra care	70	£947,889	1,819,966	1,276,843	933,820	590,797	247,773	-	96,808	-	445,441	-	794,074	1,142,708	1,491,342	1,839,975	10%		
34 Residential and light industrial co-location - medium density	25	£1,033,843	1,874,987	1,513,923	1,150,690	1,185,287	1,017,714	847,972	676,060	501,978	325,727	147,305	33,830	25%					
35 Residential and light industrial co-location - medium density	50	£1,723,071	3,296,629	2,974,502	2,648,036	2,317,230	1,982,084	1,642,601	1,298,777	950,613	598,110	241,268	121,875	25%					
36 Residential and light industrial co-location - high density	50	£904,612	3,309,130	2,987,003	2,660,537	2,329,731	1,994,586	1,655,102	1,311,277	963,114	610,611	253,769	109,170	35%					
37 Co-living development (medium density) 200 beds	-	£1,233,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	40%					
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%					
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%					

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,635,335 PER HA																	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH					
1 Residential Small site - low density	5	£398,120	964,772	924,392	883,424	841,868	799,724	756,993	713,673	669,765	625,269	580,186	534,514	50%					
2 Residential Small site - medium density	5	£265,413	970,814	930,472	889,544	848,026	805,920	763,227	719,946	676,077	631,619	586,574	540,940	50%					
3 Residential Small site - higher density	9	£199,060	772,824	716,682	659,767	602,080	543,622	484,389	424,385	363,609	302,059	239,738	176,644	45%					
4 Residential Small site - low density	10	£863,534	1,434,934	1,363,662	1,291,374	1,218,069	1,143,749	1,068,412	992,060	914,691	836,306	756,905	676,488	50%					
5 Residential Small site - medium density	10	£331,767	1,043,693	977,644	910,675	842,786	773,978	704,251	633,604	562,039	489,554	416,148	341,824	50%					
6 Residential Small site - higher density	10	£232,237	536,290	471,863	406,578	340,434	273,433	205,573	136,855	67,278	-	3,208	75,666	148,998	20%				
7 Residential Medium site - low density	25	£1,990,601	3,375,597	3,199,971	3,021,853	2,841,242	2,658,140	2,472,547	2,284,462	2,093,884	1,900,815	1,705,254	1,507,202	35%					
8 Residential Medium site - medium density	25	£796,240	3,011,269	2,841,035	2,668,407	2,493,384	2,315,966	2,136,152	1,953,945	1,769,340	1,582,342	1,392,948	1,201,159	50%					
9 Residential Medium site - higher density	25	£564,004	1,340,724	1,179,658	1,016,445	851,087	683,583	513,933	342,137	168,197	-	8,019	189,166	372,494	20%				
10 Residential Medium site - low density	50	£1,990,601	5,132,142	4,820,097	4,503,692	4,182,927	3,857,802	3,528,315	3,194,469	2,856,262	2,513,695	2,166,769	1,815,481	45%					
11 Residential Medium site - medium density	50	£1,327,067	3,172,147	2,854,851	2,533,287	2,207,453	1,877,349	1,542,976	1,204,333	861,421	514,238	162,788	196,089	25%					
12 Residential Medium site - higher density	50	£696,710	2,292,750	1,992,557	1,688,381	1,380,221	1,068,079	751,953	431,843	107,750	-	223,930	561,420	902,959	25%				
13 Residential Large site - low density	100	£3,981,201	9,740,367	9,143,173	8,537,639	7,923,766	7,301,555	6,671,004	6,032,116	5,384,887	4,729,319	4,065,414	3,393,169	35%					
14 Residential Large site - medium density	100	£2,654,134	5,897,960	5,290,188	4,674,251	4,050,151	3,417,885	2,777,456	2,128,861	1,472,102	800,691	119,323	579,636	25%					
15 Residential Large site - high density	100	£1,396,738	3,280,911	2,725,379	2,162,580	1,588,768	1,004,251	412,361	-	189,962	-	1,430,579	2,062,129	2,701,176	15%				
16 Residential Large site - medium density	200	£5,308,268	10,077,410	9,955,613	9,818,809	9,666,997	9,500,177	9,318,348	9,121,513	8,918,135	8,714,247	8,509,641	8,304,716	20%					
17 Residential Large site - high density	200	£2,653,194	10,347,423	9,225,808	8,089,185	6,937,554	5,770,917	4,589,271	3,392,617	2,174,858	933,155	329,032	1,621,920	10%					
18 Residential Large site - medium density	500	£13,270,671	13,509,430	10,945,774	8,348,575	5,717,629	3,053,541	339,406	-	2,471,225	-	5,321,991	8,207,343	11,171,548	0%				
19 Residential Large site - high density	500	£6,967,102	26,637,173	23,															

Table 6.3.6: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,031 per square metre)

HARROW LOCAL PLAN VIABILITY		Sales value £7,031 psqm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£8,615,356 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£516,921	1,008,302	966,008	923,098	879,573	835,433	790,676	745,305	699,317	652,714	605,495	557,661	50%
2 Residential Small site - medium density	5	£344,614	1,014,344	972,089	929,218	885,731	841,629	796,911	751,577	705,628	659,064	611,883	564,087	50%
3 Residential Small site - higher density	9	£258,461	833,369	774,566	714,950	654,524	593,288	531,240	468,381	404,713	340,232	274,941	208,839	50%
4 Residential Small site - low density	10	£861,536	1,512,718	1,438,026	1,362,288	1,285,445	1,207,556	1,128,602	1,048,582	967,497	885,347	802,131	717,850	50%
5 Residential Small site - medium density	10	£430,768	1,115,171	1,045,978	975,821	904,699	832,612	759,560	685,545	610,563	534,618	457,707	379,832	40%
6 Residential Small site - higher density	10	£301,537	603,562	536,178	467,892	398,706	328,618	257,629	185,740	112,949	39,258	35,913	112,641	20%
7 Residential Medium site - low density	25	£2,584,607	3,566,904	3,382,865	3,196,215	3,006,950	2,815,072	2,620,582	2,423,477	2,223,759	2,021,429	1,816,485	1,608,927	25%
8 Residential Medium site - medium density	25	£1,033,843	3,196,269	3,017,902	2,837,022	2,653,630	2,467,724	2,279,308	2,088,377	1,894,935	1,696,979	1,500,512	1,299,531	50%
9 Residential Medium site - higher density	25	£732,305	1,508,906	1,340,444	1,169,731	996,764	821,545	644,074	464,349	282,373	98,144	89,781	261,602	20%
10 Residential Medium site - low density	50	£2,584,607	5,480,833	5,153,457	4,821,499	4,484,959	4,143,838	3,798,135	3,447,851	3,092,985	2,733,536	2,369,507	2,000,895	40%
11 Residential Medium site - medium density	50	£1,723,071	3,514,791	3,182,430	2,845,583	2,504,248	2,158,426	1,808,117	1,453,321	1,094,038	730,268	362,010	10,910	25%
12 Residential Medium site - higher density	50	£904,612	2,615,240	2,300,867	1,982,306	1,659,558	1,332,622	1,001,497	666,184	326,684	17,283	370,849	728,673	30%
13 Residential Large site - low density	100	£5,169,214	10,417,349	9,790,388	9,154,659	8,510,160	7,856,893	7,194,857	6,524,053	5,844,480	5,156,138	4,459,027	3,753,148	40%
14 Residential Large site - medium density	100	£3,446,142	6,563,201	5,926,179	5,280,571	4,626,375	3,963,594	3,292,225	2,612,268	1,923,725	1,226,390	511,906	214,728	50%
15 Residential Large site - high density	100	£1,813,532	3,883,541	3,301,512	2,711,813	2,114,447	1,506,003	885,665	257,564	384,486	1,038,639	1,700,680	2,370,611	20%
16 Residential Large site - medium density	200	£6,892,285	11,347,043	10,169,422	8,975,987	7,766,738	6,541,675	5,300,799	4,044,109	2,771,606	1,469,731	149,447	1,206,257	15%
17 Residential Large site - high density	200	£3,704,603	11,817,056	10,439,617	9,246,364	8,037,297	6,812,416	5,571,722	4,315,214	3,042,891	1,745,640	425,539	925,461	30%
18 Residential Large site - medium density	500	£17,230,712	16,338,849	13,650,787	10,927,384	8,168,641	5,374,556	2,545,131	348,174	3,338,531	6,365,327	9,442,528	12,599,432	0%
19 Residential Large site - high density	500	£9,046,124	29,717,252	26,806,040	23,855,621	20,865,995	17,837,163	14,769,124	11,640,479	8,461,082	5,242,079	1,983,468	1,353,737	30%
20 Residential Large site - medium density	750	£25,846,069	40,900,284	36,838,132	32,721,286	28,545,270	24,279,960	19,959,470	15,583,800	11,151,548	6,612,061	2,016,746	2,715,266	15%
21 Residential Large site - high density	750	£13,784,570	22,889,267	19,145,749	15,350,868	11,462,984	7,525,317	3,537,866	540,592	4,754,980	9,037,020	13,428,059	17,920,232	10%
22 Residential Large site - medium density	1,000	£34,461,425	50,553,205	45,515,258	40,390,138	35,171,516	29,884,505	24,529,106	19,061,096	13,510,226	7,865,756	2,104,650	3,841,970	15%
23 Residential Large site - high density	1,000	£18,092,248	27,963,854	23,275,497	18,525,755	13,708,038	8,773,272	3,776,154	1,355,902	6,637,573	12,062,224	17,813,166	23,326,902	10%
24 Housing for Elderly (C3) - high density	40	£681,536	1,125,734	919,545	713,356	507,165	300,976	94,787	113,225	322,786	532,348	741,910	951,471	5%
25 Housing for Elderly (C3) - high density	60	£947,889	1,693,743	1,384,459	1,075,175	765,891	456,606	147,322	164,611	476,954	793,296	1,107,639	1,421,981	10%
26 Housing for Elderly (C2) extra care	70	£729,887	1,976,034	1,615,203	1,254,370	893,539	532,708	171,876	192,046	558,779	925,512	1,292,245	1,658,979	15%
34 Residential and light industrial co-location - medium density	25	£1,033,843	1,847,586	1,678,934	1,508,002	1,334,791	1,159,300	981,531	801,482	619,154	434,546	247,659	58,493	20%
35 Residential and light industrial co-location - medium density	50	£1,723,071	3,641,828	3,304,523	2,962,659	2,616,238	2,265,257	1,909,717	1,549,620	1,184,963	815,749	441,975	63,644	35%
36 Residential and light industrial co-location - high density	50	£696,710	3,654,329	3,317,024	2,975,160	2,628,739	2,277,758	1,922,218	1,562,121	1,197,464	826,250	454,476	76,144	40%
37 Co-living development (medium density) 200 beds	-	£1,658,834	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
38 Co-living development (high density) 250 beds	-	£663,534	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
39 Co-living development (high density) 300 beds	-	£663,534	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,635,335 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£398,120	1,008,302	966,008	923,098	879,573	835,433	790,676	745,305	699,317	652,714	605,495	557,661	50%
2 Residential Small site - medium density	5	£265,413	1,014,344	972,089	929,218	885,731	841,629	796,911	751,577	705,628	659,064	611,883	564,087	50%
3 Residential Small site - higher density	9	£199,060	833,369	774,566	714,950	654,524	593,288	531,240	468,381	404,713	340,232	274,941	208,839	50%
4 Residential Small site - low density	10	£663,534	1,512,718	1,438,026	1,362,288	1,285,445	1,207,556	1,128,602	1,048,582	967,497	885,347	802,131	717,850	50%
5 Residential Small site - medium density	10	£331,767	1,115,171	1,045,978	975,821	904,699	832,612	759,560	685,545	610,563	534,618	457,707	379,832	50%
6 Residential Small site - higher density	10	£232,237	603,562	536,178	467,892	398,706	328,618	257,629	185,740	112,949	39,258	35,913	112,641	25%
7 Residential Medium site - low density	25	£1,990,601	3,566,904	3,382,865	3,196,215	3,006,950	2,815,072	2,620,582	2,423,477	2,223,759	2,021,429	1,816,485	1,608,927	40%
8 Residential Medium site - medium density	25	£796,240	3,196,269	3,017,902	2,837,022	2,653,630	2,467,724	2,279,308	2,088,377	1,894,935	1,696,979	1,500,512	1,299,531	50%
9 Residential Medium site - higher density	25	£564,004	1,508,906	1,340,444	1,169,731	996,764	821,545	644,074	464,349	282,373	98,144	89,781	261,602	25%
10 Residential Medium site - low density	50	£1,990,601	5,480,833	5,153,457	4,821,499	4,484,959	4,143,838	3,798,135	3,447,851	3,092,985	2,733,536	2,369,507	2,000,895	50%
11 Residential Medium site - medium density	50	£1,327,067	3,514,791	3,182,430	2,845,583	2,504,248	2,158,426	1,808,117	1,453,321	1,094,038	730,268	362,010	10,910	30%
12 Residential Medium site - higher density	50	£696,710	2,615,240	2,300,867	1,982,306	1,659,558	1,332,622	1,001,497	666,184	326,684	17,283	370,849	728,673	25%
13 Residential Large site - low density	100	£3,981,201	10,417,349	9,790,388	9,154,659	8,510,160	7,856,893	7,194,857	6,524,053	5,844,480	5,156,138	4,459,027	3,753,148	40%
14 Residential Large site - medium density	100	£2,654,134	6,563,201	5,926,179	5,280,571	4,626,375	3,963,594	3,292,225	2,612,268	1,923,725	1,226,390	511,906	214,728	50%
15 Residential Large site - high density	100	£1,396,738	3,883,541	3,301,512	2,711,813	2,114,447	1,506,003	885,665	257,564	384,486	1,038,639	1,700,680	2,370,611	20%
16 Residential Large site - medium density	200	£5,308,268	11,347,043	10,169,422	8,975,987	7,766,738	6,541,675	5,300,799	4,044,109	2,771,606	1,469,731	149,447	1,206,257	15%
17 Residential Large site - high density	200	£2,653,194	11,817,056	10,439,617	9,246,364	8,037,297	6,812,416	5,571,722	4,315,214	3,042,891	1,745,640	425,539	925,461	35%
18 Residential Large site - medium density	500	£13,270,871	16,338,849	13,650,787	10,927,384	8,168,641	5,374,556	2,545,131	348,174	3,338,531	6,365,327	9,442,528	12,599,432	0%
19 Residential Large site - high density	500	£6,967,102	29,717,252	26,806,040	23,855,621	20,865,995	17,837,163	14,769,124	11,640,479	8,461,082	5,242,079	1,983,468	1,353,737	35%
20 Residential Large site - medium density	750	£19,906,069	40,900,284	36,838,132	32,721,286	28,545,270	24,279,960	19,959,470	15,583,800	11,151,548	6,612,061	2,016,746	2,715,266	15%
21 Residential Large site - high density	750	£10,616,537	22,889,267	19,145,749	15,350,868	11,462,984	7,525,317	3,537,866	540,592	4,754,980	9,037,020	13,428,059	17,920,232	10%
22 Residential Large site - medium density	1,000	£26,541,342	50,553,205	45,515,258	40,390,138	35,171,516	29,884,505	24,529,106	19,061,096	13,510,226	7,865,756	2,104,650	3,841,970	20%
23 Residential Large site - high density	1,000	£13,934,205	27,963,854	23,275,497	18,525,755	13,708,038	8,773,272	3,776,154	1,355,902	6,637,573	12,062,224	17,813,166	23,326,902	10%
24 Housing for Elderly (C3) - high density	40	£663,534	1,125,734	919,545	713,356	507,165	300,976	94,787	113,225	322,786	532,348	741,910	951,471	5%
25 Housing for Elderly (C3) - high density	60	£729,887	1,693,743	1,384,459	1,075,175	765,891	456,606	147,322	164,611	476,954	793,296	1,107,639	1,421,981	10%
26 Housing for Elderly (C2) extra care	70	£544,918	1,976,034	1,615,203	1,254,370	893,539	532,708	171,876	192,046	558,779	925,512	1,292,245	1,658,979	15%
34 Residential and light industrial co-location - medium density	25	£796,240	1,847,586	1,678,934	1,508,002	1,334,791	1,159,300	981,531	801,482	619,154	434,546	247,659	58,493	20%
35 Residential and light industrial co-location - medium density	50	£1,327,067	3,641,828	3,3										

Table 6.3.7: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,188 per square metre)

HARROW LOCAL PLAN VIABILITY		Sales value £7,188 psqm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£8,615,356 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£516,921	1,051,832	1,007,623	962,773	917,279	871,141	824,361	776,937	728,869	680,159	630,805	580,807	50%
2 Residential Small site - medium density	5	£344,614	1,057,874	1,013,705	968,892	923,436	877,337	830,595	783,209	735,180	686,508	637,193	587,234	50%
3 Residential Small site - higher density	9	£258,461	893,915	832,448	770,133	706,969	642,954	578,091	512,378	445,816	378,404	310,143	241,034	50%
4 Residential Small site - low density	10	£861,536	1,590,503	1,512,390	1,433,162	1,352,820	1,271,364	1,188,792	1,105,105	1,020,304	934,388	847,357	759,211	50%
5 Residential Small site - medium density	10	£430,768	1,186,648	1,114,312	1,040,968	966,612	891,246	814,871	737,485	659,089	579,683	499,266	417,840	40%
6 Residential Small site - higher density	10	£301,537	870,835	800,492	729,206	656,976	583,803	509,686	434,624	359,620	284,620	209,620	134,620	30%
7 Residential Medium site - low density	25	£2,584,607	3,758,211	3,565,761	3,370,577	3,172,659	2,972,004	2,768,616	2,562,493	2,353,636	2,142,043	1,927,715	1,710,653	25%
8 Residential Medium site - medium density	25	£1,033,843	3,381,269	3,194,767	3,005,636	2,813,875	2,619,483	2,422,462	2,222,810	2,020,528	1,815,617	1,608,076	1,397,904	50%
9 Residential Medium site - higher density	25	£732,305	1,877,088	1,501,232	1,323,016	1,142,441	959,507	774,213	596,562	396,549	204,179	9,449	-180,711	30%
10 Residential Medium site - low density	50	£2,584,607	5,829,525	5,486,817	5,139,306	4,786,992	4,429,875	4,067,955	3,701,232	3,329,706	2,953,377	2,572,244	2,186,310	50%
11 Residential Medium site - medium density	50	£1,723,071	3,857,436	3,510,010	3,157,879	2,801,043	2,439,503	2,073,258	1,702,309	1,326,654	946,296	561,233	171,465	30%
12 Residential Medium site - higher density	50	£904,612	2,937,728	2,609,177	2,276,322	1,938,895	1,597,165	1,251,041	900,526	545,617	186,316	-180,280	-554,387	25%
13 Residential Large site - low density	100	£5,169,214	11,094,329	10,437,602	9,771,677	9,096,553	8,412,231	7,718,710	7,015,991	6,304,073	5,582,957	4,852,642	4,113,129	50%
14 Residential Large site - medium density	100	£3,446,142	7,228,442	6,562,171	5,886,890	5,202,600	4,509,301	3,806,993	3,095,675	2,375,348	1,646,013	904,487	147,764	40%
15 Residential Large site - high density	100	£1,813,532	4,486,173	3,877,646	3,261,068	2,636,439	2,003,758	1,358,970	702,034	36,946	-646,698	-1,339,231	-2,040,047	20%
16 Residential Large site - medium density	200	£6,892,285	12,616,676	11,383,231	10,133,165	8,866,480	7,583,175	6,283,250	4,966,706	3,633,542	2,282,216	886,724	509,797	20%
17 Residential Large site - high density	200	£3,704,603	12,886,689	11,653,425	10,403,542	9,137,039	7,853,916	6,554,173	5,237,810	3,904,828	2,555,226	1,174,617	-229,002	35%
18 Residential Large site - medium density	500	£17,230,712	19,149,697	16,355,799	13,506,194	10,619,451	7,895,572	4,734,556	1,736,403	-1,355,070	-4,523,312	-7,729,647	-11,018,157	10%
19 Residential Large site - high density	500	£9,046,124	32,797,333	29,750,692	26,662,890	23,533,925	20,363,800	17,152,512	13,900,063	10,581,505	7,211,289	3,799,484	346,090	20%
20 Residential Large site - medium density	750	£25,846,069	45,215,625	40,963,733	36,654,406	32,287,647	27,863,453	23,343,712	18,761,861	14,122,054	9,410,101	4,597,112	-279,012	35%
21 Residential Large site - high density	750	£13,784,570	26,851,138	22,933,421	18,963,981	14,942,815	10,823,236	6,648,808	2,422,043	-1,936,659	-6,403,361	-10,972,837	-15,633,591	20%
22 Residential Large site - medium density	1,000	£34,461,425	55,928,851	50,654,543	45,308,996	39,889,410	34,352,540	28,743,822	23,063,258	17,260,339	11,372,938	5,364,893	763,057	15%
23 Residential Large site - high density	1,000	£18,092,248	32,924,589	28,059,497	23,086,557	18,048,857	12,940,129	7,706,769	2,407,829	-3,076,635	-8,699,418	-14,460,552	-20,393,595	10%
24 Housing for Elderly (C3) - high density	40	£861,536	1,329,258	1,112,893	896,527	680,161	463,796	247,430	31,064	-188,332	-408,237	-628,141	-848,045	15%
25 Housing for Elderly (C3) - high density	60	£947,689	1,999,030	1,674,482	1,349,933	1,025,385	700,836	376,288	51,739	-277,272	-607,128	-936,985	-1,266,841	15%
26 Housing for Elderly (C2) extra care	70	£947,689	2,332,202	1,953,562	1,574,922	1,196,282	817,642	439,002	60,362	-323,483	-708,316	-1,093,149	-1,477,981	20%
27 Residential and light industrial co-location - medium density	25	£1,033,843	2,020,186	1,843,944	1,665,313	1,484,295	1,300,887	1,115,090	926,904	736,329	543,365	348,013	150,272	25%
28 Residential and light industrial co-location - medium density	50	£1,723,071	3,987,027	3,634,544	3,277,283	2,915,245	2,548,429	2,176,835	1,800,464	1,419,314	1,033,388	642,683	247,200	30%
29 Residential and light industrial co-location - high density	50	£904,612	3,989,528	3,647,046	3,289,785	2,927,746	2,560,930	2,189,336	1,812,965	1,431,816	1,045,889	655,184	259,702	40%
30 Co-living development (medium density) 200 beds	-	£1,238,451	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
31 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
32 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,635,335 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£398,120	1,051,832	1,007,623	962,773	917,279	871,141	824,361	776,937	728,869	680,159	630,805	580,807	50%
2 Residential Small site - medium density	5	£265,413	1,057,874	1,013,705	968,892	923,436	877,337	830,595	783,209	735,180	686,508	637,193	587,234	50%
3 Residential Small site - higher density	9	£199,060	893,915	832,448	770,133	706,969	642,954	578,091	512,378	445,816	378,404	310,143	241,034	50%
4 Residential Small site - low density	10	£861,536	1,590,503	1,512,390	1,433,162	1,352,820	1,271,364	1,188,792	1,105,105	1,020,304	934,388	847,357	759,211	50%
5 Residential Small site - medium density	10	£331,767	1,186,648	1,114,312	1,040,968	966,612	891,246	814,871	737,485	659,089	579,683	499,266	417,840	50%
6 Residential Small site - higher density	10	£232,237	870,835	800,492	729,206	656,976	583,803	509,686	434,624	359,620	284,620	209,620	134,620	30%
7 Residential Medium site - low density	25	£1,990,601	3,758,211	3,565,761	3,370,577	3,172,659	2,972,004	2,768,616	2,562,493	2,353,636	2,142,043	1,927,715	1,710,653	40%
8 Residential Medium site - medium density	25	£796,240	3,381,269	3,194,767	3,005,636	2,813,875	2,619,483	2,422,462	2,222,810	2,020,528	1,815,617	1,608,076	1,397,904	50%
9 Residential Medium site - higher density	25	£564,004	1,877,088	1,501,232	1,323,016	1,142,441	959,507	774,213	596,562	396,549	204,179	9,449	-180,711	30%
10 Residential Medium site - low density	50	£1,990,601	5,829,525	5,486,817	5,139,306	4,786,992	4,429,875	4,067,955	3,701,232	3,329,706	2,953,377	2,572,244	2,186,310	50%
11 Residential Medium site - medium density	50	£1,327,067	3,857,436	3,510,010	3,157,879	2,801,043	2,439,503	2,073,258	1,702,309	1,326,654	946,296	561,233	171,465	30%
12 Residential Medium site - higher density	50	£696,710	2,937,728	2,609,177	2,276,322	1,938,895	1,597,165	1,251,041	900,526	545,617	186,316	-180,280	-554,387	25%
13 Residential Large site - low density	100	£3,981,201	11,094,329	10,437,602	9,771,677	9,096,553	8,412,231	7,718,710	7,015,991	6,304,073	5,582,957	4,852,642	4,113,129	50%
14 Residential Large site - medium density	100	£2,654,134	7,228,442	6,562,171	5,886,890	5,202,600	4,509,301	3,806,993	3,095,675	2,375,348	1,646,013	904,487	147,764	40%
15 Residential Large site - high density	100	£1,396,738	4,486,173	3,877,646	3,261,068	2,636,439	2,003,758	1,358,970	702,034	36,946	-646,698	-1,339,231	-2,040,047	20%
16 Residential Large site - medium density	200	£5,308,268	12,616,676	11,383,231	10,133,165	8,866,480	7,583,175	6,283,250	4,966,706	3,633,542	2,282,216	886,724	509,797	25%
17 Residential Large site - high density	200	£2,653,194	12,886,689	11,653,425	10,403,542	9,137,039	7,853,916	6,554,173	5,237,810	3,904,828	2,555,226	1,174,617	-229,002	35%
18 Residential Large site - medium density	500	£13,270,871	19,149,697	16,355,799	13,506,194	10,619,451	7,895,572	4,734,556	1,736,403	-1,355,070	-4,523,312	-7,729,647	-11,018,157	10%
19 Residential Large site - high density	500	£6,967,102	32,797,333	29,750,692	26,662,890	23,533,925	20,363,800	17,152,512	13,900,063	10,581,505	7,211,289	3,799,484	346,090	20%
20 Residential Large site - medium density	750	£19,906,066	45,215,625	40,963,733	36,654,406	32,287,647	27,863,453	23,343,712	18,761,861	14,122,054	9,410,101	4,597,112	-279,012	35%
21 Residential Large site - high density	750	£10,616,537	26,851,138	22,933,421	18,963,981	14,942,815	10,823,236	6,648,808	2,422,043	-1,936,659	-6,403,361	-10,972,837	-15,633,591	20%
22 Residential Large site - medium density	1,000	£26,541,342	55,928,851	50,654,543	45,308,996	39,889,410	34,352,540	28,743,822	23,063,258	17,260,339	11,372,938	5,364,893	763,057	15%
23 Residential Large site - high density	1,000	£13,934,205	32,924,589	28,059,497	23,086,557	18,048,857	12,940,129	7,706,769	2,407,829	-3,076,635	-8,699,418	-14,460,552	-20,393,595	10%
24 Housing for Elderly (C3) - high density	40	£861,536	1,329,258	1,112,893	896,527	680,161	463,796	247,430	31,064	-188,332	-408,237	-628,141	-848,045	15%
25 Housing for Elderly (C3) - high density	60	£729,887	1,999,030	1,674,482	1,349,933	1,025,385	700,836	376,288	51,739	-277,272	-607,128	-936,985	-1,266,841	15%
26 Housing for Elderly (C2) extra care	70	£729,887	2,332,202	1,953,562	1,574,922	1,196,282	817,642	439,002	60,362	-323,483	-708,316	-1,093,149	-1,477,981	20%
27 Residential and light industrial co-location - medium density	25	£796,240	2,020,186	1,843,944	1,665,313	1,484,295	1,300,887	1,115,090	926,904	736,329	543,365	348,013	150,272	25%

Table 6.3.8: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,344 per square metre)

HARROW LOCAL PLAN VIABILITY		Sales value £7,344 psqm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£8,615,356 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£516,921	1,095,362	1,049,240	1,002,447	954,984	906,849	858,044	808,568	758,421	707,603	656,114	603,955	50%
2 Residential Small site - medium density	5	£344,614	1,101,404	1,055,320	1,008,567	961,141	913,045	864,278	814,841	764,732	713,952	662,502	610,381	50%
3 Residential Small site - higher density	9	£258,461	954,460	890,332	825,316	759,412	692,620	624,941	556,374	486,920	416,577	345,346	273,228	50%
4 Residential Small site - low density	10	£661,536	1,668,287	1,586,754	1,504,058	1,420,197	1,335,171	1,248,982	1,161,628	1,073,110	983,429	892,583	800,572	45%
5 Residential Small site - medium density	10	£430,768	1,258,125	1,182,647	1,106,113	1,028,524	949,880	870,180	789,424	707,614	624,747	540,825	455,847	50%
6 Residential Small site - higher density	10	£301,537	738,108	664,808	590,521	515,248	438,988	361,742	283,509	204,291	124,085	42,893	-39,927	25%
7 Residential Medium site - low density	25	£2,584,607	3,949,518	3,748,657	3,544,939	3,338,366	3,128,936	2,916,651	2,701,509	2,483,511	2,262,656	2,038,947	1,812,380	30%
8 Residential Medium site - medium density	25	£1,033,843	3,566,269	3,371,633	3,174,250	2,974,119	2,771,241	2,565,616	2,357,243	2,146,123	1,932,255	1,715,640	1,496,277	50%
9 Residential Medium site - higher density	25	£732,305	1,845,270	1,662,019	1,476,302	1,288,118	1,097,469	904,354	708,773	510,726	310,212	107,233	-99,818	25%
10 Residential Medium site - low density	50	£2,584,607	6,178,217	5,820,177	5,457,114	5,089,026	4,715,913	4,337,776	3,954,614	3,568,429	3,173,218	2,774,983	2,371,724	45%
11 Residential Medium site - medium density	50	£1,723,071	4,200,081	3,837,589	3,470,175	3,097,838	2,720,580	2,338,399	1,951,297	1,559,271	1,162,324	760,455	353,663	30%
12 Residential Medium site - higher density	50	£904,612	3,260,218	2,917,487	2,570,158	2,218,232	1,861,708	1,500,586	1,134,868	764,551	389,637	10,125	-380,100	40%
13 Residential Large site - low density	100	£5,169,214	11,771,310	11,084,818	10,388,695	9,682,946	8,967,569	8,242,562	7,507,928	6,763,666	6,009,775	5,246,256	4,473,108	45%
14 Residential Large site - medium density	100	£3,446,142	7,893,683	7,198,162	6,493,210	5,778,825	5,055,009	4,321,761	3,579,082	2,826,972	2,065,429	1,294,456	506,799	30%
15 Residential Large site - high density	100	£1,813,532	5,088,803	4,453,779	3,810,322	3,158,431	2,498,106	1,829,346	1,146,503	452,191	-254,758	-977,782	-1,709,484	25%
16 Residential Large site - medium density	200	£6,892,285	13,862,842	12,597,040	11,290,344	9,966,223	8,624,675	7,265,702	5,889,303	4,495,479	3,084,228	1,648,001	183,657	30%
17 Residential Large site - high density	200	£3,704,603	14,148,509	12,867,234	11,580,720	10,236,780	8,895,415	7,536,625	6,180,407	4,766,764	3,355,696	1,924,094	459,936	40%
18 Residential Large site - medium density	500	£17,230,712	21,939,887	19,034,504	16,085,004	13,070,263	10,016,588	6,923,981	3,792,439	618,278	-2,681,296	-8,031,130	-9,436,882	25%
19 Residential Large site - high density	500	£9,046,124	35,877,412	32,695,344	29,470,159	26,201,857	22,890,437	19,535,901	16,138,246	12,697,476	9,180,500	5,615,499	2,006,928	20%
20 Residential Large site - medium density	750	£25,846,069	49,530,966	45,089,332	40,587,526	36,025,547	31,403,394	26,721,068	21,939,922	17,091,159	12,181,661	7,177,479	2,085,353	40%
21 Residential Large site - high density	750	£13,784,570	30,813,009	26,721,094	22,574,939	18,374,544	14,119,910	9,759,749	5,343,455	867,476	-3,786,020	-8,517,614	-13,380,473	20%
22 Residential Large site - medium density	1,000	£34,461,425	61,304,498	55,793,829	50,208,508	44,548,537	38,813,913	32,958,538	27,021,198	21,008,555	14,855,621	8,624,676	2,236,889	20%
23 Residential Large site - high density	1,000	£18,092,248	37,858,682	32,786,491	27,647,080	22,383,284	17,051,270	11,637,383	6,098,977	476,507	-5,369,542	-11,359,355	-17,507,132	15%
24 Housing for Elderly (C3) - high density	40	£661,536	1,532,783	1,306,242	1,079,700	853,157	626,615	400,073	173,532	-53,877	-284,125	-514,372	-744,619	20%
25 Housing for Elderly (C3) - high density	60	£947,689	2,304,317	1,964,504	1,624,691	1,284,879	945,066	605,252	285,439	-75,590	-420,960	-766,331	-1,111,702	15%
26 Housing for Elderly (C2) extra care	70	£947,689	2,688,370	2,291,921	1,895,473	1,499,024	1,102,577	706,128	309,679	-88,189	-491,120	-894,053	-1,296,985	20%
27 Residential and light industrial co-location - medium density	25	£1,033,843	2,192,784	2,008,954	1,822,626	1,633,796	1,442,472	1,248,648	1,052,326	853,504	652,185	448,367	242,051	30%
28 Residential and light industrial co-location - medium density	50	£1,723,071	4,332,226	3,964,565	3,591,908	3,214,253	2,831,601	2,443,953	2,051,307	1,653,665	1,251,026	843,390	430,757	40%
29 Residential and light industrial co-location - high density	50	£904,612	4,344,727	3,977,066	3,604,408	3,226,754	2,844,102	2,456,454	2,063,809	1,666,166	1,263,527	855,891	443,258	40%
30 Co-living development (medium density) 200 beds	-	£1,238,451	11,605,808	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
31 Co-living development (high density) 250 beds	-	£661,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
32 Co-living development (high density) 300 beds	-	£661,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,635,335 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£398,120	1,095,362	1,049,240	1,002,447	954,984	906,849	858,044	808,568	758,421	707,603	656,114	603,955	50%
2 Residential Small site - medium density	5	£265,413	1,101,404	1,055,320	1,008,567	961,141	913,045	864,278	814,841	764,732	713,952	662,502	610,381	50%
3 Residential Small site - higher density	9	£199,060	954,460	890,332	825,316	759,412	692,620	624,941	556,374	486,920	416,577	345,346	273,228	50%
4 Residential Small site - low density	10	£663,534	1,668,287	1,586,754	1,504,058	1,420,197	1,335,171	1,248,982	1,161,628	1,073,110	983,429	892,583	800,572	50%
5 Residential Small site - medium density	10	£331,767	1,258,125	1,182,647	1,106,113	1,028,524	949,880	870,180	789,424	707,614	624,747	540,825	455,847	50%
6 Residential Small site - higher density	10	£232,237	738,108	664,808	590,521	515,248	438,988	361,742	283,509	204,291	124,085	42,893	-39,927	40%
7 Residential Medium site - low density	25	£1,990,601	3,949,518	3,748,657	3,544,939	3,338,366	3,128,936	2,916,651	2,701,509	2,483,511	2,262,656	2,038,947	1,812,380	35%
8 Residential Medium site - medium density	25	£796,240	3,566,269	3,371,633	3,174,250	2,974,119	2,771,241	2,565,616	2,357,243	2,146,123	1,932,255	1,715,640	1,496,277	50%
9 Residential Medium site - higher density	25	£564,004	1,845,270	1,662,019	1,476,302	1,288,118	1,097,469	904,354	708,773	510,726	310,212	107,233	-99,818	30%
10 Residential Medium site - low density	50	£1,990,601	6,178,217	5,820,177	5,457,114	5,089,026	4,715,913	4,337,776	3,954,614	3,568,429	3,173,218	2,774,983	2,371,724	45%
11 Residential Medium site - medium density	50	£1,327,067	4,200,081	3,837,589	3,470,175	3,097,838	2,720,580	2,338,399	1,951,297	1,559,271	1,162,324	760,455	353,663	30%
12 Residential Medium site - higher density	50	£696,710	3,260,218	2,917,487	2,570,158	2,218,232	1,861,708	1,500,586	1,134,868	764,551	389,637	10,125	-380,100	35%
13 Residential Large site - low density	100	£3,981,201	11,771,310	11,084,818	10,388,695	9,682,946	8,967,569	8,242,562	7,507,928	6,763,666	6,009,775	5,246,256	4,473,108	50%
14 Residential Large site - medium density	100	£2,654,134	7,893,683	7,198,162	6,493,210	5,778,825	5,055,009	4,321,761	3,579,082	2,826,972	2,065,429	1,294,456	506,799	35%
15 Residential Large site - high density	100	£1,396,738	5,088,803	4,453,779	3,810,322	3,158,431	2,498,106	1,829,346	1,146,503	452,191	-254,758	-977,782	-1,709,484	25%
16 Residential Large site - medium density	200	£5,308,268	13,862,842	12,597,040	11,290,344	9,966,223	8,624,675	7,265,702	5,889,303	4,495,479	3,084,228	1,648,001	183,657	30%
17 Residential Large site - high density	200	£2,853,194	14,148,509	12,867,234	11,580,720	10,236,780	8,895,415	7,536,625	6,180,407	4,766,764	3,355,696	1,924,094	459,936	40%
18 Residential Large site - medium density	500	£13,270,871	21,939,887	19,034,504	16,085,004	13,070,263	10,016,588	6,923,981	3,792,439	618,278	-2,681,296	-8,031,130	-9,436,882	10%
19 Residential Large site - high density	500	£6,967,102	35,877,412	32,695,344	29,470,159	26,201,857	22,890,437	19,535,901	16,138,246	12,697,476	9,180,500	5,615,499	2,006,928	20%
20 Residential Large site - medium density	750	£19,906,068	49,530,966	45,089,332	40,587,526	36,025,547	31,403,394	26,721,068	21,939,922	17,091,159	12,181,661	7,177,479	2,085,353	40%
21 Residential Large site - high density	750	£10,616,537	30,813,009	26,721,094	22,574,939	18,374,544	14,119,910	9,759,749	5,343,455	867,476	-3,786,020	-8,517,614	-13,380,473	20%
22 Residential Large site - medium density	1,000	£26,541,342	61,304,498	55,793,829	50,208,508	44,548,537	38,813,913	32,958,538	27,021,198	21,008,555	14,855,621	8,624,676	2,236,889	20%
23 Residential Large site - high density	1,000	£13,934,205	37,858,682	32,786,491	27,647,080	22,383,284	17,051,270	11,637,383	6,098,977	476,507	-5,369,542	-11,359,355	-17,507,132	15%
24 Housing for Elderly (C3) - high density	40	£663,534	1,532,783	1,306,242	1,079,700	853,157	626,615	400,073	173,532	-53,877	-284,125	-514,372	-744,619	20%
25 Housing for Elderly (C3) - high density	60	£947,689	2,304,317	1,964,504	1,624,691	1,284,879	945,066	605,252	285,439	-75,590	-420,960	-766,331	-1,111,702	15%
26 Housing for Elderly (C2) extra care	70	£947,689	2,688,370	2,291,921	1,895,473	1,499,024	1,102,577	706,128	309,679	-88,189	-491,120	-894,053	-1,296,985	20%
27 Residential and light industrial co-location - medium density	25	£796,240	2,192,784	2,008,954	1,822,626	1,633,796	1,442,472	1,248,648	1,052,326	853,504	652			

Table 6.3.9: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,500 per square metre)

HARROW LOCAL PLAN VIABILITY		Sales value £7,500 psqm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£8,615,356 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£516,921	1,138,892	1,090,856	1,042,121	992,689	942,558	891,728	840,200	787,972	735,048	681,423	627,102	50%
2 Residential Small site - medium density	5	£344,614	1,144,934	1,096,937	1,048,241	998,847	948,754	897,962	846,472	794,284	741,397	687,811	633,527	50%
3 Residential Small site - higher density	9	£258,461	1,015,006	948,215	880,499	811,856	742,287	671,792	600,370	528,023	454,749	380,549	305,423	50%
4 Residential Small site - low density	10	£861,536	1,746,071	1,661,119	1,574,952	1,487,573	1,398,979	1,309,172	1,218,151	1,125,918	1,032,470	937,808	841,933	50%
5 Residential Small site - medium density	10	£430,768	1,329,802	1,250,982	1,171,280	1,090,437	1,008,514	925,490	841,365	756,138	669,812	582,383	493,855	45%
6 Residential Small site - higher density	10	£301,537	805,380	729,122	651,835	573,518	494,172	413,798	332,394	249,961	166,499	82,008	3,571	35%
7 Residential Medium site - low density	25	£2,584,607	4,140,825	3,931,552	3,719,302	3,504,074	3,285,869	3,064,685	2,840,524	2,613,387	2,383,270	2,150,177	1,914,106	30%
8 Residential Medium site - medium density	25	£1,033,843	3,751,269	3,548,500	3,342,864	3,134,364	2,923,000	2,708,770	2,491,676	2,271,716	2,048,892	1,823,203	1,594,649	50%
9 Residential Medium site - higher density	25	£732,305	2,013,452	1,822,806	1,629,587	1,433,796	1,235,431	1,034,495	830,985	624,902	416,247	205,019	8,926	30%
10 Residential Medium site - low density	50	£2,584,607	6,525,956	6,153,537	5,774,921	5,391,058	5,001,950	4,607,595	4,207,996	3,803,150	3,393,059	2,977,721	2,557,138	45%
11 Residential Medium site - medium density	50	£1,723,071	4,542,726	4,165,169	3,782,471	3,394,634	3,001,657	2,603,541	2,200,284	1,791,888	1,378,352	959,678	535,863	35%
12 Residential Medium site - higher density	50	£904,612	3,582,708	3,225,796	2,864,084	2,497,569	2,126,251	1,750,131	1,369,209	983,485	592,958	197,629	205,814	30%
13 Residential Large site - low density	100	£5,169,214	12,448,291	11,732,032	11,005,715	10,269,340	9,522,907	8,766,415	7,999,866	7,223,258	6,436,593	5,639,869	4,833,088	45%
14 Residential Large site - medium density	100	£3,446,142	8,558,924	7,834,153	7,099,529	6,355,050	5,600,717	4,836,530	4,062,489	3,278,595	2,484,846	1,681,244	865,835	40%
15 Residential Large site - high density	100	£1,813,532	5,691,433	5,029,913	4,359,575	3,680,422	2,992,453	2,295,666	1,590,065	867,438	134,975	-	-	35%
16 Residential Medium site - medium density	200	£6,892,285	15,136,724	13,802,142	12,447,522	11,065,964	9,666,175	8,248,153	6,811,899	5,357,415	3,884,697	2,393,749	868,909	25%
17 Residential Large site - high density	200	£3,704,603	15,402,391	14,067,988	12,715,488	11,336,523	9,936,915	8,519,076	7,083,004	5,628,700	4,156,165	2,665,398	1,145,187	40%
18 Residential Large site - medium density	500	£17,230,712	24,730,076	21,702,011	18,633,646	15,521,074	12,337,604	9,113,405	5,848,477	2,542,818	-	-	-	15%
19 Residential Large site - high density	500	£9,046,124	38,942,647	35,639,996	32,277,428	28,869,788	25,417,074	21,919,289	18,376,429	14,788,499	11,149,710	7,431,515	3,667,765	20%
20 Residential Large site - medium density	750	£25,846,069	53,821,620	49,214,933	44,520,646	39,763,447	34,943,335	30,060,310	25,114,372	20,060,264	14,939,033	9,754,292	4,445,228	45%
21 Residential Large site - high density	750	£13,784,570	34,746,831	30,508,767	26,185,897	21,806,273	17,369,894	12,870,691	8,284,868	3,801,601	-	-	-	25%
22 Residential Large site - medium density	1,000	£34,461,425	66,636,280	60,931,384	55,108,019	49,204,862	43,223,639	37,164,352	30,979,138	24,706,261	18,338,305	11,836,424	5,218,546	20%
23 Residential Large site - high density	1,000	£18,092,248	42,792,774	37,503,637	32,144,148	26,714,307	21,156,147	15,523,467	9,790,125	3,940,225	-	-	-	35%
24 Housing for Elderly (C3) - high density	40	£861,536	1,736,308	1,499,590	1,262,871	1,026,153	789,435	552,717	315,998	79,281	-	-	-	25%
25 Housing for Elderly (C3) - high density	60	£947,889	2,609,604	2,254,527	1,899,450	1,544,372	1,189,294	834,217	479,140	124,063	-	-	-	20%
26 Housing for Elderly (C2) extra care	70	£947,889	3,044,537	2,630,281	2,216,024	1,801,768	1,387,510	973,254	558,997	144,740	-	-	-	25%
27 Residential and light industrial co-location - medium density	25	£1,033,843	3,751,269	3,548,500	3,342,864	3,134,364	2,923,000	2,708,770	2,491,676	2,271,716	2,048,892	1,823,203	1,594,649	50%
28 Residential and light industrial co-location - medium density	50	£1,723,071	4,542,726	4,165,169	3,782,471	3,394,634	3,001,657	2,603,541	2,200,284	1,791,888	1,378,352	959,678	535,863	40%
29 Residential and light industrial co-location - high density	50	£904,612	3,582,708	3,225,796	2,864,084	2,497,569	2,126,251	1,750,131	1,369,209	983,485	592,958	197,629	205,814	35%
30 Residential and light industrial co-location - high density	50	£904,612	4,689,926	4,307,087	3,919,032	3,525,761	3,127,274	2,723,572	2,314,652	1,900,517	1,481,166	1,056,599	626,816	45%
31 Co-living development (medium density) 200 beds	-	£1,238,451	11,805,808	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
32 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
33 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,635,335 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£398,120	1,138,892	1,090,856	1,042,121	992,689	942,558	891,728	840,200	787,972	735,048	681,423	627,102	50%
2 Residential Small site - medium density	5	£265,413	1,144,934	1,096,937	1,048,241	998,847	948,754	897,962	846,472	794,284	741,397	687,811	633,527	50%
3 Residential Small site - higher density	9	£199,060	1,015,006	948,215	880,499	811,856	742,287	671,792	600,370	528,023	454,749	380,549	305,423	50%
4 Residential Small site - low density	10	£861,536	1,746,071	1,661,119	1,574,952	1,487,573	1,398,979	1,309,172	1,218,151	1,125,918	1,032,470	937,808	841,933	50%
5 Residential Small site - medium density	10	£331,767	1,329,802	1,250,982	1,171,280	1,090,437	1,008,514	925,490	841,365	756,138	669,812	582,383	493,855	50%
6 Residential Small site - higher density	10	£232,237	805,380	729,122	651,835	573,518	494,172	413,798	332,394	249,961	166,499	82,008	3,571	35%
7 Residential Medium site - low density	25	£1,990,601	4,140,825	3,931,552	3,719,302	3,504,074	3,285,869	3,064,685	2,840,524	2,613,387	2,383,270	2,150,177	1,914,106	45%
8 Residential Medium site - medium density	25	£796,240	3,751,269	3,548,500	3,342,864	3,134,364	2,923,000	2,708,770	2,491,676	2,271,716	2,048,892	1,823,203	1,594,649	50%
9 Residential Medium site - higher density	25	£564,004	2,013,452	1,822,806	1,629,587	1,433,796	1,235,431	1,034,495	830,985	624,902	416,247	205,019	8,926	30%
10 Residential Medium site - low density	50	£1,990,601	6,525,956	6,153,537	5,774,921	5,391,058	5,001,950	4,607,595	4,207,996	3,803,150	3,393,059	2,977,721	2,557,138	40%
11 Residential Medium site - medium density	50	£1,327,067	4,542,726	4,165,169	3,782,471	3,394,634	3,001,657	2,603,541	2,200,284	1,791,888	1,378,352	959,678	535,863	35%
12 Residential Medium site - higher density	50	£696,710	3,582,708	3,225,796	2,864,084	2,497,569	2,126,251	1,750,131	1,369,209	983,485	592,958	197,629	205,814	30%
13 Residential Large site - low density	100	£3,981,201	12,448,291	11,732,032	11,005,715	10,269,340	9,522,907	8,766,415	7,999,866	7,223,258	6,436,593	5,639,869	4,833,088	45%
14 Residential Large site - medium density	100	£2,654,134	8,558,924	7,834,153	7,099,529	6,355,050	5,600,717	4,836,530	4,062,489	3,278,595	2,484,846	1,681,244	865,835	40%
15 Residential Large site - high density	100	£1,396,738	5,691,433	5,029,913	4,359,575	3,680,422	2,992,453	2,295,666	1,590,065	867,438	134,975	-	-	35%
16 Residential Large site - medium density	200	£5,308,268	15,136,724	13,802,142	12,447,522	11,065,964	9,666,175	8,248,153	6,811,899	5,357,415	3,884,697	2,393,749	868,909	25%
17 Residential Large site - high density	200	£2,653,194	15,402,391	14,067,988	12,715,488	11,336,523	9,936,915	8,519,076	7,083,004	5,628,700	4,156,165	2,665,398	1,145,187	40%
18 Residential Large site - medium density	500	£13,270,871	24,730,076	21,702,011	18,633,646	15,521,074	12,337,604	9,113,405	5,848,477	2,542,818	-	-	-	15%
19 Residential Large site - high density	500	£6,967,102	38,942,647	35,639,996	32,277,428	28,869,788	25,417,074	21,919,289	18,376,429	14,788,499	11,149,710	7,431,515	3,667,765	20%
20 Residential Large site - medium density	750	£19,906,068	53,821,620	49,214,933	44,520,646	39,763,447	34,943,335	30,060,310	25,114,372	20,060,264	14,939,033	9,754,292	4,445,228	45%
21 Residential Large site - high density	750	£10,616,537	34,746,831	30,508,767	26,185,897	21,806,273	17,369,894	12,870,691	8,284,868	3,801,601	-	-	-	25%
22 Residential Large site - medium density	1,000	£26,541,342	66,636,280	60,931,384	55,108,019	49,204,862	43,223,639	37,164,352	30,979,138	24,706,261	18,338,305	11,836,424	5,218,546	20%
23 Residential Large site - high density	1,000	£13,934,205	42,792,774	37,503,637	32,144,148	26,714,307	21,156,147	15,523,467	9,790,125	3,940,225	-	-	-	35%
24 Housing for Elderly (C3) - high density	40	£861,536	1,736,308	1,499,590	1,262,871	1,026,153	789,435	552,717	315,998	79,281	-	-	-	25%
25 Housing for Elderly (C3) - high density	60	£729,887	2,609,604	2,254,527	1,899,450	1,544,372	1,189,294	834,217	479,140	124,063	-	-	-	20%
26 Housing for Elderly (C2) extra care	70	£947,889	3,044,537	2,630,281	2,216,024	1,801,768	1,387,510	973,254	558,997	144,740	-	-	-	25%
27 Residential and light industrial co-location - medium density	25	£796,240	3,751,269	3,548,500	3,342,864	3,134,364	2,923,000	2,708,770	2,491,676	2,271,716	2,048,892	1,823,203	1,594,649	50%
28 Residential and light industrial co-location - medium density	50	£1												

Table 6.7.1: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 1 (Secondary Offices)

LP Ref	Site	No of units	Maximum affordable housing percentages in each value zone (values per square metre)								
			£6,250	£6,406	£6,563	£6,719	£6,875	£7,031	£7,188	£7,344	£7,500
1	Residential Small site - low density	5	35%	40%	45%	45%	50%	50%	50%	50%	50%
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Residential Small site - higher density	9	25%	30%	35%	40%	40%	45%	45%	50%	50%
4	Residential Small site - low density	10	20%	25%	30%	35%	35%	40%	40%	45%	45%
5	Residential Small site - medium density	10	25%	30%	35%	40%	40%	45%	45%	50%	50%
6	Residential Small site - higher density	10	0%	0%	5%	10%	15%	20%	25%	25%	30%
7	Residential Medium site - low density	25	0%	5%	10%	15%	20%	25%	25%	30%	35%
8	Residential Medium site - medium density	25	40%	45%	45%	50%	50%	50%	50%	50%	50%
9	Residential Medium site - higher density	25	0%	0%	5%	10%	15%	20%	25%	25%	30%
10	Residential Medium site - low density	50	20%	25%	30%	35%	35%	40%	40%	45%	45%
11	Residential Medium site - medium density	50	0%	5%	10%	15%	20%	25%	25%	30%	35%
12	Residential Medium site - higher density	50	0%	5%	10%	15%	20%	25%	25%	30%	35%
13	Residential Large site - low density	100	15%	20%	25%	30%	35%	35%	40%	45%	45%
14	Residential Large site - medium density	100	0%	0%	10%	15%	15%	20%	25%	30%	30%
15	Residential Large site - high density	100	0%	0%	0%	5%	10%	15%	20%	25%	25%
16	Residential Large site - medium density	200	0%	0%	0%	5%	10%	15%	20%	25%	25%
17	Residential Large site - high density	200	5%	10%	15%	20%	25%	30%	35%	35%	40%
18	Residential Large site - medium density	500	0%	0%	0%	0%	0%	0%	0%	5%	10%
19	Residential Large site - high density	500	10%	15%	20%	25%	30%	30%	35%	40%	40%
20	Residential Large site - medium density	750	0%	0%	0%	5%	10%	15%	20%	25%	25%
21	Residential Large site - high density	750	0%	0%	0%	0%	5%	10%	15%	20%	20%
22	Residential Large site - medium density	1000	0%	0%	0%	5%	10%	15%	15%	20%	25%
23	Residential Large site - high density	1000	0%	0%	0%	0%	5%	10%	10%	15%	20%
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	0%	0%	5%	10%	10%	15%
25	Housing for Elderly (C3) - high density	60	0%	0%	0%	0%	5%	10%	15%	15%	20%
26	Housing for Elderly (C2) extra care	70	0%	0%	0%	0%	5%	10%	15%	20%	25%
34	Residential and light industrial co-location - medium density	25	0%	0%	10%	15%	15%	20%	25%	30%	30%
35	Residential and light industrial co-location - medium density	50	0%	5%	10%	15%	20%	25%	30%	30%	35%
36	Residential and light industrial co-location - high density	50	15%	20%	25%	30%	35%	35%	40%	40%	45%
37	Co-living development (medium density) 200 beds	200	50%	50%	50%	50%	50%	50%	50%	50%	50%
38	Co-living development (high density) 250 beds	250	50%	50%	50%	50%	50%	50%	50%	50%	50%
39	Co-living development (high density) 300 beds	300	50%	50%	50%	50%	50%	50%	50%	50%	50%

Table 6.7.2: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 2 (Secondary Retail)

LP Ref	Site	No of units	Maximum affordable housing percentages in each value zone (values per square metre)									
			£6,250	£6,406	£6,563	£6,719	£6,875	£7,031	£7,188	£7,344	£7,500	
1	Residential Small site - low density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Residential Small site - higher density	9	35%	35%	40%	45%	45%	50%	50%	50%	50%	50%
4	Residential Small site - low density	10	35%	40%	45%	45%	50%	50%	50%	50%	50%	50%
5	Residential Small site - medium density	10	35%	40%	45%	45%	50%	50%	50%	50%	50%	50%
6	Residential Small site - higher density	10	0%	5%	10%	15%	20%	25%	30%	30%	30%	35%
7	Residential Medium site - low density	25	20%	25%	30%	30%	35%	40%	40%	40%	45%	45%
8	Residential Medium site - medium density	25	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Residential Medium site - higher density	25	0%	5%	10%	15%	20%	25%	30%	30%	30%	35%
10	Residential Medium site - low density	50	30%	35%	40%	40%	45%	50%	50%	50%	50%	50%
11	Residential Medium site - medium density	50	5%	10%	15%	20%	25%	30%	30%	30%	35%	40%
12	Residential Medium site - higher density	50	5%	10%	15%	20%	25%	25%	30%	30%	35%	35%
13	Residential Large site - low density	100	30%	35%	35%	40%	45%	45%	50%	50%	50%	50%
14	Residential Large site - medium density	100	5%	10%	15%	20%	25%	25%	30%	30%	35%	35%
15	Residential Large site - high density	100	0%	0%	5%	10%	15%	20%	20%	20%	25%	30%
16	Residential Large site - medium density	200	0%	5%	10%	15%	20%	20%	20%	25%	30%	35%
17	Residential Large site - high density	200	10%	15%	20%	25%	30%	35%	35%	35%	40%	40%
18	Residential Large site - medium density	500	0%	0%	0%	0%	0%	5%	10%	10%	10%	15%
19	Residential Large site - high density	500	15%	20%	25%	30%	30%	35%	40%	40%	40%	45%
20	Residential Large site - medium density	750	0%	5%	10%	15%	20%	20%	25%	25%	30%	35%
21	Residential Large site - high density	750	0%	0%	0%	5%	10%	15%	20%	20%	20%	25%
22	Residential Large site - medium density	1000	0%	0%	5%	10%	15%	20%	25%	25%	30%	30%
23	Residential Large site - high density	1000	0%	0%	0%	0%	10%	10%	15%	15%	20%	25%
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	0%	5%	10%	15%	15%	15%	20%
25	Housing for Elderly (C3) - high density	60	0%	0%	0%	5%	10%	15%	15%	15%	20%	25%
26	Housing for Elderly (C2) extra care	70	0%	0%	0%	5%	10%	15%	20%	20%	20%	25%
34	Residential and light industrial co-location - medium density	25	5%	10%	15%	20%	25%	30%	30%	30%	35%	35%
35	Residential and light industrial co-location - medium density	50	10%	15%	20%	25%	25%	30%	35%	35%	35%	40%
36	Residential and light industrial co-location - high density	50	20%	25%	30%	35%	35%	40%	40%	40%	45%	45%
37	Co-living development (medium density) 200 beds	200	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
38	Co-living development (high density) 250 beds	250	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
39	Co-living development (high density) 300 beds	300	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

Table 6.7.3: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 3 (Secondary Industrial)

LP Ref	Site	No of units	Maximum affordable housing percentages in each value zone (values per square metre)									
			£6,250	£6,406	£6,563	£6,719	£6,875	£7,031	£7,188	£7,344	£7,500	
1	Residential Small site - low density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Residential Small site - higher density	9	40%	40%	45%	45%	50%	50%	50%	50%	50%	50%
4	Residential Small site - low density	10	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Residential Small site - medium density	10	45%	45%	50%	50%	50%	50%	50%	50%	50%	50%
6	Residential Small site - higher density	10	5%	10%	15%	20%	25%	30%	30%	35%	35%	35%
7	Residential Medium site - low density	25	35%	40%	40%	45%	50%	50%	50%	50%	50%	50%
8	Residential Medium site - medium density	25	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Residential Medium site - higher density	25	5%	10%	15%	20%	25%	30%	30%	35%	35%	35%
10	Residential Medium site - low density	50	40%	45%	45%	50%	50%	50%	50%	50%	50%	50%
11	Residential Medium site - medium density	50	15%	20%	25%	25%	30%	35%	35%	40%	40%	40%
12	Residential Medium site - higher density	50	5%	15%	20%	20%	25%	30%	35%	35%	40%	40%
13	Residential Large site - low density	100	40%	40%	45%	50%	50%	50%	50%	50%	50%	50%
14	Residential Large site - medium density	100	10%	15%	20%	25%	30%	30%	35%	40%	40%	40%
15	Residential Large site - high density	100	0%	0%	10%	15%	15%	20%	25%	30%	30%	30%
16	Residential Large site - medium density	200	5%	10%	15%	20%	25%	30%	30%	35%	35%	35%
17	Residential Large site - high density	200	15%	20%	25%	30%	35%	35%	40%	40%	45%	45%
18	Residential Large site - medium density	500	0%	0%	0%	0%	5%	10%	15%	20%	20%	20%
19	Residential Large site - high density	500	15%	20%	25%	30%	35%	40%	40%	45%	45%	45%
20	Residential Large site - medium density	750	5%	10%	15%	20%	25%	30%	30%	35%	35%	40%
21	Residential Large site - high density	750	0%	0%	0%	10%	15%	15%	20%	25%	25%	30%
22	Residential Large site - medium density	1000	0%	10%	15%	20%	25%	25%	30%	35%	35%	35%
23	Residential Large site - high density	1000	0%	0%	0%	5%	10%	15%	20%	25%	25%	25%
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	5%	10%	15%	15%	20%	25%	25%
25	Housing for Elderly (C3) - high density	60	0%	0%	0%	5%	10%	15%	20%	25%	25%	25%
26	Housing for Elderly (C2) extra care	70	0%	0%	5%	10%	15%	15%	20%	25%	30%	30%
34	Residential and light industrial co-location - medium density	25	10%	15%	20%	25%	30%	35%	35%	40%	40%	40%
35	Residential and light industrial co-location - medium density	50	15%	20%	25%	30%	30%	35%	40%	40%	45%	45%
36	Residential and light industrial co-location - high density	50	25%	30%	30%	35%	40%	40%	45%	45%	50%	50%
37	Co-living development (medium density) 200 beds	200	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
38	Co-living development (high density) 250 beds	250	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
39	Co-living development (high density) 300 beds	300	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

Table 6.7.4: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 4 (Open/cleared Land)

LP Ref	Site	No of units	Maximum affordable housing percentages in each value zone (values per square metre)									
			£6,250	£6,406	£6,563	£6,719	£6,875	£7,031	£7,188	£7,344	£7,500	
1	Residential Small site - low density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Residential Small site - higher density	9	45%	45%	50%	50%	50%	50%	50%	50%	50%	50%
4	Residential Small site - low density	10	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Residential Small site - medium density	10	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Residential Small site - higher density	10	15%	20%	25%	25%	30%	35%	35%	40%	40%	40%
7	Residential Medium site - low density	25	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Residential Medium site - medium density	25	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Residential Medium site - higher density	25	15%	20%	25%	25%	30%	35%	35%	40%	40%	40%
10	Residential Medium site - low density	50	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
11	Residential Medium site - medium density	50	20%	25%	30%	35%	35%	40%	40%	45%	45%	45%
12	Residential Medium site - higher density	50	10%	15%	20%	25%	30%	35%	35%	40%	40%	40%
13	Residential Large site - low density	100	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Residential Large site - medium density	100	20%	25%	30%	30%	35%	40%	40%	45%	45%	45%
15	Residential Large site - high density	100	0%	5%	10%	15%	20%	25%	30%	30%	35%	35%
16	Residential Large site - medium density	200	10%	20%	25%	25%	30%	35%	35%	40%	45%	45%
17	Residential Large site - high density	200	20%	25%	30%	35%	35%	40%	40%	45%	45%	45%
18	Residential Large site - medium density	500	0%	0%	0%	5%	10%	15%	20%	25%	30%	30%
19	Residential Large site - high density	500	20%	25%	30%	35%	40%	40%	45%	45%	50%	50%
20	Residential Large site - medium density	750	15%	20%	25%	30%	30%	35%	40%	40%	45%	45%
21	Residential Large site - high density	750	0%	0%	5%	10%	15%	20%	25%	30%	30%	30%
22	Residential Large site - medium density	1000	10%	20%	25%	25%	30%	35%	35%	40%	45%	45%
23	Residential Large site - high density	1000	0%	0%	5%	10%	15%	20%	25%	30%	30%	30%
24	Housing for Elderly (C3) - high density	40	0%	0%	5%	10%	15%	20%	20%	25%	30%	30%
25	Housing for Elderly (C3) - high density	60	0%	0%	5%	10%	15%	20%	25%	25%	30%	30%
26	Housing for Elderly (C2) extra care	70	0%	0%	5%	10%	15%	20%	25%	25%	30%	30%
34	Residential and light industrial co-location - medium density	25	20%	25%	30%	35%	35%	40%	45%	45%	45%	45%
35	Residential and light industrial co-location - medium density	50	20%	25%	30%	35%	40%	40%	45%	45%	50%	50%
36	Residential and light industrial co-location - high density	50	30%	30%	35%	40%	40%	45%	45%	50%	50%	50%
37	Co-living development (medium density) 200 beds	200	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
38	Co-living development (high density) 250 beds	250	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
39	Co-living development (high density) 300 beds	300	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

- 6.8 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach similar to existing policy, which sets a challenging affordable housing target of 50% but accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for a 50% strategic target with a 35% 'fast track' route in conformity with London Plan Policy H5.

Affordable housing small sites contribution

- 6.9 The Council is not currently proposing to seek financial contributions from developments providing fewer than 10 units. As noted previously, our development typologies include schemes providing fewer than 10 units and these typologies are incorporated within the testing of the affordable housing requirement.
- 6.10 Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.3.1 to 6.3.9. Typologies 1, 2 and 3 are all schemes providing fewer than 9 units and the appraisals indicate that in many cases, the emerging policy will be financially viable, should the Council wish to consider securing financial contributions from these sites.
- 6.11 There are three main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.12 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Formula for calculating payments in lieu

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹⁸)

- 6.13 If it is established to the Council's satisfaction that a development proposal could not viably provide 50% of units as affordable, a (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for an 8 unit development would require 4 units (50%) to be provided as affordable housing to meet the policy target. If it is agreed that

¹⁸ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

only (say) 25% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 2 units of affordable housing.

- 6.14 The third approach is a tariff based system, in which a flat rate fee is charged per unit provided on the development. The tariff would need to be established, most likely using the first approach outlined above (i.e. a comparison of residuals), but then discounted below the maximum potential rate to allow for site specific differences in costs and benchmark land value. This type of approach is more straightforward to operate, but inevitably results in lower overall income than a more nuanced approach would raise.

Build for rent schemes

- 6.15 London Plan policy H11 (C) requires build for rent schemes to provide 35% affordable housing in perpetuity. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.
- 6.16 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- 6.17 As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last few years. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.
- 6.18 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine whether they can meet emerging Local Plan requirement to provide 50% affordable housing at rent levels that are equivalent to social rent. The results are attached as Appendix 9.
- 6.19 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 50% affordable housing is viable, but many schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability-tested route and will not be able to utilise the 35% Fast Track route.
- 6.20 The Mayor of London's SPG on viability and London Plan policy H11 indicate that build for rent schemes should provide affordable housing for a minimum of 15 years. If units are sold earlier then the owner will be liable to pay a penalty equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.

Impact of other emerging Local Plan policies

- 6.21 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 35% affordable housing (70% social rented and 30% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind; provision of grant funding (if available); or variations to the affordable housing tenure or overall percentage; to achieve a viable position.

- 6.22 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with residential sales values at the lower end of the Borough-wide range. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy costs cannot be absorbed through a reduction to land value.
- 6.23 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£6,250 per square metre) to I (£7,500 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Biodiversity Net Gain

- 6.24 Table 6.24.1 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance which is the greater of (a) 0.4% of build costs, in line with the DEFRA Impact Assessment, which achieves 15% biodiversity net gain or (b) the cost of 2 biodiversity credits per hectare. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of circa 1% to 5%. The impact can be more significant when the starting residual land value is very low and is therefore unlikely to either prevent schemes coming forward, or to have a significant impact on the percentages of affordable housing that can be provided.
- 6.25 We have also tested the impact of a 10% biodiversity net gain (through a cost uplift of 0.1% of construction costs) and the impact in terms of reduction in residual land value is less than half of that of the emerging 15% requirement. Clearly this is a statutory minimum and landowners will need to accept this reduction regardless of any further requirements of the emerging Local Plan.
- 6.26 For example, at a sales value of £7,010 per square metre, Typology 13 (a 100 unit low density flatted development) generates a residual land value of £5.84 million before the policy requirement is applied. This reduces to £5.77 million with a 15% Biodiversity net gain (a 1.19% reduction), or to £5.81 million with a 10% net gain (a 0.51% reduction).

Table 6.24.1: Biodiversity Net Gain (15% or 2 biodiversity credits per hectare, whichever is greater) – continued

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			€6,031 psm		€6,153 psm		€6,276 psm		€6,398 psm		€6,521 psm		€6,643 psm		€6,765 psm		€6,888 psm		€7,010 psm		
Description	No of units	BLV (€ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	
1 Residential Small site - low density	5	0.06	€0.30	€0.5952	€0.6248	€0.6248	€0.6217	€0.6543	€0.6513	€0.6839	€0.6809	€0.7134	€0.7104	€0.7430	€0.7400	€0.7725	€0.7695	€0.8021	€0.7991	€0.8316	€0.8286
2 Residential Small site - medium density	5	0.04	€0.20	€0.6015	€0.6311	€0.6311	€0.6281	€0.6606	€0.6576	€0.6902	€0.6872	€0.7197	€0.7167	€0.7493	€0.7463	€0.7788	€0.7758	€0.8084	€0.8054	€0.8379	€0.8349
3 Residential Small site - higher density	9	0.03	€0.15	€0.2766	€0.3177	€0.3177	€0.3116	€0.3588	€0.3527	€0.3999	€0.3938	€0.4410	€0.4349	€0.4821	€0.4760	€0.5232	€0.5171	€0.5643	€0.5582	€0.6054	€0.5993
4 Residential Small site - low density	10	0.10	€0.50	€0.7894	€0.8422	€0.8422	€0.8358	€0.8950	€0.8886	€0.9478	€0.9414	€1.0006	€0.9942	€1.0534	€1.0470	€1.1062	€1.0998	€1.1590	€1.1526	€1.2119	€1.2054
5 Residential Small site - medium density	10	0.05	€0.25	€0.4539	€0.5025	€0.5025	€0.4956	€0.5510	€0.5442	€0.5995	€0.5927	€0.6480	€0.6412	€0.6966	€0.6897	€0.7451	€0.7383	€0.7936	€0.7868	€0.8421	€0.8353
6 Residential Small site - higher density	10	0.04	€0.17	€0.0286	€0.0175	€0.0175	€0.0094	€0.0632	€0.0551	€0.1088	€0.1008	€0.1545	€0.1465	€0.2002	€0.1921	€0.2458	€0.2378	€0.2915	€0.2835	€0.3372	€0.3291
7 Residential Medium site - low density	25	0.30	€1.49	€1.7992	€1.9190	€1.9190	€1.9028	€2.0499	€2.0327	€2.1788	€2.1626	€2.3087	€2.2925	€2.4385	€2.4223	€2.5684	€2.5522	€2.6983	€2.6821	€2.8282	€2.8120
8 Residential Medium site - medium density	25	0.12	€0.59	€1.4818	€1.6074	€1.6074	€1.5908	€1.7330	€1.7164	€1.8586	€1.8420	€1.9842	€1.9676	€2.1098	€2.0932	€2.2354	€2.2188	€2.3610	€2.3444	€2.4866	€2.4700
9 Residential Medium site - higher density	25	0.09	€0.42	€0.0716	€0.0437	€0.0437	€0.0236	€0.1579	€0.1378	€0.2721	€0.2520	€0.3863	€0.3661	€0.5004	€0.4803	€0.6146	€0.5945	€0.7288	€0.7087	€0.8430	€0.8228
10 Residential Medium site - low density	50	0.30	€1.49	€2.3310	€2.5677	€2.5677	€2.5347	€2.8044	€2.7714	€3.0412	€3.0082	€3.2779	€3.2449	€3.5146	€3.4816	€3.7513	€3.7183	€3.9881	€3.9550	€4.2248	€4.1918
11 Residential Medium site - medium density	50	0.20	€0.99	€0.3587	€0.5913	€0.5913	€0.5519	€0.6240	€0.7845	€1.0568	€1.0171	€1.2892	€1.2497	€1.5218	€1.4823	€1.7544	€1.7150	€1.9870	€1.9476	€2.2197	€2.1802
12 Residential Medium site - higher density	50	0.11	€0.52	€0.3458	€0.1233	€0.1233	€0.1634	€0.0977	€0.0582	€0.3168	€0.2771	€0.5355	€0.4961	€0.7545	€0.7150	€0.9734	€0.9339	€1.1923	€1.1529	€1.4113	€1.3718
13 Residential Large site - low density	100	0.60	€2.97	€4.3743	€4.8339	€4.8339	€4.7891	€5.2935	€5.2287	€5.7531	€5.6883	€6.2127	€6.1479	€6.6723	€6.6075	€7.1319	€7.0671	€7.5915	€7.5267	€8.0511	€7.9863
14 Residential Large site - medium density	100	0.40	€1.98	€0.4099	€0.9523	€0.9523	€0.8735	€1.4087	€1.3313	€1.8604	€1.7829	€2.3120	€2.2345	€2.7636	€2.6861	€3.2152	€3.1377	€3.6669	€3.5894	€4.1185	€4.0410
15 Residential Large site - high density	100	0.21	€1.04	€1.6132	€1.1911	€1.1911	€1.2727	€0.7691	€0.8507	€0.3471	€0.4286	€0.0738	€0.0066	€0.4890	€0.4087	€0.9043	€0.8240	€1.3195	€1.2392	€1.7290	€1.6500
16 Residential Large site - medium density	200	0.80	€3.96	€0.0719	€0.9468	€0.9468	€0.7925	€1.8216	€1.6673	€2.6931	€2.5413	€3.5550	€3.4032	€4.4169	€4.2651	€5.2789	€5.1271	€6.1408	€5.9890	€7.0027	€6.8509
17 Residential Large site - high density	200	0.43	€2.13	€0.3744	€1.2493	€1.2493	€1.0920	€2.1242	€1.9689	€2.9907	€2.8360	€3.8527	€3.6979	€4.7146	€4.5599	€5.5766	€5.4218	€6.4385	€6.2837	€7.3004	€7.1457
18 Residential Large site - medium density	500	2.00	€9.91	€9.1595	€7.1647	€7.1647	€7.5437	€5.1813	€5.5602	€3.1978	€3.5768	€1.2143	€1.5933	€0.7568	€0.3839	€2.6778	€2.3108	€4.5985	€4.2316	€6.5193	€6.1524
19 Residential Large site - high density	500	1.05	€5.20	€1.8740	€3.9944	€3.9944	€3.6231	€6.1148	€5.7435	€8.2353	€7.8639	€10.3557	€9.9843	€12.4659	€12.1005	€14.5569	€14.1915	€16.6479	€16.2825	€18.7389	€18.3735
20 Residential Large site - medium density	750	3.00	€14.86	€1.7436	€4.7564	€4.7564	€4.2346	€7.7693	€7.2475	€10.7802	€10.2604	€13.7493	€13.2358	€16.7184	€16.2049	€19.6875	€19.1740	€22.6518	€22.1431	€25.5814	€25.0762
21 Residential Large site - high density	750	1.60	€7.93	€13.0296	€10.1628	€10.1628	€10.7182	€7.3040	€7.8514	€4.4857	€5.0322	€1.6674	€2.2138	€1.1310	€0.5948	€3.8603	€3.3313	€6.5896	€6.0606	€9.3190	€8.7900
22 Residential Large site - medium density	1000	4.00	€19.82	€1.6779	€5.4846	€5.4846	€4.8245	€9.2913	€8.6312	€13.0495	€12.4000	€16.7996	€16.1502	€20.5394	€19.9003	€24.2371	€23.5981	€27.9348	€27.2958	€31.6264	€30.9935
23 Residential Large site - high density	1000	2.10	€10.40	€17.1784	€13.5098	€13.5098	€14.2134	€9.8897	€10.5924	€6.2794	€6.9717	€2.7184	€3.4107	€0.8289	€0.1478	€4.2846	€3.6144	€7.7330	€7.0628	€11.1695	€10.5101
24 Housing for Elderly (C3) - high density	40	0.10	€0.50	€0.7148	€0.5804	€0.5804	€0.6062	€0.4459	€0.4718	€0.3115	€0.3373	€0.1770	€0.2029	€0.0426	€0.0684	€0.0904	€0.0650	€0.2227	€0.1973	€0.3550	€0.3296
25 Housing for Elderly (C3) - high density	60	0.11	€0.54	€0.0670	€0.8653	€0.8653	€0.9041	€0.6637	€0.7024	€0.4620	€0.5008	€0.2603	€0.2991	€0.0586	€0.0974	€0.1408	€0.1026	€0.3392	€0.3010	€0.5378	€0.4994
26 Housing for Elderly (C2) extra care	70	0.11	€0.54	€1.2449	€1.0998	€1.0998	€1.0548	€0.7743	€0.8195	€0.5396	€0.5842	€0.3037	€0.3489	€0.0684	€0.1138	€0.1642	€0.1197	€0.3957	€0.3512	€0.6272	€0.5827
27 Retail (comparison)	0	0.25	€1.24	€2.6910	€2.6910	€2.6910	€2.6903	€2.6910	€2.6903	€2.6910	€2.6903	€2.6910	€2.6903	€2.6910	€2.6903	€2.6910	€2.6903	€2.6910	€2.6903	€2.6910	€2.6903
28 Retail (convenience)	0	0.70	€3.47	€1.7026	€1.7026	€1.7026	€1.6868	€1.7026	€1.6868	€1.7026	€1.6868	€1.7026	€1.6868	€1.7026	€1.6868	€1.7026	€1.6868	€1.7026	€1.6868	€1.7026	€1.6868
29 Office	0	0.28	€1.39	€0.1653	€0.1653	€0.1653	€0.2617	€0.1653	€0.2617	€0.1653	€0.2617	€0.1653	€0.2617	€0.1653	€0.2617	€0.1653	€0.2617	€0.1653	€0.2617	€0.1653	€0.2617
30 Office	0	0.30	€1.49	€0.2293	€0.2293	€0.2293	€0.3739	€0.2293	€0.3739	€0.2293	€0.3739	€0.2293	€0.3739	€0.2293	€0.3739	€0.2293	€0.3739	€0.2293	€0.3739	€0.2293	€0.3739
31 Industrial (40% plot ratio)	0	1.00	€4.95	€0.4469	€0.4469	€0.4469	€0.4047	€0.4469	€0.4047	€0.4469	€0.4047	€0.4469	€0.4047	€0.4469	€0.4047	€0.4469	€0.4047	€0.4469	€0.4047	€0.4469	€0.4047
32 Warehousing/logistics (50% plot ratio)	0	1.00	€4.95	€0.5645	€0.5645	€0.5645	€0.5223	€0.5645	€0.5223	€0.5645	€0.5223	€0.5645	€0.5223	€0.5645	€0.5223	€0.5645	€0.5223	€0.5645	€0.5223	€0.5645	€0.5223
33 Warehousing/logistics (60% plot ratio)	0	1.00	€4.95	€0.6822	€0.6822	€0.6822	€0.6400	€0.6822	€0.6400	€0.6822	€0.6400	€0.6822	€0.6400	€0.6822	€0.6400	€0.6822	€0.6400	€0.6822	€0.6400	€0.6822	€0.6400
34 Residential and light industrial co-location - medium density	25	0.12	€0.59	€0.2812	€0.3984	€0.3984	€0.3754	€0.5156	€0.4925	€0.6327	€0.6097	€0.7499	€0.7269	€0.8671	€0.8441	€0.9843	€0.9612	€1.1014	€1.0784	€1.2186	€1.1956
35 Residential and light industrial co-location - medium density	50	0.20	€0.99	€0.4922	€0.7265	€0.7265	€0.6821	€0.9609	€0.9165	€1.1952	€1.1508	€1.4296	€1.3852	€1.6639	€1.6195	€1.8983	€1.8539	€2.1326	€2.0882	€2.3670	€2.3226
36 Residential and light industrial co-location - high density	50	0.11	€0.52	€0.5216	€0.7559	€0.7559	€0.7099	€0.9903	€0.9442	€1.2246	€1.1786	€1.4590	€1.4129	€1.6933	€1.6473	€1.9277	€1.8816	€2.1621	€2.1160	€2.3964	€2.3503
37 Co-living development (medium density) 200 beds	0	0.25	€1.24	€9.0247	€9.0247	€9.0247	€8.9863	€9.0247	€8.9863	€9.0247	€8.9863	€9.0247	€8.9863	€9.0247	€8.9863	€9.0247	€8.9863	€9.0247	€8.9863	€9.0247	€8.9863
38 Co-living development (high density) 250 beds	0	0.10	€0.50	€11.2868	€11.2868	€11.2868	€11.2388	€11.2868	€11.2388	€11.2868	€11.2388	€11.2868	€11.2388	€11.2868	€11.2388	€11.2868	€11.2388	€11.2868	€11.2388	€11.2868	€11.2388
39 Co-living development (high density) 300 beds	0	0.10	€0.50	€13.5488	€13.5488	€13.5488	€13.4913	€13.5488	€13.4913	€13.5488	€13.4913	€13.5488	€13.4913	€13.5488	€13.4913	€13.5488	€13.4913	€13.5488	€13.4913	€13.5488	€13.4913
40 Hotel (100 rooms)	0	0.12	€0.59	€0.5747	€0.5747	€0.5747	€0.6064	€0.5747	€0.6064	€0.5747	€0.6064	€0.5747	€0.6064	€0.5747	€0.6064	€0.5747	€0.6064	€0.5747	€0.6064	€0.5747	€0.6064
41 Hotel (125 rooms)	0	0.11	€0.54	€0.7812	€0.7812	€0.7812	€0.8248	€0.7812	€0.8248	€0.7812	€0.8248	€0.7812	€0.8248	€0.7812	€0.8248	€0.7812	€0.8248	€0.7812	€0.8248	€0.7812	€0.8248
42 Hotel (150 rooms)	0	0.11	€0.54	€1.0153	€1.0153	€1.0153	€1.0723	€1.0153	€1.0723	€1.0153	€1.0723	€1.0153	€1.0723	€1.0153	€1.0723	€1.0153	€1.0723	€1.0153	€1.0723	€1.0153	€1.0723
43 Leisure use	0	0.30	€1.49	€1.1630	€1.1630	€1.1630	€1.1828	€1.1630	€1.1828	€1.1630	€1.1828	€1.1630	€1.1828	€1.1630	€1.1828	€1.1630	€1.1828	€1.1630	€1.1828	€1.1630	€1.1828
44 Leisure use	0	0.30	€1.49	€1.3908	€1.3908	€1.3908	€1.4145	€1.3908	€1.4145	€1.3908	€1.4145	€1.3908	€1.4145	€1.3908	€1.4145	€1.3908	€1.4145	€1.3908	€1.4145	€1.3908	€1.4145
45 Leisure use	0	0.30	€1.49	€1.6218	€1.6218	€1.6218	€1.6495	€1.6218	€1.6495	€1.6218	€1.6495	€1.6218	€1.6495	€1.6218	€1.6495	€1.6218	€1.6495	€1.6218	€1.6495	€1.6218	€1.6495
46 Community use	0	0.17	€0.82	€0.9370	€0.9370	€0.9370	€0.9529	€0.9370													

Net Zero Carbon – on-site approach

- 6.27 We have tested the viability implications of the emerging policy in CN1 seeking to implement a range of options to achieve net zero carbon development in line with the Mayor of London's energy hierarchy (London Plan Policy S12). As noted in Section 4, the Council has commissioned Levitt Bernstein et al to consider how this policy objective can be achieved and the additional costs of doing so.
- 6.28 Our appraisals test two scenarios, based on the outputs of the Levitt Berstein study. Scenario 1 applies a 3% cost uplift and Scenario 2 applies a 5% uplift. The residual land values for these two scenarios are summarised in Table 6.28.1 (Scenario 1) and Table 6.28.2 (Scenario 2). Table 6.28.3 provides a summary of the change in residual land values for schemes assuming a price point of £7,500 per square metre (the upper end of the Borough-wide range) which indicates that the reduction in residual land values is typically circa 20% for Scenario 1 and circa 33% for Scenario 2, but with higher reductions on larger schemes and some mixed use developments. Where schemes are on the margins of viability, and developers are unable to pass back the cost of NZC to landowners through a lower land price, it is possible that developers will seek to offset the additional cost by reducing the provision of affordable housing. However, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve.

Table 6.28.1: Net Zero Carbon (on-site solutions) – Scenario 1 (3% cost uplift)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value (£ psm):		£6,031 psm		£6,153 psm		£6,276 psm		£6,398 psm		£6,521 psm		£6,643 psm		£6,765 psm		£6,888 psm		£7,010 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	
1 Residential Small site - low density	5	0.06	£0.52	£0.5952	£0.5704	£0.6248	£0.6000	£0.6543	£0.6295	£0.6839	£0.6591	£0.7134	£0.6886	£0.7430	£0.7182	£0.7725	£0.7477	£0.8021	£0.7773	£0.8316	£0.8068	£0.8611
2 Residential Small site - medium density	5	0.04	£0.34	£0.6015	£0.5767	£0.6311	£0.6063	£0.6608	£0.6360	£0.6905	£0.6657	£0.7202	£0.6954	£0.7499	£0.7251	£0.7796	£0.7548	£0.8093	£0.7845	£0.8390	£0.8142	£0.8687
3 Residential Small site - higher density	9	0.03	£0.26	£0.2766	£0.2259	£0.3177	£0.2670	£0.3586	£0.3081	£0.3999	£0.3492	£0.4410	£0.3903	£0.4821	£0.4314	£0.5232	£0.4726	£0.5643	£0.5137	£0.6054	£0.5548	£0.6465
4 Residential Small site - low density	10	0.10	£0.66	£0.7894	£0.7363	£0.8422	£0.7891	£0.8950	£0.8419	£0.9478	£0.8947	£1.0006	£0.9475	£1.0534	£1.0004	£1.1062	£1.0532	£1.1590	£1.1060	£1.2119	£1.1588	£1.2158
5 Residential Small site - medium density	10	0.05	£0.43	£0.4539	£0.3978	£0.5025	£0.4462	£0.5510	£0.4947	£0.5995	£0.5432	£0.6480	£0.5917	£0.6966	£0.6403	£0.7451	£0.6888	£0.7936	£0.7373	£0.8421	£0.7858	£0.8906
6 Residential Small site - higher density	10	0.04	£0.30	£0.0286	£0.0961	£0.0175	£0.0497	£0.0632	£0.0033	£0.1088	£0.0424	£0.1545	£0.0881	£0.2002	£0.1338	£0.2458	£0.1795	£0.2915	£0.2251	£0.3372	£0.2708	£0.3825
7 Residential Medium site - low density	25	0.30	£2.58	£1.7892	£1.6555	£1.9199	£1.7853	£2.0499	£1.9152	£2.1798	£2.0451	£2.3097	£2.1750	£2.4395	£2.3048	£2.5694	£2.4347	£2.6993	£2.5646	£2.8292	£2.6945	£2.9642
8 Residential Medium site - medium density	25	0.12	£1.03	£1.4818	£1.3449	£1.6074	£1.4705	£1.7330	£1.5961	£1.8586	£1.7217	£1.9842	£1.8473	£2.1098	£1.9729	£2.2354	£2.0985	£2.3610	£2.2241	£2.4866	£2.3497	£2.5144
9 Residential Medium site - higher density	25	0.09	£0.73	£0.0716	£0.2403	£0.0437	£0.1243	£0.1579	£0.0082	£0.2721	£0.1081	£0.3863	£0.2203	£0.5004	£0.3345	£0.6146	£0.4486	£0.7288	£0.5628	£0.8430	£0.6770	£0.7917
10 Residential Medium site - low density	50	0.30	£2.58	£2.3310	£2.0587	£2.5677	£2.2954	£2.8044	£2.5321	£3.0412	£2.7688	£3.2779	£3.0055	£3.5146	£3.2423	£3.7513	£3.4790	£3.9881	£3.7157	£4.2248	£3.9524	£4.3811
11 Residential Medium site - medium density	50	0.20	£1.72	£0.3587	£0.0331	£0.5913	£0.2657	£0.8240	£0.4984	£1.0568	£0.7310	£1.2892	£0.9636	£1.5218	£1.1962	£1.7544	£1.4288	£1.9870	£1.6614	£2.2197	£1.8941	£2.1238
12 Residential Medium site - higher density	50	0.11	£0.90	£0.3458	£0.0767	£0.1233	£0.4542	£0.0977	£0.2317	£0.3166	£0.0092	£0.5355	£0.2099	£0.7545	£0.4289	£0.9734	£0.6478	£1.1923	£0.8667	£1.4113	£1.0857	£1.3104
13 Residential Large site - low density	100	0.60	£5.17	£4.3743	£3.8396	£4.8339	£4.2992	£5.2935	£4.7588	£5.7531	£5.2184	£6.2127	£5.6780	£6.6723	£6.1376	£7.1319	£6.5972	£7.5915	£7.0568	£8.0511	£7.5164	£8.0211
14 Residential Large site - medium density	100	0.40	£3.45	£0.4939	£0.1584	£0.9523	£0.3025	£1.4067	£0.7609	£1.8604	£1.2193	£2.3120	£1.6727	£2.7636	£2.1243	£3.2152	£2.5759	£3.6669	£3.0276	£4.1185	£3.4792	£3.9299
15 Residential Large site - high density	100	0.21	£1.81	£-1.6132	£-2.2848	£-1.1911	£-1.8628	£-0.7691	£-1.4407	£-0.3471	£-1.0187	£0.0738	£-0.5966	£0.4890	£-0.1746	£0.9043	£0.2434	£1.3195	£0.6587	£1.2290	£0.1739	£0.5828
16 Residential Large site - medium density	200	0.80	£6.89	£0.0719	£-1.2208	£0.9468	£-0.3314	£1.8216	£0.5488	£2.6931	£1.4236	£3.5550	£2.2985	£4.4169	£3.1646	£5.2789	£4.0265	£6.1408	£4.8884	£7.0027	£5.7504	£6.4981
17 Residential Large site - high density	200	0.43	£3.70	£0.3744	£-0.9352	£1.2493	£0.0460	£2.1242	£0.8296	£2.9907	£1.7045	£3.8527	£2.5790	£4.7146	£3.4409	£5.5766	£4.3028	£6.4385	£5.1648	£7.3004	£6.0267	£6.7724
18 Residential Large site - medium density	500	2.00	£17.23	£-9.1595	£-12.3372	£-7.1647	£-10.3184	£-5.1813	£-8.3079	£-3.1978	£-6.3244	£-1.2143	£-4.3409	£0.7568	£2.3575	£2.8776	£4.5985	£1.5717	£6.5193	£3.4928	£5.2151	£6.1451
19 Residential Large site - high density	500	1.05	£9.05	£1.8740	£-1.2345	£3.9944	£0.9346	£6.1146	£3.0552	£6.2353	£5.1757	£10.3557	£7.2961	£12.4659	£9.4165	£14.5569	£11.5369	£16.6479	£13.6375	£18.7389	£15.7296	£16.6593
20 Residential Large site - medium density	750	3.00	£25.85	£1.7436	£-2.6800	£4.7654	£0.4349	£7.7693	£3.4638	£10.7802	£6.4767	£13.7493	£9.4896	£16.7184	£12.4822	£19.6875	£15.4513	£22.6518	£18.4204	£25.5814	£21.3509	£22.2816
21 Residential Large site - high density	750	1.60	£13.78	£-13.0296	£-17.6344	£-10.1628	£-14.7375	£-7.3040	£-11.8707	£-4.4857	£-9.0040	£-1.6674	£6.1885	£1.1310	£3.3502	£3.8603	£6.5318	£6.5896	£2.2322	£9.3190	£4.9616	£6.7180
22 Residential Large site - medium density	1000	4.00	£34.46	£1.6779	£-3.9888	£5.4846	£0.0217	£9.2913	£3.8455	£13.0495	£7.5522	£16.7996	£11.4414	£20.5394	£15.1915	£24.2371	£18.9416	£27.9348	£22.6828	£31.6294	£26.3809	£27.3116
23 Residential Large site - high density	1000	2.10	£18.09	£-17.1784	£-23.0890	£-13.5098	£-19.3829	£-9.8887	£-15.6977	£-6.2794	£-12.0627	£-2.7184	£8.4416	£0.8289	£4.8592	£4.2846	£-1.2983	£7.7330	£2.2134	£11.1695	£6.6818	£8.1451
24 Housing for Elderly (C3) - high density	40	0.10	£0.86	£0.7148	£-0.9281	£0.5804	£0.7937	£0.4459	£0.6592	£0.3115	£0.5248	£0.1770	£0.3903	£0.4026	£0.2559	£0.0804	£0.1214	£0.2227	£0.0128	£0.3550	£0.1451	£0.2581
25 Housing for Elderly (C3) - high density	60	0.11	£0.95	£-1.0153	£-1.3870	£-0.8653	£-1.1853	£-0.6637	£-0.9636	£-0.4620	£-0.7819	£-0.2803	£-0.5802	£-0.0586	£-0.3786	£0.1408	£0.1769	£0.3392	£0.0244	£0.5376	£0.2228	£0.3359
26 Housing for Elderly (C2) extra care	70	0.11	£0.95	£-1.2449	£-1.6181	£-1.0096	£-1.3828	£-0.7743	£-1.1475	£-0.5390	£-0.9122	£-0.3037	£-0.6770	£-0.0684	£-0.4417	£0.1642	£0.2064	£0.3957	£0.0285	£0.6272	£0.2800	£0.3931
27 Retail (comparison)	0	0.25	£2.15	£2.6910	£2.4688	£2.6910	£2.4688	£2.6910	£2.4688	£2.6910	£2.4688	£2.6910	£2.4688	£2.6910	£2.4688	£2.6910	£2.4688	£2.6910	£2.4688	£2.6910	£2.4688	£2.6910
28 Retail (convenience)	0	0.70	£6.03	£1.7026	£1.4538	£1.7026	£1.4538	£1.7026	£1.4538	£1.7026	£1.4538	£1.7026	£1.4538	£1.7026	£1.4538	£1.7026	£1.4538	£1.7026	£1.4538	£1.7026	£1.4538	£1.7026
29 Office	0	0.28	£2.41	£0.1653	£-0.9335	£-0.1653	£-0.9335	£-0.1653	£-0.9335	£-0.1653	£-0.9335	£-0.1653	£-0.9335	£-0.1653	£-0.9335	£-0.1653	£-0.9335	£-0.1653	£-0.9335	£-0.1653	£-0.9335	£-0.1653
30 Office	0	0.30	£2.58	£0.2293	£-1.3816	£-0.2293	£-1.3816	£-0.2293	£-1.3816	£-0.2293	£-1.3816	£-0.2293	£-1.3816	£-0.2293	£-1.3816	£-0.2293	£-1.3816	£-0.2293	£-1.3816	£-0.2293	£-1.3816	£-0.2293
31 Industrial (40% plot ratio)	0	1.00	£8.62	£0.4469	£0.2407	£0.4469	£0.2407	£0.4469	£0.2407	£0.4469	£0.2407	£0.4469	£0.2407	£0.4469	£0.2407	£0.4469	£0.2407	£0.4469	£0.2407	£0.4469	£0.2407	£0.4469
32 Warehousing/logistics (50% plot ratio)	0	1.00	£8.62	£0.5645	£0.3068	£0.5645	£0.3068	£0.5645	£0.3068	£0.5645	£0.3068	£0.5645	£0.3068	£0.5645	£0.3068	£0.5645	£0.3068	£0.5645	£0.3068	£0.5645	£0.3068	£0.5645
33 Warehousing/logistics (60% plot ratio)	0	1.00	£8.62	£0.6822	£0.3729	£0.6822	£0.3729	£0.6822	£0.3729	£0.6822	£0.3729	£0.6822	£0.3729	£0.6822	£0.3729	£0.6822	£0.3729	£0.6822	£0.3729	£0.6822	£0.3729	£0.6822
34 Residential and light industrial co-location - medium density	25	0.12	£1.03	£0.2812	£0.0925	£0.3984	£0.2096	£0.5156	£0.3268	£0.6327	£0.4440	£0.7499	£0.5612	£0.8671	£0.6783	£0.9843	£0.7955	£1.1014	£0.9127	£1.2186	£1.0299	£1.1458
35 Residential and light industrial co-location - medium density	50	0.20	£1.72	£0.4922	£0.1276	£0.5963	£0.3619	£0.9609	£0.5963	£1.1952	£0.9609	£1.4296	£1.0650	£1.6639	£1.2993	£1.5337	£1.3136	£1.7680	£1.3670	£2.0224	£1.6024	£1.8471
36 Residential and light industrial co-location - high density	50	0.11	£0.90	£0.5216	£0.1441	£0.7559	£0.3784	£0.9903	£0.6128	£1.2246	£0.8471	£1.4590	£1.0815	£1.6933	£1.3158	£1.9277	£1.5502	£2.1621	£1.7845	£2.3964	£2.0189	£2.2336
37 Co-living development (medium density) 200 beds	0	0.25	£2.15	£9.0247	£8.7180	£9.0247	£8.7180	£9.0247	£8.7180	£9.0247	£8.7180	£9.0247	£8.7180	£9.0247	£8.7180	£9.0247	£8.7180	£9.0247	£8.7180	£9.0247	£8.7180	£9.0247
38 Co-living development (high density) 250 beds	0	0.10	£0.66	£11.2868	£10.9034	£11.2868	£10.9034	£11.2868	£10.9034	£11.2868	£10.9034	£11.2868	£10.9034	£11.2868	£10.9034	£11.2868	£10.9034	£11.2868	£10.9034	£11.2868	£10.9034	£11.2868
39 Co-living development (high density) 300 beds	0	0.10	£0.66	£13.5488	£13.0888	£13.5488	£13.0888	£13.5488	£13.0888	£13.5488	£13.0888	£13.5488	£13.0888	£13.5488	£13.0888	£13.5488	£13.0888	£13.5488	£13.0888	£13.5488	£13.0888	£13.5488
40 Hotel (100 rooms)	0	0.12	£1.																			

Table 6.28.1: Net Zero Carbon (on-site solutions) – Scenario 1 (3% cost uplift) – continued

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			€6,031 psm		€6,153 psm		€6,276 psm		€6,398 psm		€6,521 psm		€6,643 psm		€6,765 psm		€6,888 psm		€7,010 psm		
Description	No of units	BLV (€ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	
1 Residential Small site - low density	5	0.06	€0.30	€0.5952	€0.5704	€0.6248	€0.6000	€0.6543	€0.6295	€0.6839	€0.6591	€0.7134	€0.6886	€0.7430	€0.7182	€0.7725	€0.7477	€0.8021	€0.7773	€0.8316	€0.8068
2 Residential Small site - medium density	5	0.04	€0.20	€0.6015	€0.5767	€0.6311	€0.6063	€0.6606	€0.6358	€0.6902	€0.6654	€0.7197	€0.6949	€0.7493	€0.7245	€0.7788	€0.7540	€0.8084	€0.7836	€0.8379	€0.8131
3 Residential Small site - high density	9	0.03	€0.15	€0.2766	€0.2259	€0.3177	€0.2670	€0.3588	€0.3081	€0.3999	€0.3492	€0.4410	€0.3903	€0.4821	€0.4314	€0.5232	€0.4726	€0.5643	€0.5137	€0.6054	€0.5548
4 Residential Small site - low density	10	0.10	€0.50	€0.7894	€0.7363	€0.8422	€0.7891	€0.8950	€0.8419	€0.9478	€0.8947	€1.0006	€0.9475	€1.0534	€1.0004	€1.1062	€1.0532	€1.1560	€1.1060	€1.2119	€1.1588
5 Residential Small site - medium density	10	0.05	€0.25	€0.4539	€0.3976	€0.5025	€0.4462	€0.5510	€0.4947	€0.5995	€0.5432	€0.6480	€0.5917	€0.6966	€0.6403	€0.7451	€0.6888	€0.7936	€0.7373	€0.8421	€0.7858
6 Residential Small site - high density	10	0.04	€0.17	€0.0288	€0.0961	€0.0175	€0.0497	€0.0632	€0.0033	€0.1088	€0.0424	€0.1545	€0.0881	€0.2002	€0.1338	€0.2458	€0.1795	€0.2915	€0.2251	€0.3372	€0.2708
7 Residential Medium site - low density	25	0.30	€1.49	€1.7892	€1.6555	€1.9190	€1.7853	€2.0489	€1.9152	€2.1788	€2.0451	€2.3087	€2.1750	€2.4385	€2.3048	€2.5684	€2.4347	€2.6983	€2.5646	€2.8282	€2.6945
8 Residential Medium site - medium density	25	0.12	€0.59	€1.4818	€1.3448	€1.6074	€1.4705	€1.7330	€1.5961	€1.8586	€1.7217	€1.9842	€1.8473	€2.1098	€1.9729	€2.2354	€2.0985	€2.3610	€2.2241	€2.4966	€2.3498
9 Residential Medium site - high density	25	0.09	€0.42	€0.0716	€0.2403	€0.0437	€0.1243	€0.1579	€0.0082	€0.2721	€0.1061	€0.3863	€0.2203	€0.5004	€0.3345	€0.6146	€0.4486	€0.7288	€0.5628	€0.8430	€0.6770
10 Residential Medium site - low density	50	0.30	€1.49	€2.3310	€2.0587	€2.5677	€2.2954	€2.8044	€2.5321	€3.0412	€2.7688	€3.2779	€3.0055	€3.5146	€3.2423	€3.7513	€3.4790	€3.9881	€3.7157	€4.2248	€3.9524
11 Residential Medium site - medium density	50	0.20	€0.99	€0.3587	€0.0331	€0.5913	€0.2657	€0.8240	€0.4984	€1.0586	€0.7310	€1.2892	€0.9636	€1.5218	€1.1962	€1.7544	€1.4288	€1.9870	€1.6614	€2.2197	€1.8941
12 Residential Medium site - high density	50	0.11	€0.52	€0.3458	€0.6767	€0.1233	€0.4542	€0.0977	€0.2317	€0.3186	€0.0092	€0.5355	€0.2099	€0.7545	€0.4289	€0.9734	€0.6478	€1.1923	€0.8667	€1.4113	€1.0857
13 Residential Large site - low density	100	0.60	€2.97	€4.3743	€3.8396	€4.8339	€4.2992	€5.2935	€4.7588	€5.7531	€5.2184	€6.2127	€5.6780	€6.6723	€6.1376	€7.1319	€6.5972	€7.5915	€7.0568	€8.0511	€7.5164
14 Residential Large site - medium density	100	0.40	€1.98	€0.4939	€0.1584	€0.9523	€0.3025	€1.4087	€0.7609	€1.8604	€1.2193	€2.3120	€1.6727	€2.7636	€2.1243	€3.2152	€2.5759	€3.6669	€3.0276	€4.1185	€3.4792
15 Residential Large site - high density	100	0.21	€1.04	€1.6132	€2.2848	€1.1911	€1.8628	€0.7691	€1.4407	€0.3471	€1.0187	€0.0738	€0.5966	€0.4690	€0.1746	€0.9043	€0.2434	€1.3195	€0.6587	€1.7290	€1.0739
16 Residential Large site - medium density	200	0.80	€3.96	€0.0719	€1.2206	€0.9468	€0.3314	€1.8216	€0.5488	€2.6931	€1.4236	€3.5550	€2.2805	€4.4169	€3.1646	€5.2789	€4.0265	€6.1408	€4.8884	€7.0027	€5.7504
17 Residential Large site - high density	200	0.43	€2.13	€0.3744	€0.9352	€1.2493	€0.0460	€2.1242	€0.8296	€2.9907	€1.7045	€3.8527	€2.5790	€4.7146	€3.4409	€5.5766	€4.3028	€6.4385	€5.1648	€7.3004	€6.0267
18 Residential Large site - medium density	500	2.00	€9.91	€9.1595	€12.3372	€7.1647	€10.3184	€5.1813	€8.3079	€3.1978	€6.3244	€1.2143	€4.3409	€0.7568	€2.3575	€2.6776	€0.3740	€4.5985	€1.5717	€6.5193	€3.4923
19 Residential Large site - high density	500	1.05	€5.20	€1.8740	€1.2345	€3.9944	€0.9348	€6.1148	€3.0552	€8.2353	€5.1757	€10.3557	€7.2961	€12.4659	€9.4165	€14.5569	€11.5369	€16.6479	€13.6375	€18.7389	€15.7286
20 Residential Large site - medium density	750	3.00	€14.86	€1.7436	€2.6600	€4.7564	€0.4439	€7.7693	€3.4638	€10.7802	€6.4767	€13.7493	€9.4896	€16.7184	€12.4622	€19.8875	€15.4513	€22.8518	€18.4204	€25.5914	€21.3895
21 Residential Large site - high density	750	1.60	€7.93	€13.0296	€17.6344	€10.1628	€14.7375	€7.3040	€11.8707	€4.4857	€9.0040	€1.6674	€6.1685	€1.1310	€3.3502	€3.8603	€0.5316	€6.5896	€2.2322	€9.3190	€4.5618
22 Residential Large site - medium density	1000	4.00	€19.82	€1.6779	€3.9888	€5.4846	€0.0217	€9.2913	€3.8455	€13.0495	€7.6522	€16.7996	€11.4414	€20.5394	€15.1915	€24.2371	€18.9416	€27.9348	€22.6828	€31.6284	€26.3605
23 Residential Large site - high density	1000	2.10	€10.40	€17.1784	€23.0890	€13.5096	€19.3829	€9.8887	€15.6977	€6.2794	€12.0627	€2.7184	€8.4416	€0.8289	€4.8592	€4.2646	€1.2983	€7.7330	€2.2134	€11.1695	€5.6818
24 Housing for Elderly (C3) - high density	40	0.10	€0.50	€0.7148	€0.9281	€0.5804	€0.7937	€0.4459	€0.6592	€0.3115	€0.5248	€0.1770	€0.3903	€0.0426	€0.2559	€0.0904	€0.1214	€0.2227	€0.0128	€0.3550	€0.1451
25 Housing for Elderly (C3) - high density	60	0.11	€0.54	€1.0670	€1.3870	€0.8653	€1.1853	€0.6637	€0.9836	€0.4620	€0.7819	€0.2603	€0.5002	€0.0586	€0.3786	€0.1408	€0.1769	€0.3392	€0.0244	€0.5376	€0.2228
26 Housing for Elderly (C2) extra care	70	0.11	€0.54	€1.2449	€1.6181	€1.0096	€1.3828	€0.7743	€1.1475	€0.5390	€0.9122	€0.3037	€0.6770	€0.0684	€0.4417	€0.1642	€0.2064	€0.3957	€0.0285	€0.6272	€0.2600
27 Retail (comparison)	0	0.25	€1.24	€2.6910	€2.4688	€2.6910	€2.4688	€2.6910	€2.4688	€2.6910	€2.4688	€2.6910	€2.4688	€2.6910	€2.4688	€2.6910	€2.4688	€2.6910	€2.4688	€2.6910	€2.4688
28 Retail (convenience)	0	0.70	€3.47	€1.7026	€1.4538	€1.7026	€1.4538	€1.7026	€1.4538	€1.7026	€1.4538	€1.7026	€1.4538	€1.7026	€1.4538	€1.7026	€1.4538	€1.7026	€1.4538	€1.7026	€1.4538
29 Office	0	0.28	€1.39	€0.1653	€0.9335	€0.1653	€0.9335	€0.1653	€0.9335	€0.1653	€0.9335	€0.1653	€0.9335	€0.1653	€0.9335	€0.1653	€0.9335	€0.1653	€0.9335	€0.1653	€0.9335
30 Office	0	0.30	€1.49	€0.2293	€1.3816	€0.2293	€1.3816	€0.2293	€1.3816	€0.2293	€1.3816	€0.2293	€1.3816	€0.2293	€1.3816	€0.2293	€1.3816	€0.2293	€1.3816	€0.2293	€1.3816
31 Industrial (40% plot ratio)	0	1.00	€4.95	€0.4469	€0.2407	€0.4469	€0.2407	€0.4469	€0.2407	€0.4469	€0.2407	€0.4469	€0.2407	€0.4469	€0.2407	€0.4469	€0.2407	€0.4469	€0.2407	€0.4469	€0.2407
32 Warehousing/logistics (50% plot ratio)	0	1.00	€4.95	€0.5645	€0.3068	€0.5645	€0.3068	€0.5645	€0.3068	€0.5645	€0.3068	€0.5645	€0.3068	€0.5645	€0.3068	€0.5645	€0.3068	€0.5645	€0.3068	€0.5645	€0.3068
33 Warehousing/logistics (60% plot ratio)	0	1.00	€4.95	€0.6822	€0.3729	€0.6822	€0.3729	€0.6822	€0.3729	€0.6822	€0.3729	€0.6822	€0.3729	€0.6822	€0.3729	€0.6822	€0.3729	€0.6822	€0.3729	€0.6822	€0.3729
34 Residential and light industrial co-location - medium density	25	0.12	€0.59	€0.2812	€0.0925	€0.3964	€0.2096	€0.5156	€0.3268	€0.6327	€0.4440	€0.7499	€0.5612	€0.8671	€0.6783	€0.9843	€0.7955	€1.1014	€0.9127	€1.1186	€1.0294
35 Residential and light industrial co-location - medium density	50	0.20	€0.99	€0.4922	€0.1276	€0.7265	€0.3619	€0.9609	€0.5963	€1.1952	€0.8306	€1.4296	€1.0650	€1.8639	€1.2993	€1.8983	€1.5337	€2.1326	€1.7680	€2.3670	€2.0024
36 Residential and light industrial co-location - high density	50	0.11	€0.52	€0.5216	€0.1441	€0.7559	€0.3784	€0.9903	€0.6128	€1.2246	€0.8471	€1.4590	€1.0815	€1.6933	€1.3158	€1.9277	€1.5502	€2.1621	€1.7845	€2.3964	€2.0189
37 Co-living development (medium density) 200 beds	0	0.25	€1.24	€9.0247	€8.7180	€9.0247	€8.7180	€9.0247	€8.7180	€9.0247	€8.7180	€9.0247	€8.7180	€9.0247	€8.7180	€9.0247	€8.7180	€9.0247	€8.7180	€9.0247	€8.7180
38 Co-living development (high density) 250 beds	0	0.10	€0.50	€11.2868	€10.9034	€11.2868	€10.9034	€11.2868	€10.9034	€11.2868	€10.9034	€11.2868	€10.9034	€11.2868	€10.9034	€11.2868	€10.9034	€11.2868	€10.9034	€11.2868	€10.9034
39 Co-living development (high density) 300 beds	0	0.10	€0.50	€13.5488	€13.0888	€13.5488	€13.0888	€13.5488	€13.0888	€13.5488	€13.0888	€13.5488	€13.0888	€13.5488	€13.0888	€13.5488	€13.0888	€13.5488	€13.0888	€13.5488	€13.0888
40 Hotel (100 rooms)	0	0.12	€0.59	€0.5747	€0.8225	€0.5747	€0.8225	€0.5747	€0.8225	€0.5747	€0.8225	€0.5747	€0.8225	€0.5747	€0.8225	€0.5747	€0.8225	€0.5747	€0.8225	€0.5747	€0.8225
41 Hotel (125 rooms)	0	0.11	€0.54	€0.7812	€1.1219	€0.7812	€1.1219	€0.7812	€1.1219	€0.7812	€1.1219	€0.7812	€1.1219	€0.7812	€1.1219	€0.7812	€1.1219	€0.7812	€1.1219	€0.7812	€1.1219
42 Hotel (150 rooms)	0	0.11	€0.54	€1.0153	€1.4612	€1.0153	€1.4612	€1.0153	€1.4612	€1.0153	€1.4612	€1.0153	€1.4612	€1.0153	€1.4612	€1.0153	€1.4612	€1.0153	€1.4612	€1.0153	€1.4612
43 Leisure use	0	0.30	€1.49	€1.1630	€1.3195	€1.1630	€1.3195	€1.1630	€1.3195	€1.1630	€1.3195	€1.1630	€1.3195	€1.1630	€1.3195	€1.1630	€1.3195	€1.1630	€1.3195	€1.1630	€1.3195
44 Leisure use	0	0.30	€1.49	€1.3908	€1.5768	€1.3908	€1.5768	€1.3908	€1.5768	€1.3908	€1.5768	€1.3908	€1.5768	€1.3908	€1.5768	€1.3908	€1.5768	€1.3908	€1.5768	€1.3908	€1.5768
45 Leisure use	0	0.30	€1.49	€1.6218	€1.8409	€1.6218	€1.8409	€1.6218	€1.8409	€1.6218	€1.8409	€1.6218	€1.8409	€1.6218	€1.8409	€1.6218	€1.8409	€1.6218	€1.8409	€1.6218	€1.8409
46 Community use	0	0.17	€0.82	€0.9370	€1.0623	€0.9370															

Table 6.28.2: Net Zero Carbon (on-site solutions) – Scenario 2 (5% cost uplift)

Net zero carbon B / Y		Sales value (€ psm):		€6,031 psm		€6,153 psm		€6,276 psm		€6,398 psm		€6,521 psm		€6,643 psm		€6,765 psm		€6,888 psm		€7,010 psm					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)				Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2				
Description	No of units	Site area	BLV (€ m)																						
1 Residential Small site - low density	5	0.06	€0.52	€0.5952	€0.5539	€0.6248	€0.5834	€0.6543	€0.6130	€0.6839	€0.6426	€0.7134	€0.6721	€0.7430	€0.7017	€0.7725	€0.7312	€0.8021	€0.7608	€0.8316	€0.7903				
2 Residential Small site - medium density	5	0.04	€0.34	€0.6015	€0.5602	€0.6311	€0.5898	€0.6606	€0.6193	€0.6902	€0.6489	€0.7197	€0.6784	€0.7493	€0.7080	€0.7788	€0.7375	€0.8084	€0.7671	€0.8379	€0.7966				
3 Residential Small site - higher density	9	0.03	€0.26	€0.2766	€0.1922	€0.3177	€0.2333	€0.3588	€0.2744	€0.3999	€0.3155	€0.4410	€0.3566	€0.4821	€0.3977	€0.5232	€0.4388	€0.5643	€0.4799	€0.6054	€0.5210				
4 Residential Small site - low density	10	0.10	€0.86	€0.7894	€0.7009	€0.8422	€0.7537	€0.8950	€0.8065	€0.9478	€0.8594	€1.0006	€0.9122	€1.0534	€0.9650	€1.1062	€1.0178	€1.1590	€1.0706	€1.2119	€1.1234				
5 Residential Small site - medium density	10	0.05	€0.43	€0.4539	€0.3601	€0.5025	€0.4086	€0.5510	€0.4572	€0.5995	€0.5057	€0.6480	€0.5542	€0.6966	€0.6027	€0.7451	€0.6513	€0.7936	€0.6998	€0.8421	€0.7483				
6 Residential Small site - higher density	10	0.04	€0.30	-€0.0286	-€0.1411	€0.0175	-€0.0947	€0.0632	-€0.0483	€0.1086	-€0.0019	€0.1545	€0.0439	€0.2002	€0.0895	€0.2458	€0.1352	€0.2915	€0.1809	€0.3372	€0.2265				
7 Residential Medium site - low density	25	0.30	€2.58	€1.7892	€1.5663	€1.9190	€1.6962	€2.0489	€1.8261	€2.1788	€1.9559	€2.3087	€2.0858	€2.4385	€2.2157	€2.5684	€2.3456	€2.6983	€2.4754	€2.8282	€2.6053				
8 Residential Medium site - medium density	25	0.12	€1.03	€1.4818	€1.2536	€1.6074	€1.3792	€1.7330	€1.5048	€1.8586	€1.6304	€1.9842	€1.7560	€2.1098	€1.8816	€2.2354	€2.0072	€2.3610	€2.1328	€2.4866	€2.2584				
9 Residential Medium site - higher density	25	0.09	€0.73	-€0.0716	-€0.3528	€0.0437	-€0.2367	€0.1579	-€0.1207	€0.2721	-€0.0046	€0.3863	€0.1096	€0.5004	€0.2238	€0.6146	€0.3380	€0.7288	€0.4522	€0.8430	€0.5663				
10 Residential Medium site - low density	50	0.30	€2.58	€2.3310	€1.8771	€2.5677	€2.1138	€2.8044	€2.3505	€3.0412	€2.5873	€3.2779	€2.8240	€3.5146	€3.0607	€3.7513	€3.2974	€3.9881	€3.5341	€4.2248	€3.7709				
11 Residential Medium site - medium density	50	0.20	€1.72	€0.3587	-€0.1870	€0.5913	€0.0487	€0.8240	€0.2813	€1.0566	€0.5139	€1.2892	€0.7485	€1.5218	€0.9791	€1.7544	€1.2117	€1.9870	€1.4444	€2.2197	€1.6770				
12 Residential Medium site - higher density	50	0.11	€0.90	-€0.3458	-€0.8973	-€0.1233	-€0.6748	€0.0977	-€0.4523	€0.3168	-€0.2298	€0.5355	-€0.0073	€0.7545	€0.2110	€0.9734	€0.4307	€1.1923	€0.6496	€1.4113	€0.8686				
13 Residential Large site - low density	100	0.60	€5.17	€4.3743	€3.4831	€4.8339	€3.9427	€5.2935	€4.4023	€5.7531	€4.8619	€6.2127	€5.3215	€6.8723	€5.7811	€7.1319	€6.2407	€7.5915	€6.7003	€8.0511	€7.1599				
14 Residential Large site - medium density	100	0.40	€3.45	€0.4939	-€0.5987	€0.9523	-€0.1328	€1.4087	€0.3277	€1.8604	€0.7861	€2.3120	€1.2445	€2.7636	€1.8981	€3.2152	€2.1497	€3.6669	€2.6014	€4.1185	€3.0530				
15 Residential Large site - higher density	100	0.21	€1.81	-€1.6132	-€2.7326	-€1.1911	-€2.3105	-€0.7891	-€1.8885	-€0.3471	-€1.4864	€0.0738	-€1.0444	€0.4890	-€0.6224	€0.9043	-€0.2003	€1.3195	€0.2181	€1.7290	€0.6334				
16 Residential Large site - medium density	200	0.80	€6.89	€0.0719	-€2.0831	€0.9486	-€1.1939	€1.8216	-€0.3047	€2.6931	€0.5751	€3.5550	€1.4500	€4.4169	€2.3248	€5.2789	€3.1916	€6.1408	€4.0535	€7.0027	€4.9155				
17 Residential Large site - higher density	200	0.43	€3.70	€0.3744	-€1.8123	€1.2493	-€0.9231	€2.1242	-€0.0339	€2.9907	€0.8415	€3.8527	€1.7164	€4.7146	€2.5912	€5.5786	€3.4537	€6.4385	€4.3156	€7.3004	€5.1776				
18 Residential Large site - medium density	500	2.00	€17.23	-€9.1595	-€14.4557	-€7.1647	-€12.4369	-€5.1813	-€10.4180	-€3.1978	-€8.4088	-€1.2143	-€6.4254	€0.7568	-€4.4419	€2.6776	-€2.4584	€4.5985	-€0.4750	€6.5193	€1.4747				
19 Residential Large site - higher density	500	1.05	€9.05	€1.8740	-€3.3415	€3.9944	-€1.1520	€6.1148	€1.0155	€8.2353	€3.1359	€10.3557	€5.2564	€12.4659	€7.3768	€14.5569	€9.4972	€16.6479	€11.6176	€18.7389	€13.7216				
20 Residential Large site - medium density	750	3.00	€25.85	€1.7436	-€5.6250	€4.7564	-€2.5139	€7.7893	€0.5876	€10.7802	€3.6964	€13.7493	€6.6193	€16.7184	€9.6322	€19.6875	€12.6271	€22.6518	€15.5962	€25.5814	€18.5653				
21 Residential Large site - higher density	750	1.60	€13.78	-€19.0296	-€20.7341	-€10.1628	-€17.8147	-€7.3940	-€14.9205	-€4.4857	-€12.0537	-€1.6874	-€9.1870	€1.1310	-€6.3509	€3.8603	-€3.5325	€6.5896	-€0.7142	€9.3190	€2.0567				
22 Residential Large site - medium density	1,000	4.00	€34.46	€1.6779	-€7.6643	€5.4846	-€3.7283	€9.2913	€0.1994	€13.0495	€4.0216	€16.7996	€7.8283	€20.5394	€11.6193	€24.2371	€15.3694	€27.9348	€19.1196	€31.6264	€22.8458				
23 Residential Large site - higher density	1,000	2.10	€18.09	-€17.1784	-€27.0797	-€13.5096	-€23.3262	-€9.8887	-€19.6242	-€6.2794	-€15.9390	-€2.7184	-€12.3049	€0.8289	-€8.6839	€4.2846	-€5.0994	€7.7330	-€1.5385	€11.1695	€1.9820				
24 Housing for Elderly (C3) - high density	40	0.10	€0.86	-€0.7148	-€1.0703	-€0.5804	-€0.9359	-€0.4459	-€0.8014	-€0.3115	-€0.6670	-€0.1770	-€0.5325	-€0.0426	-€0.3981	€0.0904	-€0.2636	€0.2227	-€0.1291	€0.3550	€0.0052				
25 Housing for Elderly (C3) - high density	60	0.11	€0.95	-€1.0870	-€1.6603	-€0.8853	-€1.3986	-€0.6837	-€1.1969	-€0.4620	-€0.9952	-€0.2603	-€0.7935	-€0.0586	-€0.5919	€0.1408	-€0.3902	€0.3392	-€0.1885	€0.5376	€0.0130				
26 Housing for Elderly (C2) extra care	70	0.11	€0.95	-€1.2449	-€1.8670	-€1.0096	-€1.6317	-€0.7743	-€1.3964	-€0.5390	-€1.1611	-€0.3037	-€0.9258	-€0.0684	-€0.8905	€0.1642	-€0.4552	€0.3957	-€0.2199	€0.6272	€0.0151				
27 Retail (comparison)	0	0.25	€1.15	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206				
28 Retail (convenience)	0	0.70	€6.03	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879				
29 Office	0	0.28	€2.41	-€0.1853	-€1.4456	-€0.1853	-€1.4456	-€0.1853	-€1.4456	-€0.1853	-€1.4456	-€0.1853	-€1.4456	-€0.1853	-€1.4456	-€0.1853	-€1.4456	-€0.1853	-€1.4456	-€0.1853	-€1.4456				
30 Office	0	0.30	€2.58	-€0.2293	-€2.1498	-€0.2293	-€2.1498	-€0.2293	-€2.1498	-€0.2293	-€2.1498	-€0.2293	-€2.1498	-€0.2293	-€2.1498	-€0.2293	-€2.1498	-€0.2293	-€2.1498	-€0.2293	-€2.1498				
31 Industrial (40% plot ratio)	0	1.00	€6.64	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033				
32 Warehousing/logistics (50% plot ratio)	0	1.00	€6.64	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351				
33 Warehousing/logistics (60% plot ratio)	0	1.00	€6.64	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668				
34 Residential and light industrial co-location - medium density	25	0.12	€1.03	€0.2812	-€0.0339	€0.3964	€0.0836	€0.5158	€0.2010	€0.6327	€0.3182	€0.7499	€0.4353	€0.8671	€0.5525	€0.9843	€0.6697	€1.1014	€0.7869	€1.2186	€0.9040				
35 Residential and light industrial co-location - medium density	50	0.20	€1.72	€0.4922	-€0.1174	€0.7255	€0.1168	€0.9609	€0.3532	€1.1952	€0.5875	€1.4296	€0.8219	€1.6639	€1.0562	€1.8983	€1.2906	€2.1326	€1.5249	€2.3670	€1.7593				
36 Residential and light industrial co-location - high density	50	0.11	€0.70	€0.5216	-€0.1093	€0.7559	€0.1268	€0.9903	€0.3811	€1.2246	€0.5955	€1.4590	€0.8296	€1.6733	€1.0642	€1.9277	€1.2985	€2.1621	€1.5329	€2.3964	€1.7672				
37 Co-living development (medium density) 200 beds	0	0.25	€2.15	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135				
38 Co-living development (high density) 250 beds	0	0.10	€0.66	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478				
39 Co-living development (high density) 300 beds	0	0.10	€0.66	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821				
40 Hotel (100 rooms)	0	0.12	€0.80	-€0.5747	-€0.9877	-€0.5747	-€0.9877	-€0.5747	-€0.9877	-€0.5747	-€0.9877	-€0.5747	-€0.9877	-€0.5747	-€0.9877	-€0.5747	-€0.9877	-€0.5747	-€0.9877	-€0.5747	-€0.9877				
41 Hotel (125 rooms)	0	0.11	€0.73	-€0.7812	-€1.3490	-€0.7812	-€1.3490	-€0.7812	-€1.3490	-€0.7812	-€1.3490	-€0.7812	-€1.3490	-€0.7812	-€1.3490	-€0.7812	-€1.3490	-€0.7812	-€1.3490	-€0.7812	-€1.3490				
42 Hotel (150 rooms)	0	0.11	€0.73	-€1.0153																					

Table 6.28.2: Net Zero Carbon (on-site solutions) – Scenario 2 (5% cost uplift) - continued

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			€6,031 psm		€6,153 psm		€6,276 psm		€6,398 psm		€6,521 psm		€6,643 psm		€6,765 psm		€6,888 psm		€7,010 psm		
Description	No of units	BLV (€ m)	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	
1 Residential Small site - low density	5	0.06	€0.30	€0.5952	€0.5539	€0.6248	€0.5834	€0.6543	€0.6130	€0.6839	€0.6426	€0.7134	€0.6721	€0.7430	€0.7017	€0.7725	€0.7312	€0.8021	€0.7608	€0.8316	€0.7903
2 Residential Small site - medium density	5	0.04	€0.20	€0.6015	€0.5602	€0.6311	€0.5898	€0.6606	€0.6193	€0.6902	€0.6489	€0.7197	€0.6784	€0.7493	€0.7080	€0.7788	€0.7375	€0.8084	€0.7671	€0.8379	€0.7966
3 Residential Small site - higher density	9	0.03	€0.09	€0.2766	€0.1922	€0.3177	€0.2333	€0.3588	€0.2744	€0.3999	€0.3155	€0.4410	€0.3566	€0.4821	€0.3977	€0.5232	€0.4388	€0.5643	€0.4799	€0.6054	€0.5210
4 Residential Small site - low density	10	0.10	€0.50	€0.7894	€0.7099	€0.8422	€0.7537	€0.8950	€0.8065	€0.9478	€0.8594	€1.0006	€0.9122	€1.0534	€0.9650	€1.1062	€1.0178	€1.1590	€1.0706	€1.2119	€1.1234
5 Residential Small site - medium density	10	0.05	€0.25	€0.4539	€0.3601	€0.5025	€0.4086	€0.5510	€0.4572	€0.5995	€0.5057	€0.6480	€0.5542	€0.6966	€0.6027	€0.7451	€0.6513	€0.7936	€0.6998	€0.8421	€0.7483
6 Residential Small site - higher density	10	0.04	€0.17	€0.0286	€0.1411	€0.0175	€0.0947	€0.0632	€0.0483	€0.1086	€0.0019	€0.1545	€0.0439	€0.2002	€0.0895	€0.2458	€0.1352	€0.2915	€0.1809	€0.3372	€0.2285
7 Residential Medium site - low density	25	0.30	€1.49	€1.7892	€1.5863	€1.9190	€1.6962	€2.0489	€1.8261	€2.1766	€1.9559	€2.3067	€2.0858	€2.4385	€2.2157	€2.5684	€2.3456	€2.6983	€2.4754	€2.8262	€2.6053
8 Residential Medium site - medium density	25	0.12	€0.59	€1.4818	€1.2536	€1.6074	€1.3792	€1.7330	€1.5048	€1.8586	€1.6304	€1.9842	€1.7560	€2.1098	€1.8816	€2.2354	€2.0072	€2.3610	€2.1328	€2.4866	€2.2584
9 Residential Medium site - higher density	25	0.09	€0.42	€0.0716	€0.3526	€0.0437	€0.2367	€0.1579	€0.1207	€0.2721	€0.0046	€0.3663	€0.1096	€0.5004	€0.2230	€0.6146	€0.3380	€0.7288	€0.4522	€0.8430	€0.5663
10 Residential Medium site - low density	50	0.30	€1.49	€2.3310	€1.8771	€2.5677	€2.1138	€2.8044	€2.3505	€3.0412	€2.5873	€3.2779	€2.8240	€3.5146	€3.0607	€3.7513	€3.2974	€3.9881	€3.5341	€4.2248	€3.7709
11 Residential Medium site - medium density	50	0.20	€0.99	€0.3587	€0.1870	€0.5913	€0.0487	€0.8240	€0.2813	€1.0566	€0.5139	€1.2892	€0.7465	€1.5218	€0.9791	€1.7544	€1.2117	€1.9870	€1.4444	€2.2197	€1.6770
12 Residential Medium site - higher density	50	0.11	€0.52	€0.3458	€0.0873	€0.1233	€0.0748	€0.0977	€0.4523	€0.3166	€0.2298	€0.5355	€0.0073	€0.7545	€0.2118	€0.9734	€0.4307	€1.1923	€0.6496	€1.4113	€0.8686
13 Residential Large site - low density	100	0.60	€2.97	€4.3743	€3.4831	€4.8339	€3.9427	€5.2935	€4.4023	€5.7531	€4.8619	€6.2127	€5.3215	€6.6723	€5.7811	€7.1319	€6.2407	€7.5915	€6.7003	€8.0511	€7.1599
14 Residential Large site - medium density	100	0.40	€1.98	€0.4939	€0.5967	€0.9523	€0.1326	€1.4087	€0.3277	€1.8604	€0.7861	€2.3120	€1.2445	€2.7636	€1.8981	€3.2152	€2.1497	€3.6669	€2.6014	€4.1185	€3.0530
15 Residential Large site - high density	100	0.21	€1.04	€-1.6132	€-2.7326	€-1.1911	€-2.3105	€-0.7891	€-1.8885	€-0.3471	€-1.4664	€0.0738	€-1.0444	€0.4890	€-0.6224	€0.9043	€-0.2003	€1.3195	€0.2181	€1.7290	€0.6334
16 Residential Large site - medium density	200	0.80	€3.96	€0.0719	€-2.0831	€0.9468	€-1.1939	€1.8216	€-0.3047	€2.6931	€0.5751	€3.5550	€1.4500	€4.4169	€2.3248	€5.2768	€3.1916	€6.1408	€4.0535	€7.0027	€4.9155
17 Residential Large site - high density	200	0.43	€2.13	€0.3744	€-1.8123	€1.2493	€-0.9231	€2.1242	€-0.0339	€2.9907	€0.8415	€3.8527	€1.7164	€4.7146	€2.5912	€5.5766	€3.4537	€6.4385	€4.3156	€7.3004	€5.1776
18 Residential Large site - medium density	500	2.00	€9.91	€-9.1595	€-14.4557	€-7.1647	€-12.4369	€-5.1813	€-10.4180	€-3.1978	€-6.4066	€-1.2143	€-6.6254	€0.7568	€-4.4419	€-2.6776	€-2.4584	€-4.5985	€-0.4750	€-6.5193	€-1.4747
19 Residential Large site - high density	500	1.05	€5.20	€0.7148	€-1.0703	€0.5804	€-0.9359	€-0.4459	€-0.8014	€-0.3115	€-0.6670	€-0.1770	€-0.5325	€-0.0426	€-0.3981	€0.0904	€-0.2636	€0.2227	€0.1291	€0.3550	€0.0652
20 Residential Large site - medium density	750	3.00	€14.86	€1.7436	€-5.6250	€4.7564	€-2.5139	€7.7893	€0.5876	€10.7802	€3.6064	€13.7493	€6.6193	€16.7184	€9.6322	€19.6875	€12.6271	€22.6518	€15.5962	€25.5814	€18.5563
21 Residential Large site - high density	750	1.60	€7.93	€-13.0296	€-20.7341	€-10.1628	€-17.8147	€-7.3040	€-14.9205	€-4.4857	€-12.0537	€-1.6874	€-9.1870	€1.1310	€-6.3509	€3.8603	€-3.5325	€-6.5986	€-0.7142	€-9.3190	€-2.0567
22 Residential Large site - medium density	1000	4.00	€19.82	€1.6779	€-7.6643	€5.4846	€-3.7283	€9.2913	€0.1994	€13.0495	€4.0216	€16.7996	€7.8283	€20.5394	€11.6193	€24.2371	€15.3694	€27.9348	€19.1196	€31.8264	€22.8458
23 Residential Large site - high density	1000	2.10	€10.40	€-17.1784	€-27.0797	€-13.5096	€-23.3262	€-9.8887	€-19.6242	€-6.2794	€-15.9390	€-2.7184	€-12.3049	€0.8289	€-6.6839	€4.2846	€-5.0994	€-7.7330	€-1.5385	€-11.1695	€-1.9620
24 Housing for Elderly (C3) - high density	40	0.10	€0.50	€-0.7148	€-1.0703	€0.5804	€-0.9359	€-0.4459	€-0.8014	€-0.3115	€-0.6670	€-0.1770	€-0.5325	€-0.0426	€-0.3981	€0.0904	€-0.2636	€0.2227	€0.1291	€0.3550	€0.0652
25 Housing for Elderly (C3) - high density	60	0.11	€0.54	€-1.0670	€-1.6003	€0.8653	€-1.3966	€-0.6637	€-1.1969	€-0.4620	€-0.9952	€-0.2603	€-0.7935	€-0.0506	€-0.5919	€0.1408	€-0.3902	€0.3392	€0.1885	€0.5376	€0.0130
26 Housing for Elderly (C2) extra care	70	0.11	€0.54	€-1.2449	€-1.8670	€-1.0096	€-1.6317	€-0.7743	€-1.3964	€-0.5390	€-1.1611	€-0.3037	€-0.9258	€-0.0684	€-0.8905	€0.1642	€-0.4552	€0.3957	€0.2199	€0.6272	€0.0151
27 Retail (comparison)	0	0.25	€1.24	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206	€2.6910	€2.3206
28 Retail (convenience)	0	0.70	€3.47	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879	€1.7026	€1.2879
29 Office	0	0.28	€0.81	€-0.1853	€-1.4456	€-0.1853	€-1.4456	€-0.1853	€-1.4456	€-0.1853	€-1.4456	€-0.1853	€-1.4456	€-0.1853	€-1.4456	€-0.1853	€-1.4456	€-0.1853	€-1.4456	€-0.1853	€-1.4456
30 Office	0	0.30	€0.87	€-0.2293	€-2.1498	€-0.2293	€-2.1498	€-0.2293	€-2.1498	€-0.2293	€-2.1498	€-0.2293	€-2.1498	€-0.2293	€-2.1498	€-0.2293	€-2.1498	€-0.2293	€-2.1498	€-0.2293	€-2.1498
31 Industrial (40% plot ratio)	0	1.00	€4.95	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033	€0.4469	€0.1033
32 Warehousing/logistics (50% plot ratio)	0	1.00	€4.95	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351	€0.5645	€0.1351
33 Warehousing/logistics (60% plot ratio)	0	1.00	€4.95	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668	€0.6822	€0.1668
34 Residential and light industrial co-location - medium density	25	0.12	€0.59	€0.2812	€-0.0339	€0.3984	€0.0638	€0.5158	€0.2010	€0.6327	€0.3182	€0.7499	€0.4353	€0.8671	€0.5525	€0.9843	€0.6697	€1.1014	€0.7869	€1.2186	€0.9040
35 Residential and light industrial co-location - medium density	50	0.20	€0.99	€0.4922	€-0.1174	€0.7265	€0.1188	€0.9609	€0.3532	€1.1952	€0.5875	€1.4296	€0.8219	€1.6639	€1.0562	€1.8983	€1.2906	€2.1326	€1.5249	€2.3670	€1.7593
36 Residential and light industrial co-location - high density	50	0.11	€0.52	€0.5216	€-0.1095	€0.7559	€0.1268	€0.9903	€0.3611	€1.2246	€0.5955	€1.4590	€0.8298	€1.6933	€1.0642	€1.9277	€1.2985	€2.1621	€1.5329	€2.3964	€1.7672
37 Co-living development (medium density) 200 beds	0	0.25	€1.24	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135	€9.0247	€8.5135
38 Co-living development (high density) 250 beds	0	0.10	€0.50	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478	€11.2868	€10.6478
39 Co-living development (high density) 300 beds	0	0.10	€0.50	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821	€13.5488	€12.7821
40 Hotel (100 rooms)	0	0.12	€0.59	€-0.5747	€-0.9877	€-0.5747	€-0.9877	€-0.5747	€-0.9877	€-0.5747	€-0.9877	€-0.5747	€-0.9877	€-0.5747	€-0.9877	€-0.5747	€-0.9877	€-0.5747	€-0.9877	€-0.5747	€-0.9877
41 Hotel (125 rooms)	0	0.11	€0.54	€-0.7812	€-1.3490	€-0.7812	€-1.3490	€-0.7812	€-1.3490	€-0.7812	€-1.3490	€-0.7812	€-1.3490	€-0.7812	€-1.3490	€-0.7812	€-1.3490	€-0.7812	€-1.3490	€-0.7812	€-1.3490
42 Hotel (150 rooms)	0	0.11	€0.54	€-1.0153	€-1.7586	€-1.0153	€-1.7586	€-1.0153	€-1.7586	€-1.0153	€-1.7586	€-1.0153	€-1.7586	€-1.0153	€-1.7586	€-1.0153	€-1.7586	€-1.0153	€-1.7586	€-1.0153	€-1.7586
43 Leisure use	0	0.30	€0.87	€-1.1630	€-1.4239	€-1.1630	€-1.4239	€-1.1630	€-1.4239	€-1.1630	€-1.4239	€-1.1630	€-1.4239	€-1.1630	€-1.4239	€-1.1630	€-1.4239	€-1.1630	€-1.4239	€-1.1630	€-1.4239
44 Leisure use	0	0.30	€0.87	€-1.3908	€-1.7038	€-1.3908	€-1.7038	€-1.3908	€-1.7038	€-1.3908	€-1.7038	€-1.3908	€-1.7038	€-1.3908	€-1.7038	€-1.3908	€-1.7038	€-1.3908	€-1.7038	€-1.3908	€-1.7038
45 Leisure use	0	0.30	€0.87	€-1.6218	€-1.9870	€-1.6218	€-1.9870														

Table 6.28.3: Percentage change in residual land values with NZC on-site cost allowances – sales value of £7,500 psm (Scenario 1 – 3% cost uplift)

	Description	No of units	Site area ha	Baseline residual value £ m	Residual value reflecting NZC (3% cost uplift)	% change
1	Residential Small site - low density	5	0.06	£0.832	£0.807	2.98%
2	Residential Small site - medium density	5	0.04	£0.838	£0.813	2.96%
3	Residential Small site - higher density	9	0.03	£0.605	£0.555	8.37%
4	Residential Small site - low density	10	0.10	£1.212	£1.159	4.38%
5	Residential Small site - medium density	10	0.05	£0.842	£0.786	6.68%
6	Residential Small site - higher density	10	0.04	£0.337	£0.271	19.69%
7	Residential Medium site - low density	25	0.30	£2.828	£2.694	4.73%
8	Residential Medium site - medium density	25	0.12	£2.487	£2.350	5.51%
9	Residential Medium site - higher density	25	0.09	£0.843	£0.677	19.69%
10	Residential Medium site - low density	50	0.30	£4.225	£3.952	6.45%
11	Residential Medium site - medium density	50	0.20	£2.220	£1.894	14.67%
12	Residential Medium site - higher density	50	0.11	£1.411	£1.086	23.07%
13	Residential Large site - low density	100	0.60	£8.051	£7.516	6.64%
14	Residential Large site - medium density	100	0.40	£4.118	£3.479	15.52%
15	Residential Large site - high density	100	0.21	£1.729	£1.074	37.89%
16	Residential Large site - medium density	200	0.80	£7.003	£5.750	17.88%
17	Residential Large site - high density	200	0.43	£7.300	£6.027	17.45%
18	Residential Large site - medium density	500	2.00	£6.519	£3.493	46.43%
19	Residential Large site - high density	500	1.05	£18.739	£15.729	16.06%
20	Residential Large site - medium density	750	3.00	£25.581	£21.389	16.39%
21	Residential Large site - high density	750	1.60	£9.319	£4.962	46.76%
22	Residential Large site - medium density	1,000	4.00	£31.626	£26.360	16.65%
23	Residential Large site - high density	1,000	2.10	£11.170	£5.662	49.31%
24	Housing for Elderly (C3) - high density	40	0.10	£0.355	£0.145	59.12%
25	Housing for Elderly (C3) - high density	60	0.11	£0.538	£0.223	58.55%
26	Housing for Elderly (C2) extra care	70	0.11	£0.627	£0.260	58.55%
27	Retail (comparison)	-	0.25	£2.691	£2.469	8.26%
28	Retail (convenience)	-	0.70	£1.703	£1.454	14.61%
29	Office	-	0.28	-£0.165	-£0.934	464.66%
30	Office	-	0.30	-£0.229	-£1.382	502.53%
31	Industrial (40% plot ratio)	-	1.00	£0.447	£0.241	46.13%
32	Warehousing/logistics (50% plot ratio)	-	1.00	£0.565	£0.307	45.65%
33	Warehousing/logistics (60% plot ratio)	-	1.00	£0.682	£0.373	45.33%
34	Residential and light industrial co-location - medium density	25	0.12	£1.219	£1.030	15.49%
35	Residential and light industrial co-location - medium density	50	0.20	£2.367	£2.002	15.40%
36	Residential and light industrial co-location - high density	50	0.11	£2.396	£2.019	15.75%
37	Co-living development (medium density) 200 beds	0	0.25	£9.025	£8.718	3.40%
38	Co-living development (high density) 250 beds	0	0.10	£11.287	£10.903	3.40%
39	Co-living development (high density) 300 beds	0	0.10	£13.549	£13.089	3.40%
40	Hotel (100 rooms)	-	0.12	-£0.575	-£0.822	43.11%
41	Hotel (125 room)	-	0.11	-£0.781	-£1.122	43.61%
42	Hotel (150 rooms)	-	0.11	-£1.015	-£1.461	43.93%
43	Leisure use	-	0.30	-£1.163	-£1.320	13.46%
44	Leisure use	-	0.30	-£1.391	-£1.579	13.50%
45	Leisure use	-	0.30	-£1.622	-£1.841	13.51%
46	Community use	-	0.17	-£0.937	-£1.062	13.36%
47	Community use	-	0.16	-£1.165	-£1.322	13.43%
48	Community use	-	0.19	-£1.394	-£1.581	13.48%

Net Zero Carbon – offsetting

- 6.29 As noted in Section 2, the emerging Policy CN1 seeks carbon offsetting payments of £880 per tonne where on-site solutions are not possible. In practice, it is likely that developers will be able to incorporate some on-site carbon reduction measures on-site, so a lower amount of carbon may need to be offset. For testing purposes, we have assumed that none of these on-site measures are deployed.
- 6.30 We have tested £95 per tonne offsetting as a baseline and increased amounts up to £880 per tonne (£250, £400, £560 and £720 per tonne). The residual land values for these scenarios are summarised in Table 6.30.1. Table 6.30.3 provides a summary of the change in residual land values for schemes assuming a price point of £7,500 per square metre.

Table 6.30.2: Viable scenarios from Table 6.29.1 with various carbon offsetting figures (assumes 35% affordable housing as a constant)

BLV	No of cases	£95 per tonne -baseline	£250 per tonne	£400 per tonne	£560 per tonne	£720 per tonne	£880 per tonne
Secondary offices	Viable	17	13	11	8	6	6
	Unviable	31	35	37	40	42	42
Secondary retail	Viable	22	16	12	11	10	7
	Unviable	26	32	36	37	38	41
Secondary industrial	Viable	25	18	15	12	12	10
	Unviable	23	30	33	36	36	38
Cleared/ vacant land	Viable	27	25	18	13	13	12
	Unviable	21	23	30	35	35	36

- 6.31 The impact of increased carbon offsetting payments on the residual land values can be very significant in some cases. For example, Typology 10 (50 unit low density development) generates a residual land value of £2.88 million with a baseline carbon offset of £95 per tonne. This residual land value falls to £2.46 million with a carbon offset of £250 per tonne (11.37% reduction). Carbon offset payments of £400, £560, £720 and £880 per tonne result in reductions in residual land value of 22.37%, 34.10%, 45.83% and 57.6% respectively. The maximum carbon offset amount that could be viably absorbed (assuming the lowest Benchmark Land Value) without adversely affecting affordable housing would be £880 per tonne.
- 6.32 In comparison to on-site solutions, the cost of delivering net zero carbon is significantly higher through offsetting and the emerging policy approach should therefore incentivise carbon reduction through on-site solutions.

Table 6.30.1: Net zero carbon (offsetting)

LB HARROW - CARBON OFFSETTING				Sales value (£ psm):	£7,050	AH tenure (rent / SO):		70%	30%
BLV 1: SECONDARY OFFICES				Carbon offset per tonne					
Description	No of units	Site area	BLV (£ m)	£95	£250	£400	£560	£720	£880
1 Residential Small site - low density	5	0.20	£0.52	£0.79	£0.74	£0.70	£0.65	£0.61	£0.56
2 Residential Small site - medium density	5	0.16	£0.34	£0.79	£0.75	£0.71	£0.66	£0.61	£0.57
3 Residential Small site - higher density	9	0.11	£0.26	£0.53	£0.45	£0.37	£0.29	£0.21	£0.13
4 Residential Small site - low density	10	0.09	£0.86	£1.13	£1.04	£0.95	£0.86	£0.77	£0.68
5 Residential Small site - medium density	10	0.05	£0.43	£0.76	£0.67	£0.58	£0.49	£0.40	£0.31
6 Residential Small site - higher density	10	0.04	£0.30	£0.25	£0.16	£0.08	-£0.01	-£0.11	-£0.20
7 Residential Medium site - low density	25	0.04	£2.58	£2.61	£2.39	£2.18	£1.95	£1.72	£1.50
8 Residential Medium site - medium density	25	0.02	£1.03	£2.27	£2.05	£1.84	£1.61	£1.38	£1.16
9 Residential Medium site - higher density	25	0.50	£0.73	£0.62	£0.40	£0.19	-£0.04	-£0.27	-£0.50
10 Residential Medium site - low density	50	0.40	£2.58	£3.80	£3.37	£2.95	£2.51	£2.06	£1.61
11 Residential Medium site - medium density	50	0.29	£1.72	£1.79	£1.36	£0.94	£0.49	£0.05	-£0.40
12 Residential Medium site - higher density	50	0.22	£0.90	£0.90	£0.55	£0.13	-£0.32	-£0.77	-£1.23
13 Residential Large site - low density	100	0.12	£5.17	£7.22	£6.37	£5.55	£4.68	£3.80	£2.92
14 Residential Large site - medium density	100	0.11	£3.45	£3.28	£2.43	£1.61	£0.72	-£0.17	-£1.08
15 Residential Large site - high density	100	0.09	£1.81	£0.87	-£0.02	-£0.66	-£1.61	-£2.74	-£3.68
16 Residential Large site - medium density	200	0.06	£6.89	£5.36	£3.69	£2.07	£0.33	-£1.44	-£3.21
17 Residential Large site - high density	200	1.25	£3.70	£5.63	£3.93	£2.27	£0.49	-£1.32	-£3.15
18 Residential Large site - medium density	500	1.00	£17.23	£2.54	-£1.54	-£5.56	-£9.84	-£14.20	-£18.55
19 Residential Large site - high density	500	0.71	£9.05	£14.79	£10.75	£6.81	£2.60	-£1.67	-£6.02
20 Residential Large site - medium density	750	0.56	£25.85	£20.06	£14.44	£8.94	£3.04	-£2.98	-£9.07
21 Residential Large site - high density	750	0.29	£13.78	£3.60	-£2.30	-£8.10	-£14.36	-£20.70	-£27.10
22 Residential Large site - medium density	1,000	0.26	£34.46	£24.71	£17.65	£10.75	£3.29	-£4.34	-£12.11
23 Residential Large site - high density	1,000	0.23	£18.09	£3.94	-£3.55	-£10.96	-£18.97	-£27.09	-£35.33
24 Housing for Elderly (C3) - high density	40	0.14	£0.86	£0.08	-£0.20	-£0.48	-£0.77	-£1.06	-£1.35
25 Housing for Elderly (C3) - high density	60	1.43	£0.95	£0.12	-£0.30	-£0.71	-£1.15	-£1.59	-£2.03
26 Housing for Elderly (C2) extra care	70	1.11	£0.95	£0.14	-£0.35	-£0.83	-£1.34	-£1.85	-£2.36
27 Retail (comparison)	-	0.59	£2.15	£2.42	£2.02	£1.63	£1.22	£0.81	£0.40
28 Retail (convenience)	-	0.53	£6.03	£1.42	£1.03	£0.64	£0.23	-£0.19	-£0.60
29 Office	-	0.45	£2.41	-£0.66	-£1.89	-£2.87	-£3.92	-£4.97	-£6.01
30 Office	-	0.29	£2.58	-£1.30	-£2.62	-£4.29	-£5.66	-£7.43	-£9.00
31 Industrial (40% plot ratio)	-	2.86	£6.62	£0.16	-£0.24	-£0.63	-£1.05	-£1.47	-£1.89
32 Warehousing/logistics (50% plot ratio)	-	2.22	£8.62	£0.22	-£0.29	-£0.76	-£1.30	-£1.82	-£2.34
33 Warehousing/logistics (60% plot ratio)	-	1.18	£8.62	£0.27	-£0.33	-£0.92	-£1.54	-£2.17	-£2.80
34 Residential and light industrial co-location - medium density	25	1.05	£2.15	£0.97	£0.70	£0.45	£0.17	-£0.10	-£0.38
35 Residential and light industrial co-location - medium density	50	0.91	£3.02	£1.89	£1.38	£0.89	£0.37	-£0.16	-£0.69
36 Residential and light industrial co-location - high density	50	0.57	£3.19	£1.90	£1.37	£0.85	£0.30	-£0.25	-£0.81
37 Co-living development (medium density) 200 beds	-	9.30	£0.86	£8.77	£8.41	£8.06	£7.69	£7.32	£6.95
38 Co-living development (high density) 250 beds	-	1.60	£0.86	£10.96	£10.52	£10.08	£9.62	£9.16	£8.69
39 Co-living development (high density) 300 beds	-	1.89	£0.86	£13.16	£12.62	£12.10	£11.55	£10.99	£10.44
40 Hotel (100 rooms)	-	1.50	£1.03	-£0.76	-£1.01	-£1.26	-£1.52	-£1.76	-£2.04
41 Hotel (125 rooms)	-	0.70	£0.95	-£1.04	-£1.39	-£1.72	-£2.08	-£2.44	-£2.80
42 Hotel (150 rooms)	-	47.10	£0.95	-£1.35	-£1.81	-£2.25	-£2.72	-£3.19	-£3.66
43 Leisure use	-	14.10	£2.58	-£1.34	-£1.59	-£1.84	-£2.10	-£2.36	-£2.62
44 Leisure use	-	4.50	£2.58	-£1.60	-£1.90	-£2.20	-£2.51	-£2.83	-£3.14
45 Leisure use	-	14.40	£2.58	-£1.87	-£2.22	-£2.56	-£2.93	-£3.30	-£3.66
46 Community use	-	0.50	£1.43	-£1.06	-£1.28	-£1.46	-£1.66	-£1.89	-£2.10
47 Community use	-	1.10	£1.35	-£1.34	-£1.59	-£1.84	-£2.10	-£2.36	-£2.62
48 Community use	-	1.80	£1.62	-£1.60	-£1.91	-£2.20	-£2.51	-£2.83	-£3.14

BLV 2: SECONDARY RETAIL				Carbon offset per tonne					
Description	No of units	Site area	BLV (£ m)	£95	£250	£400	£560	£720	£880
1 Residential Small site - low density	5	0.20	£0.40	£0.79	£0.74	£0.70	£0.65	£0.61	£0.56
2 Residential Small site - medium density	5	0.16	£0.27	£0.79	£0.75	£0.71	£0.66	£0.61	£0.57
3 Residential Small site - higher density	9	0.11	£0.20	£0.53	£0.45	£0.37	£0.29	£0.21	£0.13
4 Residential Small site - low density	10	0.09	£0.66	£1.13	£1.04	£0.95	£0.86	£0.77	£0.68
5 Residential Small site - medium density	10	0.05	£0.33	£0.76	£0.67	£0.58	£0.49	£0.40	£0.31
6 Residential Small site - higher density	10	0.04	£0.23	£0.25	£0.16	£0.08	-£0.01	-£0.11	-£0.20
7 Residential Medium site - low density	25	0.04	£1.99	£2.61	£2.39	£2.18	£1.95	£1.72	£1.50
8 Residential Medium site - medium density	25	0.02	£0.80	£2.27	£2.05	£1.84	£1.61	£1.38	£1.16
9 Residential Medium site - higher density	25	0.50	£0.56	£0.62	£0.40	£0.19	-£0.04	-£0.27	-£0.50
10 Residential Medium site - low density	50	0.40	£1.99	£3.80	£3.37	£2.95	£2.51	£2.06	£1.61
11 Residential Medium site - medium density	50	0.29	£1.33	£1.79	£1.36	£0.94	£0.49	£0.05	-£0.40
12 Residential Medium site - higher density	50	0.22	£0.70	£0.98	£0.55	£0.13	-£0.32	-£0.77	-£1.23
13 Residential Large site - low density	100	0.12	£3.98	£7.22	£6.37	£5.55	£4.68	£3.80	£2.92
14 Residential Large site - medium density	100	0.11	£2.65	£3.28	£2.43	£1.61	£0.72	-£0.17	-£1.08
15 Residential Large site - high density	100	0.09	£1.40	£0.87	-£0.02	-£0.83	-£1.61	-£2.74	-£3.68
16 Residential Large site - medium density	200	0.06	£5.31	£5.36	£3.69	£2.07	£0.33	-£1.44	-£3.21
17 Residential Large site - high density	200	1.25	£2.85	£5.63	£3.93	£2.27	£0.49	-£1.32	-£3.15
18 Residential Large site - medium density	500	1.00	£13.27	£2.54	-£1.54	-£5.56	-£9.84	-£14.20	-£18.55
19 Residential Large site - high density	500	0.71	£6.97	£14.79	£10.75	£6.81	£2.60	-£1.67	-£6.02
20 Residential Large site - medium density	750	0.56	£19.91	£20.06	£14.44	£8.94	£3.04	-£2.98	-£9.07
21 Residential Large site - high density	750	0.29	£10.62	£3.60	-£2.30	-£8.10	-£14.36	-£20.70	-£27.10
22 Residential Large site - medium density	1,000	0.26	£26.54	£24.71	£17.65	£10.75	£3.29	-£4.34	-£12.11
23 Residential Large site - high density	1,000	0.23	£13.93	£3.94	-£3.55	-£10.96	-£18.97	-£27.09	-£35.33
24 Housing for Elderly (C3) - high density	40	0.14	£0.66	£0.08	-£0.20	-£0.48	-£0.77	-£1.06	-£1.35
25 Housing for Elderly (C3) - high density	60	1.43	£0.73	£0.12	-£0.30	-£0.71	-£1.15	-£1.59	-£2.03
26 Housing for Elderly (C2) extra care	70	1.11	£0.73	£0.14	-£0.35	-£0.83	-£1.34	-£1.85	-£2.36
27 Retail (comparison)	-	0.59	£1.66	£2.42	£2.02	£1.63	£1.22	£0.81	£0.40
28 Retail (convenience)	-	0.53	£4.64	£1.42	£1.03	£0.64	£0.23	-£0.19	-£0.60
29 Office	-	0.45	£1.86	-£0.66	-£1.89	-£2.87	-£3.92	-£4.97	-£6.01
30 Office	-	0.29	£1.99	-£1.30	-£2.62	-£4.29	-£5.66	-£7.43	-£9.00
31 Industrial (40% plot ratio)	-	2.86	£6.64	£0.16	-£0.24	-£0.63	-£1.05	-£1.47	-£1.89
32 Warehousing/logistics (50% plot ratio)	-	2.22	£6.64	£0.22	-£0.29	-£0.76	-£1.30	-£1.82	-£2.34
33 Warehousing/logistics (60% plot ratio)	-	1.18	£6.64	£0.27	-£0.33	-£0.92	-£1.54	-£2.17	-£2.80
34 Residential and light industrial co-location - medium density	25	1.05	£1.66	£0.97	£0.70	£0.45	£0.17	-£0.10	-£0.38
35 Residential and light industrial co-location - medium density	50	0.91	£2.32	£1.89	£1.38	£0.89	£0.37	-£0.16	-£0.69
36 Residential and light industrial co-location - high density	50	0.57	£2.46	£1.90	£1.37	£0.85	£0.30	-£0.25	-£0.81
37 Co-living development (medium density) 200 beds	-	9.30	£0.66	£8.77	£8.41	£8.06	£7.69	£7.32	£6.95
38 Co-living development (high density) 250 beds	-	1.60	£0.66	£10.96	£10.52	£10.08	£9.62	£9.16	£8.69
39 Co-living development (high density) 300 beds	-	1.89	£0.66	£13.16	£12.62	£12.10	£11.55	£10.99	£10.44
40 Hotel (100 rooms)	-	1.50	£0.80	-£0.76	-£1.01	-£1.26	-£1.52	-£1.76	-£2.04
41 Hotel (125 rooms)	-	0.70	£0.73	-£1.04	-£1.39	-£1.72	-£2.08	-£2.44	-£2.80
42 Hotel (150 rooms)	-	56.40	£0.73	-£1.35	-£1.81	-£2.25	-£2.72	-£3.19	-£3.66
43 Leisure use	-	14.10	£1.99	-£1.34	-£1.59	-£1.84	-£2.10	-£2.36	-£2.62
44 Leisure use	-	4.50	£1.99	-£1.60	-£1.90	-£2.20	-£2.51	-£2.83	-£3.14
45 Leisure use	-	14.40	£1.99	-£1.87	-£2.22	-£2.56	-£2.93	-£3.30	-£3.66
46 Community use	-	0.50	£1.10	-£1.06	-£1.28	-£1.46	-£1.66	-£1.89	-£2.10
47 Community use	-	1.10	£1.04	-£1.34	-£1.59	-£1.84	-£2.10	-£2.36	-£2.62
48 Community use	-	1.80	£1.24	-£1.60	-£1.91	-£2.20	-£2.51	-£2.83	-£3.14

Table 6.30.1: Net zero carbon (offsetting) – continued

BLV 3: SECONDARY INDUSTRIAL				Carbon offset per tonne					
Description	No of units		BLV (£ m)	£95	£250	£400	£560	£720	£880
1 Residential Small site - low density	5	0.20	£0.30	£0.79	£0.74	£0.70	£0.65	£0.61	£0.56
2 Residential Small site - medium density	5	0.16	£0.20	£0.79	£0.75	£0.71	£0.66	£0.61	£0.57
3 Residential Small site - higher density	9	0.11	£0.15	£0.53	£0.45	£0.37	£0.29	£0.21	£0.13
4 Residential Small site - low density	10	0.09	£0.50	£1.13	£1.04	£0.95	£0.86	£0.77	£0.68
5 Residential Small site - medium density	10	0.05	£0.25	£0.76	£0.67	£0.58	£0.49	£0.40	£0.31
6 Residential Small site - higher density	10	0.04	£0.17	£0.25	£0.16	£0.08	£-0.01	£-0.11	£-0.20
7 Residential Medium site - low density	25	0.04	£1.49	£2.61	£2.39	£2.18	£1.95	£1.72	£1.50
8 Residential Medium site - medium density	25	0.02	£0.59	£2.27	£2.05	£1.84	£1.61	£1.38	£1.16
9 Residential Medium site - higher density	25	0.50	£0.42	£0.62	£0.40	£0.19	£-0.04	£-0.27	£-0.50
10 Residential Medium site - low density	50	0.40	£1.49	£3.80	£3.37	£2.95	£2.51	£2.06	£1.61
11 Residential Medium site - medium density	50	0.29	£0.99	£1.79	£1.36	£0.94	£0.49	£0.05	£-0.40
12 Residential Medium site - higher density	50	0.22	£0.52	£0.98	£0.55	£0.13	£-0.32	£-0.77	£-1.23
13 Residential Large site - low density	100	0.12	£2.97	£7.22	£6.37	£5.55	£4.68	£3.80	£2.92
14 Residential Large site - medium density	100	0.11	£1.98	£3.28	£2.43	£1.61	£0.72	£-0.17	£-1.08
15 Residential Large site - high density	100	0.09	£1.04	£0.87	£-0.02	£-0.88	£-1.81	£-2.74	£-3.66
16 Residential Large site - medium density	200	0.06	£3.96	£5.36	£3.69	£2.07	£0.33	£-1.44	£-3.21
17 Residential Large site - high density	200	1.25	£2.13	£3.63	£3.93	£2.27	£0.49	£-1.32	£-3.13
18 Residential Large site - medium density	500	1.00	£9.91	£2.54	£-1.54	£-5.56	£-9.84	£-14.20	£-18.55
19 Residential Large site - high density	500	0.71	£5.20	£14.79	£10.75	£6.81	£2.60	£-1.67	£-6.02
20 Residential Large site - medium density	750	0.56	£14.86	£20.06	£14.44	£8.94	£3.04	£-2.98	£-9.07
21 Residential Large site - high density	750	0.29	£7.93	£3.60	£-2.30	£-8.10	£-14.36	£-20.70	£-27.10
22 Residential Large site - medium density	1,000	0.26	£19.82	£24.71	£17.65	£10.75	£3.29	£-4.34	£-12.11
23 Residential Large site - high density	1,000	0.23	£10.40	£3.94	£-3.55	£-10.96	£-18.97	£-27.09	£-35.33
24 Housing for Elderly (C3) - high density	40	1.14	£0.50	£0.08	£-0.20	£-0.48	£-0.77	£-1.06	£-1.35
25 Housing for Elderly (C3) - high density	60	1.43	£0.54	£0.12	£-0.30	£-0.71	£-1.15	£-1.59	£-2.03
26 Housing for Elderly (C2) extra care	70	1.11	£0.54	£0.14	£-0.35	£-0.83	£-1.34	£-1.85	£-2.36
27 Retail (comparison)	-	0.59	£1.24	£2.42	£2.02	£1.63	£1.22	£0.81	£0.40
28 Retail (convenience)	-	0.53	£3.47	£1.42	£1.03	£0.64	£0.23	£-0.19	£-0.60
29 Office	-	0.45	£1.39	£-0.88	£-1.89	£-2.87	£-3.92	£-4.97	£-6.01
30 Office	-	0.29	£1.49	£-1.30	£-2.82	£-4.29	£-5.86	£-7.43	£-9.00
31 Industrial (40% plot ratio)	-	2.86	£4.95	£0.16	£-0.24	£-0.63	£-1.05	£-1.47	£-1.89
32 Warehousing/logistics (50% plot ratio)	-	2.22	£4.95	£0.22	£-0.29	£-0.78	£-1.30	£-1.82	£-2.34
33 Warehousing/logistics (60% plot ratio)	-	1.18	£4.95	£0.27	£-0.33	£-0.92	£-1.54	£-2.17	£-2.80
34 Residential and light industrial co-location - medium density	25	1.05	£1.24	£0.97	£0.70	£0.45	£0.17	£-0.10	£-0.36
35 Residential and light industrial co-location - medium density	50	0.91	£1.73	£1.89	£1.38	£0.89	£0.37	£-0.16	£-0.69
36 Residential and light industrial co-location - high density	50	0.57	£1.83	£1.90	£1.37	£0.85	£0.30	£-0.25	£-0.81
37 Co-living development (medium density) 200 beds	-	9.30	£0.50	£8.77	£8.41	£8.06	£7.69	£7.32	£6.95
38 Co-living development (high density) 250 beds	-	1.60	£0.50	£10.96	£10.52	£10.08	£9.62	£9.16	£8.69
39 Co-living development (high density) 300 beds	-	1.89	£0.50	£13.16	£12.62	£12.10	£11.55	£10.99	£10.44
40 Hotel (100 rooms)	-	1.50	£0.59	£-0.76	£-1.01	£-1.26	£-1.52	£-1.78	£-2.04
41 Hotel (125 rooms)	-	0.70	£0.54	£-1.04	£-1.39	£-1.72	£-2.08	£-2.44	£-2.80
42 Hotel (150 rooms)	-	56.40	£0.54	£-1.35	£-1.81	£-2.25	£-2.72	£-3.19	£-3.66
43 Leisure use	-	14.10	£1.49	£-1.34	£-1.59	£-1.84	£-2.10	£-2.36	£-2.62
44 Leisure use	-	4.50	£1.49	£-1.60	£-1.90	£-2.20	£-2.51	£-2.83	£-3.14
45 Leisure use	-	14.40	£1.49	£-1.87	£-2.22	£-2.56	£-2.93	£-3.30	£-3.66
46 Community use	-	0.50	£0.82	£-1.08	£-1.26	£-1.48	£-1.68	£-1.89	£-2.10
47 Community use	-	1.10	£0.77	£-1.34	£-1.59	£-1.84	£-2.10	£-2.36	£-2.62
48 Community use	-	1.80	£0.93	£-1.60	£-1.91	£-2.20	£-2.51	£-2.83	£-3.14

BLV 4: CLEARED LAND				Carbon offset per tonne					
Description	No of units		BLV (£ m)	£95	£250	£400	£560	£720	£880
1 Residential Small site - low density	5	0.20	£0.17	£0.79	£0.74	£0.70	£0.65	£0.61	£0.56
2 Residential Small site - medium density	5	0.16	£0.12	£0.79	£0.75	£0.71	£0.66	£0.61	£0.57
3 Residential Small site - higher density	9	0.11	£0.09	£0.53	£0.45	£0.37	£0.29	£0.21	£0.13
4 Residential Small site - low density	10	0.09	£0.29	£1.13	£1.04	£0.95	£0.86	£0.77	£0.68
5 Residential Small site - medium density	10	0.05	£0.14	£0.76	£0.67	£0.58	£0.49	£0.40	£0.31
6 Residential Small site - higher density	10	0.04	£0.10	£0.25	£0.16	£0.08	£-0.01	£-0.11	£-0.20
7 Residential Medium site - low density	25	0.04	£0.87	£2.61	£2.39	£2.18	£1.95	£1.72	£1.50
8 Residential Medium site - medium density	25	0.02	£0.35	£2.27	£2.05	£1.84	£1.61	£1.38	£1.16
9 Residential Medium site - higher density	25	0.50	£0.25	£0.82	£0.40	£0.19	£-0.04	£-0.27	£-0.50
10 Residential Medium site - low density	50	0.40	£0.87	£3.80	£3.37	£2.95	£2.51	£2.06	£1.61
11 Residential Medium site - medium density	50	0.29	£0.58	£1.79	£1.36	£0.94	£0.49	£0.05	£-0.40
12 Residential Medium site - higher density	50	0.22	£0.30	£0.98	£0.55	£0.13	£-0.32	£-0.77	£-1.23
13 Residential Large site - low density	100	0.12	£1.73	£7.22	£6.37	£5.55	£4.68	£3.80	£2.92
14 Residential Large site - medium density	100	0.11	£1.15	£3.28	£2.43	£1.61	£0.72	£-0.17	£-1.08
15 Residential Large site - high density	100	0.09	£0.61	£0.87	£-0.02	£-0.88	£-1.81	£-2.74	£-3.66
16 Residential Large site - medium density	200	0.06	£2.31	£5.36	£3.69	£2.07	£0.33	£-1.44	£-3.21
17 Residential Large site - high density	200	1.25	£1.24	£5.63	£3.93	£2.27	£0.49	£-1.32	£-3.13
18 Residential Large site - medium density	500	1.00	£5.77	£2.54	£-1.54	£-5.56	£-9.84	£-14.20	£-18.55
19 Residential Large site - high density	500	0.71	£3.03	£14.79	£10.75	£6.81	£2.60	£-1.67	£-6.02
20 Residential Large site - medium density	750	0.56	£8.66	£20.06	£14.44	£8.94	£3.04	£-2.98	£-9.07
21 Residential Large site - high density	750	0.29	£4.62	£3.60	£-2.30	£-8.10	£-14.36	£-20.70	£-27.10
22 Residential Large site - medium density	1,000	0.26	£11.55	£24.71	£17.65	£10.75	£3.29	£-4.34	£-12.11
23 Residential Large site - high density	1,000	0.23	£6.06	£3.94	£-3.55	£-10.96	£-18.97	£-27.09	£-35.33
24 Housing for Elderly (C3) - high density	40	1.14	£0.29	£0.08	£-0.20	£-0.48	£-0.77	£-1.06	£-1.35
25 Housing for Elderly (C3) - high density	60	1.43	£0.32	£0.12	£-0.30	£-0.71	£-1.15	£-1.59	£-2.03
26 Housing for Elderly (C2) extra care	70	1.11	£0.32	£0.14	£-0.35	£-0.83	£-1.34	£-1.85	£-2.36
27 Retail (comparison)	-	0.59	£0.72	£2.42	£2.02	£1.63	£1.22	£0.81	£0.40
28 Retail (convenience)	-	0.53	£2.02	£1.42	£1.03	£0.64	£0.23	£-0.19	£-0.60
29 Office	-	0.45	£0.81	£-0.88	£-1.89	£-2.87	£-3.92	£-4.97	£-6.01
30 Office	-	0.29	£0.87	£-1.30	£-2.82	£-4.29	£-5.86	£-7.43	£-9.00
31 Industrial (40% plot ratio)	-	2.86	£2.89	£0.16	£-0.24	£-0.63	£-1.05	£-1.47	£-1.89
32 Warehousing/logistics (50% plot ratio)	-	2.22	£2.89	£0.22	£-0.29	£-0.78	£-1.30	£-1.82	£-2.34
33 Warehousing/logistics (60% plot ratio)	-	1.18	£2.89	£0.27	£-0.33	£-0.92	£-1.54	£-2.17	£-2.80
34 Residential and light industrial co-location - medium density	25	1.05	£0.72	£0.97	£0.70	£0.45	£0.17	£-0.10	£-0.36
35 Residential and light industrial co-location - medium density	50	0.91	£1.01	£1.89	£1.38	£0.89	£0.37	£-0.16	£-0.69
36 Residential and light industrial co-location - high density	50	0.57	£1.07	£1.90	£1.37	£0.85	£0.30	£-0.25	£-0.81
37 Co-living development (medium density) 200 beds	-	9.30	£0.29	£8.77	£8.41	£8.06	£7.69	£7.32	£6.95
38 Co-living development (high density) 250 beds	-	1.60	£0.29	£10.96	£10.52	£10.08	£9.62	£9.16	£8.69
39 Co-living development (high density) 300 beds	-	1.89	£0.29	£13.16	£12.62	£12.10	£11.55	£10.99	£10.44
40 Hotel (100 rooms)	-	1.50	£0.35	£-0.76	£-1.01	£-1.26	£-1.52	£-1.78	£-2.04
41 Hotel (125 rooms)	-	0.70	£0.32	£-1.04	£-1.39	£-1.72	£-2.08	£-2.44	£-2.80
42 Hotel (150 rooms)	-	56.40	£0.32	£-1.35	£-1.81	£-2.25	£-2.72	£-3.19	£-3.66
43 Leisure use	-	14.10	£0.87	£-1.34	£-1.59	£-1.84	£-2.10	£-2.36	£-2.62
44 Leisure use	-	4.50	£0.87	£-1.60	£-1.90	£-2.20	£-2.51	£-2.83	£-3.14
45 Leisure use	-	14.40	£0.87	£-1.87	£-2.22	£-2.56	£-2.93	£-3.30	£-3.66
46 Community use	-	0.50	£0.48	£-1.08	£-1.26	£-1.48	£-1.68	£-1.89	£-2.10
47 Community use	-	1.10	£0.45	£-1.34	£-1.59	£-1.84	£-2.10	£-2.36	£-2.62
48 Community use	-	1.80	£0.54	£-1.60	£-1.91	£-2.20	£-2.51	£-2.83	£-3.14

Table 6.30.3: Percentage change in residual land values with carbon offsetting

	Description	No of units	Site area ha	Baseline residual value - £95 per tonne £ m	Residual value reflecting - £880 per tonne £ m	% change
1	Residential Small site - low density	5	0.20	£0.79	£0.56	29%
2	Residential Small site - medium density	5	0.16	£0.79	£0.57	29%
3	Residential Small site - higher density	9	0.11	£0.53	£0.13	76%
4	Residential Small site - low density	10	0.09	£1.13	£0.68	40%
5	Residential Small site - medium density	10	0.05	£0.76	£0.31	59%
6	Residential Small site - higher density	10	0.04	£0.25	£-0.20	180%
7	Residential Medium site - low density	25	0.04	£2.61	£1.50	43%
8	Residential Medium site - medium density	25	0.02	£2.27	£1.16	49%
9	Residential Medium site - higher density	25	0.50	£0.62	£-0.50	180%
10	Residential Medium site - low density	50	0.40	£3.80	£1.61	57.6%
11	Residential Medium site - medium density	50	0.29	£1.79	£-0.40	123%
12	Residential Medium site - higher density	50	0.22	£0.98	£-1.23	225%
13	Residential Large site - low density	100	0.12	£7.22	£2.92	60%
14	Residential Large site - medium density	100	0.11	£3.28	£-1.08	133%
15	Residential Large site - high density	100	0.09	£0.87	£-3.66	522%
16	Residential Large site - medium density	200	0.06	£5.36	£-3.21	160%
17	Residential Large site - high density	200	1.25	£5.63	£-3.13	156%
18	Residential Large site - medium density	500	1.00	£2.54	£-18.55	830%
19	Residential Large site - high density	500	0.71	£14.79	£-6.02	141%
20	Residential Large site - medium density	750	0.56	£20.06	£-9.07	145%
21	Residential Large site - high density	750	0.29	£3.60	£-27.10	852%
22	Residential Large site - medium density	1,000	0.26	£24.71	£-12.11	149%
23	Residential Large site - high density	1,000	0.23	£3.94	£-35.33	997%
24	Housing for Elderly (C3) - high density	40	0.14	£0.08	£-1.35	1807%
25	Housing for Elderly (C3) - high density	60	1.43	£0.12	£-2.03	1732%
26	Housing for Elderly (C2) extra care	70	1.11	£0.14	£-2.36	1732%
27	Retail (comparison)	-	0.59	£2.42	£0.40	84%
28	Retail (convenience)	-	0.53	£1.42	£-0.60	142%
29	Office	-	0.45	£-0.88	£-6.01	581%
30	Office	-	0.29	£-1.30	£-9.00	590%
31	Industrial (40% plot ratio)	-	2.86	£0.16	£-1.89	1277%
32	Warehousing/logistics (50% plot ratio)	-	2.22	£0.22	£-2.34	1180%
33	Warehousing/logistics (60% plot ratio)	-	1.18	£0.27	£-2.80	1123%
34	Residential and light industrial co-location - medium density	25	1.05	£0.97	£-0.38	140%
35	Residential and light industrial co-location - medium density	50	0.91	£1.89	£-0.69	137%
36	Residential and light industrial co-location - high density	50	0.57	£1.90	£-0.81	143%
37	Co-living development (medium density) 200 beds	-	9.30	£8.77	£6.95	21%
38	Co-living development (high density) 250 beds	-	1.60	£10.96	£8.69	21%
39	Co-living development (high density) 300 beds	-	1.89	£13.16	£10.44	21%
40	Hotel (100 rooms)	-	1.50	£-0.76	£-2.04	168%
41	Hotel (125 room)	-	0.70	£-1.04	£-2.80	170%
42	Hotel (150 rooms)	-	47.10	£-1.35	£-3.66	171%
43	Leisure use	-	14.10	£-1.34	£-2.62	96%
44	Leisure use	-	4.50	£-1.60	£-3.14	96%
45	Leisure use	-	14.40	£-1.87	£-3.66	96%
46	Community use	-	0.50	£-1.08	£-2.10	95%
47	Community use	-	1.10	£-1.34	£-2.62	96%
48	Community use	-	1.80	£-1.60	£-3.14	96%

7 Potential alternative CIL rates testing

- 7.1 We have considered the extent to which developments in the Borough might be able to viably absorb higher rates of CIL to those in the adopted Charging Schedule (subject to indexation). The current CIL rates for 2024 are summarised in Table 7.1.1.

Table 7.1.1: Adopted CIL rates with indexation

Intended use of development	Indexed rate 2024 per square metre
Residential (Use Class C3)	£187.11
Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)	£93.56
Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3), Drinking Establishments (Use Class A4), Hot Food Takeaways (Use Class A5)	£170.10
All other development	Nil

- 7.2 In considering the potential for alternative CIL rates, it is vital that the appraisals incorporate all of the emerging policies. We have therefore factored in all the policies outlined in Section 6 (EVC, BNG of 15%, Accessibility, NZC (Scenario 1) and affordable housing tenure mix of 70% social rent and 30% shared ownership).
- 7.3 With regards to affordable housing, clearly Policy HO4 can be applied with a degree of flexibility to address site-specific viability issues. However, we understand that 24% of all dwellings completed in the five years 2018/19 to 2023/24 were affordable¹⁹. The total dwellings completed will include schemes which are not required to provide affordable housing, so the percentage delivered as affordable on eligible schemes will be slightly higher. We have focused on the appraisal outputs incorporating the percentage of affordable housing required by emerging Policy HO4 (i.e. 35% reflecting the London Plan 'fast track' route).
- 7.4 In order to establish any additional capacity for developments to absorb higher levels of CIL, we have removed the existing CIL from our appraisals and calculated the amount by which each residual land value exceeds the relevant benchmark land value for each development typology. Where the residual land value exceeds the benchmark land value, we have converted the identified surplus into a per square metre rate. These per square metre rates indicate the maximum level at which CIL could, in principle, be set for each development typology. The PPG on CIL requires that, in setting rates, charging authorities do not set rates that are at the margins of viability and a 'buffer' or 'margin' should be applied to allow for (a) changing market conditions and (b) differences between the modelling that informs the rates and site-specific conditions (that may only become apparent when an application is submitted).
- 7.5 The outputs of the testing described in paragraph 7.4 are summarised in tables 7.5.1 to 7.5.9 (and also at Appendix 11), for each value point in the Borough-wide range of £6,250 to £7,500 per square metre. The most relevant outputs are those at which the percentage of affordable housing required by emerging Policy HO4 are met – these are shown shaded in yellow.
- 7.6 Where a cell is shown without a number, this is where the residual land value does not exceed the Benchmark Land Value and these scenarios would not normally come forward, unless there are other (non-commercial) drivers for redevelopment. In these cases, landowners are likely to retain the existing uses on these sites rather than selling for redevelopment.

¹⁹ Based on Greater London Authority 'London Datastore – residential completions dashboard'

Table 7.5.1: Maximum CIL rates (residential value area A - £6,250 per square metre)

ROW CIL	Sales value £0.250 psm	AH tenure	Rented 70%	SD 30%	Frost hrs 0%	Residual land values									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	442	£16,521	775	654	612	520	444	389	332	284	241	204	174		
2 Residential Small site - medium density	442	£344,614	1,176	1,097	1,016	932	848	762	676	588	499	409	317		
3 Residential Small site - higher density	796	£250,461	497	434	369	303	236	169	100	31	-	-	-		
4 Residential Small site - low density	895	£361,536	449	378	306	232	159	83	7	-	-	-	-		
5 Residential Small site - medium density	895	£436,705	325	450	390	321	251	178	100	35	-	-	-		
6 Residential Small site - higher density	895	£301,537	111	51	-	-	-	-	-	-	-	-	-		
7 Residential Medium site - low density	2,222	£2,584,807	187	97	25	-	-	-	-	-	-	-	-		
8 Residential Medium site - medium density	2,212	£1,033,843	715	646	576	505	433	360	286	211	135	58	-		
9 Residential Medium site - higher density	2,212	£732,306	127	60	-	-	-	-	-	-	-	-	-		
10 Residential Medium site - low density	4,423	£2,584,807	416	382	388	223	158	89	21	-	-	-	-		
11 Residential Medium site - medium density	4,423	£1,723,071	173	168	42	-	-	-	-	-	-	-	-		
12 Residential Medium site - higher density	4,423	£364,612	177	115	53	-	-	-	-	-	-	-	-		
13 Residential Large site - low density	8,847	£6,166,214	393	352	241	178	115	51	-	-	-	-	-		
14 Residential Large site - medium density	8,847	£3,448,142	120	66	3	-	-	-	-	-	-	-	-		
15 Residential Large site - high density	9,047	£1,013,532	40	-	-	-	-	-	-	-	-	-	-		
16 Residential Large site - medium density	17,094	£6,092,205	42	-	-	-	-	-	-	-	-	-	-		
17 Residential Large site - high density	18,094	£3,704,003	236	100	60	7	-	-	-	-	-	-	-		
18 Residential Large site - medium density	44,234	£17,230,712	281	208	191	93	34	-	-	-	-	-	-		
19 Residential Large site - high density	44,834	£9,046,124	281	208	191	93	34	-	-	-	-	-	-		
20 Residential Large site - medium density	88,352	£38,848,288	42	-	-	-	-	-	-	-	-	-	-		
21 Residential Large site - high density	87,352	£13,764,376	15	-	-	-	-	-	-	-	-	-	-		
22 Residential Large site - medium density	88,488	£34,481,426	15	-	-	-	-	-	-	-	-	-	-		
23 Residential Large site - high density	89,969	£18,092,248	-	-	-	-	-	-	-	-	-	-	-		
24 Housing for Elderly (C1) - high density	2,800	£681,536	-	-	-	-	-	-	-	-	-	-	-		
25 Housing for Elderly (C2) - high density	4,000	£347,650	-	-	-	-	-	-	-	-	-	-	-		
26 Housing for Elderly (C2) extra care	4,000	£347,650	11	-	-	-	-	-	-	-	-	-	-		
27 Retail (comparison)	4,000	£2,152,029	232	232	232	232	232	232	232	232	232	232	232		
28 Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-		
29 Office	10,000	£2,412,305	-	-	-	-	-	-	-	-	-	-	-		
30 Office	15,000	£2,584,807	-	-	-	-	-	-	-	-	-	-	-		
31 Industrial (40% plot ratio)	4,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-		
32 Warehousing/logistics (50% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-		
33 Warehousing/logistics (65% plot ratio)	8,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-		
34 Residential and light industrial co-location - medium density	2,712	£1,033,843	108	55	0	-	-	-	-	-	-	-	-		
35 Residential and light industrial co-location - medium density	5,173	£1,723,071	170	114	57	-	-	-	-	-	-	-	-		
36 Residential and light industrial co-location - high density	4,423	£364,612	316	302	207	142	88	35	-	-	-	-	-		
37 Co-living development (medium density) 200 beds	3,600	£2,153,830	2,625	2,613	2,400	2,388	2,175	2,062	1,950	1,837	1,724	1,612	1,499		
38 Co-living development (high density) 250 beds	4,500	£681,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,246	2,132	2,020	1,907		
39 Co-living development (high density) 300 beds	5,400	£681,536	3,096	2,954	2,841	2,728	2,616	2,503	2,390	2,278	2,165	2,052	1,940		
40 Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-		
41 Hotel (125 rooms)	3,125	£1,033,843	-	-	-	-	-	-	-	-	-	-	-		
42 Hotel (150 rooms)	4,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-		
43 Leisure use	2,500	£2,584,807	-	-	-	-	-	-	-	-	-	-	-		
44 Leisure use	3,000	£2,584,807	-	-	-	-	-	-	-	-	-	-	-		
45 Leisure use	3,500	£2,584,807	-	-	-	-	-	-	-	-	-	-	-		
46 Community use	2,000	£1,434,353	-	-	-	-	-	-	-	-	-	-	-		
47 Community use	2,500	£1,348,673	-	-	-	-	-	-	-	-	-	-	-		
48 Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-		

Table 7.5.2: Maximum CIL rates (residential value area B - £6,406 per square metre)

ROW CIL	Sales value £6,406 psm	AH tenure	Rented 70%	SD 30%	Frost free 0%	Residual land values									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	442	£16,521	373	178	702	614	535	435	344	251	157	82			
2 Residential Small site - medium density	442	£344,614	1,276	1,191	1,105	1,017	929	839	747	655	561	466	370		
3 Residential Small site - higher density	796	£250,461	574	506	430	369	299	220	156	93	9	-	-		
4 Residential Small site - low density	895	£361,536	536	461	385	308	230	150	70	-	-	-	-		
5 Residential Small site - medium density	895	£436,705	606	525	463	391	317	242	166	89	12	-	-		
6 Residential Small site - higher density	895	£301,537	193	123	53	-	-	-	-	-	-	-	-		
7 Residential Medium site - low density	2,222	£2,584,807	253	179	103	27	-	-	-	-	-	-	-		
8 Residential Medium site - medium density	2,212	£1,033,843	799	726	652	577	502	380	347	268	188	107	25		
9 Residential Medium site - higher density	2,212	£732,306	205	133	62	-	-	-	-	-	-	-	-		
10 Residential Medium site - low density	4,423	£2,584,807	495	428	380	291	221	150	79	8	-	-	-		
11 Residential Medium site - medium density	4,423	£1,723,071	250	182	113	43	-	-	-	-	-	-	-		
12 Residential Medium site - higher density	4,423	£364,612	250	186	119	52	-	-	-	-	-	-	-		
13 Residential Large site - low density	8,847	£6,166,214	439	376	310	244	178	110	41	-	-	-	-		
14 Residential Large site - medium density	8,847	£3,448,142	204	138	72	5	-	-	-	-	-	-	-		
15 Residential Large site - high density	9,047	£1,013,532	115	56	-	-	-	-	-	-	-	-	-		
16 Residential Large site - medium density	17,094	£6,092,205	114	53	-	-	-	-	-	-	-	-	-		
17 Residential Large site - high density	18,094	£3,704,003	206	247	187	126	95	2	-	-	-	-	-		
18 Residential Large site - medium density	44,234	£17,230,712	-	-	-	-	-	-	-	-	-	-	-		
19 Residential Large site - high density	44,834	£9,046,124	333	274	214	163	91	28	-	-	-	-	-		
20 Residential Large site - medium density	88,352	£38,848,089	108	52	-	-	-	-	-	-	-	-	-		
21 Residential Large site - high density	87,352	£13,784,376	43	-	-	-	-	-	-	-	-	-	-		
22 Residential Large site - medium density	88,489	£34,481,426	71	29	-	-	-	-	-	-	-	-	-		
23 Residential Large site - high density	89,989	£18,092,248	27	-	-	-	-	-	-	-	-	-	-		
24 Housing for Elderly (C1) - high density	2,800	£2,800,000	-	-	-	-	-	-	-	-	-	-	-		
25 Housing for Elderly (C2) - high density	4,000	£4,000,000	-	-	-	-	-	-	-	-	-	-	-		
26 Housing for Elderly (C2) extra care	4,000	£3,473,600	-	-	-	-	-	-	-	-	-	-	-		
27 Retail (comparison)	4,000	£2,152,079	232	232	232	232	232	232	232	232	232	232	232		
28 Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-		
29 Office	10,000	£2,412,300	-	-	-	-	-	-	-	-	-	-	-		
30 Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-		
31 Industrial (40% plot ratio)	4,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-		
32 Warehousing/logistics (50% plot ratio)	6,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-		
33 Warehousing/logistics (60% plot ratio)	8,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-		
34 Residential and light industrial co-location - medium density	2,712	£1,033,843	172	116	68	0	-	-	-	-	-	-	-		
35 Residential and light industrial co-location - medium density	5,173	£1,723,071	237	177	117	56	-	-	-	-	-	-	-		
36 Residential and light industrial co-location - high density	4,423	£364,612	379	325	266	207	148	85	38	-	-	-	-		
37 Co-living development (medium density) 200 beds	3,600	£2,153,830	2,635	2,613	2,400	2,288	2,176	2,062	1,950	1,837	1,724	1,612	1,499		
38 Co-living development (high density) 250 beds	4,500	£3,615,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,246	2,132	2,020	1,907		
39 Co-living development (high density) 300 beds	5,400	£3,615,536	3,099	2,954	2,841	2,729	2,616	2,503	2,390	2,278	2,165	2,052	1,940		
40 Hotel (100 rooms)	2,500	£1,013,532	-	-	-	-	-	-	-	-	-	-	-		
41 Hotel (125 rooms)	3,125	£1,013,532	-	-	-	-	-	-	-	-	-	-	-		
42 Hotel (150 rooms)	3,750	£1,013,532	-	-	-	-	-	-	-	-	-	-	-		
43 Leisure use	2,800	£2,800,000	-	-	-	-	-	-	-	-	-	-	-		
44 Leisure use	3,000	£3,000,000	-	-	-	-	-	-	-	-	-	-	-		
45 Leisure use	3,500	£3,500,000	-	-	-	-	-	-	-	-	-	-	-		
46 Community use	2,000	£1,434,333	-	-	-	-	-	-	-	-	-	-	-		
47 Community use	2,500	£1,792,917	-	-	-	-	-	-	-	-	-	-	-		
48 Community use	3,000	£2,151,500	-	-	-	-	-	-	-	-	-	-	-		

Table 7.5.3: Maximum CIL rates (residential value area C - £6,563 per square metre)

ARROW CIL		Sales value £6,563 psm		A11 tenure		Rented 70%		SD 30%		First time 0%		Residual land values														
LV1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	55% AH	60% AH	65% AH	70% AH	75% AH	80% AH	85% AH	90% AH	95% AH	100% AH		
1	Residential Small site - low density	442	£16,521	573	583	591	599	606	611	615	618	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634
2	Residential Small site - medium density	442	£344,614	1,375	1,385	1,395	1,403	1,409	1,415	1,420	1,425	1,430	1,435	1,440	1,445	1,450	1,455	1,460	1,465	1,470	1,475	1,480	1,485	1,490	1,495	1,500
3	Residential Small site - higher density	796	£250,461	650	579	507	435	361	287	211	134	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	895	£361,536	623	544	464	383	301	218	133	48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	895	£436,705	607	512	427	341	253	165	77	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	895	£301,537	309	190	122	47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,212	£2,584,807	340	281	182	101	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,212	£1,033,843	882	808	728	650	570	500	408	325	241	158	88	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,212	£732,306	279	205	132	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Residential Medium site - low density	4,423	£2,584,807	573	503	432	358	288	211	136	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	4,423	£1,723,071	326	256	183	110	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density	4,423	£984,612	333	256	186	116	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	8,847	£6,166,214	816	448	350	211	240	189	97	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	8,847	£3,448,142	270	210	141	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	9,047	£1,013,532	181	119	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	Residential Large site - medium density	17,094	£6,092,205	190	122	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - high density	18,094	£3,704,003	376	214	201	107	122	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Residential Large site - medium density	44,234	£17,230,712	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Residential Large site - high density	44,234	£9,046,124	401	339	278	212	148	82	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Residential Large site - medium density	88,468	£36,846,288	173	114	54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Residential Large site - high density	87,382	£13,784,376	192	148	85	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Residential Large site - medium density	88,468	£34,481,425	135	85	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Residential Large site - high density	89,969	£18,092,248	83	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C1) - high density	7,803	£3,681,536	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C2) - high density	4,500	£3,681,536	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	4,500	£3,681,536	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Retail (convenience)	4,000	£2,152,079	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232
28	Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£2,412,305	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,584,807	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	6,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	8,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Residential and light industrial co-location - medium density	2,712	£1,033,843	258	178	118	65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35	Residential and light industrial co-location - medium density	5,173	£1,723,071	583	241	176	114	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36	Residential and light industrial co-location - high density	4,423	£584,612	343	383	323	262	200	138	76	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37	Co-living development (medium density) 200 beds	3,600	£2,152,079	2,635	2,613	2,400	2,388	2,175	2,062	1,950	1,837	1,724	1,612	1,499	-	-	-	-	-	-	-	-	-	-	-	-
38	Co-living development (medium density) 250 beds	4,500	£3,681,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,245	2,132	2,020	1,907	-	-	-	-	-	-	-	-	-	-	-	-
39	Co-living development (high density) 300 beds	5,400	£6,030,749	3,099	2,954	2,941	2,720	2,616	2,503	2,390	2,278	2,165	2,052	1,940	-	-	-	-	-	-	-	-	-	-	-	-
40	Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41	Hotel (125 rooms)	2,430	£3,681,536	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
42	Hotel (150 rooms)	4,500	£3,681,536	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43	Leisure use	3,000	£2,584,807	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	3,000	£2,584,807	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	3,000	£1,434,353	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,500	£1,345,873	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
47	Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table 7.5.4: Maximum CIL rates (residential value area D - £6,719 per square metre)

HARROW CIL		Sales value £6,719 psm		A/B tenure		Rented 70%		SD 30%		First time 0%															
BLV 1	Description	Floor areas	BLV	0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH	
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	55% AH	60% AH	65% AH	70% AH	75% AH	80% AH	85% AH	90% AH	95% AH	100% AH	
1	Residential Small site - low density	442	£16,521	1,370	378	681	384	687	537	421	365	281	137	10											
2	Residential Small site - medium density	442	£344,614	1,475	1,370	1,384	1,168	1,090	991	890	788	685	580	474											
3	Residential Small site - higher density	796	£206,461	726	652	577	501	423	345	266	190	105	23												
4	Residential Small site - low density	895	£381,536	710	627	543	450	372	295	196	107	16													
5	Residential Small site - medium density	895	£436,760	700	690	611	521	449	367	284	199	114	27												
6	Residential Small site - higher density	895	£301,537	345	309	191	113	34																	
7	Residential Medium site - low density	2,222	£2,584,807	428	344	280	178	90	4																
8	Residential Medium site - medium density	2,212	£1,033,843	988	898	805	722	638	560	488	381	293	204	114											
9	Residential Medium site - higher density	2,212	£732,326	345	278	201	123	43																	
10	Residential Medium site - low density	4,423	£2,584,807	692	578	503	427	350	272	193	113	32													
11	Residential Medium site - medium density	4,423	£1,723,071	456	330	254	177	90	19																
12	Residential Medium site - higher density	4,423	£984,612	396	326	252	179	104	29																
13	Residential Large site - low density	8,847	£6,166,214	932	832	732	632	532	432	332	232	132	32												
14	Residential Large site - medium density	8,847	£3,448,142	354	282	209	135	60																	
15	Residential Large site - high density	9,047	£1,013,532	240	193	117	50																		
16	Residential Large site - medium density	17,094	£6,092,205	257	191	123	54																		
17	Residential Large site - high density	18,094	£3,704,023	440	381	315	240	180	111	41															
18	Residential Large site - medium density	44,234	£17,230,712	1																					
19	Residential Large site - high density	44,834	£9,046,124	470	405	339	272	204	135	85															
20	Residential Large site - medium density	88,352	£38,848,288	238	178	114	50																		
21	Residential Large site - high density	87,352	£13,784,376	181	154	87																			
22	Residential Large site - medium density	88,488	£34,481,425	198	138	85	31																		
23	Residential Large site - high density	89,969	£18,092,248	135	85	31																			
24	Housing for Elderly (C1) - high density	7,800	£3,681,536	114	36																				
25	Housing for Elderly (C2) - high density	4,500	£3,681,536	135	46																				
26	Housing for Elderly (C2) extra care	4,500	£3,681,536	220	155	80	6																		
27	Retail (comparison)	4,000	£2,152,079	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232
28	Hotel (convenience)	4,000	£6,030,749																						
29	Office	10,000	£2,412,305																						
30	Office	15,000	£2,584,807																						
31	Industrial (40% plot ratio)	4,000	£8,615,356																						
32	Warehousing/logistics (30% plot ratio)	6,000	£8,615,356																						
33	Warehousing/logistics (60% plot ratio)	8,000	£8,615,356																						
34	Residential and light industrial co-location - medium density	2,712	£1,033,843	288	257	174	110	48																	
35	Residential and light industrial co-location - high density	5,173	£1,723,071	370	305	230	170	104	36																
36	Residential and light industrial co-location - high density	4,423	£584,612	456	444	381	317	263	187	121	64														
37	Co-living development (medium density) 200 beds	3,600	£2,152,079	2,635	2,613	2,400	2,388	2,175	2,062	1,950	1,837	1,724	1,612	1,499											
38	Co-living development (high density) 250 beds	4,500	£3,681,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,246	2,132	2,020	1,907											
39	Co-living development (high density) 300 beds	5,400	£3,681,536	3,969	2,954	2,941	2,720	2,616	2,503	2,390	2,278	2,165	2,052	1,940											
40	Hotel (100 rooms)	2,500																							
41	Hotel (125 rooms)	2,430	£3,681,536																						
42	Hotel (150 rooms)	4,500	£3,681,536																						
43	Leisure use	3,000	£2,584,807																						
44	Leisure use	3,000	£2,584,807																						
45	Leisure use	3,000	£1,434,353																						
46	Community use	2,500	£1,348,673																						
47	Community use	3,000	£1,615,107																						

Table 7.5.5: Maximum CIL rates (residential value area E - £6,875 per square metre)

V1	Description	Floor areas	BLV	Sales value £6,875 per sqm										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	442	£116,521	1,168	1,070	971	870	767	663	558	451	343	234	123
2	Residential Small site - medium density	442	£344,614	1,572	1,474	1,374	1,273	1,171	1,067	962	855	747	638	527
3	Residential Small site - higher density	796	£250,461	902	724	646	569	490	404	321	230	150	67	-
4	Residential Small site - low density	895	£361,536	797	710	623	534	444	352	260	166	71	-	-
5	Residential Small site - medium density	895	£436,705	640	707	604	601	510	420	342	254	165	74	-
6	Residential Small site - higher density	895	£301,537	421	341	261	179	96	12	-	-	-	-	-
7	Residential Medium site - low density	2,212	£2,584,807	512	426	339	250	161	70	-	-	-	-	-
8	Residential Medium site - medium density	2,212	£1,033,843	1,050	968	881	795	707	620	529	438	346	253	158
9	Residential Medium site - higher density	2,212	£732,306	431	351	270	188	108	22	-	-	-	-	-
10	Residential Medium site - low density	4,423	£2,584,807	791	684	578	486	415	333	251	167	82	-	-
11	Residential Medium site - medium density	4,423	£1,723,071	483	404	325	244	162	79	-	-	-	-	-
12	Residential Medium site - higher density	4,423	£984,612	469	394	319	245	164	86	8	-	-	-	-
13	Residential Large site - low density	8,847	£6,166,214	669	556	443	366	288	208	128	48	-	-	-
14	Residential Large site - medium density	8,847	£3,448,142	425	354	278	200	120	42	-	-	-	-	-
15	Residential Large site - high density	9,047	£1,013,532	315	247	170	100	30	-	-	-	-	-	-
16	Residential Large site - medium density	17,094	£6,092,205	329	239	150	116	44	-	-	-	-	-	-
17	Residential Large site - high density	18,094	£3,704,003	510	449	379	299	227	165	92	19	-	-	-
18	Residential Large site - medium density	44,234	£17,230,712	64	-	-	-	-	-	-	-	-	-	-
19	Residential Large site - high density	44,234	£9,046,124	339	471	601	331	280	188	115	41	-	-	-
20	Residential Large site - medium density	88,468	£36,846,289	303	238	173	107	38	-	-	-	-	-	-
21	Residential Large site - high density	87,382	£13,784,376	229	169	105	46	-	-	-	-	-	-	-
22	Residential Large site - medium density	88,468	£34,481,425	387	197	138	74	11	-	-	-	-	-	-
23	Residential Large site - high density	89,969	£18,092,248	193	135	82	25	-	-	-	-	-	-	-
24	Housing for Elderly (C1) - high density	2,800	£3,681,536	187	136	80	34	-	-	-	-	-	-	-
25	Housing for Elderly (C2) - high density	4,000	£3,681,536	270	150	113	35	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	4,000	£3,681,536	302	224	148	87	-	-	-	-	-	-	-
27	Retail (convenience)	4,000	£2,152,079	232	232	232	232	232	232	232	232	232	232	232
28	Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£2,412,309	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,584,807	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	6,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	8,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-
34	Residential and light industrial co-location - medium density	2,712	£1,033,843	363	268	210	168	98	36	-	-	-	-	-
35	Residential and light industrial co-location - medium density	5,173	£1,723,071	437	369	300	230	150	87	14	-	-	-	-
36	Residential and light industrial co-location - high density	4,423	£3,681,536	570	456	430	352	306	236	167	87	38	-	-
37	Co-living development (medium density) 200 beds	3,600	£2,152,079	2,635	2,613	2,400	2,388	2,175	2,162	1,950	1,837	1,724	1,612	1,499
38	Co-living development (high density) 250 beds	4,500	£3,681,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,246	2,132	2,020	1,907
39	Co-living development (high density) 300 beds	5,400	£3,681,536	3,096	2,954	2,941	2,720	2,616	2,503	2,390	2,278	2,165	2,052	1,940
40	Hotel (100 rooms)	2,500	£1,013,532	-	-	-	-	-	-	-	-	-	-	-
41	Hotel (125 rooms)	2,430	£3,681,536	-	-	-	-	-	-	-	-	-	-	-
42	Hotel (150 rooms)	4,500	£3,681,536	-	-	-	-	-	-	-	-	-	-	-
43	Leisure use	2,500	£2,584,807	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	3,000	£2,584,807	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	3,500	£2,584,807	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£1,434,335	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£1,345,873	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-

Table 7.5.6: Maximum CIL rates (residential value area F - £7,031 per square metre)

ARROW CIL		Sales value £7,031 psqm		A11 tenure		Rented 70%		SD 30%		First time 0%				
LV1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	442	£16,521	1,367	1,154	1,050	956	881	780	650	518	425	291	176
2	Residential Small site - medium density	442	£344,614	1,670	1,565	1,464	1,366	1,262	1,143	1,033	920	809	696	579
3	Residential Small site - higher density	796	£250,461	970	797	715	632	540	460	377	299	201	111	20
4	Residential Small site - low density	995	£361,536	904	790	702	609	515	419	323	225	126	25	-
5	Residential Small site - medium density	995	£436,705	929	844	750	671	582	492	401	309	216	121	25
6	Residential Small site - higher density	995	£301,537	497	414	330	245	150	71	-	-	-	-	-
7	Residential Medium site - low density	2,222	£2,584,807	998	508	417	325	232	137	41	-	-	-	-
8	Residential Medium site - medium density	2,212	£1,033,843	1,133	1,046	957	867	776	684	590	495	399	301	203
9	Residential Medium site - higher density	2,212	£732,305	307	234	160	84	168	81	-	-	-	-	-
10	Residential Medium site - low density	4,423	£2,584,807	909	729	647	564	480	394	308	220	131	42	-
11	Residential Medium site - medium density	4,423	£1,723,071	550	478	395	311	226	139	62	-	-	-	-
12	Residential Medium site - higher density	4,423	£984,612	542	464	385	305	224	142	60	-	-	-	-
13	Residential Large site - low density	8,847	£6,166,214	745	655	560	470	381	293	204	110	58	8	-
14	Residential Large site - medium density	8,847	£3,448,142	505	426	348	265	183	100	16	-	-	-	-
15	Residential Large site - high density	9,047	£1,013,532	201	110	239	100	92	17	-	-	-	-	-
16	Residential Large site - medium density	17,094	£6,092,205	400	320	254	179	103	25	-	-	-	-	-
17	Residential Large site - high density	18,094	£3,704,003	590	515	443	369	295	220	143	69	-	-	-
18	Residential Large site - medium density	44,234	£17,230,712	127	60	-	-	-	-	-	-	-	-	-
19	Residential Large site - high density	44,834	£9,046,124	607	536	464	391	317	241	165	88	10	-	-
20	Residential Large site - medium density	88,352	£36,846,269	368	300	232	163	93	22	-	-	-	-	-
21	Residential Large site - high density	87,352	£13,784,375	278	217	154	91	26	-	-	-	-	-	-
22	Residential Large site - medium density	88,488	£34,481,425	317	255	191	126	61	-	-	-	-	-	-
23	Residential Large site - high density	89,969	£18,022,248	245	190	132	73	13	-	-	-	-	-	-
24	Housing for Elderly (C1) - high density	7,803	£3,681,536	250	197	14	-	-	-	-	-	-	-	-
25	Housing for Elderly (C2) - high density	4,500	£3,681,536	143	76	170	37	16	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	4,500	£3,681,536	375	293	211	129	47	-	-	-	-	-	-
27	Retail (comparison)	4,000	£2,152,079	232	232	232	232	232	232	232	232	232	232	232
28	Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£2,412,305	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (30% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-
34	Residential and light industrial co-location - medium density	2,712	£1,033,843	427	359	290	221	150	79	8	-	-	-	-
35	Residential and light industrial co-location - medium density	5,173	£1,723,071	504	433	361	288	214	139	63	-	-	-	-
36	Residential and light industrial co-location - high density	4,423	£584,612	534	458	387	307	236	161	148	86	-	-	-
37	Co-living development (medium density) 200 beds	3,600	£2,152,079	2,635	2,613	2,400	2,388	2,175	2,062	1,950	1,837	1,724	1,612	1,499
38	Co-living development (high density) 250 beds	4,500	£3,681,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,246	2,132	2,020	1,907
39	Co-living development (high density) 300 beds	5,400	£3,681,536	3,999	2,954	2,941	2,720	2,616	2,503	2,390	2,278	2,165	2,052	1,940
40	Hotel (100 rooms)	2,500	£1,013,532	-	-	-	-	-	-	-	-	-	-	-
41	Hotel (125 rooms)	2,430	£3,681,536	-	-	-	-	-	-	-	-	-	-	-
42	Hotel (150 rooms)	4,500	£3,681,536	-	-	-	-	-	-	-	-	-	-	-
43	Leisure use	2,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	3,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£1,434,333	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£1,345,673	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-

Table 7.5.7: Maximum CIL rates (residential value area G - £7,168 per square metre)

V1	Description	Floor areas	BLV	Sales value £7,100 psm										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	442	£116,521	1,355	1,354	1,150	1,540	189	618	701	548	487	348	227
2	Residential Small site - medium density	442	£344,614	1,765	1,692	1,653	1,444	1,332	1,219	1,105	989	871	762	631
3	Residential Small site - higher density	796	£250,461	954	970	704	690	611	522	432	341	249	150	61
4	Residential Small site - low density	895	£381,530	971	970	701	604	509	407	306	204	100	76	-
5	Residential Small site - medium density	895	£436,700	1,010	921	632	741	640	555	460	364	266	160	60
6	Residential Small site - higher density	895	£301,537	573	407	399	311	221	130	37	-	-	-	-
7	Residential Medium site - low density	2,222	£2,584,807	884	591	498	400	302	203	103	2	-	-	-
8	Residential Medium site - medium density	2,212	£1,033,843	1,217	1,128	1,033	940	845	748	651	552	452	350	247
9	Residential Medium site - higher density	2,212	£732,326	843	499	-	-	230	139	47	-	-	-	-
10	Residential Medium site - low density	4,423	£2,584,807	988	804	718	632	544	455	365	274	181	87	-
11	Residential Medium site - medium density	4,423	£1,723,071	636	652	468	378	289	199	108	16	-	-	-
12	Residential Medium site - higher density	4,423	£904,612	616	634	451	368	284	195	112	24	-	-	-
13	Residential Large site - low density	8,847	£4,166,214	821	577	460	376	281	188	93	23	143	63	-
14	Residential Large site - medium density	8,847	£3,448,142	560	498	416	330	245	160	71	-	-	-	-
15	Residential Large site - high density	9,047	£1,013,532	440	274	299	224	147	99	-	-	-	-	-
16	Residential Large site - medium density	17,094	£6,092,205	471	395	319	241	161	91	-	-	-	-	-
17	Residential Large site - high density	18,094	£3,704,003	650	501	500	430	353	274	194	114	32	-	-
18	Residential Large site - medium density	44,234	£17,230,712	190	120	50	-	-	-	-	-	-	-	-
19	Residential Large site - high density	44,834	£9,046,124	678	601	527	450	373	295	215	135	54	-	-
20	Residential Large site - medium density	88,352	£38,848,089	432	382	291	219	148	72	-	-	-	-	-
21	Residential Large site - high density	87,352	£13,784,376	398	272	208	142	76	7	-	-	-	-	-
22	Residential Large site - medium density	88,488	£34,481,425	397	312	248	178	111	42	-	-	-	-	-
23	Residential Large site - high density	89,989	£18,092,248	302	243	182	121	68	-	-	-	-	-	-
24	Housing for Elderly (C1) - high density	2,000	£2,081,536	332	248	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C2) - high density	4,000	£3,947,665	415	330	244	160	73	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	4,000	£3,947,665	448	362	276	191	105	20	-	-	-	-	-
27	Retail (convenience)	4,000	£2,152,079	232	232	232	232	232	232	232	232	232	232	232
28	Office	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£2,412,309	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	6,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-
34	Residential and light industrial co-location - medium density	2,712	£1,033,843	480	420	348	276	202	138	63	-	-	-	-
35	Residential and light industrial co-location - medium density	5,173	£1,723,071	570	496	421	345	268	190	111	31	-	-	-
36	Residential and light industrial co-location - high density	4,423	£584,612	607	627	468	483	480	334	260	183	108	38	-
37	Co-living development (medium density) 200 beds	3,600	£2,153,830	2,635	2,613	2,400	2,388	2,176	2,062	1,950	1,837	1,724	1,612	1,499
38	Co-living development (high density) 250 beds	4,500	£3,815,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,246	2,132	2,020	1,907
39	Co-living development (high density) 300 beds	5,400	£3,815,536	3,096	2,954	2,841	2,729	2,616	2,503	2,390	2,278	2,165	2,052	1,940
40	Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-
41	Hotel (125 rooms)	3,125	£1,033,843	-	-	-	-	-	-	-	-	-	-	-
42	Hotel (150 rooms)	3,750	£1,033,843	-	-	-	-	-	-	-	-	-	-	-
43	Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£1,434,353	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£1,348,673	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-

V2	Description	Floor areas	BLV	Sales value £7,100 psm										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	442	£270,228	582	575	1,547	1,632	1,332	1,034	970	854	736	617	496
2	Residential Small site - medium density	442	£285,413	1,848	1,841	1,733	1,623	1,511	1,398	1,284	1,168	1,050	931	810
3	Residential Small site - higher density	796	£198,260	1,028	944	858	773	688	603	518	433	348	263	178
4	Residential Small site - low density	895	£683,534	1,192	1,098	1,002	908	808	708	607	505	402	297	191
5	Residential Small site - medium density	895	£331,787	1,122	1,033	944	857	760	667	572	478	378	280	180
6	Residential Small site - higher density	888	£232,237	651	666	478	389	299	208	116	22	-	-	-
7	Residential Medium site - low density	2,222	£1,990,001	951	859	763	667	570	471	371	269	167	63	-
8	Residential Medium site - medium density	2,212	£798,240	1,324	1,233	1,143	1,047	952	856	758	659	559	458	356
9	Residential Medium site - higher density	2,212	£584,604	650	673	468	398	307	216	123	30	-	-	-
10	Residential Medium site - low density	4,423	£1,990,001	1,022	930	853	766	679	590	499	408	315	222	127
11	Residential Medium site - medium density	4,423	£1,327,007	727	642	565	480	397	309	218	125	32	-	-
12	Residential Medium site - higher density	4,423	£936,710	602	501	490	415	321	245	159	71	-	-	-
13	Residential Large site - low density	8,847	£2,801,201	955	975	790	710	626	540	454	360	277	187	90
14	Residential Large site - medium density	8,847	£2,854,134	689	587	504	420	338	248	161	72	-	-	-
15	Residential Large site - high density	9,047	£1,386,738	684	620	545	470	393	315	238	161	88	-	-
16	Residential Large site - medium density	17,894	£5,308,288	361	488	408	330	261	171	89	7	-	-	-
17	Residential Large site - high density	18,094	£2,854,134	702	626	553	477	400	321	241	161	79	-	-
18	Residential Large site - medium density	44,234	£13,270,871	270	210	140	80	40	-	-	-	-	-	-
19	Residential Large site - high density	44,834	£6,967,102	673	497	419	341	262	181	100	50	17	-	-
20	Residential Large site - medium density	88,352	£10,506,506	521	452	381	309	236	161	88	10	-	-	-
21	Residential Large site - high density	87,352	£10,616,537	383	319	256	189	122	54	-	-	-	-	-
22	Residential Large site - medium density	88,409	£30,241,242	467	402	336	269	200	131	61	-	-	-	-
23	Residential Large site - high density	89,909	£13,934,209	340	299	220	167	104	41	-	-	-	-	-
24	Housing for Elderly (C1) - high density	2,000	£692,534	403	317	232	146	61	-	-	-	-	-	-
25	Housing for Elderly (C2) - high density	4,000	£729,807	467	382	296	211	125	49	-	-	-	-	-
26	Housing for Elderly (C2) extra care	4,000	£729,807	492	408	321	235	150	64	-	-	-	-	-
27	Retail (convenience)	4,000	£1,688,834	358	358	358	358	358	358	358	358	358	358	358
28	Office	4,000	£4,844,735	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,897,894	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£1,990,001	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£6,636,336	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	6,000	£6,636,336	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£6,636,336	-	-	-	-	-	-	-	-	-	-	-
34	Residential and light industrial co-location - medium density	2,712	£798,240	480	420	348	276	202	138	63	-	-	-	-
35	Residential and light industrial co-location - medium density	5,173	£1,327,007	647	573	490	422	345	267	180	100	27	-	-
36	Residential and light industrial co-location - high density	4,423	£936,710	730	665	594	521	440	373	290	222	144	60	-
37	Co-living development (medium density) 200 beds	3,600												

Table 7.5.8: Maximum CIL rates (residential value area H - £7,344 per square metre)

ROW CIL	Sales value £7,344 ps/m		Residual land values										
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	442	£116,521	1,454	1,353	1,240	1,125	1,009	892	773	652	530	405	280
2 Residential Small site - medium density	442	£344,614	1,867	1,766	1,643	1,529	1,413	1,296	1,176	1,056	933	809	684
3 Residential Small site - higher density	796	£250,461	1,030	942	854	764	672	581	497	390	297	200	101
4 Residential Small site - low density	895	£381,536	1,030	960	890	820	750	680	610	540	470	400	330
5 Residential Small site - medium density	895	£436,700	1,091	999	905	810	714	617	519	419	317	215	111
6 Residential Small site - higher density	895	£301,537	649	559	469	376	283	190	93	-	-	-	-
7 Residential Medium site - low density	2,222	£2,584,807	770	673	574	474	373	270	166	80	-	-	-
8 Residential Medium site - medium density	2,212	£1,033,843	1,301	1,206	1,110	1,012	913	813	711	609	504	399	292
9 Residential Medium site - higher density	2,212	£732,326	659	549	470	398	293	188	102	5	-	-	-
10 Residential Medium site - low density	4,423	£2,584,807	966	876	789	700	608	516	422	327	231	133	34
11 Residential Medium site - medium density	4,423	£1,723,071	716	626	536	445	353	260	164	68	-	-	-
12 Residential Medium site - higher density	4,423	£984,612	688	603	516	431	344	255	165	74	-	-	-
13 Residential Large site - low density	8,847	£4,166,214	897	813	726	641	554	465	375	284	191	97	2
14 Residential Large site - medium density	8,847	£3,448,142	655	570	483	396	307	217	126	33	-	-	-
15 Residential Large site - high density	9,047	£1,013,532	515	430	340	251	161	79	-	-	-	-	-
16 Residential Large site - medium density	17,094	£6,092,205	542	463	383	302	220	137	52	-	-	-	-
17 Residential Large site - high density	18,000	£3,704,003	724	647	569	490	410	320	245	161	79	-	-
18 Residential Large site - medium density	44,234	£17,230,712	253	191	138	84	-	-	-	-	-	-	-
19 Residential Large site - high density	44,234	£9,046,124	743	666	589	510	429	348	265	182	97	11	-
20 Residential Large site - medium density	88,468	£36,846,248	496	423	350	279	199	122	44	-	-	-	-
21 Residential Large site - high density	87,352	£13,784,376	394	328	261	193	123	52	-	-	-	-	-
22 Residential Large site - medium density	88,468	£34,481,425	437	369	301	231	161	88	16	-	-	-	-
23 Residential Large site - high density	89,969	£18,092,248	346	295	232	168	103	37	-	-	-	-	-
24 Housing for Elderly (C1) - high density	7,800	£3,081,536	406	316	226	137	48	-	-	-	-	-	-
25 Housing for Elderly (C2) - high density	4,000	£1,947,600	400	300	200	100	50	-	-	-	-	-	-
26 Housing for Elderly (C2) extra care	4,000	£3,477,600	400	300	200	100	50	-	-	-	-	-	-
27 Retail (comparison)	4,000	£2,152,079	232	232	232	232	232	232	232	232	232	232	232
28 Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-
29 Office	10,000	£2,412,300	-	-	-	-	-	-	-	-	-	-	-
30 Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
31 Industrial (40% plot ratio)	4,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-
32 Warehousing/logistics (50% plot ratio)	6,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-
33 Warehousing/logistics (60% plot ratio)	8,000	£8,615,368	-	-	-	-	-	-	-	-	-	-	-
34 Residential and light industrial co-location - medium density	2,712	£1,033,843	654	564	474	383	292	201	110	19	-	-	-
35 Residential and light industrial co-location - medium density	5,173	£1,723,071	637	560	482	403	323	242	160	77	-	-	-
36 Residential and light industrial co-location - high density	4,423	£3,084,612	761	685	613	538	463	384	308	228	148	68	-
37 Co-living development (medium density) 200 beds	3,600	£2,153,830	2,635	2,513	2,400	2,288	2,176	2,062	1,950	1,837	1,724	1,612	1,499
38 Co-living development (medium density) 250 beds	4,500	£3,081,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,246	2,132	2,020	1,907
39 Co-living development (high density) 300 beds	5,400	£3,081,536	3,099	2,954	2,801	2,720	2,616	2,503	2,390	2,278	2,165	2,052	1,940
40 Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-
41 Hotel (125 rooms)	2,430	£1,033,843	-	-	-	-	-	-	-	-	-	-	-
42 Hotel (150 rooms)	2,360	£1,033,843	-	-	-	-	-	-	-	-	-	-	-
43 Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
44 Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
45 Leisure use	3,000	£1,434,333	-	-	-	-	-	-	-	-	-	-	-
46 Community use	2,500	£1,348,673	-	-	-	-	-	-	-	-	-	-	-
47 Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-

Table 8.5.9: Maximum CIL rates (residential value area I - £7,500 per square metre)

I	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	442	£16,921	1,562	1,447	1,329	1,211	1,093	968	844	719	591	463	332
2	Residential Small site - medium density	442	£144,814	1,365	1,250	1,133	1,014	894	770	648	523	395	267	138
3	Residential Small site - higher density	796	£250,401	1,106	1,015	923	830	735	640	543	444	345	244	142
4	Residential Small site - low density	995	£361,536	1,144	1,042	940	835	729	621	512	402	290	177	62
5	Residential Small site - medium density	995	£430,769	1,172	1,070	979	880	781	680	577	473	369	262	154
6	Residential Small site - higher density	995	£281,537	725	632	538	442	345	247	148	47	-	-	-
7	Residential Medium site - low density	2,222	£2,584,807	956	765	653	549	444	337	229	119	8	-	-
8	Residential Medium site - medium density	2,212	£1,033,843	1,284	1,238	1,188	1,136	1,085	1,032	977	922	865	807	747
9	Residential Medium site - higher density	2,212	£732,305	735	642	548	452	355	257	158	57	-	-	-
10	Residential Medium site - low density	4,423	£2,584,807	1,244	953	661	367	672	576	479	381	281	178	76
11	Residential Medium site - medium density	4,423	£1,723,071	793	700	607	512	416	319	221	121	20	-	-
12	Residential Medium site - higher density	4,423	£904,612	761	673	584	494	403	311	218	123	27	-	-
13	Residential Large site - low density	8,847	£5,165,214	973	885	797	707	616	524	430	336	239	142	43
14	Residential Large site - medium density	8,847	£3,446,142	730	642	552	461	368	275	180	84	-	-	-
15	Residential Large site - higher density	9,047	£1,013,532	501	421	339	256	172	87	1	-	-	-	-
16	Residential Large site - low density	17,094	£6,092,205	613	521	440	364	270	192	104	15	-	-	-
17	Residential Large site - medium density	17,094	£3,704,002	793	713	622	530	437	342	246	149	120	31	-
18	Residential Large site - higher density	44,234	£17,239,712	1,216	1,041	865	689	513	337	160	10	-	-	-
19	Residential Large site - low density	44,234	£8,046,124	811	721	630	539	448	357	265	173	81	-	-
20	Residential Large site - medium density	88,468	£26,846,089	960	870	780	689	598	507	416	324	232	140	51
21	Residential Large site - higher density	87,352	£13,784,370	482	383	283	183	88	24	-	-	-	-	-
22	Residential Large site - medium density	88,468	£24,081,025	486	386	286	186	86	26	-	-	-	-	-
23	Residential Large site - higher density	89,969	£18,052,348	411	348	281	216	148	80	10	-	-	-	-
24	Housing for Elderly (C1) - high density	2,800	£681,536	477	385	292	199	108	13	-	-	-	-	-
25	Housing for Elderly (C1) - medium density	2,800	£247,603	601	460	319	178	107	4	-	-	-	-	-
26	Housing for Elderly (C1) - high density	4,000	£347,603	563	400	237	115	292	129	36	-	-	-	-
27	Retal (comparison)	4,000	£2,152,039	232	232	232	232	232	232	232	232	232	232	232
28	Retal (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£2,412,200	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,584,807	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£6,815,358	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	6,000	£6,815,358	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	8,000	£6,815,358	-	-	-	-	-	-	-	-	-	-	-
34	Residential and light industrial co-location - medium density	2,712	£1,033,843	618	549	484	421	358	297	238	175	111	57	-
35	Residential and light industrial co-location - high density	5,173	£1,723,071	704	624	543	461	378	294	208	122	35	-	-
36	Residential and light industrial co-location - high density	5,423	£904,612	625	545	461	378	294	208	122	35	-	-	-
37	Co-living development (medium density) 250 beds	3,000	£2,152,039	2,252	2,113	2,000	1,888	1,776	1,664	1,552	1,440	1,328	1,216	1,104
38	Co-living development (high density) 250 beds	4,500	£681,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,246	2,132	2,020	1,907
39	Co-living development (high density) 200 beds	4,500	£681,536	3,096	2,954	2,841	2,728	2,616	2,503	2,390	2,278	2,165	2,052	1,940
40	Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-
41	Hotel (125 rooms)	2,500	£247,603	-	-	-	-	-	-	-	-	-	-	-
42	Hotel (150 rooms)	4,500	£347,603	-	-	-	-	-	-	-	-	-	-	-
43	Leisure use	2,500	£2,584,807	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	3,000	£2,584,807	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	3,500	£2,584,807	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£1,434,353	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£1,345,873	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-

- 7.7 **Residential development:** As can be noted throughout the outputs, there is limited additional capacity for residential CIL rates to be increased above their existing (indexed) levels, particularly on sites in existing office and retail use. In a limited number of cases, the maximum CIL rates established by our testing are a higher than the indexed rates. For example, Table 7.5.9 summarises the results for the highest sales value in the Borough-wide range (£7,500 per square metre) and the maximum rates (assuming 35% affordable housing) range from £0 to £1,641 per square metre, with a median rate of £219 per square metre compared to the indexed rate of £187.11 per square metre. The indexed rate is 85% of the median potential rate and the remaining headroom is likely to be the minimum that an Examiner would consider reasonable, leaving no scope for an increase to residential rates at the current time. Furthermore, maximum rates at lower sales values would be significantly lower.
- 7.8 **Co-living development** is currently caught by the rate for “residential institutions” and charged at an indexed rate of £93.56 per square metre. Our appraisal outputs indicate that coliving schemes could absorb higher CIL rates. However, it is unclear whether there is likely to be a significant pipeline of coliving development in the Borough to warrant a replacement Charging Schedule.
- 7.9 **Retail development** on could, in principle, absorb higher CIL rates than the indexed rates in the adopted Charging Schedule. However, this is not a sector that is expected to see any significant expansion over the next few years due to structural changes in shopping patterns. Most outer-London boroughs are seeing reductions in retail floorspace in town centre redevelopments, with developers seeking to diversify the range of uses, including additional residential. A change to the CIL rate for retail is therefore unlikely to generate meaningful additional income.
- 7.10 **Hotel developments** are included within the ‘Residential Institutions’ rate of £93.56 per square metre. Our appraisals indicate that there is no capacity for this to be changed at the current time. It is our understanding that the Council is not expecting significant hotel development activity, so a change in the rate (even if there was additional headroom) would not generate meaningful additional income.
- 7.11 **Industrial and logistics developments** are also currently nil rated, and our appraisals indicate that these development types do not currently generate additional capacity to absorb a CIL rate.
- 7.12 **Leisure uses and community uses** would not be able to viably make any contributions through CIL.

Conclusions on CIL

- 7.13 On balance, given that it is unlikely that residential rates can currently be changed, the additional income that may be raised through altering rates on other uses is likely to be insufficient to warrant a review of the Charging Schedule at this time.

8 Conclusions and recommendations

- 8.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Harrow Borough to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 8.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- 8.3 **Space standards and family housing:** Our appraisals incorporate the requirement in emerging policies GR1 and HO1 for unit sized to meet the minimum requirements outlined in the Nationally Described Space Standards and for 25% of units to be provided as family housing (3 bed+).
- 8.4 **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The tenure mix of the affordable housing also has a bearing on viability and we have reflected the Council’s preferred mix (70% social rent and 30% shared ownership). Clearly the Council could consider deploying alternative tenure mixes at the development management stage if the viability of particular schemes is under pressure (as an alternative to accepting a reduced overall quantum).
- 8.5 There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the emerging target is broadly deliverable over the plan period (recognising also that the policy incorporates the London Plan ‘fast track’ target of 35%), and applied on a ‘maximum viable proportion’ basis taking site-specific circumstances into account. This reflects the Council’s current practice and also the approach in the 2021 London Plan.
- 8.6 Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council has indicated that its plan will reflect the ‘Fast Track’ route in London Plan policies H4 and H5.
- 8.7 **Biodiversity Net gain and Urban Greening Factor:** emerging policies GI3 and GI4 require that developments achieve urban greening factor of 0.4 on residential elements and 0.3 on non-residential elements and a 15% biodiversity net gain. We have tested the impact of the Council’s emerging policies in relation to these requirements and they have a relatively modest impact on residual land values and can therefore be viably absorbed.
- 8.8 **Net Zero Carbon (on-site solutions):** the Council’s emerging policy seeks that developments should aim to achieve net zero carbon. Depending on the approach adopted, the Council’s evidence indicates that this can be achieved at a cost of somewhere between 3% and 5% of construction costs. The impact of this requirement (in terms of average reduction in residual land values) ranges from 20% to 33%. Clearly, where schemes are on the margins of viability, it is possible that this reduction in residual land value may result in reductions in affordable housing in the short term. However, it can be reasonably expected that the cost will fall as more developers integrate low carbon technologies into their developments in response to changes to policy requirements at local and national levels.
- 8.9 Net Zero Carbon (offsetting): in common with other councils, Harrow is facing higher costs for offsetting the carbon emissions generated by developments than the £95 per tonne London Plan offsetting charge. The Council’s evidence indicates that an offset charge of up to £880 per tonne is required. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall by significantly higher percentages than would be the case for on-site solutions. This will help to incentivise developers to opt for on-site solutions rather than offsetting.
- 8.10 **CIL:** The outputs of our testing indicate that residential CIL rates are broadly at the maximum level that can be viably sustained alongside the policies in the emerging Local Plan. There is potential that CIL

rates on certain non-residential uses could be increased, the additional income that this would yield may not justify the expense and officer time involved in a review and associated examination processes.

Additional observations

- 8.11 The results of our appraisals indicate that the proposed housing allocations identified in the emerging Plan are broadly viable and deliverable on the basis of the higher sales values being achieved by major developments in Harrow Town Centre and in the opportunity area that have already come forward to date. In addition, large development sites including Byron Quarter and Poet's Corner (500+ units) have significant place making potential and are also likely to achieve higher values than the prevailing tone. This is particularly the case for Poet's Corner which is very close to Harrow & Wealdstone Station and will be attractive to a wide range of potential buyers. Site specific viability information prepared by landowners in relation to these two sites confirms that higher values are anticipated.
- 8.12 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 8.13 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 8.14 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.
- 8.15 **CIL:** The outputs of our testing indicate that residential CIL rates are broadly at the maximum level that can be viably sustained alongside the policies in the emerging Local Plan. There is potential that CIL rates on certain uses could be increased, the additional income that this would yield may not justify the expense and officer time involved in a review and associated examination processes.

Appendix 1 - Review of cost impacts of emerging policies

Ref	Policy and summary of requirements	Cost implications
01	Strategic Policy - High Quality Growth Design to be of high quality and relate to the existing character of the Borough. Developments to make effective use of land and provide necessary uses for Harrow residents.	None
GR1	Achieving a high standard of development Identifies design and layout considerations and seeks to protect residential amenity for existing and future occupiers. Unit sizes to meet Nationally Described Space Standards	None Unit sizes in appraisals reflect these space standards
GR2	Inclusive neighbourhoods Developments to contribute towards the creation of inclusive neighbourhoods, including appropriate uses to sustain town centres; facilitating walking and cycling; permeability; and sensitive adaptations of heritage assets.	None
GR3	Public realm and connecting places Support for new public realm which should respond to local context. Electric vehicle charging to be carefully implemented; uses should be adaptable to day time and nighttime uses; appropriate balance between hard and soft landscaping.	None
GR4	Building heights Directs tall buildings to Harrow and Wealdstone Opportunity Area and seeks to limit heights in that area. Outside the OA, no buildings will be allowed that exceeds 6 storeys. The policy sets out design considerations for tall building proposals, including protection and preservation of local heritage views and RAF Northolt safeguarding areas.	Land use issue only
GR5	View management Seeks to limit development height in accordance with the Council's view management policy and London Views Management Framework.	Land use issue only
GR6	Areas of special character Seeks to prevent harm to areas of special character or setting.	Land use issue only
GR7	External lighting Seeks to limit light pollution, while maximising public safety.	None
GR8	Shopfronts and forecourts Design considerations for shopfronts, including use of security shutters. Considers use of spaces outside restaurants and similar establishments	None
GR9	Outdoor advertisements, digital displays and hoardings Sets out considerations for applications seeking permission for outdoor advertisements.	None
GR10	Infill and backland sites, back gardens and amenity areas Outlines considerations for applications on infill and backland sites, including appropriate scale of development, protection of neighbouring amenity, appropriate landscaping and levels of car parking.	Land use issue only

Ref	Policy and summary of requirements	Cost implications
GR11	Planning obligations Outlines LBH's use of planning obligations, to be sought on a scheme-by-scheme basis to secure affordable housing and to fund mitigation for site-specific impacts of development proposals.	Affordable housing and other planning obligations incorporated into our appraisals
02	Strategic Policy – Harrow Heritage Assets Sets out strategic policy approach towards heritage assets and how policies will preserve and enhance the significance of heritage assets.	None
HE1	Heritage assets Seeks to ensure that proposals preserve, conserve and enhance heritage assets or their setting. Same approach to be applied to proposals in or adjacent to conservation areas.	None
HE2	Enabling development Outlines the circumstances under which enabling development will be supported.	None
03	Strategic Policy – Meeting Harrow's housing needs Outlines the Borough's overall housing need for 16,040 net dwellings over the Plan period. Outlines the need for genuinely affordable housing, supported and specialist form of housing, shared living, rented housing and gypsy and traveller accommodation. Existing housing stock to be safeguarded from loss. Outlines the Council's strategic approach to estate regeneration.	Land use issue only
HO1	Dwelling size mix Identifies requirement that a minimum of 25% of new dwellings to be provided as family housing (three bedrooms or more). The remaining dwellings to be considered on a case by case basis, having regards to local housing need.	Family housing requirement reflected in the housing mix assumed in our appraisals.
HO2	Conversion and redevelopment of dwellings Sets out requirements for applications seeking to convert dwellings into smaller units and to limit the conversion of family housing into HMOs by requiring that any conversions create new C3 dwellings only.	Land use issue only
HO3	Optimising the use of small housing sites Seeks to ensure that development proposals on small sites optimise the use, including appropriate densities on sites in close proximity to public transport nodes.	Land use issue only
HO4	Genuinely affordable housing Strategic target of 50% affordable housing. Policy reflects threshold approach in London Plan. Indicates that use of Vacant Building Credit in the Borough is inappropriate.	Affordable housing tested in our appraisals.
HO5	Housing estate renewal and regeneration Outlines the Council's approach to housing estate redevelopment, which reflect London Plan policy approach.	Land use issue only. Issues around any net loss of existing housing addressed through London Plan requirement for all estate regeneration schemes to be viability tested.
HO6	Housing for older people Sets out requirements for proposals involving C3 and non C3 housing for older people including the application of Policy HO5 for affordable housing. 10% of units to meet	Affordable housing requirements tested in appraisals. Accessibility costs tested in study.

Ref	Policy and summary of requirements	Cost implications
	M4(3) standards, all other dwellings to meet M4(2) standard.	
HO7	Supported and sheltered housing Outlines requirements for proposals involving supported and sheltered housing. Seeks to prevent the loss of any existing accommodation.	Land use issue only
HO8	Purpose built student accommodation Sets out locational and quality requirements for student housing developments. Outlines the need for student housing proposals to incorporate affordable student accommodation in line with London Plan requirements.	None Requirement for affordable housing tested in our appraisals.
HO9	Large scale purpose built and conversions for shared living Outlines the requirements for development proposals involving shared living, including appropriate locations and avoiding concentrations of such schemes. Large scale purpose built /shared living schemes should not be proposals where a site is suitable for conventional C3 housing or suitable for town centre uses, such as hotels and offices. Shared living to provide affordable housing in line with the approach in London Plan Policy H16.	Land use issue only Affordable housing tested in appraisals.
HO10	Housing with shared facilities (HMOs) Outlines circumstances in which HMO proposals would be acceptable.	Land use issue only
H11	Self-build and custom build housing Indicates that the Council will maintain a register of people interested in self-build plots in the Borough and will work with stakeholders to explore potential opportunities for plots to be made available.	Land use issue only
H12	Gypsy and traveller accommodation needs The Council will seek to protect existing G&T site at Watling Farm and to provide three additional pitches.	Land use issue only
04	Strategic Policy: Local economy Seeks to ensure that there will be sufficient land supply for town centre uses and for industrial land over the plan period.	Land use issue only
05	Strategic Policy: Harrow and Wealdstone Opportunity Area Outlines the Council's ambitions for development within the Harrow and Wealdstone OA.	Land use issue only
LE1	Development principles and town centre hierarchy Seeks to ensure that development proposals in town centres and other local centres support and enhance the vitality of the local economy. Seeks to resist the loss of office floorspace in town centres.	Land use issue only
LE2	Night time and evening economy Outlines policy approach to supporting the Borough's nighttime and evening economy.	None
LE3	Industrial land	Land use issue only

Ref	Policy and summary of requirements	Cost implications
	Outlines the Council's approach to the protection of industrial land, including identification of Strategic Industrial Land and Locally Significant Industrial Sites and non-designated industrial land.	
LE4	Culture and creative industries Seeks to ensure that proposals for cultural and creative uses are appropriately located.	Land use issue only
LE5	Tourism and visitor accommodation Seeks to direct proposals for new hotels and serviced apartments to town centre sites or other similar sustainable locations.	
06	Strategic Policy: Social and Community Infrastructure Development must aim to protect, enhance and provide community infrastructure (including physical infrastructure, social, green and blue infrastructure). Development proposals must test the adequacy of existing community infrastructure and contribute towards additional capacity if there is inadequate existing provision.	Tested in the appraisals through CIL and S106 obligations
CI1	Safeguarding and securing social infrastructure Identifies the Council's requirements for proposals of new infrastructure. Seeks to protect existing infrastructure. Development proposals to test existing capacity and contribute to additional provision where necessary.	Tested in the appraisals through CIL and S106 obligations
CI2	Play and informal leisure Developments to make provision for formal play provision of at least 10 sqm per child.	Reflected in the appraisals through cost allowance for external works and through assumptions on net developable areas.
CI3	Sport and recreation Sets out requirements for proposals for new sport and recreation facilities and seeks to protect existing sports and recreation facilities.	Land use issue only
CI4	Digital and communications infrastructure Outlines requirements for any proposals seeking to install new telecoms equipment.	None
07	Strategic Policy: Green Infrastructure Outlines strategic approach to green space in the Borough.	No requirements not addressed in specific policies.
GI1	Green Belt and Metropolitan Open Land Outlines approach for considering development proposals on Green Belt, and MOL.	Land use issue only
GI2	Open space Developments must not result in the loss of open space and must contribute towards the protection and enhancement of publicly available open space. Seeks to prevent development on existing open space and sports pitches.	Provision of additional open space reflected in appraisal assumptions on developable space. Land use issue only
GI3	Biodiversity Developments to protect and enhance biodiversity and natural capital.	Cost allowance incorporated into the appraisals.

Ref	Policy and summary of requirements	Cost implications
	Developments to demonstrate maximum biodiversity net gain (provision of a minimum of 2 biodiversity units per hectare OR a minimum net uplift in biodiversity unit value of 15%, whichever is greater. Plus provision of a wildlife shelter (e.g. swift box or bee brick) per residential unit.	
GI4	Urban greening, landscaping and trees Major developments to achieve urban greening score of 0.4 for residential-led schemes and 0.3 for non-residential led schemes.	Cost incorporated into the appraisals.
GI5	Food growing Seeks to resist the loss of existing allotments and similar spaces.	Land use issue only
08	Strategic Policy: Responding to the Climate and Nature Emergency Strategic approach to addressing the climate and nature emergencies, including promoting clean energy and energy efficiency; active travel; waste minimisation; and contributing towards a thriving natural environment.	No additional costs that are not addressed by specific policies below
CN1	Sustainable design and retrofitting New buildings to be net zero carbon through adoption of renewable on-site energy generation and through reduction in demand. Carbon offsetting to be used as a last resort only. Encourages retrofitting measures to improve the energy efficiency of existing buildings.	Cost uplift reflected in the appraisals. Offsetting tested at £95 and £880 per tonne of carbon emissions.
CN2	Energy infrastructure Requires that energy generation should be onsite wherever possible including rooftop PVs or similar facilities. Car parking (where provided) should have electric vehicle charging.	Cost uplift reflected above. Cost of EVCs tested.
CN3	Reducing flood risk Sets out approach to limited development in areas of high flood risk.	Land use issue only
CN4	Sustainable drainage Seeks to reduce surface water runoff through promotion of sustainable urban drainage systems.	None
CN5	Waterway management Outlines approach for developments adjacent to waterways.	None
09	Strategic Policy: Managing waste and supporting the circular economy Seeks to reduce waste and promote self-sufficiency in the Borough, including reuse and recycling. Addresses proposals for new waste management facilities.	None
CE1	Reducing and managing waste Requires that developments incorporate appropriate spaces for on-site management and separation of waste.	Standard practice in developments to include space for waste.
CE2	Design to support the circular economy Requirement for a Circular Economy Statement in accordance with London Plan Policy SI7.	Deminimis cost, incorporated within overall professional fees allowance.

Ref	Policy and summary of requirements	Cost implications
10	<p>Strategic Policy: Movement Strategic policy approach to transport, including overriding aim of reducing reliance on private vehicle travel through promotion of active travel and enhancing attractiveness of town centres. Indicates that reductions in embodied carbon will be looked upon favourably in planning applications. The Council will work with TFL to improve public transport accessibility levels.</p>	None
M1	<p>Sustainable transport</p> <p>Development to contribute towards sustainable neighbourhoods through enhancement of cycle and pedestrian connections to local destinations and town centres.</p>	Reflected in allowance in appraisal for external works.
M2	<p>Parking</p> <p>Seeks to minimise provision of car parking in developments in accordance with maximum London Plan standards.</p> <p>Encourages (but not requires) provision of car clubs in lieu of car parking.</p>	None
M3	<p>Deliveries, servicing and construction</p> <p>Developments should seek to minimise adverse impacts of deliveries and servicing by reducing the number of trips to and from developments during construction and operational phases.</p> <p>Developments to demonstrate that site layout makes adequate provision for deliveries and servicing.</p>	None

Appendix 2 - Site details

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121	
HARROW LOBuild costs											Net to gross												
Site ref	Retail A1-A5	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra costs	Retail A1-A5	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278	
1	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	416	5,000	
2	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	416	5,000	
3	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	749	9,000	
4	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	842	10,000	
5	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	832	10,000	
6	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	832	10,000	
7	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,090	25,000	
8	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,080	25,000	
9	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	2,080	25,000	
10	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,159	50,000	
11	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,159	50,000	
12	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	4,159	50,000	
13	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,319	100,000	
14	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,319	100,000	
15	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	8,519	103,000	
16	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	16,638	200,000	
17	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	17,038	206,000	
18	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	41,594	500,000	
19	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	42,194	509,000	
20	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	62,391	750,000	
21	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	63,391	765,000	
22	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	83,188	1,000,000	
23	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	84,688	1,022,500	
24	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,800	40,000	
25	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,200	60,000	
26	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,900	70,000	
27	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000	
28	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000	
29	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000	
30	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000	
31	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000	
32	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000	
33	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000	
34	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	4,000	60,000	
35	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	5,500	82,500	
36	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	6,600	99,000	
37	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	3,600	54,000	
38	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	4,500	67,500	
39	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	5,400	81,000	
40	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	2,500	37,500	
41	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	3,438	51,563	
42	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	4,500	67,500	
43	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500	
44	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	45,000	
45	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,500	56,000	
46	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,000	32,000	
47	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	40,000	
48	1,780	1,993	2,422	1,651	1,062	3,124	2,730	1,973	1,973	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	48,000	

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175	
HARROW LO Investment sale (QUARTERS)											Resi sales period (qtrs)		Sales period start	Area	On-site AH		% AH rented	Roof area	BNG cost	Car parking space	Carbon offset
Site ref	Retail A1-	Retail S'M	B1 office	B1(c) and f	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	units	% of PRS	On-site AH	% AH rented	Roof area	BNG cost	Car parking space	Carbon offset	
1	6	6	6	6	6	6	6	6	6	6	6	6	1.00	6	0.00%	0%	70%	103.98	1.4%	20%	-
2	6	6	6	6	6	6	6	6	6	6	6	6	1.00	6	0.00%	0%	70%	46.22	1.4%	20%	-
3	8	8	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	0%	70%	29.95	1.4%	20%	-
4	8	8	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	0%	70%	207.97	1.4%	20%	-
5	8	8	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	0%	70%	33.28	1.4%	20%	-
6	8	8	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	0%	70%	23.11	1.4%	20%	-
7	8	8	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	0%	70%	519.92	1.4%	20%	-
8	8	8	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	0%	70%	83.19	1.4%	20%	-
9	8	8	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	0%	70%	57.77	1.4%	20%	-
10	10	10	10	10	10	10	10	10	10	10	10	10	2.00	10	0.00%	0%	70%	259.96	1.4%	20%	-
11	10	10	10	10	10	10	10	10	10	10	10	10	2.00	10	0.00%	0%	70%	115.54	1.4%	20%	-
12	10	10	10	10	10	10	10	10	10	10	10	10	2.00	10	0.00%	0%	70%	41.59	1.4%	20%	-
13	10	10	10	10	10	10	10	10	10	10	10	10	4.00	10	0.00%	0%	70%	519.92	1.4%	20%	-
14	10	10	10	10	10	10	10	10	10	10	10	10	4.00	10	0.00%	0%	70%	231.08	1.4%	20%	-
15	10	10	10	10	10	10	10	10	10	10	10	10	4.00	10	0.00%	0%	70%	85.19	1.4%	20%	-
16	10	10	10	10	10	10	10	10	10	10	10	10	8.00	10	0.00%	0%	70%	462.15	1.4%	20%	-
17	10	10	10	10	10	10	10	10	10	10	10	10	8.00	10	0.00%	0%	70%	170.38	1.4%	20%	-
18	14	14	14	14	14	14	14	14	14	14	14	14	10.00	10	0.00%	0%	70%	1,155.38	1.4%	20%	-
19	14	14	14	14	14	14	14	14	14	14	14	14	10.00	10	0.00%	0%	70%	421.94	1.4%	20%	-
20	18	18	18	18	18	18	18	18	18	18	18	18	15.00	10	0.00%	0%	70%	1,733.07	1.4%	20%	-
21	18	18	18	18	18	18	18	18	18	18	18	18	15.00	10	0.00%	0%	70%	633.91	1.4%	20%	-
22	22	22	22	22	22	22	22	22	22	22	22	22	20.00	10	0.00%	0%	70%	2,310.76	1.4%	20%	-
23	22	22	22	22	22	22	22	22	22	22	22	22	20.00	10	0.00%	0%	70%	846.88	1.4%	20%	-
24	10	10	10	10	10	10	10	10	10	10	10	10	2.00	10	0.00%	0%	70%	77.78	1.4%	20%	-
25	10	10	10	10	10	10	10	10	10	10	10	10	2.00	10	0.00%	0%	70%	65.63	1.4%	20%	-
26	10	10	10	10	10	10	10	10	10	10	10	10	2.00	10	0.00%	0%	70%	76.56	1.4%	20%	-
27	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	1,000.00	1.4%	20%	-
28	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	4,000.00	1.4%	20%	-
29	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	277.78	1.4%	20%	-
30	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	234.38	1.4%	20%	-
31	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	4,000.00	1.4%	20%	-
32	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	5,000.00	1.4%	20%	-
33	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	6,000.00	1.4%	20%	-
34	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	160.00	1.4%	20%	-
35	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	220.00	1.4%	20%	-
36	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	183.33	1.4%	20%	-
37	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	44.44	1.4%	20%	-
38	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	45.00	1.4%	20%	-
39	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	24.00	1.4%	20%	-
40	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	100.00	1.4%	20%	-
41	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	95.49	1.4%	20%	-
42	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	91.84	1.4%	20%	-
43	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	277.78	1.4%	20%	-
44	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	187.50	1.4%	20%	-
45	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	218.75	1.4%	20%	-
46	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	222.22	1.4%	20%	-
47	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	156.25	1.4%	20%	-
48	10	10	10	10	10	10	10	10	10	10	10	10	1.00	10	0.00%	0%	70%	187.50	1.4%	20%	-

Appendix 3 - Land Registry sales data

Address	Postcode	Postcode seci	Date sold	Sold price	Estimated ma	New build	Designation	Category	Subcategory	No. of bedroo	Est. bedrooms	Est. bedrooms	Floor area m²	Price per m²	Tenure
43, Welldon Crescent, Harrow HA1 1QP	HA1 1QP	HA1 1	23/09/2022	419000	407453	FALSE	Residential	Maisonette	Flat	2	3		81	5,172.84	Leasehold
31, Radnor Avenue, Harrow HA1 1SB	HA1 1SB	HA1 1	15/07/2022	820000	783317	FALSE	Residential	House	Semi_Detached				154	5,324.68	Freehold
43, Roxborough Road, Harrow HA1 1NS	HA1 1NS	HA1 1	12/01/2023	645000	631354	FALSE	Residential	House	Semi_Detached		3	3	124	5,201.61	Freehold
35, Salisbury Road, Harrow HA1 1NU	HA1 1NU	HA1 1	23/03/2023	665000	668855	FALSE	Residential	House	Semi_Detached		3	4	131	5,076.34	Freehold
54, Roxborough Road, Harrow HA1 1PA	HA1 1PA	HA1 1	13/10/2023	610000	608247	FALSE	Residential	House	Semi_Detached		3	3	119	5,126.05	Freehold
Flat 24, St Saviours Court, 43 - 49, Harrow View, Harrow HA1 1RN	HA1 1RN	HA1 1	09/11/2022	235000	230337	FALSE	Residential	House	Flat	1	1	45	5,222.22	Leasehold	
48b, Princes Drive, Harrow HA1 1XH	HA1 1XH	HA1 1	06/03/2024	247000	249628	FALSE	Residential	House	Flat	1	1	48	5,145.83	Leasehold	
Flat 8, Rosen House, 11 - 17, Hindes Road, Harrow HA1 1SH	HA1 1SH	HA1 1	24/11/2022	455000	445972	FALSE	Residential	House	Flat				85	5,352.94	Leasehold
101, Nibthwaite Road, Harrow HA1 1TE	HA1 1TE	HA1 1	44802	462000	431925	FALSE	Residential	House	Terraced	2	3	82	5,634.15	Freehold	
Flat 1, Rosen House, 11 - 17, Hindes Road, Harrow HA1 1SH	HA1 1SH	HA1 1	02/09/2022	495000	481358	FALSE	Residential	House	Flat				91	5,439.56	Leasehold
4a, Salisbury Road, Harrow HA1 1NY	HA1 1NY	HA1 1	15/12/2023	355000	360844	FALSE	Residential	House	Flat	2	2	68	5,220.59	Leasehold	
Flat 59, Roxborough Heights, Headstone Road, Harrow HA1 1GP	HA1 1GP	HA1 1	19/01/2024	340000	349625	FALSE	Residential	House	Flat	2	2	65	5,230.77	Leasehold	
39, Hamilton Road, Harrow HA1 1SX	HA1 1SX	HA1 1	29/07/2022	755000	712264	FALSE	Residential	House	Terraced	3	4	132	5,719.70	Freehold	
71a, Harrow View, Harrow HA1 1RF	HA1 1RF	HA1 1	06/01/2023	390000	381959	FALSE	Residential	House	Flat	2	2	70	5,571.43	Leasehold	
93, Churchill Place, Harrow HA1 1XZ	HA1 1XZ	HA1 1	20/12/2022	250000	245040	FALSE	Residential	House	Flat	1	1	44	5,681.82	Leasehold	
Flat 105, Bryant Apartments, Perceval Square, Harrow HA1 1GY	HA1 1GY	HA1 1	08/09/2023	330000	335708	FALSE	Residential	House	Flat				60	5,500.00	Leasehold
19, Kings Way, Harrow HA1 1XT	HA1 1XT	HA1 1	15/05/2023	795000	801605	FALSE	Residential	House	Detached				143	5,559.44	Freehold
Ground Floor Flat, 39, Welldon Crescent, Harrow HA1 1QP	HA1 1QP	HA1 1	29/06/2023	396000	409255	FALSE	Residential	Maisonette	Flat	2	2	73	5,424.66	Leasehold	
25, Kings Way, Harrow HA1 1XT	HA1 1XT	HA1 1	10/10/2022	765000	735789	FALSE	Residential	House	Detached				131	5,839.69	Freehold
73a, Harrow View, Harrow HA1 1RF	HA1 1RF	HA1 1	02/12/2022	407000	398925	FALSE	Residential	House	Flat	2	2	71	5,732.39	Leasehold	
31a, Wellesley Road, Harrow HA1 1QL	HA1 1QL	HA1 1	25/07/2022	425000	401281	FALSE	Residential	Maisonette	Flat	3	3	71	5,985.92	Leasehold	
Flat 4, 4 - 10, College Road, Harrow HA1 1AY	HA1 1AY	HA1 1	10/02/2023	257500	255227	FALSE	Residential	House	Flat	1	1	45	5,722.22	Leasehold	
38a, Torver Road, Harrow HA1 1TH	HA1 1TH	HA1 1	03/11/2023	250000	252660	FALSE	Residential	House	Flat	1	1	44	5,681.82	Leasehold	
Flat 5, Phoenix House, 68, Greenhill Way, Harrow HA1 1LE	HA1 1LE	HA1 1	15/07/2022	500000	472095	TRUE	Residential	House	Flat				82	6,097.56	Leasehold
46a, Nibthwaite Road, Harrow HA1 1TA	HA1 1TA	HA1 1	18/08/2023	441000	450112	FALSE	Residential	House	Flat	2	3	78	5,653.85	Leasehold	
110, Roxborough Road, Harrow HA1 1PB	HA1 1PB	HA1 1	22/07/2022	820000	783317	FALSE	Residential	House	Semi_Detached				135	6,074.07	Freehold
46, Warrington Road, Harrow HA1 1SY	HA1 1SY	HA1 1	44803	760000	721532	FALSE	Residential	House	Semi_Detached	3	4	124	6,129.03	Freehold	
Flat 5, 74, Welldon Crescent, Harrow HA1 1QR	HA1 1QR	HA1 1	11/08/2023	263000	268434	FALSE	Residential	House	Flat	1	1	46	5,717.39	Leasehold	
Flat 85, Hartley Apartments, Perceval Square, Harrow HA1 1ER	HA1 1ER	HA1 1	07/10/2022	575000	564039	FALSE	Residential	House	Flat				96	5,989.58	Leasehold
13, Lovick Road, Harrow HA1 1UP	HA1 1UP	HA1 1	10/03/2023	645000	648739	FALSE	Residential	House	Semi_Detached	3	3	110	5,863.64	Freehold	
81, Welldon Crescent, Harrow HA1 1QW	HA1 1QW	HA1 1	06/03/2023	750000	752229	FALSE	Residential	House	Terraced	3	3	127	5,905.51	Freehold	
32, Warrington Road, Harrow HA1 1SY	HA1 1SY	HA1 1	07/11/2022	350000	338467	FALSE	Residential	House	Flat	1	1	57	6,140.35	Leasehold	
5, Badminton Close, Harrow HA1 1UL	HA1 1UL	HA1 1	27/01/2023	415000	406443	FALSE	Residential	Maisonette	Flat	3	3	68	6,102.94	Leasehold	
Flat 2, 58, Nibthwaite Road, Harrow HA1 1TA	HA1 1TA	HA1 1	04/07/2023	347000	355050	FALSE	Residential	House	Flat	2	2	59	5,881.36	Leasehold	
6, Rusland Park Road, Harrow HA1 1UT	HA1 1UT	HA1 1	29/07/2022	615000	587488	FALSE	Residential	House	Semi_Detached	3	3	96	6,406.25	Freehold	
Flat 23, Gainsborough Lodge, 14, Hindes Road, Harrow HA1 1SP	HA1 1SP	HA1 1	10/03/2023	220000	221074	FALSE	Residential	House	Flat	1	1	36	6,111.11	Leasehold	
1, Torver Road, Harrow HA1 1TQ	HA1 1TQ	HA1 1	14/09/2023	650000	658060	FALSE	Residential	House	Semi_Detached	2	3	107	6,074.77	Freehold	
2a, Harrow View, Harrow HA1 1RG	HA1 1RG	HA1 1	15/12/2022	308000	301889	FALSE	Residential	Maisonette	Flat	2	2	49	6,285.71	Leasehold	
Flat 5, 64, Welldon Crescent, Harrow HA1 1QR	HA1 1QR	HA1 1	03/03/2023	260000	261269	FALSE	Residential	House	Flat	1	1	42	6,190.48	Leasehold	
Flat 1, 40, Greenhill Road, Harrow HA1 1LD	HA1 1LD	HA1 1	25/11/2022	325000	318552	FALSE	Residential	Maisonette	Flat	2	2	51	6,372.55	Leasehold	
32, Angel Road, Harrow HA1 1JY	HA1 1JY	HA1 1	12/04/2024	575000	575000	FALSE	Residential	House	Terraced	2	3	92	6,250.00	Freehold	
37, Angel Road, Harrow HA1 1JZ	HA1 1JZ	HA1 1	23/09/2022	535000	522576	FALSE	Residential	House	Semi_Detached	2	3	83	6,445.78	Freehold	
13, Earls Crescent, Harrow HA1 1XL	HA1 1XL	HA1 1	22/08/2023	630500	643527	FALSE	Residential	House	Flat				102	6,181.37	Freehold
29, Welldon Crescent, Harrow HA1 1QP	HA1 1QP	HA1 1	16/12/2022	375000	367560	FALSE	Residential	House	Flat	2	2	58	6,465.52	Leasehold	
41, Springfield Road, Harrow HA1 1QF	HA1 1QF	HA1 1	17/03/2023	575000	576709	FALSE	Residential	House	Terraced	3	3	91	6,318.68	Freehold	
48b, Blawith Road, Harrow HA1 1TN	HA1 1TN	HA1 1	22/09/2023	395000	399898	FALSE	Residential	House	Flat	2	2	63	6,269.84	Leasehold	
Flat 37, St Saviours Court, 43 - 49, Harrow View, Harrow HA1 1RN	HA1 1RN	HA1 1	16/01/2023	280000	274227	FALSE	Residential	House	Flat	1	1	43	6,511.63	Leasehold	
17, Nibthwaite Road, Harrow HA1 1TB	HA1 1TB	HA1 1	04/11/2022	330000	323475	FALSE	Residential	House	Flat	1	1	50.62	6,519.16	Leasehold	
Flat 41, Pearson Apartments, Perceval Square, Harrow HA1 1GU	HA1 1GU	HA1 1	20/12/2022	335000	328353	FALSE	Residential	House	Flat				51	6,568.63	Leasehold
37a, Radnor Avenue, Harrow HA1 1SB	HA1 1SB	HA1 1	44799	370000	348020	FALSE	Residential	Maisonette	Flat	2	2	54	6,851.85	Leasehold	
Flat 127, Bryant Apartments, Perceval Square, Harrow HA1 1GY	HA1 1GY	HA1 1	10/03/2023	362500	364270	FALSE	Residential	House	Flat				56	6,473.21	Leasehold
Flat 32, Bryant Apartments, Perceval Square, Harrow HA1 1GX	HA1 1GX	HA1 1	15/12/2023	340000	345597	FALSE	Residential	House	Flat				53	6,415.09	Leasehold
23, Blawith Road, Harrow HA1 1TL	HA1 1TL	HA1 1	14/07/2022	355000	339119	FALSE	Residential	House	Flat	2	2	52	6,826.92	Leasehold	
10, Earls Crescent, Harrow HA1 1XN	HA1 1XN	HA1 1	23/06/2023	487500	509142	FALSE	Residential	House	Semi_Detached				78	6,250.00	Freehold
Flat 74, Bryant Apartments, Perceval Square, Harrow HA1 1GY	HA1 1GY	HA1 1	10/03/2023	339000	340655	FALSE	Residential	House	Flat				52	6,519.23	Leasehold
Flat 9, Phoenix House, 68, Greenhill Way, Harrow HA1 1LE	HA1 1LE	HA1 1	29/07/2022	340000	321024	TRUE	Residential	House	Flat				49	6,938.78	Leasehold
Flat 6, Phoenix House, 68, Greenhill Way, Harrow HA1 1LE	HA1 1LE	HA1 1	02/03/2023	333750	335379	TRUE	Residential	House	Flat				51	6,544.12	Leasehold
Flat 3, 54, Wellesley Road, Harrow HA1 1QN	HA1 1QN	HA1 1	20/11/2023	345000	348670	FALSE	Residential	House	Flat	2	2	53	6,509.43	Leasehold	
Flat 3, St Saviours Court, 43 - 49, Harrow View, Harrow HA1 1RN	HA1 1RN	HA1 1	21/12/2022	350000	343056	FALSE	Residential	House	Flat	2	2	52	6,730.77	Leasehold	
26, Torver Road, Harrow HA1 1TQ	HA1 1TQ	HA1 1	16/10/2023	652500	650625	FALSE	Residential	House	Semi_Detached	3	3	97	6,726.80	Freehold	
Flat 94, Bryant Apartments, Perceval Square, Harrow HA1 1GY	HA1 1GY	HA1 1	09/05/2023	470000	483306	FALSE	Residential	House	Flat				72	6,527.78	Leasehold
Flat 40, Bryant Apartments, Perceval Square, Harrow HA1 1GX	HA1 1GX	HA1 1	26/10/2022	495000	485564	FALSE	Residential	House	Flat				72	6,875.00	Leasehold
Flat 110, Bryant Apartments, Perceval Square, Harrow HA1 1GY	HA1 1GY	HA1 1	44776	468000	440198	FALSE	Residential	House	Flat				65	7,200.00	Leasehold
6, Dukes Avenue, Harrow HA1 1XW	HA1 1XW	HA1 1	29/06/2023	607000	633947	FALSE	Residential	House	Semi_Detached	2	3	93	6,526.88	Freehold	
99, Roxborough Road, Harrow HA1 1NT	HA1 1NT	HA1 1	15/12/2023	332500	336133	FALSE	Residential	House	Flat	2	2	49	6,785.71	Leasehold	
30, Radnor Road, Harrow HA1 1RY	HA1 1RY	HA1 1	13/12/2023	340000	343714	FALSE	Residential	House	Flat	2	2	50	6,800.00	Leasehold	
Flat 103, Bryant Apartments, Perceval Square, Harrow HA1 1GY	HA1 1GY	HA1 1	04/03/2024	450000	454787	FALSE	Residential	House	Flat				65	6,923.08	Leasehold
7, Sparkbridge Road, Harrow HA1 1TJ	HA1 1TJ	HA1 1	22/08/2023	635000	648550	FALSE	Residential	House	Semi_Detached	3	3	91	6,978.02	Freehold	
32a, Roxborough Road, Harrow HA1 1PA	HA1 1PA	HA1 1	44795	430000	404455	FALSE	Residential	House	Flat	2	2	56	7,678.57	Leasehold	
Flat 79, Hartley Apartments, Perceval Square, Harrow HA1 1ER	HA1 1ER	HA1 1	13/09/2023	365000	371314	FALSE	Residential	House	Flat				51	7,156.86	Leasehold
43, St Kildas Road, Harrow HA1 1QD	HA1 1QD	HA1 1	01/06/2023	415500	429408	FALSE	Residential	House	Flat	2	2	58	7,163.79	Leasehold	
42, Nibthwaite Road, Harrow HA1 1TA	HA1 1TA	HA1 1	06/09/2023	420000	425208	FALSE	Residential	House	Flat	2	2	56	7,500.00	Leasehold	
Flat 44, Bryant Apartments, Perceval Square, Harrow HA1 1GX	HA1 1GX	HA1 1	25/08/2023	490000	500124	FALSE	Residential	House	Flat				65	7,538.46	Leasehold
Flat 3, 81, Hindes Road, Harrow HA1 1SQ	HA1 1SQ	HA1 1	07/07/2023	260000	266031	FALSE	Residential	House	Flat	1	1	33	7,878.79	Leasehold	
37, Springfield Road, Harrow HA1 1QF	HA1 1QF	HA1 1	03/02/2023	385000	381601	FALSE	Residential	House	Flat	1	1	39	9,871.79	Leasehold	
Harrow - between Harrow & Wealdstone and Harrow on the Hill Stations	HA1 1 Average													6,244	
Flat 3, Axis Court, High Mead, Harrow HA1 2TJ	HA1 2TJ	HA1 2	24/01/2024	285000	293068	FALSE	Residential	House	Flat	2	2	61	4,672	Leasehold	
32, Gerard Road, Harrow HA1 2NE	HA1 2NE	HA1 2	07/03/2024	725000	727726	FALSE	Residential	House	Detached	3	4	150	4,833	Freehold	
25, Elm Grove Crescent, Harrow HA1 2QT	HA1 2QT	HA1 2	02/09/2022	500000	481112	FALSE	Residential	House	Terraced	2	3	98	5,102	Freehold	
88a, Rosslyn Crescent, Harrow HA1 2RZ	HA1 2RZ	HA1 2	26/01/2024	300000	308493	FALSE	Residential	House	Flat	2	2	62	4,839	Leasehold	
49, Manor Road, Harrow HA1 2PF	HA1 2PF	HA1 2	28/06/2023	500000	522197	FALSE	Residential	House	Semi_Detached	3	3	104	4,808	Freehold	
4, Woodway Court, Woodway Crescent, Harrow HA1 2NQ	HA1 2NQ	HA1 2	44789	353000	332030	FALSE	Residential	House	Flat	2	2	66	5,348	Leasehold	
101, Manor Road, Harrow HA1 2PG	HA1 2PG	HA1 2	12/1												

Flat 2, 2, Kenton Road, Harrow HA1 2BL	HA1 2BL	HA1 2	03/11/2023	475000	476450	FALSE	Residential	House	Flat	2	2	71	6,690	Leasehold
Flat 32, Bradburs Court, Lyon Road, Harrow HA1 2BY	HA1 2BY	HA1 2	21/09/2023	339000	344864	FALSE	Residential	House	Flat			51	6,647	Leasehold
28, Baldwin Court, Lyon Road, Harrow HA1 2SX	HA1 2SX	HA1 2	23/06/2022	344000	331647	FALSE	Residential	House	Flat			49	7,020	Leasehold
1, Woodway Court, Woodway Crescent, Harrow HA1 2NQ	HA1 2NQ	HA1 2	07/07/2023	380000	388815	FALSE	Residential	Maisonette	Flat	2	2	57	6,667	Leasehold
Flat 3, Randolph House, 2 - 12, Northwick Park Road, Harrow HA1 2NU	HA1 2NU	HA1 2	27/01/2023	545950	534693	FALSE	Residential	House	Flat			78	6,999	Leasehold
Flat 20, Kensington Heights, 13 - 25, Sheepcote Road, Harrow HA1 2LW	HA1 2LW	HA1 2	10/01/2023	315000	308505	FALSE	Residential	House	Flat	1	1	45	7,000	Leasehold
25, Baldwin Court, Lyon Road, Harrow HA1 2SX	HA1 2SX	HA1 2	14/09/2023	338000	343847	FALSE	Residential	House	Flat			50	6,760	Leasehold
59, Masters Court, Lyon Road, Harrow HA1 2BU	HA1 2BU	HA1 2	28/03/2024	465000	469947	FALSE	Residential	House	Flat			68	6,838	Leasehold
47, Masters Court, Lyon Road, Harrow HA1 2BT	HA1 2BT	HA1 2	12/05/2023	485000	498730	FALSE	Residential	House	Flat			72	6,736	Leasehold
29, Northwick Park Road, Harrow HA1 2NY	HA1 2NY	HA1 2	19/01/2024	685000	700133	FALSE	Residential	House	Semi_Detached	3	4	101	6,782	Freehold
Flat 42, Randolph House, 2 - 12, Northwick Park Road, Harrow HA1 2NU	HA1 2NU	HA1 2	25/11/2022	397950	390054	FALSE	Residential	House	Flat			56	7,106	Leasehold
32, Glenwood Close, Harrow HA1 2QL	HA1 2QL	HA1 2	29/03/2023	302000	303474	FALSE	Residential	Maisonette	Flat	2	2	43	7,023	Leasehold
14, Baldwin Court, Lyon Road, Harrow HA1 2SX	HA1 2SX	HA1 2	06/09/2023	345000	348180	FALSE	Residential	House	Flat			49	7,041	Leasehold
71, Elmgrove Road, Harrow HA1 2QD	HA1 2QD	HA1 2	16/09/2022	307500	300359	FALSE	Residential	House	Flat	2	2	42	7,321	Leasehold
1, Kenton Avenue, Harrow HA1 2BN	HA1 2BN	HA1 2	25/11/2022	415000	406766	FALSE	Residential	House	Flat	2	2	56	7,411	Leasehold
Flat 49, Randolph House, 2 - 12, Northwick Park Road, Harrow HA1 2NU	HA1 2NU	HA1 2	21/12/2022	364950	357709	FALSE	Residential	House	Flat			49	7,448	Leasehold
31, Baldwin Court, Lyon Road, Harrow HA1 2SX	HA1 2SX	HA1 2	26/09/2022	368888	358722	FALSE	Residential	House	Flat			49	7,528	Leasehold
24, Elmgrove Road, Harrow HA1 2QH	HA1 2QH	HA1 2	16/09/2022	520000	500356	FALSE	Residential	House	Terraced	2	3	68	7,647	Freehold
73, Francis Road, Harrow HA1 2RA	HA1 2RA	HA1 2	30/08/2023	475000	485136	FALSE	Residential	House	Semi_Detached	2	2	60	7,917	Freehold
Harrow- Immediately to east of HA1 1	HA1 2 Average													
Flat 10, Rowsham Court, 96, South Hill Avenue, Harrow HA1 3NX	HA1 3NX	HA1 3	10/02/2023	337000	334025	FALSE	Residential	House	Flat	2	2	66	5,106	Leasehold
85, Bessborough Road, Harrow HA1 3DB	HA1 3DB	HA1 3	29/09/2023	875000	885850	FALSE	Residential	House	Semi_Detached			175	5,000	Freehold
93, Bessborough Road, Harrow HA1 3DB	HA1 3DB	HA1 3	44798	800000	795908	FALSE	Residential	House	Semi_Detached			150	5,333	Freehold
45a, High Street, Harrow HA1 3HT	HA1 3HT	HA1 3	28/09/2023	780000	793493	FALSE	Residential	Maisonette	Flat	3	3	156	5,000	Leasehold
Flat 11, Hobart Court, 29, Roxborough Avenue, Harrow HA1 3DW	HA1 3DW	HA1 3	24/08/2023	512500	523089	FALSE	Residential	House	Flat	2	3	100	5,125	Leasehold
21, Greville Court, South Vale, Harrow HA1 3PL	HA1 3PL	HA1 3	15/06/2023	351000	362749	FALSE	Residential	House	Flat	2	2	69	5,087	Leasehold
51b, Greenford Road, Harrow HA1 3QF	HA1 3QF	HA1 3	26/06/2023	205000	211862	FALSE	Residential	House	Flat	1	1	40	5,125	Leasehold
Southacre, Mount Park Road, Harrow HA1 3JU	HA1 3JU	HA1 3	29/09/2023	1075000	1084908	FALSE	Residential	House	Other			204	5,270	Freehold
21, Roxborough Avenue, Harrow HA1 3BT	HA1 3BT	HA1 3	24/03/2023	790000	792348	FALSE	Residential	House	Terraced	3	3	148	5,338	Freehold
2, Ingleby Drive, Harrow HA1 3LE	HA1 3LE	HA1 3	27/09/2023	1770000	1786313	FALSE	Residential	House	Other			333	5,315	Leasehold
81, Chasewood Park, Harrow HA1 3YR	HA1 3YR	HA1 3	14/10/2022	540000	529706	FALSE	Residential	House	Flat	2	2	98	5,510	Leasehold
44, Chasewood Park, Harrow HA1 3YP	HA1 3YP	HA1 3	29/06/2022	560000	539891	FALSE	Residential	House	Flat	2	3	99	5,657	Leasehold
Flat 17, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	18/04/2023	400000	410640	TRUE	Residential	House	Flat			75	5,333	Leasehold
Flat 4, Lychgate Manor, 1, Roxborough Park, Harrow HA1 3YL	HA1 3YL	HA1 3	14/07/2023	380000	388815	FALSE	Residential	House	Flat	2	2	71	5,352	Leasehold
88, Greenford Road, Harrow HA1 3QL	HA1 3QL	HA1 3	11/10/2022	410000	397059	FALSE	Residential	House	Terraced	2	2	72	5,694	Freehold
49c, Roxborough Park, Harrow HA1 3BA	HA1 3BA	HA1 3	24/11/2023	279000	281968	FALSE	Residential	House	Flat	1	1	51	5,471	Leasehold
27, Roxborough Avenue, Harrow HA1 3BT	HA1 3BT	HA1 3	03/07/2023	1068000	1090620	FALSE	Residential	House	Terraced			197	5,421	Freehold
Flat 3, Drummond Court, 26, Roxborough Park, Harrow HA1 3BL	HA1 3BL	HA1 3	02/12/2022	445000	436171	FALSE	Residential	House	Flat	2	2	78	5,705	Leasehold
Flat 9, Greenbanks, Cavendish Avenue, Harrow HA1 3RE	HA1 3RE	HA1 3	11/10/2022	310000	304091	FALSE	Residential	House	Flat	2	2	54	5,741	Leasehold
Flat 2, Maven Court, 1, Sudbury Hill, Harrow HA1 3SB	HA1 3SB	HA1 3	02/12/2022	575000	563591	FALSE	Residential	House	Flat			100	5,750	Leasehold
131, Bessborough Road, Harrow HA1 3DF	HA1 3DF	HA1 3	21/10/2022	340000	333519	FALSE	Residential	House	Flat	1	1	59	5,763	Leasehold
Flat 1, Lydia Lodge, Cavendish Avenue, Harrow HA1 3RG	HA1 3RG	HA1 3	27/01/2023	260000	254639	FALSE	Residential	House	Flat	1	1	45	5,778	Leasehold
Flat 12a, Vale Court, South Vale, Harrow HA1 3PJ	HA1 3PJ	HA1 3	07/12/2023	325000	330350	FALSE	Residential	House	Flat	2	2	58	5,603	Leasehold
11, South Hill Grove, Harrow HA1 3PR	HA1 3PR	HA1 3	25/07/2022	650000	605971	FALSE	Residential	House	Detached	3	3	106	6,132	Freehold
30b, Roxborough Park, Harrow HA1 3AY	HA1 3AY	HA1 3	12/10/2023	620000	618218	FALSE	Residential	House	Flat	3	3	107	5,794	Leasehold
Flat 3, Ionic Apartments, 79, Bessborough Road, Harrow HA1 3DB	HA1 3DB	HA1 3	20/07/2022	545000	514583	TRUE	Residential	House	Flat			89	6,124	Leasehold
Flat 20, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	18/04/2023	400000	410640	TRUE	Residential	House	Flat			71	5,634	Leasehold
Flat 25, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	26/04/2023	425000	436305	TRUE	Residential	House	Flat			75	5,667	Leasehold
Flat 15, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	18/04/2023	400000	410640	TRUE	Residential	House	Flat			70	5,714	Leasehold
26a, Sudbury Court Drive, Harrow HA1 3TB	HA1 3TB	HA1 3	29/07/2022	1100000	999005	FALSE	Residential	House	Terraced			170	6,471	Freehold
19a, Roxborough Park, Harrow HA1 3BA	HA1 3BA	HA1 3	26/10/2023	337000	338095	FALSE	Residential	House	Flat	1	1	57	5,912	Leasehold
59a, Greenford Road, Harrow HA1 3QF	HA1 3QF	HA1 3	03/07/2023	325000	332539	FALSE	Residential	Maisonette	Flat	2	2	56	5,804	Leasehold
Flat 27, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	29/03/2023	350000	351709	TRUE	Residential	House	Flat			58	6,034	Leasehold
Flat 2, 17, Roxborough Park, Harrow HA1 3BA	HA1 3BA	HA1 3	15/07/2022	321250	303321	FALSE	Residential	House	Flat	1	1	50	6,425	Leasehold
Fourways, Mount Park Road, Harrow HA1 3JY	HA1 3JY	HA1 3	44778	1400000	1299722	FALSE	Residential	House	Detached			214	6,542	Freehold
60, Roxborough Park, Harrow HA1 3AY	HA1 3AY	HA1 3	25/10/2023	500000	498563	FALSE	Residential	Maisonette	Semi_Detached	2	3	82	6,098	Leasehold
27, Roxborough Park, Harrow HA1 3BA	HA1 3BA	HA1 3	13/02/2023	1170000	1161631	FALSE	Residential	House	Semi_Detached			191	6,126	Freehold
30, Nelson Road, Harrow HA1 3ET	HA1 3ET	HA1 3	22/02/2024	466000	462574	FALSE	Residential	House	Terraced	2	3	76	6,132	Freehold
Flat 2, Ionic Apartments, 79, Bessborough Road, Harrow HA1 3DB	HA1 3DB	HA1 3	44774	547500	514975	FALSE	Residential	House	Flat			84	6,518	Leasehold
Flat 12, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	25/04/2023	425000	436305	TRUE	Residential	House	Flat			71	5,986	Leasehold
20, Whitehall Road, Harrow HA1 3AJ	HA1 3AJ	HA1 3	11/05/2023	465000	478164	FALSE	Residential	House	Flat	2	2	77	6,039	Leasehold
10, Kingsfield Road, Harrow HA1 3DD	HA1 3DD	HA1 3	14/12/2022	610000	596674	FALSE	Residential	House	Semi_Detached			96	6,354	Freehold
Flat 23, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	26/04/2023	425000	436305	TRUE	Residential	House	Flat			70	6,071	Leasehold
Flat 31, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	25/04/2023	425000	436305	TRUE	Residential	House	Flat			70	6,071	Leasehold
Flat 29, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	06/04/2023	314500	322866	TRUE	Residential	House	Flat			51	6,167	Leasehold
Flat 7, Appin Court, Roxborough Park, Harrow HA1 3BJ	HA1 3BJ	HA1 3	02/06/2023	530000	547741	FALSE	Residential	House	Flat	2	2	86	6,163	Leasehold
32, Chasewood Park, Harrow HA1 3YP	HA1 3YP	HA1 3	07/03/2024	570000	576064	FALSE	Residential	House	Flat	2	2	90	6,333	Leasehold
84, Greenford Road, Harrow HA1 3QL	HA1 3QL	HA1 3	09/06/2023	420000	435484	FALSE	Residential	House	Terraced	2	2	68	6,176	Freehold
Flat 19, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	30/03/2023	370000	371806	TRUE	Residential	House	Flat			58	6,379	Leasehold
16, The Garlands, Peterborough Road, Harrow HA1 3DY	HA1 3DY	HA1 3	23/05/2023	545000	560429	FALSE	Residential	House	Flat	2	2	87	6,264	Leasehold
Flat 7, Highlawn Hall, Sudbury Hill, Harrow HA1 3NA	HA1 3NA	HA1 3	15/12/2023	507500	515854	FALSE	Residential	House	Flat	2	2	80	6,344	Leasehold
Flat 9, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	03/02/2023	490000	485674	TRUE	Residential	House	Flat			75	6,533	Leasehold
12, Whitehall Road, Harrow HA1 3AJ	HA1 3AJ	HA1 3	15/12/2023	463000	468058	FALSE	Residential	House	Flat	2	3	72	6,431	Leasehold
Flat 4, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	28/07/2023	445000	455323	TRUE	Residential	House	Flat			70	6,357	Leasehold
3, Edgehill, London Road, Harrow HA1 3JQ	HA1 3JQ	HA1 3	04/04/2023	305000	313113	FALSE	Residential	House	Flat	2	2	48	6,354	Leasehold
Flat 18, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	03/02/2023	520000	515409	TRUE	Residential	House	Flat			79	6,582	Leasehold
Flat 35, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	18/04/2023	370000	379842	TRUE	Residential	House	Flat			58	6,379	Leasehold
Flat 1, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	30/03/2023	465000	467270	TRUE	Residential	House	Flat			71	6,549	Leasehold
Flat 10, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	03/02/2023	525000	520365	TRUE	Residential	House	Flat			79	6,646	Leasehold
Flat 34, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	10/02/2023	527000	522348	TRUE	Residential	House	Flat			79	6,671	Leasehold
Flat 24, 2, Roxborough Avenue, Harrow HA1 3BU	HA1 3BU	HA1 3	19/12/2022	325000	318552	FALSE	Residential	House	Flat			48	6,771	Leasehold
Flat 8, Burrell Court, Bessborough Road, Harrow HA1 3DR	HA1 3DR	HA1 3	09/09/2022	287000	279091	FALSE	Residential	House	Flat	1	1	42	6,833	Leasehold
83, West Street, Harrow HA1 3EL	HA1 3EL	HA1 3	02/10/2023	825000	822629	FALSE	Residential	House	Semi_Detached	3	4	123	6,707	Freehold
Flat 2, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	03/02/2023	345000	341954	TRUE	Residential	House	Flat			51	6,765	Leasehold
Flat 26, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	03/02/2023	535000	530277	TRUE	Residential	House	Flat			79	6,772	Leasehold
Flat 5, Grove Wood Apartments, 39, Bessborough Road, Harrow HA1 3BS	HA1 3BS	HA1 3	03/02/2023	340000	336998	TRUE								

51a, Pinner Road, Harrow HA1 4ES	HA1 4ES	HA1 4	01/06/2023	305000	315209	FALSE	Residential	House	Flat	2	2	61	5,000	Leasehold
Flat 11, Trident Point, 19, Pinner Road, Harrow HA1 4FR	HA1 4FR	HA1 4	24/01/2023	260000	254639	FALSE	Residential	House	Flat	1	1	49	5,306	Leasehold
182, Harrow View, Harrow HA1 4TN	HA1 4TN	HA1 4	03/03/2023	393500	395421	FALSE	Residential	Maisonette	Flat	2	3	76	5,178	Leasehold
48, Bedford Road, Harrow HA1 4LZ	HA1 4LZ	HA1 4	27/10/2022	634000	613989	FALSE	Residential	House	Terraced	3	3	118	5,373	Freehold
28, Chandos Road, Harrow HA1 4QY	HA1 4QY	HA1 4	12/09/2022	725000	697612	FALSE	Residential	House	Terraced	3	3	134	5,410	Freehold
25, Heath Road, Harrow HA1 4DA	HA1 4DA	HA1 4	21/10/2022	540000	522956	FALSE	Residential	House	Terraced	2	3	100	5,400	Freehold
Flat 25, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	22/06/2022	412300	397495	TRUE	Residential	House	Flat	1	1	76	5,425	Leasehold
27, Butler Avenue, Harrow HA1 4EJ	HA1 4EJ	HA1 4	20/09/2023	1150000	1138065	FALSE	Residential	House	Detached	1	1	217	5,300	Freehold
30, Wilson Gardens, Harrow HA1 4DZ	HA1 4DZ	HA1 4	44799	685000	650328	FALSE	Residential	House	Semi_Detached	1	1	124	5,524	Freehold
Flat 45, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	24/06/2022	457000	440589	TRUE	Residential	House	Flat	1	1	84	5,440	Leasehold
43, Longley Road, Harrow HA1 4TG	HA1 4TG	HA1 4	44797	785000	745267	FALSE	Residential	House	Semi_Detached	3	4	142	5,528	Freehold
30, Drury Road, Harrow HA1 4BY	HA1 4BY	HA1 4	27/06/2022	699950	677371	FALSE	Residential	House	Terraced	3	4	129	5,426	Freehold
2, Durham Court, Durham Road, Harrow HA1 4PQ	HA1 4PQ	HA1 4	04/07/2023	315000	322307	FALSE	Residential	Maisonette	Flat	2	2	61	5,164	Leasehold
74, Sussex Road, Harrow HA1 4LX	HA1 4LX	HA1 4	17/03/2023	460000	461367	FALSE	Residential	House	Terraced	3	3	87	5,287	Freehold
2, Whitmore Road, Harrow HA1 4AB	HA1 4AB	HA1 4	15/12/2023	840000	849177	FALSE	Residential	House	Semi_Detached	1	1	160	5,250	Freehold
47a, Longley Road, Harrow HA1 4TG	HA1 4TG	HA1 4	09/02/2023	445938	442001	FALSE	Residential	House	Flat	2	2	83	5,373	Leasehold
14, Oxford Road, Harrow HA1 4JQ	HA1 4JQ	HA1 4	26/01/2023	634000	613548	FALSE	Residential	House	Terraced	3	3	115	5,513	Freehold
49a, Beresford Road, Harrow HA1 4QR	HA1 4QR	HA1 4	27/03/2023	250000	251221	FALSE	Residential	House	Flat	1	1	47	5,319	Leasehold
7, Duarte Close, Harrow HA1 4GW	HA1 4GW	HA1 4	24/03/2023	725000	727155	FALSE	Residential	House	Terraced	1	1	136	5,331	Freehold
Flat 13, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	24/06/2022	466000	449266	TRUE	Residential	House	Flat	1	1	84	5,548	Leasehold
55a, Devonshire Road, Harrow HA1 4LS	HA1 4LS	HA1 4	21/12/2022	273000	267583	FALSE	Residential	Maisonette	Flat	1	1	50	5,460	Leasehold
23, Colbeck Road, Harrow HA1 4BS	HA1 4BS	HA1 4	03/11/2023	632000	634744	FALSE	Residential	House	Semi_Detached	3	3	117	5,402	Freehold
Flat 11, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	44774	438570	412516	TRUE	Residential	House	Flat	1	1	76	5,771	Leasehold
214, Vaughan Road, Harrow HA1 4EB	HA1 4EB	HA1 4	02/12/2022	540000	521086	FALSE	Residential	House	Terraced	3	3	96	5,625	Freehold
Flat 10, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	21/06/2022	428000	412631	TRUE	Residential	House	Flat	1	1	76	5,632	Leasehold
Flat 4, Sheridan Court, Neptune Road, Harrow HA1 4YN	HA1 4YN	HA1 4	27/01/2023	300000	293814	FALSE	Residential	House	Flat	2	2	54	5,556	Leasehold
Ground Floor Maisonette, 97, Harrow View, Harrow HA1 4SZ	HA1 4SZ	HA1 4	16/11/2023	350000	353723	FALSE	Residential	House	Flat	1	1	65	5,385	Leasehold
Flat 24, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	27/06/2022	407550	392915	TRUE	Residential	House	Flat	1	1	72	5,660	Leasehold
96, Longley Road, Harrow HA1 4TQ	HA1 4TQ	HA1 4	07/11/2023	572700	573125	FALSE	Residential	House	Terraced	3	3	105	5,454	Freehold
26, Marshall Close, Harrow HA1 4DH	HA1 4DH	HA1 4	20/09/2023	475000	480890	FALSE	Residential	House	Semi_Detached	3	3	88	5,398	Freehold
Flat 6, Braeburn Court, 1a, Cunningham Park, Harrow HA1 4QW	HA1 4QW	HA1 4	20/06/2022	442500	426610	FALSE	Residential	House	Flat	1	1	78	5,673	Leasehold
37, Sussex Road, Harrow HA1 4LU	HA1 4LU	HA1 4	27/10/2023	525000	519993	FALSE	Residential	House	Terraced	3	3	95	5,526	Freehold
64, Hide Road, Harrow HA1 4SE	HA1 4SE	HA1 4	08/09/2023	535000	536590	FALSE	Residential	House	Terraced	3	3	98	5,459	Freehold
28, Badgers Close, Harrow HA1 4EN	HA1 4EN	HA1 4	08/07/2022	233000	219996	FALSE	Residential	Maisonette	Flat	1	1	40	5,825	Leasehold
251, Pinner Road, Harrow HA1 4EX	HA1 4EX	HA1 4	13/02/2023	520000	511662	FALSE	Residential	House	Terraced	3	4	93	5,591	Freehold
31, Gloucester Road, Harrow HA1 4PP	HA1 4PP	HA1 4	20/03/2023	570000	573304	FALSE	Residential	House	Semi_Detached	3	3	104	5,481	Freehold
53, Bowen Road, Harrow HA1 4DG	HA1 4DG	HA1 4	15/09/2023	545000	546620	FALSE	Residential	House	Terraced	3	3	99	5,505	Freehold
12, Durham Road, Harrow HA1 4PG	HA1 4PG	HA1 4	09/12/2022	621000	607433	FALSE	Residential	House	Semi_Detached	3	3	110	5,645	Freehold
35a, Canterbury Road, Harrow HA1 4PD	HA1 4PD	HA1 4	26/04/2024	370000	370000	FALSE	Residential	House	Flat	2	2	67	5,522	Leasehold
64, Bolton Road, Harrow HA1 4SA	HA1 4SA	HA1 4	18/01/2023	615000	601989	FALSE	Residential	House	Semi_Detached	3	3	109	5,642	Freehold
Flat 5, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	29/06/2022	412800	397977	TRUE	Residential	House	Flat	1	1	72	5,733	Leasehold
Flat 16, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	24/06/2022	414190	399317	TRUE	Residential	House	Flat	1	1	72	5,753	Leasehold
152a, Vaughan Road, Harrow HA1 4EB	HA1 4EB	HA1 4	11/04/2023	395000	405507	FALSE	Residential	House	Flat	2	3	73	5,411	Leasehold
14a, Cunningham Park, Harrow HA1 4QL	HA1 4QL	HA1 4	11/12/2023	350000	355761	FALSE	Residential	House	Flat	2	2	64	5,469	Leasehold
53, Moat Drive, Harrow HA1 4RY	HA1 4RY	HA1 4	19/12/2022	735000	718943	FALSE	Residential	House	Semi_Detached	2	3	129	5,698	Freehold
6, Treve Avenue, Harrow HA1 4AJ	HA1 4AJ	HA1 4	10/08/2023	650000	663870	FALSE	Residential	House	Semi_Detached	3	3	119	5,462	Freehold
150, Butler Road, Harrow HA1 4DX	HA1 4DX	HA1 4	29/07/2022	568000	535849	FALSE	Residential	House	Terraced	3	3	96	5,917	Freehold
78, Ford Close, Harrow HA1 4AZ	HA1 4AZ	HA1 4	18/07/2022	284000	268150	FALSE	Residential	House	Flat	1	1	48	5,917	Leasehold
204, Headstone Drive, Harrow HA1 4UP	HA1 4UP	HA1 4	27/09/2022	540000	519601	FALSE	Residential	House	Terraced	2	3	93	5,806	Freehold
Flat 12, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	44803	427770	402358	TRUE	Residential	House	Flat	1	1	72	5,941	Leasehold
155, Pinner Road, Harrow HA1 4EU	HA1 4EU	HA1 4	04/10/2022	335000	324426	FALSE	Residential	Maisonette	Terraced	2	2	58	5,776	Leasehold
Flat 15, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	08/07/2022	427280	403433	TRUE	Residential	House	Flat	1	1	72	5,934	Leasehold
72b, Devonshire Road, Harrow HA1 4LR	HA1 4LR	HA1 4	44792	310000	291584	FALSE	Residential	House	Flat	1	1	52	5,962	Leasehold
Flat 4, Cunningham Court, Cunningham Park, Harrow HA1 4QN	HA1 4QN	HA1 4	28/10/2022	360500	353628	FALSE	Residential	Maisonette	Flat	2	2	63	5,722	Leasehold
Flat 18, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	22/06/2022	432000	416487	TRUE	Residential	House	Flat	1	1	74	5,838	Leasehold
Flat 5, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	21/06/2022	415000	400098	TRUE	Residential	House	Flat	1	1	71	5,845	Leasehold
7, Vaughan Road, Harrow HA1 4DP	HA1 4DP	HA1 4	29/08/2023	375000	379213	FALSE	Residential	House	Flat	2	2	67	5,597	Leasehold
Flat 6, Sheridan Court, Neptune Road, Harrow HA1 4YN	HA1 4YN	HA1 4	44781	325000	305693	FALSE	Residential	House	Flat	2	2	54	6,019	Leasehold
Flat 20, Cornelius Apartments, 231, Harrow View, Harrow HA1 4GT	HA1 4GT	HA1 4	21/06/2022	436000	420343	TRUE	Residential	House	Flat	1	1	74	5,892	Leasehold
1, Merivale Road, Harrow HA1 4BJ	HA1 4BJ	HA1 4	20/01/2023	235000	227419	FALSE	Residential	House	Flat	1	1	40	5,875	Leasehold
20a, Vaughan Road, Harrow HA1 4EE	HA1 4EE	HA1 4	16/05/2023	337500	347055	FALSE	Residential	House	Flat	2	2	61	5,533	Leasehold
Flat 35, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	29/06/2022	425000	409738	TRUE	Residential	House	Flat	1	1	72	5,903	Leasehold
16b, Oxford Road, Harrow HA1 4JQ	HA1 4JQ	HA1 4	04/09/2023	308000	313328	FALSE	Residential	House	Flat	1	1	55	5,600	Leasehold
84, Hide Road, Harrow HA1 4SE	HA1 4SE	HA1 4	20/12/2023	675000	672984	FALSE	Residential	House	Detached	3	4	118	5,720	Freehold
109, Vaughan Road, Harrow HA1 4EF	HA1 4EF	HA1 4	09/12/2022	690000	665833	FALSE	Residential	House	Terraced	1	1	116	5,948	Freehold
31, Beresford Road, Harrow HA1 4QP	HA1 4QP	HA1 4	24/04/2023	325000	333645	FALSE	Residential	House	Flat	1	1	58	5,603	Leasehold
6, Colbeck Road, Harrow HA1 4BS	HA1 4BS	HA1 4	19/01/2024	723000	736642	FALSE	Residential	House	Terraced	3	4	128	5,648	Freehold
45, Bedford Road, Harrow HA1 4LY	HA1 4LY	HA1 4	26/03/2024	600000	604478	FALSE	Residential	House	Terraced	3	3	105	5,714	Freehold
First Floor Flat, 31, Pinner View, Harrow HA1 4QG	HA1 4QG	HA1 4	25/11/2022	382000	374421	FALSE	Residential	House	Flat	2	2	65	5,877	Leasehold
10a, Cunningham Park, Harrow HA1 4QL	HA1 4QL	HA1 4	21/10/2022	370000	362947	FALSE	Residential	House	Flat	2	2	63	5,873	Leasehold
Flat 2, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	21/06/2022	299000	288263	TRUE	Residential	House	Flat	1	1	50	5,980	Leasehold
39, Butler Road, Harrow HA1 4DS	HA1 4DS	HA1 4	27/10/2023	387500	388759	FALSE	Residential	House	Flat	2	3	67	5,784	Leasehold
Flat 24, Focus Apartments, 223, Harrow View, Harrow HA1 4GN	HA1 4GN	HA1 4	29/07/2022	400000	377676	FALSE	Residential	House	Flat	1	1	65	6,154	Leasehold
43, Butler Road, Harrow HA1 4DS	HA1 4DS	HA1 4	08/07/2022	370000	349057	FALSE	Residential	House	Flat	2	2	60	6,167	Leasehold
Flat 9, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	21/06/2022	429000	413595	TRUE	Residential	House	Flat	1	1	71	6,042	Leasehold
Flat 30, Chrome Apartments, Hargrave Drive, Harrow HA1 4GF	HA1 4GF	HA1 4	23/05/2023	415000	426749	FALSE	Residential	House	Flat	1	1	73	5,685	Leasehold
170, Pinner View, Harrow HA1 4RW	HA1 4RW	HA1 4	27/11/2023	690000	690511	FALSE	Residential	House	Terraced	3	4	118	5,847	Freehold
63a, Hide Road, Harrow HA1 4SG	HA1 4SG	HA1 4	21/06/2023	187000	193259	FALSE	Residential	House	Flat	1	1	33	5,667	Leasehold
10, Rutland Road, Harrow HA1 4JW	HA1 4JW	HA1 4	28/09/2023	625000	632750	FALSE	Residential	House	Semi_Detached	3	4	108	5,787	Freehold
Flat 27, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	23/06/2022	306000	295012	TRUE	Residential	House	Flat	1	1	50	6,120	Leasehold
Flat 37, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	22/06/2022	459000	442518	TRUE	Residential	House	Flat	1	1	75	6,120	Leasehold
Flat 23, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	22/06/2022	435000	419379	TRUE	Residential	House	Flat	1	1	71	6,127	Leasehold
Flat 32, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	23/06/2022	460000	443482	TRUE	Residential	House	Flat	1	1	75	6,133	Leasehold
Flat 32, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	27/06/2022	442000	426128	TRUE	Residential	House	Flat	1	1	72	6,139	Leasehold
Flat A, 186, Harrow View, Harrow HA1 4TN	HA1 4TN	HA1 4	25/09/2023	390000	396746	FALSE	Residential	House	Flat	2	2	67	5,821	Leasehold
53b, Sussex Road, Harrow HA1 4NA	HA1 4NA	HA1 4												

86, Canterbury Road, Harrow HA1 4PB	HA1 4PB	HA1 4	24/03/2023	547000	550171	FALSE	Residential	House	Semi_Detached	3	3	86	6,360	Freehold
46, Lascelles Avenue, Harrow HA1 4AW	HA1 4AW	HA1 4	08/07/2022	630100	601912	FALSE	Residential	House	Semi_Detached	3	3	94	6,703	Freehold
Flat 22, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	22/06/2022	333000	321042	TRUE	Residential	House	Flat			50	6,660	Leasehold
17, Surrey Road, Harrow HA1 4NJ	HA1 4NJ	HA1 4	01/05/2024	645000	645000	FALSE	Residential	House	Semi_Detached	3	4	100	6,450	Freehold
Flat 29, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	23/06/2022	335000	322970	TRUE	Residential	House	Flat			50	6,700	Leasehold
21, Hide Road, Harrow HA1 4SG	HA1 4SG	HA1 4	29/06/2023	502000	524286	FALSE	Residential	House	Semi_Detached	2	2	81	6,198	Freehold
Flat 14, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	24/06/2022	336000	323934	TRUE	Residential	House	Flat			50	6,720	Leasehold
26, Merivale Road, Harrow HA1 4BH	HA1 4BH	HA1 4	21/07/2023	565000	576967	FALSE	Residential	House	Terraced	2	3	89	6,348	Freehold
Flat 42, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	29/06/2022	337000	324899	TRUE	Residential	House	Flat			50	6,740	Leasehold
Flat 22, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	27/06/2022	338000	325863	TRUE	Residential	House	Flat			50	6,760	Leasehold
Flat 19, Cornelius Apartments, 231, Harrow View, Harrow HA1 4GT	HA1 4GT	HA1 4	24/06/2022	345000	332611	TRUE	Residential	House	Flat			51	6,765	Leasehold
Flat 21, Cornelius Apartments, 231, Harrow View, Harrow HA1 4GT	HA1 4GT	HA1 4	22/06/2022	400000	385636	TRUE	Residential	House	Flat			59	6,780	Leasehold
Flat 36, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	23/06/2022	339000	326827	TRUE	Residential	House	Flat			50	6,780	Leasehold
43, Moat Drive, Harrow HA1 4RY	HA1 4RY	HA1 4	13/01/2023	615000	601989	FALSE	Residential	House	Semi_Detached	2	3	92	6,685	Freehold
Flat 46, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	29/06/2022	341000	328755	TRUE	Residential	House	Flat			50	6,820	Leasehold
44, Drury Road, Harrow HA1 4BY	HA1 4BY	HA1 4	14/10/2022	605000	585904	FALSE	Residential	House	Terraced			89	6,798	Freehold
Upper Maisonette, 38, Canterbury Road, Harrow HA1 4PE	HA1 4PE	HA1 4	15/08/2023	265000	270475	FALSE	Residential	House	Flat	1	1	41	6,463	Leasehold
31, Rutland Road, Harrow HA1 4JN	HA1 4JN	HA1 4	15/11/2022	287000	277543	FALSE	Residential	House	Flat	1	1	42	6,833	Leasehold
Flat 38, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	28/06/2022	343000	330683	TRUE	Residential	House	Flat			50	6,860	Leasehold
43, Bedford Road, Harrow HA1 4LY	HA1 4LY	HA1 4	07/11/2022	610000	589900	FALSE	Residential	House	Terraced	3	3	89	6,854	Freehold
Flat 43, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	29/06/2022	500000	482045	TRUE	Residential	House	Flat			72	6,944	Leasehold
Flat 31, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	29/06/2022	500000	482045	TRUE	Residential	House	Flat			72	6,944	Leasehold
Flat 22, Cornelius Apartments, 231, Harrow View, Harrow HA1 4GT	HA1 4GT	HA1 4	20/06/2022	355000	342252	TRUE	Residential	House	Flat			51	6,961	Leasehold
Flat 9, Braeburn Court, 1a, Cunningham Park, Harrow HA1 4QW	HA1 4QW	HA1 4	25/10/2023	403000	404310	FALSE	Residential	House	Flat			60	6,717	Leasehold
21, Harley Crescent, Harrow HA1 4XQ	HA1 4XQ	HA1 4	16/11/2023	490000	492127	FALSE	Residential	House	Semi_Detached	2	3	73	6,712	Freehold
5, Buckingham Road, Harrow HA1 4TD	HA1 4TD	HA1 4	24/08/2023	370000	377645	FALSE	Residential	Maisonette	Flat	2	2	56	6,607	Leasehold
1, Hide Road, Harrow HA1 4SG	HA1 4SG	HA1 4	14/02/2023	535000	519814	FALSE	Residential	House	Detached	2	3	77	6,948	Freehold
Flat 2, 14, Devonshire Road, Harrow HA1 4LR	HA1 4LR	HA1 4	21/04/2023	250000	256650	FALSE	Residential	House	Flat	1	1	38	6,579	Leasehold
Flat 62, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	29/06/2022	351000	338396	TRUE	Residential	House	Flat			50	7,020	Leasehold
53, Bedford Road, Harrow HA1 4LY	HA1 4LY	HA1 4	10/10/2022	615000	595588	FALSE	Residential	House	Terraced	3	3	88	6,989	Freehold
48, Merivale Road, Harrow HA1 4BH	HA1 4BH	HA1 4	14/09/2022	275000	264612	FALSE	Residential	House	Flat	1	1	39	7,051	Leasehold
16, Whitmore Road, Harrow HA1 4AB	HA1 4AB	HA1 4	19/07/2022	1045000	998252	FALSE	Residential	House	Semi_Detached	3	4	147	7,109	Freehold
Flat 1, Wellington Lodge, 36, Durham Road, Harrow HA1 4PU	HA1 4PU	HA1 4	04/03/2023	285000	286391	FALSE	Residential	House	Flat	1	1	42	6,786	Leasehold
Flat 55, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	29/06/2022	510000	491686	TRUE	Residential	House	Flat			72	7,083	Leasehold
36a, Oxford Road, Harrow HA1 4JQ	HA1 4JQ	HA1 4	26/01/2023	300000	293814	FALSE	Residential	House	Flat	1	1	43	6,977	Leasehold
Flat 33, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	23/06/2022	355000	342252	TRUE	Residential	House	Flat			50	7,100	Leasehold
170, Whitmore Road, Harrow HA1 4AQ	HA1 4AQ	HA1 4	21/07/2023	796000	820838	FALSE	Residential	House	Semi_Detached	3	3	119	6,689	Freehold
4, Treve Avenue, Harrow HA1 4AJ	HA1 4AJ	HA1 4	20/09/2022	865000	844912	FALSE	Residential	House	Semi_Detached	3	4	122	7,090	Freehold
24a, Sussex Road, Harrow HA1 4LX	HA1 4LX	HA1 4	08/07/2022	345000	325745	FALSE	Residential	House	Flat	2	3	47	7,340	Leasehold
84a, Drury Road, Harrow HA1 4BW	HA1 4BW	HA1 4	09/01/2023	305000	298711	FALSE	Residential	House	Flat	1	1	43	7,093	Leasehold
32, Harley Road, Harrow HA1 4XG	HA1 4XG	HA1 4	26/05/2023	471000	487872	FALSE	Residential	House	Semi_Detached	3	3	70	6,729	Freehold
347a, Pinner Road, Harrow HA1 4HN	HA1 4HN	HA1 4	20/06/2023	285000	294540	FALSE	Residential	Maisonette	Flat	1	1	42	6,786	Leasehold
Flat 1, 14, Devonshire Road, Harrow HA1 4LR	HA1 4LR	HA1 4	15/04/2024	362000	362000	FALSE	Residential	House	Flat	2	3	51	7,098	Leasehold
Flat 25, Cornelius Apartments, 231, Harrow View, Harrow HA1 4GT	HA1 4GT	HA1 4	20/06/2022	435000	419379	TRUE	Residential	House	Flat			59	7,373	Leasehold
37, Merivale Road, Harrow HA1 4BJ	HA1 4BJ	HA1 4	19/10/2023	536000	530888	FALSE	Residential	House	Terraced	3	3	74	7,243	Freehold
24, Harley Road, Harrow HA1 4XG	HA1 4XG	HA1 4	29/07/2022	525000	495283	FALSE	Residential	House	Terraced	3	3	69	7,609	Freehold
Flat 72, Penrose Apartments, Hargrave Drive, Harrow HA1 4GJ	HA1 4GJ	HA1 4	03/11/2022	531000	520464	TRUE	Residential	House	Flat			72	7,375	Leasehold
157, Vaughan Road, Harrow HA1 4EG	HA1 4EG	HA1 4	28/10/2022	627500	607694	FALSE	Residential	House	Terraced	3	3	84	7,470	Freehold
26, Longley Road, Harrow HA1 4TH	HA1 4TH	HA1 4	27/11/2023	345000	348670	FALSE	Residential	House	Flat	2	2	48	7,188	Leasehold
59, Butler Road, Harrow HA1 4DS	HA1 4DS	HA1 4	03/03/2023	315000	316538	FALSE	Residential	House	Flat	1	1	43	7,326	Leasehold
26, Lance Road, Harrow HA1 4BL	HA1 4BL	HA1 4	14/04/2023	625000	642612	FALSE	Residential	House	Terraced	3	3	87	7,184	Freehold
Flat 3, 1, Butler Avenue, Harrow HA1 4EJ	HA1 4EJ	HA1 4	09/06/2023	265000	273870	FALSE	Residential	House	Flat	1	1	37	7,162	Leasehold
Flat 45, Taro Apartments, Henry Strong Road, Harrow HA1 4BF	HA1 4BF	HA1 4	27/06/2023	475000	490900	TRUE	Residential	House	Flat			66	7,197	Leasehold
8, Harley Road, Harrow HA1 4XG	HA1 4XG	HA1 4	03/03/2023	515000	516530	FALSE	Residential	House	Terraced	2	3	69	7,464	Freehold
Flat 3a, Archer Apartments, Meadowview Close, Harrow HA1 4GS	HA1 4GS	HA1 4	22/06/2022	575000	554352	TRUE	Residential	House	Flat			74	7,770	Leasehold
16, Bedford Road, Harrow HA1 4LZ	HA1 4LZ	HA1 4	15/03/2023	622000	623848	FALSE	Residential	House	Terraced	3	3	82	7,585	Freehold
Flat 74, Taro Apartments, Henry Strong Road, Harrow HA1 4BF	HA1 4BF	HA1 4	11/08/2023	323000	329674	TRUE	Residential	House	Flat			41	7,878	Leasehold
14, View Close, Harrow HA1 4ST	HA1 4ST	HA1 4	13/07/2022	650000	620922	FALSE	Residential	House	Semi_Detached	3	3	77	8,442	Freehold
Flat 42, Taro Apartments, Henry Strong Road, Harrow HA1 4BF	HA1 4BF	HA1 4	29/06/2023	305000	315209	TRUE	Residential	House	Flat			38	8,026	Leasehold
Flat 48, Taro Apartments, Henry Strong Road, Harrow HA1 4BF	HA1 4BF	HA1 4	27/06/2023	306900	317173	TRUE	Residential	House	Flat			38	8,076	Leasehold
Flat 37, Taro Apartments, Henry Strong Road, Harrow HA1 4BF	HA1 4BF	HA1 4	21/06/2023	307000	317276	TRUE	Residential	House	Flat			38	8,079	Leasehold
23, Harley Crescent, Harrow HA1 4XQ	HA1 4XQ	HA1 4	44776	600000	569631	FALSE	Residential	House	Semi_Detached	3	3	66	9,091	Freehold
11, Lance Road, Harrow HA1 4BL	HA1 4BL	HA1 4	27/02/2023	330000	327087	FALSE	Residential	House	Flat	1	1	37	8,919	Leasehold
Lower Flat, 57, Beresford Road, Harrow HA1 4QR	HA1 4QR	HA1 4	29/06/2023	410000	423724	FALSE	Residential	House	Flat	2	2	47	8,723	Leasehold
Flat 42, Testino Apartments, Henry Strong Road, Harrow HA1 4BG	HA1 4BG	HA1 4	22/03/2023	357000	358743	TRUE	Residential	House	Flat			38	9,395	Leasehold
Harrow - North Harrow														
HA1 4 Average														
22, Shaftesbury Avenue, South Harrow, Harrow HA2 0PH	HA2 0PH	HA2 0	18/07/2023	500000	515602	FALSE	Residential	House	Semi_Detached	3	3	106	4,717	Freehold
176, Shaftesbury Avenue, South Harrow, Harrow HA2 0AW	HA2 0AW	HA2 0	07/07/2023	325000	332593	FALSE	Residential	House	Flat	2	2	68	4,779	Leasehold
2, Jade Court, Juniper Close, Harrow HA2 0FT	HA2 0FT	HA2 0	12/05/2023	277000	284842	FALSE	Residential	House	Flat	1	1	58	4,776	Leasehold
Flat 5, Rooks Corner, Roxeth Green Avenue, Harrow HA2 0GP	HA2 0GP	HA2 0	27/06/2022	260000	250664	FALSE	Residential	House	Flat			51	5,098	Leasehold
Flat 1, Charmwood Court, 49, Brooke Avenue, Harrow HA2 0NA	HA2 0NA	HA2 0	18/11/2022	330000	323452	FALSE	Residential	House	Flat	2	2	64	5,156	Leasehold
3, Iora Court, 46, Maryatt Avenue, Harrow HA2 0ST	HA2 0ST	HA2 0	13/06/2022	377500	363944	FALSE	Residential	House	Flat			72	5,243	Leasehold
9, Sandpiper Drive, Harrow HA2 0SF	HA2 0SF	HA2 0	10/02/2023	611000	601203	FALSE	Residential	House	Terraced			118	5,178	Freehold
69, Dudley Road, Harrow HA2 0PS	HA2 0PS	HA2 0	13/09/2023	440000	441308	FALSE	Residential	House	Terraced	3	3	86	5,116	Freehold
70, East Croft House, 86, Northolt Road, Harrow HA2 0ES	HA2 0ES	HA2 0	24/02/2024	250000	250000	FALSE	Residential	House	Flat	1	1	48	5,208	Leasehold
29, Merton Road, Harrow HA2 0AA	HA2 0AA	HA2 0	04/10/2022	550000	540269	FALSE	Residential	House	Semi_Detached	2	3	103	5,340	Freehold
28, South Hill Avenue, Harrow HA2 0NQ	HA2 0NQ	HA2 0	21/04/2023	490000	503808	FALSE	Residential	House	Terraced	3	3	96	5,104	Freehold
30, Rayners Lane, Harrow HA2 0UB	HA2 0UB	HA2 0	29/07/2022	650000	620922	FALSE	Residential	House	Semi_Detached	3	3	118	5,508	Freehold
152, Shaftesbury Avenue, South Harrow, Harrow HA2 0AW	HA2 0AW	HA2 0	21/10/2022	335000	328614	FALSE	Residential	Maisonette	Flat	2	2	62	5,403	Leasehold
158, Roxeth Green Avenue, Harrow HA2 0QN	HA2 0QN	HA2 0	22/02/2024	460000	456618	FALSE	Residential	House	Terraced	3	4	86	5,349	Freehold
Flat 27, Bovis House, 142, Northolt Road, Harrow HA2 0EG	HA2 0EG	HA2 0	15/09/2022	405000	393839	FALSE	Residential	House	Flat			74	5,473	Leasehold
33, Maryatt Avenue, Harrow HA2 0SR	HA2 0SR	HA2 0	22/06/2022	485000	475074	FALSE	Residential	House	Semi_Detached	3	3	89	5,449	Freehold
Flat 16, Emerald Court, Drinkwater Road, Harrow HA2 0FR	HA2 0FR	HA2 0	28/04/2023	324000	332618	FALSE	Residential	House	Flat	2	2	62	5,226	Leasehold
2, Pavilion Lodge, Harrow HA2 0DZ	HA2 0DZ	HA2 0	03/05/2023	460000	473022	FALSE	Residential	House	Flat	2	3	88	5,227	Leasehold
7, Coles Crescent, Harrow HA2 0TS	HA2 0TS	HA2 0	20/07/2022	530000	500000	FALSE	Residential	House	Terraced	2	3	93	5,699	Freehold
Flat 1, Holly Lodge, 58, Brooke Avenue, Harrow HA2 0NF	HA2 0NF	HA2 0	24/06/2022	380000	366354	FALSE	Residential	House	Flat	2	2	68	5,588	Leasehold

182, Twyford Road, Harrow HA2 0SN	HA2 0SN	HA2 0	09/12/2022	590000	577111	FALSE	Residential	House	Semi_Detached	3	4	84	7,024	Freehold
1, Crown Street, Harrow HA2 0HT	HA2 0HT	HA2 0	27/02/2023	440000	432945	FALSE	Residential	House	Terraced	2	3	60	7,333	Freehold
44, Middle Road, Harrow HA2 0HL	HA2 0HL	HA2 0	12/01/2024	410000	417736	FALSE	Residential	House	Terraced	2	2	57	7,193	Freehold
178, Shaftesbury Avenue, South Harrow, Harrow HA2 0AW	HA2 0AW	HA2 0	15/12/2023	325000	330350	FALSE	Residential	House	Flat	2	2	45	7,222	Leasehold
6, Furness Road, Harrow HA2 0RL	HA2 0RL	HA2 0	22/09/2023	685000	677891	FALSE	Residential	House	Detached	3	3	92	7,446	Freehold
207, Roxeth Green Avenue, Harrow HA2 0QQ	HA2 0QQ	HA2 0	22/06/2022	602000	582581	FALSE	Residential	House	Terraced	2	3	78	7,718	Freehold
29, Twyford Road, Harrow HA2 0SH	HA2 0SH	HA2 0	24/03/2023	635000	636887	FALSE	Residential	House	Terraced	2	3	85	7,471	Freehold
21, Crown Street, Harrow HA2 0HX	HA2 0HX	HA2 0	24/11/2023	590000	590437	FALSE	Residential	House	Terraced	2	2	78	7,564	Freehold
136, Twyford Road, Harrow HA2 0SN	HA2 0SN	HA2 0	04/08/2023	565000	577057	FALSE	Residential	House	Semi_Detached	2	3	74	7,635	Freehold
51, Merton Road, Harrow HA2 0AA	HA2 0AA	HA2 0	27/06/2022	550000	538744	FALSE	Residential	Bungalow	Semi_Detached	2	3	68	8,088	Freehold
44, Tintern Way, Harrow HA2 0SA	HA2 0SA	HA2 0	27/01/2023	610000	597094	FALSE	Residential	House	Semi_Detached	3	3	75	8,133	Freehold
Harrow - south Harrow to Rayners Lane	HA2 0 Average													
126, Headstone Lane, Harrow HA2 6JN	HA2 6JN	HA2 6	17/05/2024	1100000	1100000	FALSE	Residential	House	Detached			217	5,069	Freehold
341, Harrow View, Harrow HA2 6QN	HA2 6QN	HA2 6	26/10/2022	275000	269758	FALSE	Residential	House	Flat	2	2	53	5,189	Leasehold
194, Headstone Lane, Harrow HA2 6LY	HA2 6LY	HA2 6	29/07/2022	980000	936160	FALSE	Residential	House	Semi_Detached	3	3	182	5,385	Freehold
1b, Station Road, North Harrow, Harrow HA2 6AE	HA2 6AE	HA2 6	13/09/2023	610000	617564	FALSE	Residential	House	Semi_Detached	3	4	119	5,126	Freehold
1a, Holmwood Close, Harrow HA2 6JX	HA2 6JX	HA2 6	21/08/2023	830000	847712	FALSE	Residential	House	Semi_Detached			162	5,123	Freehold
103a, Parkside Way, Harrow HA2 6DB	HA2 6DB	HA2 6	25/11/2022	230000	225437	FALSE	Residential	House	Flat	1	1	43	5,349	Leasehold
27, Albert Road, Harrow HA2 6PS	HA2 6PS	HA2 6	30/01/2023	585000	566129	FALSE	Residential	House	Terraced	3	3	107	5,467	Freehold
14, Elmcroft Crescent, Harrow HA2 6HN	HA2 6HN	HA2 6	03/10/2023	780000	777759	FALSE	Residential	House	Semi_Detached			146	5,342	Freehold
26, Headstone Gardens, Harrow HA2 6PP	HA2 6PP	HA2 6	23/06/2023	675000	704966	FALSE	Residential	House	Semi_Detached	3	4	132	5,114	Freehold
27a, Southfield Park, Harrow HA2 6HF	HA2 6HF	HA2 6	44788	435000	409158	FALSE	Residential	House	Flat	2	3	76	5,724	Leasehold
51a, Headstone Gardens, Harrow HA2 6PH	HA2 6PH	HA2 6	28/09/2022	255000	247972	FALSE	Residential	House	Flat	1	1	46	5,543	Leasehold
32, Holmdene Avenue, Harrow HA2 6HR	HA2 6HR	HA2 6	44778	850000	794668	FALSE	Residential	House	Terraced			147	5,782	Freehold
363, Harrow View, Harrow HA2 6QN	HA2 6QN	HA2 6	23/11/2023	280000	282979	FALSE	Residential	Maisonette	Flat	2	2	52	5,385	Leasehold
18, Apsley Close, Harrow HA2 6AP	HA2 6AP	HA2 6	03/10/2022	340000	333519	FALSE	Residential	House	Flat	2	2	61	5,574	Leasehold
6, Allerford Court, Harrow HA2 6AW	HA2 6AW	HA2 6	21/12/2022	506000	488277	FALSE	Residential	House	Terraced	3	3	89	5,685	Freehold
52, Headstone Gardens, Harrow HA2 6PW	HA2 6PW	HA2 6	24/07/2023	625000	638238	FALSE	Residential	House	Terraced	3	4	116	5,388	Freehold
79, Pinner Park Avenue, Harrow HA2 6JY	HA2 6JY	HA2 6	02/12/2022	730000	704432	FALSE	Residential	House	Terraced	3	4	128	5,703	Freehold
56, Parkside Way, Harrow HA2 6DG	HA2 6DG	HA2 6	24/02/2023	600000	595708	FALSE	Residential	House	Semi_Detached	3	3	107	5,607	Freehold
69, Headstone Lane, Harrow HA2 6JL	HA2 6JL	HA2 6	10/03/2023	807000	811678	FALSE	Residential	House	Semi_Detached			144	5,604	Freehold
17, Priory Way, Harrow HA2 6DQ	HA2 6DQ	HA2 6	26/05/2023	1050000	1084545	FALSE	Residential	House	Terraced	3	3	192	5,469	Freehold
43, Parkside Way, Harrow HA2 6DE	HA2 6DE	HA2 6	14/08/2023	500000	510670	FALSE	Residential	House	Semi_Detached	3	3	90	5,556	Freehold
15, Thrush Green, Harrow HA2 6EZ	HA2 6EZ	HA2 6	16/02/2023	555000	546101	FALSE	Residential	House	Terraced	3	3	96	5,781	Freehold
8, Lange Road, Harrow HA2 6FB	HA2 6FB	HA2 6	12/04/2023	700000	719726	FALSE	Residential	House	Terraced			126	5,556	Freehold
52, Victor Road, Harrow HA2 6PZ	HA2 6PZ	HA2 6	17/08/2023	593000	605654	FALSE	Residential	Bungalow	Semi_Detached	3	4	106	5,594	Freehold
18, Kingsway Crescent, Harrow HA2 6BG	HA2 6BG	HA2 6	22/06/2023	735000	767630	FALSE	Residential	House	Semi_Detached	3	4	134	5,485	Freehold
16, Churchfield Close, Harrow HA2 6BD	HA2 6BD	HA2 6	12/07/2022	938000	874462	FALSE	Residential	House	Detached	3	4	152	6,171	Freehold
19, Woodlands, Harrow HA2 6EJ	HA2 6EJ	HA2 6	08/07/2022	610000	575472	FALSE	Residential	House	Terraced	3	3	100	6,100	Freehold
1, Lange Road, Harrow HA2 6FB	HA2 6FB	HA2 6	44798	702500	666943	FALSE	Residential	House	Semi_Detached			115	6,109	Freehold
30, Hazelwood Close, Harrow HA2 6HD	HA2 6HD	HA2 6	22/03/2023	642000	645722	FALSE	Residential	House	Semi_Detached	3	4	111	5,784	Freehold
103b, Parkside Way, Harrow HA2 6DB	HA2 6DB	HA2 6	24/06/2022	225000	216920	FALSE	Residential	House	Flat	1	1	37	6,081	Leasehold
Flat 6, 141, Headstone Lane, Harrow HA2 6LX	HA2 6LX	HA2 6	13/02/2023	302000	299334	FALSE	Residential	House	Flat	2	2	51	5,922	Leasehold
74, Woodberry Avenue, Harrow HA2 6AX	HA2 6AX	HA2 6	20/06/2022	735000	719958	FALSE	Residential	House	Semi_Detached			122	6,025	Freehold
7, Allington Road, Harrow HA2 6AJ	HA2 6AJ	HA2 6	04/07/2023	515000	525908	FALSE	Residential	House	Terraced	2	3	89	5,787	Freehold
11, Pinner Park Gardens, Harrow HA2 6LQ	HA2 6LQ	HA2 6	09/12/2022	580000	567329	FALSE	Residential	House	Semi_Detached	3	3	96	6,042	Freehold
1, Barmor Close, Harrow HA2 6NX	HA2 6NX	HA2 6	15/01/2024	585000	597923	FALSE	Residential	House	Semi_Detached	3	3	101	5,792	Freehold
85, Parkside Way, Harrow HA2 6DB	HA2 6DB	HA2 6	10/08/2023	632000	645486	FALSE	Residential	House	Semi_Detached	3	3	108	5,852	Freehold
5, Thrush Green, Harrow HA2 6EZ	HA2 6EZ	HA2 6	24/06/2022	435000	426097	FALSE	Residential	House	Semi_Detached	2	2	71	6,127	Freehold
24, Edward Road, Harrow HA2 6QB	HA2 6QB	HA2 6	11/07/2022	611000	576415	FALSE	Residential	House	Terraced	2	3	96	6,365	Freehold
14, Allington Road, Harrow HA2 6AL	HA2 6AL	HA2 6	09/01/2023	562500	550599	FALSE	Residential	House	Semi_Detached	3	3	91	6,181	Freehold
57, Southfield Park, Harrow HA2 6HF	HA2 6HF	HA2 6	05/09/2022	471000	460062	FALSE	Residential	House	Flat	2	2	76	6,197	Leasehold
11, Fairfield Drive, Harrow HA2 6PY	HA2 6PY	HA2 6	18/11/2022	340000	333254	FALSE	Residential	Maisonette	Flat	2	2	55	6,182	Leasehold
20, Verwood Road, Harrow HA2 6LD	HA2 6LD	HA2 6	17/05/2024	640000	640000	FALSE	Residential	House	Semi_Detached	3	3	104	6,154	Freehold
24, Allington Road, Harrow HA2 6AL	HA2 6AL	HA2 6	03/10/2023	540000	534850	FALSE	Residential	House	Terraced	2	3	86	6,279	Freehold
9, Duffy Avenue, Harrow HA2 6FA	HA2 6FA	HA2 6	10/05/2023	699500	725023	FALSE	Residential	House	Semi_Detached			116	6,034	Freehold
10, Verwood Road, Harrow HA2 6LD	HA2 6LD	HA2 6	21/12/2023	575000	581282	FALSE	Residential	House	Semi_Detached	3	3	92	6,250	Freehold
30, Headstone Lane, Harrow HA2 6HG	HA2 6HG	HA2 6	28/10/2022	715000	702350	FALSE	Residential	House	Semi_Detached	3	3	111	6,441	Freehold
17, Yewtree Close, North Harrow, Harrow HA2 6HX	HA2 6HX	HA2 6	04/07/2023	285000	291611	FALSE	Residential	House	Flat	1	1	46	6,196	Leasehold
34, Woodlands, Harrow HA2 6EL	HA2 6EL	HA2 6	24/06/2022	605000	585484	FALSE	Residential	House	Terraced	2	3	92	6,576	Freehold
72, Woodberry Avenue, Harrow HA2 6AX	HA2 6AX	HA2 6	15/09/2023	800000	802377	FALSE	Residential	House	Terraced	2	3	126	6,349	Freehold
47, Verwood Road, Harrow HA2 6LD	HA2 6LD	HA2 6	08/12/2022	550000	530736	FALSE	Residential	House	Terraced	2	3	82	6,707	Freehold
12, Hillview Gardens, Harrow HA2 6HJ	HA2 6HJ	HA2 6	05/09/2022	810000	791189	FALSE	Residential	House	Semi_Detached	3	4	122	6,639	Freehold
19, Fairfield Drive, Harrow HA2 6PY	HA2 6PY	HA2 6	10/05/2023	332000	341399	FALSE	Residential	House	Flat	2	2	52	6,385	Leasehold
21, Albert Road, Harrow HA2 6PS	HA2 6PS	HA2 6	03/11/2022	645000	623746	FALSE	Residential	House	Terraced	3	3	95	6,789	Freehold
109, Headstone Lane, Harrow HA2 6JS	HA2 6JS	HA2 6	09/11/2022	715000	700862	FALSE	Residential	House	Semi_Detached	3	4	105	6,810	Freehold
8, Albert Road, Harrow HA2 6PS	HA2 6PS	HA2 6	15/03/2023	615000	618565	FALSE	Residential	House	Semi_Detached	3	3	92	6,685	Freehold
111, Kingsfield Avenue, Harrow HA2 6AR	HA2 6AR	HA2 6	04/10/2023	928000	905614	FALSE	Residential	House	Detached	3	4	132	7,030	Freehold
9, Hillfield Close, Harrow HA2 6AZ	HA2 6AZ	HA2 6	23/09/2022	705000	688628	FALSE	Residential	House	Semi_Detached	3	3	100	7,050	Freehold
21, Parkside Way, Harrow HA2 6DE	HA2 6DE	HA2 6	18/01/2023	616000	596129	FALSE	Residential	House	Terraced	3	3	86	7,163	Freehold
5, Sidney Road, Harrow HA2 6QE	HA2 6QE	HA2 6	28/09/2023	630000	637812	FALSE	Residential	House	Semi_Detached	3	3	92	6,848	Freehold
3, Hurrell Drive, Harrow HA2 6DY	HA2 6DY	HA2 6	44790	536000	508870	FALSE	Residential	House	Semi_Detached			73	7,342	Freehold
3, Atherton Place, Harrow HA2 6QP	HA2 6QP	HA2 6	05/06/2023	520000	539171	FALSE	Residential	House	Terraced	2	3	77	6,753	Freehold
8, Edward Road, Harrow HA2 6QB	HA2 6QB	HA2 6	14/11/2022	610000	589900	FALSE	Residential	House	Terraced	2	3	84	7,262	Freehold
57, Hurrell Drive, Harrow HA2 6DY	HA2 6DY	HA2 6	21/08/2023	510000	515730	FALSE	Residential	House	Terraced			73	6,986	Freehold
26, Manor Way, Harrow HA2 6BY	HA2 6BY	HA2 6	01/09/2022	745000	716857	FALSE	Residential	House	Terraced			101	7,376	Freehold
30, Parkfield Gardens, Harrow HA2 6JR	HA2 6JR	HA2 6	15/09/2023	726000	735002	FALSE	Residential	House	Semi_Detached	3	3	100	7,260	Freehold
65c, Pinner Park Avenue, Harrow HA2 6JY	HA2 6JY	HA2 6	27/11/2023	175000	176862	FALSE	Residential	House	Flat	1	1	24	7,292	Leasehold
1, Hillview Gardens, Harrow HA2 6HJ	HA2 6HJ	HA2 6	21/08/2023	785000	793820	FALSE	Residential	House	Terraced	3	4	106	7,406	Freehold
10, Fernleigh Court, Harrow HA2 6NA	HA2 6NA	HA2 6	27/03/2023	500000	502899	FALSE	Residential	Bungalow	Semi_Detached	2	3	64	7,813	Freehold
5, Holmdene Avenue, Harrow HA2 6HP	HA2 6HP	HA2 6	07/10/2022	770000	756377	FALSE	Residential	House	Semi_Detached	3	3	93	8,280	Freehold
8, Manor Park Drive, Harrow HA2 6HS	HA2 6HS	HA2 6	21/06/2022	685000	653196	FALSE	Residential	Bungalow	Detached	2	2	78	8,782	Freehold
Harrow - North Harrow	HA2 6 Average													
84, Suffolk Road, Harrow HA2 7QG	HA2 7QG	HA2 7	24/10/2023	775000	756305	FALSE	Residential	House	Detached	3	4	151	5,132	Freehold
15, Northumberland Road, Harrow HA2 7RA	HA2 7RA	HA2 7	02/02/2024	612500	609427	FALSE	Residential	House	Semi_Detached	3	4	120	5,104	Freehold
219, The Ridgeway, North Harrow, Harrow HA2 7DE	HA2 7DE	HA2 7	18/11/2022	876000	838323	FALSE	Residential	House	Detached			165	5,309	Freehold
6, Norwood Drive, Harrow HA2 7PE	HA2 7PE	HA2 7	19/12/2022	750000	733615	FALSE	Residential	House	Semi_Detached	3	4	140	5,357	Freehold
83, The Drive, Harrow HA2 7EJ	HA2 7EJ	HA2 7	15/12/2023	700000	707647	FALSE	Residential	House	Semi_Detached	3	3			

1, The Drive, Harrow HA2 7EL	HA2 7EL	HA2 7	20/07/2023	745000	750057	FALSE	Residential	Bungalow	Detached	2	3	85	8,765	Freehold
41, Fernbrook Drive, Harrow HA2 7EE	HA2 7EE	HA2 7	27/01/2023	585000	559839	FALSE	Residential	Bungalow	Detached	2	2	62	9,435	Freehold
38, Fernbrook Drive, Harrow HA2 7EB	HA2 7EB	HA2 7	13/10/2023	575000	569516	FALSE	Residential	Bungalow	Terraced	2	2	59	9,746	Freehold
HA2 7 Average														
Harrow - between Rayners Lane and N Harrow	HA2 8LB	HA2 8	02/11/2022	271000	265623	FALSE	Residential	House	Flat	2	2	54	5,019	Leasehold
22, Parkfield Road, Harrow HA2 8LB	HA2 8NU	HA2 8	44778	650000	617100	FALSE	Residential	House	Semi_Detached			125	5,200	Freehold
25, Wood End Avenue, Harrow HA2 8NU	HA2 8FD	HA2 8	44792	315000	296287	FALSE	Residential	House	Flat	2	2	60	5,250	Leasehold
5, Fentiman Way, Harrow HA2 8FD	HA2 8RU	HA2 8	17/04/2023	621000	639427	FALSE	Residential	House	Semi_Detached			129	4,814	Freehold
313, Eastcote Lane, Harrow HA2 8RU	HA2 8FF	HA2 8	17/11/2023	290000	293085	FALSE	Residential	House	Flat	2	2	59	4,915	Leasehold
162, Bridge Court, Stanley Road, Harrow HA2 8FF	HA2 8FD	HA2 8	13/12/2022	397000	389123	FALSE	Residential	House	Flat	2	3	78	5,090	Leasehold
17, Fentiman Way, Harrow HA2 8FD	HA2 8TD	HA2 8	25/11/2022	667000	653811	FALSE	Residential	House	Semi_Detached	3	3	130	5,131	Freehold
46, Balmoral Road, Harrow HA2 8TD	HA2 8AS	HA2 8	17/06/2022	248000	239094	FALSE	Residential	House	Flat	1	1	47	5,277	Leasehold
Flat 7, Palmerston Court, 123, Stanley Road, Harrow HA2 8AS	HA2 8ND	HA2 8	27/10/2023	620000	618218	FALSE	Residential	House	Semi_Detached	3	4	121	5,124	Freehold
47, Torrington Drive, Harrow HA2 8ND	HA2 8AY	HA2 8	44785	461000	430990	FALSE	Residential	House	Terraced	2	3	84	5,488	Freehold
103, Stanley Road, Harrow HA2 8AY	HA2 8LA	HA2 8	19/01/2024	510000	519623	FALSE	Residential	House	Terraced	3	3	101	5,050	Freehold
71, Parkfield Road, Harrow HA2 8LA	HA2 8EL	HA2 8	26/06/2023	390000	403054	FALSE	Residential	House	Flat			78	5,000	Leasehold
Flat 10, 25, Corbins Lane, Harrow HA2 8EL	HA2 8BZ	HA2 8	44781	600000	569631	FALSE	Residential	House	Semi_Detached	3	4	110	5,455	Freehold
33, St Margarets Avenue, Harrow HA2 8BZ	HA2 8PR	HA2 8	23/09/2022	545000	524412	FALSE	Residential	House	Terraced	2	3	101	5,396	Freehold
32, Arundel Drive, Harrow HA2 8PR	HA2 8FB	HA2 8	18/08/2023	313000	319467	FALSE	Residential	House	Flat	2	2	61	5,131	Leasehold
50, Bridge Court, Stanley Road, Harrow HA2 8FB	HA2 8BY	HA2 8	28/09/2022	580000	566531	FALSE	Residential	House	Semi_Detached	3	3	108	5,370	Freehold
44, Beechwood Avenue, Harrow HA2 8BY	HA2 8DP	HA2 8	14/11/2023	230000	232447	FALSE	Residential	House	Flat	1	1	44	5,227	Leasehold
10, Reverend Close, Harrow HA2 8DP	HA2 8NH	HA2 8	07/11/2022	260000	254841	FALSE	Residential	House	Flat	1	1	48	5,417	Leasehold
78a, Park Lane, Harrow HA2 8NH	HA2 8QH	HA2 8	44791	489000	457168	FALSE	Residential	House	Terraced	3	3	86	5,686	Freehold
47, Tregenna Avenue, Harrow HA2 8QH	HA2 8LG	HA2 8	29/11/2022	567000	548317	FALSE	Residential	House	Terraced	3	3	103	5,505	Freehold
22, Eastcote Road, Harrow HA2 8LG	HA2 8PN	HA2 8	18/10/2022	560000	542324	FALSE	Residential	House	Terraced	3	3	101	5,545	Freehold
77, Arundel Drive, Harrow HA2 8PN	HA2 8SA	HA2 8	24/06/2022	535000	517742	FALSE	Residential	House	Terraced	3	3	96	5,573	Freehold
12, Kenilworth Avenue, Harrow HA2 8SA	HA2 8ND	HA2 8	09/02/2024	515000	512416	FALSE	Residential	House	Semi_Detached	3	3	95	5,421	Freehold
15, Torrington Drive, Harrow HA2 8ND	HA2 8RT	HA2 8	13/07/2022	415000	391509	FALSE	Residential	House	Terraced	2	2	72	5,764	Freehold
42, Winkley Court, Eastcote Lane, Harrow HA2 8RT	HA2 8QW	HA2 8	15/09/2022	510000	490734	FALSE	Residential	House	Terraced	3	4	90	5,667	Freehold
82, Windsor Crescent, Harrow HA2 8QW	HA2 8JT	HA2 8	20/12/2023	475000	479978	FALSE	Residential	House	Terraced	2	3	88	5,398	Freehold
2, Raglan Terrace, Harrow HA2 8JT	HA2 8NW	HA2 8	30/08/2023	530000	541310	FALSE	Residential	House	Semi_Detached	3	3	99	5,354	Freehold
37, Park Lane, Harrow HA2 8NW	HA2 8AZ	HA2 8	10/01/2023	440000	425806	FALSE	Residential	House	Terraced	2	3	77	5,714	Freehold
26, Stanley Road, Harrow HA2 8AZ	HA2 8NN	HA2 8	08/02/2023	570000	565923	FALSE	Residential	House	Semi_Detached	3	4	102	5,588	Freehold
129, Park Lane, Harrow HA2 8NN	HA2 8UA	HA2 8	14/09/2023	610000	611813	FALSE	Residential	House	Terraced			110	5,545	Freehold
197, Somervell Road, Harrow HA2 8UA	HA2 8PG	HA2 8	27/02/2023	325000	322675	FALSE	Residential	Maisonette	Semi_Detached	2	2	58	5,603	Leasehold
12, Alexandra Avenue, Harrow HA2 8PG	HA2 8NB	HA2 8	11/01/2024	580000	592813	FALSE	Residential	House	Semi_Detached	3	3	106	5,472	Freehold
24, Park Lane, Harrow HA2 8NB	HA2 8RN	HA2 8	20/12/2023	455000	459768	FALSE	Residential	Maisonette	Terraced	2	3	82	5,549	Freehold
105, Eastcote Lane, Harrow HA2 8RN	HA2 8RT	HA2 8	27/01/2023	400000	387097	FALSE	Residential	House	Terraced	2	2	68	5,882	Freehold
10, Winkley Court, Eastcote Lane, Harrow HA2 8RT	HA2 8AL	HA2 8	44783	475000	444079	FALSE	Residential	House	Terraced	3	3	78	6,090	Freehold
26, Eastcote Avenue, Harrow HA2 8AL	HA2 8LL	HA2 8	08/06/2023	530000	549539	FALSE	Residential	House	Terraced	2	3	96	5,521	Freehold
47, Wargrave Road, South Harrow, Harrow HA2 8LL	HA2 8SA	HA2 8	24/03/2023	325000	326587	FALSE	Residential	House	Flat	2	2	57	5,702	Leasehold
28a, Kenilworth Avenue, Harrow HA2 8SA	HA2 8NL	HA2 8	29/08/2023	292000	298033	FALSE	Residential	House	Flat	1	1	52	5,615	Leasehold
First Floor Flat, 98, Park Lane, Harrow HA2 8NL	HA2 8NQ	HA2 8	22/07/2022	540000	515843	FALSE	Residential	House	Semi_Detached	3	3	90	6,000	Freehold
18, Park Mead, Harrow HA2 8NQ	HA2 8RT	HA2 8	04/11/2022	415000	401325	FALSE	Residential	House	Terraced	2	2	70	5,929	Freehold
57, Winkley Court, Eastcote Lane, Harrow HA2 8RT	HA2 8RT	HA2 8	25/01/2024	400000	407547	FALSE	Residential	House	Terraced	2	2	71	5,634	Freehold
54, Winkley Court, Eastcote Lane, Harrow HA2 8RT	HA2 8ST	HA2 8	30/10/2023	615000	609134	FALSE	Residential	House	Terraced			106	5,802	Freehold
41, Carlyon Avenue, Harrow HA2 8ST	HA2 8TS	HA2 8	22/03/2023	583000	586380	FALSE	Residential	House	Semi_Detached	3	4	102	5,716	Freehold
210, Somervell Road, Harrow HA2 8TS	HA2 8EJ	HA2 8	29/06/2022	700000	667500	FALSE	Residential	House	Detached	2	3	116	6,034	Freehold
50, Corbins Lane, Harrow HA2 8EJ	HA2 8ET	HA2 8	20/07/2022	240000	226606	FALSE	Residential	House	Flat	1	1	39	6,154	Leasehold
Flat 13, Meadow Gate, 19, Corbins Lane, Harrow HA2 8ET	HA2 8NN	HA2 8	25/11/2022	570000	558729	FALSE	Residential	House	Semi_Detached	3	3	96	5,938	Freehold
107, Park Lane, Harrow HA2 8NN	HA2 8LE	HA2 8	15/05/2024	555000	555000	FALSE	Residential	House	Terraced	3	3	95	5,842	Freehold
59, Kingsley Road, Harrow HA2 8LE	HA2 8ET	HA2 8	04/08/2023	258000	263331	FALSE	Residential	House	Flat	1	1	45	5,733	Leasehold
Flat 21, Meadow Gate, 19, Corbins Lane, Harrow HA2 8ET	HA2 8NR	HA2 8	16/03/2023	560000	563246	FALSE	Residential	House	Semi_Detached	3	3	96	5,833	Freehold
27, Westwood Avenue, Harrow HA2 8NR	HA2 8NL	HA2 8	10/10/2022	568500	558442	FALSE	Residential	House	Semi_Detached	3	3	95	5,984	Freehold
128, Park Lane, Harrow HA2 8NL	HA2 8AW	HA2 8	03/03/2023	470000	471397	FALSE	Residential	House	Terraced	3	3	80	5,875	Freehold
7, Sherwood Road, Harrow HA2 8AW	HA2 8NQ	HA2 8	03/03/2023	505000	507928	FALSE	Residential	House	Semi_Detached	2	3	86	5,872	Freehold
25, Park Mead, Harrow HA2 8NQ	HA2 8TZ	HA2 8	24/06/2022	640000	626902	FALSE	Residential	House	Semi_Detached			106	6,038	Freehold
139, Somervell Road, Harrow HA2 8TZ	HA2 8BY	HA2 8	27/09/2022	600000	586066	FALSE	Residential	House	Semi_Detached	3	3	98	6,122	Freehold
33, Beechwood Avenue, Harrow HA2 8BY	HA2 8LP	HA2 8	05/09/2023	545000	546620	FALSE	Residential	House	Terraced	3	3	91	5,989	Freehold
27, Scarsdale Road, Harrow HA2 8LP	HA2 8RT	HA2 8	16/09/2022	425000	408945	FALSE	Residential	House	Terraced	2	3	68	6,250	Freehold
52, Winkley Court, Eastcote Lane, Harrow HA2 8RT	HA2 8SN	HA2 8	21/04/2023	135000	138591	FALSE	Residential	House	Flat	1	1	23	5,870	Leasehold
81c, Carlyon Avenue, Harrow HA2 8SN	HA2 8FL	HA2 8	21/09/2023	315000	320449	FALSE	Residential	House	Flat			53	5,943	Leasehold
Flat 27, Echo Court, 1, Sherwood Road, Harrow HA2 8FL	HA2 8AB	HA2 8	01/06/2023	480000	497696	FALSE	Residential	House	Terraced	2	3	82	5,854	Freehold
107, Roxeth Green Avenue, Harrow HA2 8AB	HA2 8QA	HA2 8	25/10/2022	330000	323709	FALSE	Residential	House	Flat	2	2	53	6,226	Leasehold
28, Alexandra Close, Harrow HA2 8QA	HA2 8TU	HA2 8	17/03/2023	620000	623594	FALSE	Residential	House	Semi_Detached	3	4	102	6,078	Freehold
24, Somervell Road, Harrow HA2 8TU	HA2 8NX	HA2 8	20/07/2023	565000	582630	FALSE	Residential	House	Semi_Detached	3	3	95	5,947	Freehold
36, Wood End Avenue, Harrow HA2 8NX	HA2 8BA	HA2 8	16/09/2022	255000	247972	FALSE	Residential	House	Flat	1	1	40	6,375	Leasehold
14, Churchill Court, Roxeth Green Avenue, Harrow HA2 8BA	HA2 8SY	HA2 8	23/11/2022	565000	546383	FALSE	Residential	House	Terraced	2	3	88	6,420	Freehold
50, Carlyon Avenue, Harrow HA2 8SY	HA2 8AE	HA2 8	08/09/2023	295000	298658	FALSE	Residential	House	Flat	1	1	48	6,146	Leasehold
33, Roxeth Green Avenue, Harrow HA2 8AE	HA2 8LN	HA2 8	24/02/2023	500000	491983	FALSE	Residential	House	Terraced	3	3	79	6,329	Freehold
4, Wargrave Road, South Harrow, Harrow HA2 8LN	HA2 8PZ	HA2 8	08/07/2022	330000	311583	FALSE	Residential	House	Flat	2	2	50	6,600	Leasehold
140, Alexandra Avenue, Harrow HA2 8PZ	HA2 8QP	HA2 8	10/01/2024	545000	555283	FALSE	Residential	House	Terraced	2	3	89	6,124	Freehold
75, Tregenna Avenue, Harrow HA2 8QP	HA2 8LA	HA2 8	17/11/2023	685250	674638	FALSE	Residential	House	Detached	3	4	108	6,345	Freehold
87, Parkfield Road, Harrow HA2 8LA	HA2 8AY	HA2 8	20/10/2023	350000	351137	FALSE	Residential	House	Flat	2	2	56	6,250	Leasehold
35a, Stanley Road, Harrow HA2 8AY	HA2 8BT	HA2 8	20/11/2023	575000	577496	FALSE	Residential	House	Semi_Detached	3	3	92	6,250	Freehold
7, Beechwood Avenue, Harrow HA2 8BT	HA2 8PY	HA2 8	18/08/2023	333000	339880	FALSE	Residential	Maisonette	Flat	2	2	54	6,167	Leasehold
168, Alexandra Avenue, Harrow HA2 8PY	HA2 8TF	HA2 8	27/06/2023	471000	488364	FALSE	Residential	House	Terraced	3	3	77	6,117	Freehold
33, Balmoral Road, Harrow HA2 8TF	HA2 8RD	HA2 8	28/03/2024	465000	469738	FALSE	Residential	House	Semi_Detached	2	3	74	6,284	Freehold
24a, Warwick Avenue, Harrow HA2 8RD	HA2 8LA	HA2 8	29/09/2023	300000	305189	FALSE	Residential	House	Flat	2	2	48	6,250	Leasehold
59, Parkfield Road, Harrow HA2 8LA	HA2 8PA	HA2 8	04/11/2022	267000	261702	FALSE	Residential	House	Flat	1	1	41	6,512	Leasehold
19, Grovelands Close, Harrow HA2 8PA	HA2 8ND	HA2 8	21/09/2022	575100	561744	FALSE	Residential	House	Semi_Detached	3	3	88	6,535	Freehold
9, Torrington Drive, Harrow HA2 8ND	HA2 8RE	HA2 8	10/11/2022	534000	523441	FALSE	Residential	House	Semi_Detached	2	3	81	6,593	Freehold
41, Warwick Avenue, Harrow HA2 8RE	HA2 8QA	HA2 8	03/11/2022	330000	323452	FALSE	Residential	House	Flat	2	2	50	6,600	Leasehold
9, Alexandra Close, Harrow HA2 8QA	HA2 8JL	HA2 8	22/07/2022	549950	518821	FALSE	Residential	House	Terraced	3	3	80	6,874	Freehold
22, Stroud Gate, Harrow HA2 8JL	HA2 8HX	HA2 8	19/12/2023	400000	404619	FALSE	Residential	Maisonette	Other	1	1	62	6,452	Freehold
273a, Northolt Road, Harrow HA2 8HX	HA2 8DN	HA2 8	09/06/2023	190000	196360	FALSE	Residential	House	Flat	1	1	30	6,333	Leasehold
22, Barnaby Close, Harrow HA2 8DN	HA2 8PZ	HA2 8	44784	367500	345668	FALSE	Residential	Maisonette	Flat	2	2			

23, Lynton Road, Harrow HA2 9NJ	HA2 9NJ	HA2 9	27/10/2023	485000	480374	FALSE	Residential	House	Terraced	3	3	81	5,988	Freehold	
Flat 1, Emporium Court, 219, Alexandra Avenue, Harrow HA2 9DL	HA2 9DL	HA2 9	17/04/2023	370000	379842	FALSE	Residential	House	Flat				64	5,781	Leasehold
105, Drake Road, Harrow HA2 9DZ	HA2 9DZ	HA2 9	11/04/2024	600000	600000	FALSE	Residential	House	Terraced	3	4	101	5,941	Freehold	
22, Hamilton Crescent, Harrow HA2 9JD	HA2 9JD	HA2 9	26/04/2023	400000	411272	FALSE	Residential	House	Terraced	2	2	69	5,797	Freehold	
207, Torbay Road, Harrow HA2 9QE	HA2 9QE	HA2 9	09/12/2022	520000	501787	FALSE	Residential	House	Terraced	2	3	84	6,190	Freehold	
1, Tithe Farm Close, Harrow HA2 9DP	HA2 9DP	HA2 9	12/02/2024	650000	646738	FALSE	Residential	House	Semi_Detached	2	3	108	6,019	Freehold	
3, Veldene Way, Harrow HA2 9BH	HA2 9BH	HA2 9	15/12/2022	448000	432309	FALSE	Residential	House	Terraced	2	3	72	6,222	Freehold	
79, Kings Road, Harrow HA2 9JG	HA2 9JG	HA2 9	26/09/2022	600000	577334	FALSE	Residential	House	Terraced	3	3	96	6,250	Freehold	
58, Kings Road, Harrow HA2 9JF	HA2 9JF	HA2 9	28/10/2022	460000	451861	FALSE	Residential	House	Semi_Detached	2	3	75	6,133	Freehold	
77, Oxley Road, Harrow HA2 9UZ	HA2 9UZ	HA2 9	08/12/2023	550000	555763	FALSE	Residential	House	Terraced	3	3	92	5,978	Freehold	
18, Ovesdon Avenue, Harrow HA2 9PD	HA2 9PD	HA2 9	06/01/2023	556000	538065	FALSE	Residential	House	Terraced	3	3	89	6,247	Freehold	
31, Ravenswood Crescent, Harrow HA2 9JL	HA2 9JL	HA2 9	24/10/2023	617500	611610	FALSE	Residential	House	Terraced	3	3	101	6,114	Freehold	
254, Merlins Court, Alexandra Avenue, Harrow HA2 9BZ	HA2 9BZ	HA2 9	25/08/2023	321000	327632	FALSE	Residential	House	Flat	2	2	54	5,944	Leasehold	
34, High Worpel, Harrow HA2 9SS	HA2 9SS	HA2 9	23/08/2023	530000	541310	FALSE	Residential	House	Semi_Detached	3	3	89	5,955	Freehold	
62, Waverley Road, Harrow HA2 9RD	HA2 9RD	HA2 9	26/01/2023	640000	626460	FALSE	Residential	House	Semi_Detached	3	3	103	6,214	Freehold	
267, Rayners Lane, Harrow HA2 9TU	HA2 9TU	HA2 9	44788	590000	560137	FALSE	Residential	House	Semi_Detached	2	3	92	6,413	Freehold	
11, Mirren Close, Harrow HA2 9BG	HA2 9BG	HA2 9	17/03/2023	402000	403195	FALSE	Residential	House	Terraced	2	2	66	6,091	Freehold	
85, Waverley Road, Harrow HA2 9RQ	HA2 9RQ	HA2 9	23/01/2023	525000	508065	FALSE	Residential	House	Terraced	3	3	83	6,325	Freehold	
60, Worpel Way, Harrow HA2 9SR	HA2 9SR	HA2 9	22/09/2023	680000	682021	FALSE	Residential	House	Terraced	3	3	111	6,126	Freehold	
115, Drake Road, Harrow HA2 9DZ	HA2 9DZ	HA2 9	27/09/2023	515000	516530	FALSE	Residential	House	Terraced	2	3	84	6,131	Freehold	
114, Exeter Road, Harrow HA2 9PL	HA2 9PL	HA2 9	20/09/2023	595000	596768	FALSE	Residential	House	Terraced			97	6,134	Freehold	
Flat 5, Emporium Court, 219, Alexandra Avenue, Harrow HA2 9DL	HA2 9DL	HA2 9	15/04/2024	320000	320000	FALSE	Residential	House	Flat			52	6,154	Leasehold	
115, Leamington Crescent, Harrow HA2 9HJ	HA2 9HJ	HA2 9	22/11/2023	515000	517236	FALSE	Residential	House	Semi_Detached	2	3	84	6,131	Freehold	
66, Torbay Road, Harrow HA2 9QH	HA2 9QH	HA2 9	07/02/2023	540000	531341	FALSE	Residential	House	Terraced	2	3	86	6,279	Freehold	
60, Kings Road, Harrow HA2 9JF	HA2 9JF	HA2 9	24/02/2023	460000	452624	FALSE	Residential	House	Terraced	2	3	73	6,301	Freehold	
64, Capthorne Avenue, Harrow HA2 9NQ	HA2 9NQ	HA2 9	16/01/2024	528000	537962	FALSE	Residential	House	Terraced	2	3	86	6,140	Freehold	
399, Torbay Road, Harrow HA2 9QB	HA2 9QB	HA2 9	25/11/2022	800000	784181	FALSE	Residential	House	Semi_Detached	3	4	125	6,400	Freehold	
216b, Kings Road, Harrow HA2 9JP	HA2 9JP	HA2 9	21/12/2022	401500	393534	FALSE	Residential	House	Flat	2	2	62	6,476	Leasehold	
24, Lynwood Close, Harrow HA2 9PR	HA2 9PR	HA2 9	11/08/2023	515000	520787	FALSE	Residential	House	Terraced	3	4	82	6,280	Freehold	
53, Minehead Road, Harrow HA2 9DR	HA2 9DR	HA2 9	11/08/2023	660000	667416	FALSE	Residential	House	Terraced	3	4	105	6,286	Freehold	
57, Minehead Road, Harrow HA2 9DR	HA2 9DR	HA2 9	16/11/2023	515000	515382	FALSE	Residential	House	Terraced	3	3	81	6,358	Freehold	
375, Torbay Road, Harrow HA2 9QD	HA2 9QD	HA2 9	44795	580000	542244	FALSE	Residential	House	Terraced	2	3	85	6,824	Freehold	
151, Waverley Road, Harrow HA2 9RQ	HA2 9RQ	HA2 9	23/02/2024	495000	491360	FALSE	Residential	House	Terraced	2	3	77	6,429	Freehold	
74, Clitheroe Avenue, Harrow HA2 9UX	HA2 9UX	HA2 9	14/07/2022	555750	524292	FALSE	Residential	House	Terraced	3	3	82	6,777	Freehold	
43, Fairview Crescent, Harrow HA2 9UB	HA2 9UB	HA2 9	13/10/2023	515000	513520	FALSE	Residential	House	Semi_Detached	3	3	80	6,438	Freehold	
23, Capthorne Avenue, Harrow HA2 9NF	HA2 9NF	HA2 9	26/04/2024	505000	505000	FALSE	Residential	House	Terraced	2	3	78	6,474	Freehold	
68, Clitheroe Avenue, Harrow HA2 9UX	HA2 9UX	HA2 9	21/06/2023	500000	518433	FALSE	Residential	House	Terraced	3	3	80	6,250	Freehold	
Flat 30, Matrix Court, 178, Eastcote Lane, Harrow HA2 9AA	HA2 9AA	HA2 9	27/03/2023	400000	401953	TRUE	Residential	House	Flat			62	6,452	Leasehold	
59, Exeter Road, Harrow HA2 9PQ	HA2 9PQ	HA2 9	16/09/2022	550000	529223	FALSE	Residential	House	Terraced	3	4	81	6,790	Freehold	
81, Leamington Crescent, Harrow HA2 9HH	HA2 9HH	HA2 9	09/02/2023	505000	496902	FALSE	Residential	House	Terraced	3	3	76	6,645	Freehold	
125, Waverley Road, Harrow HA2 9RQ	HA2 9RQ	HA2 9	10/03/2023	550000	551634	FALSE	Residential	House	Terraced	3	3	84	6,548	Freehold	
21, Exeter Road, Harrow HA2 9PS	HA2 9PS	HA2 9	07/10/2022	570000	552009	FALSE	Residential	House	Terraced	3	3	84	6,786	Freehold	
21, Worpel Close, Harrow HA2 9ST	HA2 9ST	HA2 9	08/11/2023	690000	692996	FALSE	Residential	House	Semi_Detached	3	4	105	6,571	Freehold	
211, Rayners Lane, Harrow HA2 9TX	HA2 9TX	HA2 9	16/02/2023	552500	548548	FALSE	Residential	House	Semi_Detached	2	3	83	6,657	Freehold	
78, Ravenswood Crescent, Harrow HA2 9JW	HA2 9JW	HA2 9	28/09/2023	530000	531575	FALSE	Residential	House	Terraced	3	3	80	6,625	Freehold	
121, Malvern Avenue, Harrow HA2 9HG	HA2 9HG	HA2 9	28/09/2022	565000	543656	FALSE	Residential	House	Terraced	3	3	81	6,975	Freehold	
Flat 4, Chichester Court, 240, Kings Road, Harrow HA2 9JS	HA2 9JS	HA2 9	06/06/2023	260000	268703	FALSE	Residential	House	Flat	1	1	40	6,500	Leasehold	
24, Primrose Close, Harrow HA2 9AT	HA2 9AT	HA2 9	06/10/2023	570000	564563	FALSE	Residential	House	Terraced	3	3	84	6,786	Freehold	
77, Worpel Way, Harrow HA2 9SW	HA2 9SW	HA2 9	17/08/2023	600000	606742	FALSE	Residential	House	Terraced	3	3	90	6,667	Freehold	
106, Malvern Avenue, Harrow HA2 9EY	HA2 9EY	HA2 9	06/10/2022	526000	509397	FALSE	Residential	House	Terraced	3	3	75	7,013	Freehold	
17, Perwell Avenue, Harrow HA2 9LR	HA2 9LR	HA2 9	15/02/2023	575000	565780	FALSE	Residential	House	Terraced	2	3	83	6,928	Freehold	
194, Kings Road, Harrow HA2 9JH	HA2 9JH	HA2 9	13/09/2023	530000	531575	FALSE	Residential	House	Terraced	3	3	77	6,883	Freehold	
56, Stuart Avenue, Harrow HA2 9AZ	HA2 9AZ	HA2 9	13/03/2024	435000	439009	FALSE	Residential	House	Other	2	3	63	6,905	Freehold	
7, Leamington Crescent, Harrow HA2 9HH	HA2 9HH	HA2 9	10/11/2022	535000	517371	FALSE	Residential	House	Terraced	3	3	74	7,230	Freehold	
38, Merlins Avenue, Harrow HA2 9ES	HA2 9ES	HA2 9	02/09/2022	530000	509979	FALSE	Residential	House	Terraced	3	3	72	7,361	Freehold	
8, Minehead Road, Harrow HA2 9DS	HA2 9DS	HA2 9	26/06/2023	530000	549539	FALSE	Residential	House	Terraced	2	3	77	6,883	Freehold	
49, Oxley Road, Harrow HA2 9UZ	HA2 9UZ	HA2 9	25/11/2022	551500	533327	FALSE	Residential	House	Terraced	3	3	74	7,453	Freehold	
66, Worpel Way, Harrow HA2 9SR	HA2 9SR	HA2 9	09/03/2023	675000	678913	FALSE	Residential	House	Semi_Detached	3	4	94	7,181	Freehold	
217, Kings Road, Harrow HA2 9LF	HA2 9LF	HA2 9	05/10/2022	560000	542324	FALSE	Residential	House	Terraced	3	3	74	7,568	Freehold	
76, Lynton Road, Harrow HA2 9NN	HA2 9NN	HA2 9	21/12/2022	570000	550036	FALSE	Residential	House	Terraced	2	3	75	7,600	Freehold	
101, Warden Avenue, Harrow HA2 9LL	HA2 9LL	HA2 9	05/09/2022	580000	558090	FALSE	Residential	House	Terraced	2	3	74	7,838	Freehold	
24, Capthorne Avenue, Harrow HA2 9NE	HA2 9NE	HA2 9	17/08/2023	568000	580121	FALSE	Residential	House	Semi_Detached	3	3	76	7,474	Freehold	
12, Worpel Close, Harrow HA2 9ST	HA2 9ST	HA2 9	28/07/2022	640000	603774	FALSE	Residential	House	Terraced	2	3	78	8,205	Freehold	
101, Capthorne Avenue, Harrow HA2 9NG	HA2 9NG	HA2 9	19/06/2023	612000	634562	FALSE	Residential	House	Terraced	3	3	81	7,556	Freehold	
190, Waverley Road, Harrow HA2 9RE	HA2 9RE	HA2 9	20/09/2023	615000	616828	FALSE	Residential	House	Terraced	3	3	78	7,885	Freehold	
10, Berriton Road, Harrow HA2 9LT	HA2 9LT	HA2 9	24/05/2023	600000	621493	FALSE	Residential	House	Semi_Detached	3	3	78	7,692	Freehold	
85, Drake Road, Harrow HA2 9DZ	HA2 9DZ	HA2 9	28/07/2023	570000	582073	FALSE	Residential	House	Terraced	2	3	72	7,917	Freehold	
210, Kings Road, Harrow HA2 9JP	HA2 9JP	HA2 9	27/07/2023	625000	638238	FALSE	Residential	House	Terraced	3	3	74	8,446	Freehold	
Harrow - south of Rayners Lane														6,264	
86a, Masons Avenue, Harrow HA3 5AR	HA3 5AR	HA3 5	16/11/2023	290000	293085	FALSE	Residential	Maisonette	Flat	2	2	61	4,754	Leasehold	
37, Wellington Road, Harrow HA3 5SD	HA3 5SD	HA3 5	44781	505000	472126	FALSE	Residential	House	Terraced	3	4	98	5,153	Freehold	
41, Graham Road, Wealdstone, Harrow HA3 5RP	HA3 5RP	HA3 5	26/05/2023	475000	492015	FALSE	Residential	House	Semi_Detached	3	3	102	4,657	Freehold	
2, Hampden Road, Harrow HA3 5PW	HA3 5PW	HA3 5	14/07/2022	500000	471698	FALSE	Residential	House	Terraced	3	3	97	5,155	Freehold	
99, Augustine Road, Harrow HA3 5NT	HA3 5NT	HA3 5	04/12/2023	387000	391055	FALSE	Residential	House	Terraced	2	3	79	4,899	Freehold	
14, Lowry Court, 23, Artisan Place, Harrow HA3 5FD	HA3 5FD	HA3 5	44790	375000	352723	FALSE	Residential	House	Flat			71	5,282	Leasehold	
71, Windsor Road, Harrow HA3 5PT	HA3 5PT	HA3 5	06/11/2023	413000	414793	FALSE	Residential	House	Semi_Detached	2	3	83	4,976	Freehold	
91, Sefton Avenue, Harrow HA3 5JP	HA3 5JP	HA3 5	23/06/2023	326000	336912	FALSE	Residential	House	Flat	2	3	67	4,866	Leasehold	
Flat 6, 14, Weald Lane, Harrow HA3 5ES	HA3 5ES	HA3 5	16/09/2022	240000	233386	FALSE	Residential	House	Flat	1	1	46	5,217	Leasehold	
57, Augustine Road, Harrow HA3 5NS	HA3 5NS	HA3 5	10/08/2023	415000	419663	FALSE	Residential	House	Terraced	2	2	82	5,061	Freehold	
27, Weald Lane, Harrow HA3 5EU	HA3 5EU	HA3 5	07/12/2022	534000	522334	FALSE	Residential	House	Semi_Detached	3	3	102	5,235	Freehold	
25, Weald Lane, Harrow HA3 5EU	HA3 5EU	HA3 5	24/06/2022	550000	538744	FALSE	Residential	House	Semi_Detached	3	4	104	5,288	Freehold	
14, Graham Road, Wealdstone, Harrow HA3 5RF	HA3 5RF	HA3 5	14/07/2022	285000	269094	FALSE	Residential	House	Flat	2	2	51	5,588	Leasehold	
27, Long Elmes, Harrow HA3 5LE	HA3 5LE	HA3 5	20/12/2023	237000	239484	FALSE	Residential	Maisonette	Terraced	1	1	45	5,267	Leasehold	
45, Weald Lane, Harrow HA3 5HE	HA3 5HE	HA3 5	17/08/2023	615000	628124	FALSE	Residential	House	Semi_Detached	2	3	116	5,302	Freehold	
5, Bengarth Drive, Harrow HA3 5HX	HA3 5HX	HA3 5	10/06/2022	628000	615147	FALSE	Residential	House	Semi_Detached			113	5,558	Freehold	
127a, Carmelite Road, Harrow HA3 5LU	HA3 5LU	HA3 5	10/02/2023	243000	240855	FALSE	Residential	House	Flat	1	1	44	5,523	Leasehold	
46, Athelstone Road, Harrow HA3 5NZ	HA3 5NZ	HA3 5	08/02/2024												

15, Elms Road, Harrow HA3 6BB	HA3 6BB	HA3 6	18/08/2023	1260000	1254362	FALSE	Residential	House	Detached			233	5,408	Freehold	
14, Richmond Gardens, Harrow HA3 6AJ	HA3 6AJ	HA3 6	22/06/2022	490000	479972	FALSE	Residential	Bungalow	Semi_Detached		2	3	89	5,506	Freehold
67, Langton Road, Harrow HA3 6QR	HA3 6QR	HA3 6	16/09/2022	465000	454201	FALSE	Residential	House	Semi_Detached		2	3	84	5,536	Freehold
80, Dromey Gardens, Harrow HA3 6AX	HA3 6AX	HA3 6	15/05/2023	275000	282785	FALSE	Residential	House	Flat		2	2	52	5,288	Leasehold
3, Winston Court, Harrow HA3 6PF	HA3 6PF	HA3 6	44778	385000	362129	FALSE	Residential	House	Flat		2	2	66	5,833	Leasehold
299, Headstone Lane, Harrow HA3 6PQ	HA3 6PQ	HA3 6	11/12/2023	440000	445081	FALSE	Residential	House	Other		2	3	81	5,432	Freehold
50, Elms Road, Harrow HA3 6BH	HA3 6BH	HA3 6	28/09/2023	850000	841179	FALSE	Residential	Bungalow	Detached				153	5,556	Freehold
23, High View Court, College Road, Harrow Weald, Harrow HA3 6EG	HA3 6EG	HA3 6	08/07/2022	310000	292699	FALSE	Residential	House	Flat		2	2	53	5,849	Leasehold
718, Kenton Lane, Harrow HA3 6AB	HA3 6AB	HA3 6	30/03/2023	600000	603478	FALSE	Residential	House	Semi_Detached		3	3	109	5,505	Freehold
9, Belsize Road, Harrow HA3 6JL	HA3 6JL	HA3 6	19/10/2022	550000	540269	FALSE	Residential	House	Semi_Detached		3	3	97	5,670	Leasehold
25, Weighton Road, Harrow HA3 6HY	HA3 6HY	HA3 6	18/08/2023	650000	663870	FALSE	Residential	House	Semi_Detached		2	3	115	5,652	Freehold
11, Ufford Close, Harrow HA3 6PP	HA3 6PP	HA3 6	17/03/2023	420000	411976	FALSE	Residential	House	Detached		3	3	71	5,915	Freehold
Flat 12, Barnview Lodge, 29, College Road, Harrow Weald, Harrow HA3 6EH	HA3 6EH	HA3 6	09/12/2022	225000	220536	FALSE	Residential	House	Flat		1	1	38	5,921	Leasehold
19, Fontwell Close, Harrow HA3 6DF	HA3 6DF	HA3 6	19/04/2024	475000	475000	FALSE	Residential	House	Terraced		2	3	81	5,864	Freehold
675, Kenton Lane, Harrow HA3 6AS	HA3 6AS	HA3 6	15/08/2023	650000	663870	FALSE	Residential	House	Semi_Detached		2	3	113	5,752	Freehold
5, Mullion Close, Harrow HA3 6PD	HA3 6PD	HA3 6	28/11/2022	410000	396490	FALSE	Residential	House	Terraced		2	2	67	6,119	Freehold
2, West Chantry, Harrow HA3 6NX	HA3 6NX	HA3 6	15/06/2022	471000	455806	FALSE	Residential	House	Terraced		3	3	77	6,117	Freehold
41, Boxtree Road, Harrow HA3 6TN	HA3 6TN	HA3 6	29/09/2022	602000	588020	FALSE	Residential	House	Semi_Detached		3	3	99	6,081	Freehold
14, Wynchgate, Harrow HA3 6BN	HA3 6BN	HA3 6	15/09/2023	525000	531510	FALSE	Residential	House	Semi_Detached		2	3	89	5,899	Freehold
46, Kynaston Wood, Harrow HA3 6UA	HA3 6UA	HA3 6	28/04/2023	465000	478104	FALSE	Residential	House	Terraced		2	3	80	5,813	Freehold
7, Templars Drive, Harrow HA3 6RX	HA3 6RX	HA3 6	13/10/2022	1400000	1346542	FALSE	Residential	House	Detached				225	6,222	Freehold
27, Maricas Avenue, Harrow HA3 6JA	HA3 6JA	HA3 6	27/01/2023	665000	650931	FALSE	Residential	House	Semi_Detached		3	3	108	6,157	Freehold
22, Monro Gardens, Harrow HA3 6HH	HA3 6HH	HA3 6	23/09/2022	1105000	1056716	FALSE	Residential	House	Detached				175	6,314	Freehold
11, Chantry Road, Harrow HA3 6NT	HA3 6NT	HA3 6	19/01/2024	575000	587703	FALSE	Residential	House	Semi_Detached		3	3	97	5,928	Freehold
17, Brookhill Avenue, Harrow HA3 6RZ	HA3 6RZ	HA3 6	44790	785000	745267	FALSE	Residential	House	Semi_Detached		2	3	123	6,382	Freehold
403, High Road, Harrow HA3 6EL	HA3 6EL	HA3 6	21/07/2022	635000	601146	FALSE	Residential	House	Flat		3	3	99	6,414	Freehold
6, Leonard Court, College Road, Harrow Weald, Harrow HA3 6EA	HA3 6EA	HA3 6	24/06/2022	360000	347073	FALSE	Residential	Maisonette	Flat		2	2	57	6,316	Leasehold
13, Kingfisher Close, Harrow Weald, Harrow HA3 6DA	HA3 6DA	HA3 6	05/09/2022	499950	488340	FALSE	Residential	House	Semi_Detached		2	3	80	6,249	Freehold
26, Elms Road, Harrow HA3 6BQ	HA3 6BQ	HA3 6	12/07/2023	675000	679581	FALSE	Residential	House	Detached		3	4	111	6,081	Freehold
171, Uxbridge Road, Harrow HA3 6TP	HA3 6TP	HA3 6	04/11/2022	1090000	1043118	FALSE	Residential	House	Detached				170	6,412	Freehold
Flat 6, 25, Elms Road, Harrow HA3 6BB	HA3 6BB	HA3 6	19/10/2023	530000	531722	FALSE	Residential	House	Flat		2	2	86	6,163	Leasehold
22, Whitegate Gardens, Harrow HA3 6BP	HA3 6BP	HA3 6	19/01/2024	555000	567261	FALSE	Residential	House	Semi_Detached		3	4	91	6,099	Freehold
59, Whitegate Gardens, Harrow HA3 6BW	HA3 6BW	HA3 6	05/10/2022	630000	618854	FALSE	Residential	House	Semi_Detached				99	6,364	Freehold
9, Laurel Park, Harrow HA3 6AU	HA3 6AU	HA3 6	20/04/2023	380000	390708	FALSE	Residential	House	Terraced		2	3	62	6,129	Freehold
66, Weighton Road, Harrow HA3 6HZ	HA3 6HZ	HA3 6	10/10/2022	600000	589384	FALSE	Residential	House	Semi_Detached		3	3	93	6,452	Freehold
11, Letchford Terrace, Harrow HA3 6PB	HA3 6PB	HA3 6	22/05/2023	400000	413160	FALSE	Residential	House	Terraced		2	2	65	6,154	Freehold
122, Courtenay Avenue, Harrow HA3 6LN	HA3 6LN	HA3 6	22/06/2023	420000	438646	FALSE	Residential	House	Semi_Detached		2	3	69	6,087	Freehold
133, Uxbridge Road, Harrow HA3 6DG	HA3 6DG	HA3 6	20/06/2022	1485000	1416054	FALSE	Residential	House	Detached				222	6,689	Freehold
36, Hitherwell Drive, Harrow HA3 6JD	HA3 6JD	HA3 6	20/12/2022	581000	568307	FALSE	Residential	House	Semi_Detached		3	3	89	6,528	Freehold
71, Park Crescent, Harrow HA3 6EU	HA3 6EU	HA3 6	21/03/2023	635000	636887	FALSE	Residential	House	Terraced		3	3	99	6,414	Freehold
10, West Drive, Harrow HA3 6TS	HA3 6TS	HA3 6	14/07/2023	674000	695031	FALSE	Residential	House	Semi_Detached		3	3	108	6,241	Freehold
35, West Drive, Harrow HA3 6TX	HA3 6TX	HA3 6	23/06/2022	1070000	1020321	FALSE	Residential	Bungalow	Detached		3	3	158	6,772	Freehold
9, College Road, Harrow Weald, Harrow HA3 6EF	HA3 6EF	HA3 6	09/09/2022	470000	452245	FALSE	Residential	House	Terraced		2	3	69	6,812	Freehold
398, High Road, Harrow HA3 6HJ	HA3 6HJ	HA3 6	11/08/2023	875000	893672	FALSE	Residential	House	Semi_Detached		3	4	136	6,434	Freehold
6, Kingfisher Close, Harrow Weald, Harrow HA3 6DA	HA3 6DA	HA3 6	10/06/2022	485000	469355	FALSE	Residential	House	Terraced		2	2	70	6,929	Freehold
146, Boxtree Lane, Harrow HA3 6JG	HA3 6JG	HA3 6	09/03/2023	520000	523014	FALSE	Residential	House	Semi_Detached		3	3	77	6,753	Freehold
13, Carrington Square, Harrow HA3 6TF	HA3 6TF	HA3 6	11/07/2022	512000	483019	FALSE	Residential	House	Terraced		2	3	71	7,211	Freehold
6, Wilsmere Drive, Harrow Weald, Harrow HA3 6BJ	HA3 6BJ	HA3 6	14/10/2022	680400	668362	FALSE	Residential	House	Semi_Detached		3	4	98	6,943	Freehold
124, Uxbridge Road, Harrow HA3 6TR	HA3 6TR	HA3 6	26/09/2022	725000	693320	FALSE	Residential	Bungalow	Detached		3	3	101	7,178	Freehold
56, College Avenue, Harrow HA3 6HA	HA3 6HA	HA3 6	13/10/2022	582000	571703	FALSE	Residential	House	Semi_Detached		2	3	83	7,012	Freehold
Cruachan, Brookhill, Harrow HA3 6RP	HA3 6RP	HA3 6	28/11/2022	802500	767984	FALSE	Residential	House	Detached		3	3	111	7,230	Freehold
2, Woodpecker Close, Harrow HA3 6FD	HA3 6FD	HA3 6	05/04/2023	491000	504836	FALSE	Residential	House	Terraced		2	3	71	6,915	Freehold
22, West Drive, Harrow HA3 6TS	HA3 6TS	HA3 6	17/08/2023	1185000	1179698	FALSE	Residential	House	Detached				159	7,453	Freehold
8, Hitherwell Drive, Harrow HA3 6JD	HA3 6JD	HA3 6	28/10/2022	470000	461684	FALSE	Residential	House	Semi_Detached		2	3	62	7,581	Freehold
37, Bellfield Avenue, Harrow HA3 6ST	HA3 6ST	HA3 6	30/01/2023	1300000	1244086	FALSE	Residential	House	Detached				167	7,784	Freehold
17, Elms Road, Harrow HA3 6BB	HA3 6BB	HA3 6	03/11/2022	1100000	1052688	FALSE	Residential	House	Detached		3	4	141	7,801	Freehold
40, Whitegate Gardens, Harrow HA3 6BP	HA3 6BP	HA3 6	12/12/2022	625000	611346	FALSE	Residential	House	Semi_Detached		3	3	81	7,716	Freehold
34, Richmond Gardens, Harrow HA3 6AJ	HA3 6AJ	HA3 6	03/10/2022	1050000	1009906	FALSE	Residential	House	Detached		3	4	133	7,895	Freehold
26, Silver Close, Harrow HA3 6JT	HA3 6JT	HA3 6	02/09/2022	735000	702883	FALSE	Residential	House	Detached		3	3	92	7,989	Freehold
9, Kingfisher Close, Harrow Weald, Harrow HA3 6DA	HA3 6DA	HA3 6	15/12/2023	647500	654285	FALSE	Residential	House	Terraced		2	3	84	7,708	Freehold
Flat 15, Portman Hall, Old Redding, Harrow HA3 6SH	HA3 6SH	HA3 6	22/07/2022	1750000	1652332	FALSE	Residential	House	Flat		3	3	211	8,294	Leasehold
2, Hitherwell Drive, Harrow HA3 6JD	HA3 6JD	HA3 6	10/11/2023	523000	525271	FALSE	Residential	House	Semi_Detached		2	3	66	7,924	Freehold
62, Belsize Road, Harrow HA3 6JJ	HA3 6JJ	HA3 6	29/07/2022	585000	553811	FALSE	Residential	House	Other		3	3	67	8,731	Freehold
35, Whitegate Gardens, Harrow HA3 6BW	HA3 6BW	HA3 6	26/07/2022	600000	573159	FALSE	Residential	Bungalow	Semi_Detached		2	2	69	8,696	Freehold
32, Kynaston Wood, Harrow HA3 6UA	HA3 6UA	HA3 6	20/06/2023	500000	507219	FALSE	Residential	House	Detached		3	3	60	8,333	Freehold
1a, Elms Road, Harrow HA3 6BB	HA3 6BB	HA3 6	09/02/2023	714999	694704	FALSE	Residential	Bungalow	Detached		2	2	73	9,795	Freehold
Harrow - north of Harrow & Wealdstone	HA3 6 Average													6,432	
62, Dryden Road, Harrow HA3 7JZ	HA3 7JZ	HA3 7	02/09/2022	550000	529223	FALSE	Residential	House	Terraced		3	4	105	5,238	Freehold
11, Byron Road, Wealdstone, Harrow HA3 7SY	HA3 7SY	HA3 7	18/09/2023	665000	673246	FALSE	Residential	House	Semi_Detached				133	5,000	Freehold
70, College Hill Road, Harrow HA3 7HE	HA3 7HE	HA3 7	10/11/2022	550000	539124	FALSE	Residential	House	Semi_Detached		3	3	106	5,189	Freehold
59, Belmont Road, Harrow HA3 7PJ	HA3 7PJ	HA3 7	19/10/2022	550000	532640	FALSE	Residential	House	Terraced		3	4	104	5,288	Freehold
99, Byron Road, Wealdstone, Harrow HA3 7TB	HA3 7TB	HA3 7	15/05/2023	480000	497194	FALSE	Residential	House	Semi_Detached		3	3	97	4,948	Freehold
140a, College Hill Road, Harrow HA3 7DA	HA3 7DA	HA3 7	44783	300000	282178	FALSE	Residential	Maisonette	Flat		2	2	55	5,455	Leasehold
16, Birchfield, 1, Palmerston Road, Wealdstone, Harrow HA3 7HB	HA3 7HB	HA3 7	17/11/2022	162500	159276	FALSE	Residential	House	Flat		1	1	31	5,242	Leasehold
Flat 20, Sunset House, Grant Road, Harrow HA3 7SA	HA3 7SA	HA3 7	17/06/2022	305250	294289	FALSE	Residential	House	Flat		2	2	57	5,355	Leasehold
9, Warham Road, Harrow HA3 7JE	HA3 7JE	HA3 7	09/12/2022	550000	537984	FALSE	Residential	House	Semi_Detached		3	4	104	5,288	Freehold
70, Lime Close, Harrow HA3 7JQ	HA3 7JQ	HA3 7	29/07/2022	220000	207722	FALSE	Residential	House	Flat		1	1	40	5,500	Leasehold
9, Chestnut Drive, Harrow HA3 7DL	HA3 7DL	HA3 7	07/06/2023	628000	655880	FALSE	Residential	Bungalow	Semi_Detached		3	3	126	4,984	Freehold
87, Byron Road, Wealdstone, Harrow HA3 7TB	HA3 7TB	HA3 7	15/07/2022	385000	363208	FALSE	Residential	House	Terraced				69	5,580	Freehold
42, The Avenue, Harrow HA3 7DE	HA3 7DE	HA3 7	11/07/2022	715000	683014	FALSE	Residential	House	Semi_Detached		2	3	129	5,543	Freehold
52, Warham Road, Harrow HA3 7JB	HA3 7JB	HA3 7	09/03/2023	650000	653768	FALSE	Residential	House	Semi_Detached		3	3	123	5,285	Freehold
Flat 7, Louise Court, Byron Road, Wealdstone, Harrow HA3 7TB	HA3 7TB	HA3 7	15/12/2023	315000	320185	FALSE	Residential	House	Flat		2	2	60	5,250	Leasehold
4a, Risingholme Road, Harrow HA3 7ER	HA3 7ER	HA3 7	18/05/2023	405000	416465	FALSE	Residential	House	Flat		2	3	78	5,192	Leasehold
62, Spencer Road, Harrow HA3 7AR	HA3 7AR	HA3 7	27/11/2023	670000	672909	FALSE	Residential	House	Semi_Detached		</				

39, Chestnut Drive, Harrow HA3 7DL	HA3 7DL	HA3 7	44777	715000	678810	FALSE	Residential	House	Semi_Detached	3	3	89	8,034	Freehold
193, Byron Road, Wealdstone, Harrow HA3 7TD	HA3 7TD	HA3 7	14/02/2024	510000	506250	FALSE	Residential	House	Terraced	2	3	65	7,846	Freehold
2, Hollybush Close, Harrow HA3 7DP	HA3 7DP	HA3 7	28/06/2023	600000	608663	FALSE	Residential	Bungalow	Detached	2	2	78	7,692	Freehold
13c, Locket Road, Wealdstone, Harrow HA3 7LY	HA3 7LY	HA3 7	15/09/2022	373800	363498	FALSE	Residential	House	Flat	1	1	46	8,126	Leasehold
3, Fisher Road, Harrow HA3 7JX	HA3 7JX	HA3 7	21/12/2022	880378	849543	FALSE	Residential	House	Terraced	3	4	105	8,385	Freehold
44, Dryden Road, Harrow HA3 7JZ	HA3 7JZ	HA3 7	20/04/2023	560000	575781	FALSE	Residential	House	Terraced	3	3	71	7,887	Freehold
Harrow - North east of Harrow & Wealdstone	HA3 7 Average												6,170	
14, Becmead Avenue, Harrow HA3 8EY	HA3 8EY	HA3 8	44799	860000	816471	FALSE	Residential	House	Semi_Detached			162	5,309	Freehold
14, Beaufort Avenue, Harrow HA3 8PF	HA3 8PF	HA3 8	29/09/2023	575000	576709	FALSE	Residential	House	Terraced			114	5,044	Freehold
77, Kingshill Drive, Harrow HA3 8QF	HA3 8QF	HA3 8	14/12/2023	572000	578249	FALSE	Residential	House	Semi_Detached	3	4	114	5,018	Freehold
61, Christchurch Gardens, Harrow HA3 8NP	HA3 8NP	HA3 8	17/11/2023	600000	600445	FALSE	Residential	House	Terraced	3	3	118	5,085	Freehold
79, Kenton Lane, Harrow HA3 8UJ	HA3 8UJ	HA3 8	27/01/2023	850000	832017	FALSE	Residential	House	Semi_Detached			162	5,247	Freehold
15, Christchurch Avenue, Harrow HA3 8ND	HA3 8ND	HA3 8	26/09/2023	695000	703618	FALSE	Residential	House	Semi_Detached	3	3	135	5,148	Freehold
2, Kingshill Drive, Harrow HA3 8TF	HA3 8TF	HA3 8	27/09/2022	826000	806818	FALSE	Residential	House	Semi_Detached			153	5,399	Freehold
80, Elgin Avenue, Harrow HA3 8QJ	HA3 8QJ	HA3 8	21/06/2022	620000	607311	FALSE	Residential	House	Semi_Detached			115	5,391	Freehold
174, Kenmore Avenue, Harrow HA3 8PR	HA3 8PR	HA3 8	08/08/2023	560000	571950	FALSE	Residential	House	Semi_Detached	3	3	108	5,185	Freehold
155, Kenmore Avenue, Harrow HA3 8PB	HA3 8PB	HA3 8	07/08/2023	680000	694511	FALSE	Residential	House	Semi_Detached	3	4	131	5,191	Freehold
46, Alicia Avenue, Harrow HA3 8HS	HA3 8HS	HA3 8	27/03/2023	545000	546620	FALSE	Residential	House	Terraced	2	3	103	5,291	Freehold
47, Alveston Avenue, Harrow HA3 8TG	HA3 8TG	HA3 8	17/06/2022	780000	764037	FALSE	Residential	House	Semi_Detached	3	4	143	5,455	Freehold
179, Kenmore Avenue, Harrow HA3 8PB	HA3 8PB	HA3 8	11/07/2023	540000	556850	FALSE	Residential	House	Semi_Detached	3	4	104	5,192	Freehold
65, Brampton Grove, Harrow HA3 8LE	HA3 8LE	HA3 8	24/10/2023	525000	519993	FALSE	Residential	House	Terraced	3	3	97	5,412	Freehold
52, Christchurch Avenue, Harrow HA3 8NL	HA3 8NL	HA3 8	24/10/2022	650000	629484	FALSE	Residential	House	Terraced	3	3	116	5,603	Freehold
108, Brampton Grove, Harrow HA3 8LF	HA3 8LF	HA3 8	06/10/2023	570000	568362	FALSE	Residential	House	Semi_Detached	3	4	104	5,481	Freehold
33a, Alicia Avenue, Harrow HA3 8HU	HA3 8HU	HA3 8	06/10/2023	535000	533463	FALSE	Residential	House	Semi_Detached	2	3	97	5,515	Freehold
7, Kenton Park Road, Harrow HA3 8UB	HA3 8UB	HA3 8	44785	743000	705393	FALSE	Residential	House	Semi_Detached			128	5,805	Freehold
27, Hartford Avenue, Harrow HA3 8TA	HA3 8TA	HA3 8	29/07/2022	585000	551887	FALSE	Residential	House	Terraced	3	3	99	5,909	Freehold
112, Brampton Grove, Harrow HA3 8LF	HA3 8LF	HA3 8	07/08/2023	680000	694511	FALSE	Residential	House	Semi_Detached	3	4	124	5,484	Freehold
297, Kenmore Avenue, Harrow HA3 8PD	HA3 8PD	HA3 8	19/09/2023	565000	572006	FALSE	Residential	House	Semi_Detached			101	5,594	Freehold
16, Kenton Gardens, Harrow HA3 8DE	HA3 8DE	HA3 8	27/07/2023	720000	742467	FALSE	Residential	House	Semi_Detached	3	3	131	5,496	Freehold
32, Alicia Gardens, Harrow HA3 8UE	HA3 8UE	HA3 8	29/09/2022	650000	634905	FALSE	Residential	House	Semi_Detached	3	3	112	5,804	Freehold
39, Oakfield Avenue, Harrow HA3 8TH	HA3 8TH	HA3 8	20/12/2022	700000	684708	FALSE	Residential	House	Semi_Detached	3	3	120	5,833	Freehold
Flat C, 14, Carlton Avenue, Harrow HA3 8AY	HA3 8AY	HA3 8	27/10/2023	230000	230747	FALSE	Residential	House	Flat	1	1	40	5,750	Leasehold
14, Ivanhoe Drive, Harrow HA3 8QP	HA3 8QP	HA3 8	14/10/2022	600000	589384	FALSE	Residential	House	Semi_Detached	3	4	102	5,882	Freehold
1, Christchurch Avenue, Harrow HA3 8ND	HA3 8ND	HA3 8	13/10/2023	567500	565869	FALSE	Residential	House	Semi_Detached	2	3	97	5,851	Freehold
178, Kenton Lane, Harrow HA3 8SU	HA3 8SU	HA3 8	26/10/2022	675000	663057	FALSE	Residential	House	Semi_Detached	3	4	113	5,973	Freehold
11, Hawthorne Avenue, Harrow HA3 8AG	HA3 8AG	HA3 8	06/10/2022	815000	800580	FALSE	Residential	House	Semi_Detached			135	6,037	Freehold
34, Kingshill Drive, Harrow HA3 8TF	HA3 8TF	HA3 8	11/07/2022	640000	603774	FALSE	Residential	House	Terraced	3	3	101	6,337	Freehold
20, Kenton Gardens, Harrow HA3 8DE	HA3 8DE	HA3 8	26/02/2024	690000	684926	FALSE	Residential	House	Terraced	3	3	114	6,053	Freehold
153a, Kenmore Avenue, Harrow HA3 8PB	HA3 8PB	HA3 8	44778	250000	235149	FALSE	Residential	Maisonette	Flat	2	2	39	6,410	Leasehold
106, Brampton Grove, Harrow HA3 8LF	HA3 8LF	HA3 8	06/11/2023	650000	652822	FALSE	Residential	House	Semi_Detached	3	4	108	6,019	Freehold
169, Kenmore Avenue, Harrow HA3 8PB	HA3 8PB	HA3 8	21/07/2023	627500	647080	FALSE	Residential	House	Semi_Detached	3	3	107	5,864	Freehold
75, Alicia Gardens, Harrow HA3 8JD	HA3 8JD	HA3 8	08/03/2023	605000	606798	FALSE	Residential	House	Terraced	3	4	100	6,050	Freehold
37, Kenton Park Crescent, Harrow HA3 8TZ	HA3 8TZ	HA3 8	26/09/2023	670000	678308	FALSE	Residential	House	Semi_Detached	3	4	111	6,036	Freehold
21, Kenton Park Road, Harrow HA3 8UB	HA3 8UB	HA3 8	21/09/2022	670000	644690	FALSE	Residential	House	Terraced	3	3	105	6,381	Freehold
125, Kenton Park Crescent, Harrow HA3 8TZ	HA3 8TZ	HA3 8	19/01/2024	725000	738679	FALSE	Residential	House	Terraced	3	3	120	6,042	Freehold
54, Larkfield Avenue, Harrow HA3 8NF	HA3 8NF	HA3 8	44788	610000	579124	FALSE	Residential	House	Semi_Detached	3	3	94	6,489	Freehold
62, Larkfield Avenue, Harrow HA3 8NF	HA3 8NF	HA3 8	21/03/2024	610000	616215	FALSE	Residential	House	Semi_Detached	3	3	100	6,100	Freehold
24, Christchurch Avenue, Harrow HA3 8NH	HA3 8NH	HA3 8	23/02/2024	745000	741262	FALSE	Residential	House	Semi_Detached			120	6,208	Freehold
15, Hughenden Avenue, Harrow HA3 8HA	HA3 8HA	HA3 8	16/12/2022	760000	743397	FALSE	Residential	House	Semi_Detached	3	3	120	6,333	Freehold
216, Kenton Lane, Harrow HA3 8RW	HA3 8RW	HA3 8	03/02/2023	500000	496423	FALSE	Residential	House	Semi_Detached	3	3	80	6,250	Freehold
27, Tenby Avenue, Harrow HA3 8RU	HA3 8RU	HA3 8	21/09/2022	625000	610486	FALSE	Residential	House	Semi_Detached	3	3	98	6,378	Freehold
Flat 23, Belmore Apartments, 1, Essoldo Close, Harrow HA3 8FA	HA3 8FA	HA3 8	01/09/2022	450000	437598	FALSE	Residential	House	Flat			70	6,429	Leasehold
18, Kenton Gardens, Harrow HA3 8DE	HA3 8DE	HA3 8	01/09/2022	660000	644673	FALSE	Residential	House	Semi_Detached	3	3	103	6,408	Freehold
38, Elgin Avenue, Harrow HA3 8QL	HA3 8QL	HA3 8	29/07/2022	581000	555009	FALSE	Residential	House	Semi_Detached	3	3	88	6,602	Freehold
55, Oakfield Avenue, Harrow HA3 8TH	HA3 8TH	HA3 8	22/06/2023	490000	511753	FALSE	Residential	House	Semi_Detached	3	3	80	6,125	Freehold
91, Elgin Avenue, Harrow HA3 8QN	HA3 8QN	HA3 8	03/07/2023	529950	546486	FALSE	Residential	House	Semi_Detached	2	3	85	6,235	Freehold
49, Elmwood Avenue, Harrow HA3 8AJ	HA3 8AJ	HA3 8	10/08/2023	630000	643444	FALSE	Residential	House	Semi_Detached	2	3	100	6,300	Freehold
15, Oakfield Avenue, Harrow HA3 8TH	HA3 8TH	HA3 8	22/03/2024	615000	621266	FALSE	Residential	House	Semi_Detached	2	3	96	6,406	Freehold
181, Kenton Lane, Harrow HA3 8TL	HA3 8TL	HA3 8	16/06/2022	775000	747170	FALSE	Residential	House	Flat	3	4	115	6,739	Freehold
118, Elgin Avenue, Harrow HA3 8QJ	HA3 8QJ	HA3 8	02/12/2022	699950	684659	FALSE	Residential	House	Semi_Detached	3	3	105	6,666	Freehold
31, Beaufort Avenue, Harrow HA3 8PF	HA3 8PF	HA3 8	27/10/2022	660000	639168	FALSE	Residential	House	Terraced	2	3	98	6,735	Freehold
47, Christchurch Avenue, Harrow HA3 8NB	HA3 8NB	HA3 8	04/08/2023	627000	640380	FALSE	Residential	House	Semi_Detached	3	3	97	6,464	Freehold
14, Radstock Avenue, Harrow HA3 8PE	HA3 8PE	HA3 8	16/06/2023	660000	684332	FALSE	Residential	House	Terraced	3	3	103	6,408	Freehold
67, Elgin Avenue, Harrow HA3 8QN	HA3 8QN	HA3 8	12/07/2022	655000	625699	FALSE	Residential	House	Semi_Detached	3	3	94	6,968	Freehold
17, Irvine Avenue, Harrow HA3 8QE	HA3 8QE	HA3 8	14/11/2023	530000	532301	FALSE	Residential	House	Semi_Detached	3	3	79	6,709	Freehold
5, The Hollies, Harrow HA3 8NX	HA3 8NX	HA3 8	44796	273500	257252	FALSE	Residential	House	Flat	1	1	38	7,197	Leasehold
41, Larkfield Avenue, Harrow HA3 8NQ	HA3 8NQ	HA3 8	26/06/2023	590000	616193	FALSE	Residential	House	Semi_Detached	2	3	91	6,484	Freehold
37, Irvine Avenue, Harrow HA3 8QE	HA3 8QE	HA3 8	11/11/2022	586999	567657	FALSE	Residential	House	Terraced	3	3	82	7,159	Freehold
44, Elgin Avenue, Harrow HA3 8QL	HA3 8QL	HA3 8	04/11/2022	585000	565723	FALSE	Residential	House	Terraced	2	3	81	7,222	Freehold
14, The Hollies, Harrow HA3 8NX	HA3 8NX	HA3 8	26/04/2023	285000	292581	FALSE	Residential	Maisonette	Flat	1	1	41	6,951	Leasehold
5, Hillbury Avenue, Harrow HA3 8EP	HA3 8EP	HA3 8	15/06/2023	730000	762408	FALSE	Residential	House	Semi_Detached	3	3	106	6,887	Freehold
40, Brampton Grove, Harrow HA3 8LF	HA3 8LF	HA3 8	08/09/2022	710000	693512	FALSE	Residential	House	Semi_Detached	3	4	94	7,553	Freehold
16, Hillbury Avenue, Harrow HA3 8EW	HA3 8EW	HA3 8	20/12/2022	720000	704271	FALSE	Residential	House	Semi_Detached	3	3	95	7,579	Freehold
269, Kenmore Avenue, Harrow HA3 8PD	HA3 8PD	HA3 8	05/09/2022	545500	532832	FALSE	Residential	House	Semi_Detached	3	3	69	7,906	Freehold
Flat D, 14, Carlton Avenue, Harrow HA3 8AY	HA3 8AY	HA3 8	25/05/2023	307000	315691	FALSE	Residential	House	Flat	1	1	40	7,675	Leasehold
87, Elgin Avenue, Harrow HA3 8QN	HA3 8QN	HA3 8	03/12/2022	625000	603109	FALSE	Residential	House	Terraced	3	3	74	8,446	Freehold
235, Kenmore Avenue, Harrow HA3 8PD	HA3 8PD	HA3 8	05/09/2022	685000	669092	FALSE	Residential	House	Semi_Detached	3	3	76	9,013	Freehold
Harrow - South East of Harrow & Wealdstone	HA3 8 Average												6,194	
41, Cheltenham Place, Harrow HA3 9NB	HA3 9NB	HA3 9	24/01/2023	550000	532258	FALSE	Residential	House	Terraced	3	3	102	5,392	Freehold
66, Warneford Road, Harrow HA3 9HY	HA3 9HY	HA3 9	27/10/2022	434000	426321	FALSE	Residential	House	Semi_Detached	3	3	80	5,425	Freehold
41, Hunters Grove, Harrow HA3 9AB	HA3 9AB	HA3 9	44789	635000	602859	FALSE	Residential	House	Semi_Detached	3	3	110	5,773	Freehold
48, Ruskin Gardens, Harrow HA3 9QE	HA3 9QE	HA3 9	28/03/2023	410000	411218	FALSE	Residential	House	Terraced	2	3	75	5,467	Freehold
97, Charlton Road, Harrow HA3 9HR	HA3 9HR	HA3 9	16/11/2022	580000	560888	FALSE	Residential	House	Terraced	3	3	101	5,743	Freehold
16, Hunters Grove, Harrow HA3 9AA	HA3 9AA	HA3 9	03/11/2023	710000	713082	FALSE	Residential	House	Semi_Detached	3	4	128	5,547	Freehold
576, Kenton Road, Harrow HA3 9NP	HA3 9NP	HA3 9	20/12/2023	380000	386255	FALSE	Residential	Maisonette	Flat	2	2	69	5,507	Leasehold
48, Paulhan Road, Harrow HA3 9AH	HA3 9AH	HA3 9	20/01/2023	445000	435585	FALSE	Residential	House	Semi_Detached	2	2	77	5,779	Freehold
115, Shrewsbury Avenue, Harrow HA3 9NE	HA3 9NE	HA3 9	16/06/2023	542000	566062	FALSE	Residential	House						

20, Athol Close, Pinner HA5 3XJ	HA5 3XJ	HA5 3	12/04/2023	750000	752254	FALSE	Residential	Bungalow	Detached	3	4	115	6,522	Freehold	
62, Potter Street, Pinner HA5 3XE	HA5 3XE	HA5 3	16/06/2023	1050000	1065160	FALSE	Residential	House	Detached				162	6,481	Freehold
39, Buckland Rise, Pinner HA5 3QS	HA5 3QS	HA5 3	13/07/2023	885000	891007	FALSE	Residential	House	Detached				135	6,556	Freehold
12, The Dell, Pinner HA5 3EW	HA5 3EW	HA5 3	12/10/2022	1730000	1663941	FALSE	Residential	Bungalow	Detached				252	6,865	Freehold
133, Norman Crescent, Pinner HA5 3QJ	HA5 3QJ	HA5 3	16/12/2022	760000	743397	FALSE	Residential	House	Semi_Detached	3	4	112	6,786	Freehold	
26, Avenue Road, Pinner HA5 3HA	HA5 3HA	HA5 3	10/08/2023	520000	531096	FALSE	Residential	House	Semi_Detached	2	2	80	6,500	Freehold	
Flat 29, Granville Place, Elm Park Road, Pinner HA5 3NF	HA5 3NF	HA5 3	16/04/2024	342000	342000	FALSE	Residential	House	Flat	2	2	51	6,706	Leasehold	
25, Rickmansworth Road, Pinner HA5 3TE	HA5 3TE	HA5 3	12/05/2023	645000	666220	FALSE	Residential	House	Terraced	3	3	99	6,515	Freehold	
52, Westbury Lodge Close, Pinner HA5 3FG	HA5 3FG	HA5 3	06/09/2022	808000	789236	FALSE	Residential	House	Semi_Detached	3	4	117	6,906	Freehold	
19, The Squirrels, Pinner HA5 3BD	HA5 3BD	HA5 3	25/09/2023	950000	940141	FALSE	Residential	House	Detached				138	6,884	Freehold
90, Barrow Point Avenue, Pinner HA5 3HG	HA5 3HG	HA5 3	01/09/2023	1130000	1118273	FALSE	Residential	House	Detached				164	6,890	Freehold
182, Albury Drive, Pinner HA5 3RQ	HA5 3RQ	HA5 3	29/03/2023	930000	912234	FALSE	Residential	House	Detached	3	4	133	6,992	Freehold	
Temple Trees, Park View Road, Pinner HA5 3YF	HA5 3YF	HA5 3	16/01/2023	3500000	3349462	FALSE	Residential	House	Detached				172	7,172	Freehold
62, Love Lane, Pinner HA5 3EX	HA5 3EX	HA5 3	20/01/2023	1125000	1088963	FALSE	Residential	House	Semi_Detached				158	7,041	Freehold
22, Bloomsbury Court, Moss Lane, Pinner HA5 3AR	HA5 3AR	HA5 3	44782	375000	352723	FALSE	Residential	House	Flat	2	3	51	7,353	Leasehold	
Flat 9, Cherry Court, 621, Uxbridge Road, Pinner HA5 3PS	HA5 3PS	HA5 3	16/10/2023	290000	290942	FALSE	Residential	House	Flat	1	1	42	6,905	Leasehold	
9, Moss Lane, Pinner HA5 3BB	HA5 3BB	HA5 3	44778	2080000	1931015	FALSE	Residential	House	Detached	3	4	277	7,509	Freehold	
28, Oakhill Avenue, Pinner HA5 3DN	HA5 3DN	HA5 3	01/06/2023	2250000	2282485	FALSE	Residential	House	Detached				327	6,881	Freehold
12, Latimer Gardens, Pinner HA5 3RA	HA5 3RA	HA5 3	28/06/2023	625000	648041	FALSE	Residential	House	Terraced	2	3	92	6,793	Freehold	
101, Greenway, Pinner HA5 3SN	HA5 3SN	HA5 3	15/11/2022	510250	500160	FALSE	Residential	House	Semi_Detached	2	3	71	7,187	Freehold	
Balblair, Hillside Road, Pinner HA5 3YJ	HA5 3YJ	HA5 3	17/02/2023	1655000	1608024	FALSE	Residential	House	Detached				228	7,259	Freehold
Flat 92, Granville Place, Elm Park Road, Pinner HA5 3NL	HA5 3NL	HA5 3	15/12/2022	310000	303849	FALSE	Residential	House	Flat	1	1	43	7,209	Leasehold	
106, West End Lane, Pinner HA5 3NG	HA5 3NG	HA5 3	09/06/2023	850000	862272	FALSE	Residential	Bungalow	Detached	2	3	122	6,967	Freehold	
55, Lyndhurst Gardens, Pinner HA5 3XD	HA5 3XD	HA5 3	09/12/2022	680000	650753	FALSE	Residential	Bungalow	Detached	2	3	92	7,391	Freehold	
1a, Willows Close, Pinner HA5 3SY	HA5 3SY	HA5 3	10/05/2024	515000	515000	FALSE	Residential	House	Terraced	2	3	72	7,153	Freehold	
57, Barrow Point Avenue, Pinner HA5 3HE	HA5 3HE	HA5 3	12/02/2024	920000	909778	FALSE	Residential	House	Detached	3	4	126	7,302	Freehold	
40, Lyndhurst Gardens, Pinner HA5 3XG	HA5 3XG	HA5 3	28/06/2023	850000	862272	FALSE	Residential	Bungalow	Detached	2	3	119	7,143	Freehold	
2, Amberley Close, Pinner HA5 3BH	HA5 3BH	HA5 3	08/11/2023	1200000	1181416	FALSE	Residential	House	Detached				162	7,407	Freehold
1a, The Dell, Pinner HA5 3EW	HA5 3EW	HA5 3	10/04/2024	1240000	1240000	FALSE	Residential	House	Detached				170	7,294	Freehold
6, Murray Crescent, Pinner HA5 3QE	HA5 3QE	HA5 3	20/10/2023	1000000	975877	FALSE	Residential	House	Detached	3	4	133	7,519	Freehold	
1, Oakcroft Close, Pinner HA5 3YY	HA5 3YY	HA5 3	09/01/2023	315000	308505	FALSE	Residential	Maisonette	Flat	1	1	42	7,500	Leasehold	
4, Moss Close, Pinner HA5 3AY	HA5 3AY	HA5 3	14/08/2023	1300000	1294183	FALSE	Residential	House	Detached				176	7,386	Freehold
48, Barrow Point Avenue, Pinner HA5 3HF	HA5 3HF	HA5 3	25/08/2023	1160000	1184753	FALSE	Residential	House	Semi_Detached	3	4	161	7,205	Freehold	
8, Tudor Road, Pinner HA5 3RZ	HA5 3RZ	HA5 3	19/12/2023	1282000	1278170	FALSE	Residential	House	Detached				173	7,410	Freehold
Flat 96, Granville Place, Elm Park Road, Pinner HA5 3NL	HA5 3NL	HA5 3	04/11/2022	317000	310710	FALSE	Residential	House	Flat	1	1	42	7,548	Leasehold	
10, Beechen Grove, Pinner HA5 3AH	HA5 3AH	HA5 3	20/06/2022	1440000	1373143	FALSE	Residential	House	Detached				185	7,784	Freehold
83, Barrow Point Avenue, Pinner HA5 3HE	HA5 3HE	HA5 3	10/02/2023	982500	975472	FALSE	Residential	House	Semi_Detached				129	7,616	Freehold
9, Wakehams Hill, Pinner HA5 3AQ	HA5 3AQ	HA5 3	15/07/2022	1480000	1379749	FALSE	Residential	House	Detached				181	8,177	Freehold
26, Moss Close, Pinner HA5 3AY	HA5 3AY	HA5 3	07/08/2023	1250000	1276674	FALSE	Residential	House	Semi_Detached	3	3	167	7,485	Freehold	
75, Barrow Point Avenue, Pinner HA5 3HE	HA5 3HE	HA5 3	18/11/2022	1120000	1097853	FALSE	Residential	House	Semi_Detached				143	7,832	Freehold
82, Potter Street, Pinner HA5 3XE	HA5 3XE	HA5 3	14/08/2023	950000	945749	FALSE	Residential	House	Detached	3	4	123	7,724	Freehold	
Martinhoe, East End Way, Pinner HA5 3BS	HA5 3BS	HA5 3	24/06/2022	1550000	1518278	FALSE	Residential	House	Semi_Detached				197	7,868	Freehold
Flat 1, Wilby House, 2, Avenue Road, Pinner HA5 3HH	HA5 3HH	HA5 3	18/01/2024	465000	478164	FALSE	Residential	House	Flat	2	2	62	7,500	Leasehold	
47, Waxwell Lane, Pinner HA5 3EJ	HA5 3EJ	HA5 3	07/07/2023	675000	696062	FALSE	Residential	House	Semi_Detached	3	3	90	7,500	Freehold	
10, Eastglade, Pinner HA5 3AN	HA5 3AN	HA5 3	10/03/2023	1413000	1386007	FALSE	Residential	House	Detached	3	4	179	7,894	Freehold	
26, Moss Lane, Pinner HA5 3AX	HA5 3AX	HA5 3	22/06/2023	1437500	1458254	FALSE	Residential	House	Detached				187	7,687	Freehold
177, Moss Lane, Pinner HA5 3AL	HA5 3AL	HA5 3	09/09/2022	850000	812858	FALSE	Residential	House	Detached	3	3	104	8,173	Freehold	
126, Waxwell Lane, Pinner HA5 3ES	HA5 3ES	HA5 3	20/12/2022	1700000	1626882	FALSE	Residential	House	Detached				208	8,173	Freehold
10, Moss Close, Pinner HA5 3AY	HA5 3AY	HA5 3	16/02/2023	1180000	1146507	FALSE	Residential	House	Detached	3	3	146	8,082	Freehold	
2, Pinner Hill Road, Pinner HA5 3RY	HA5 3RY	HA5 3	16/09/2022	725235	708393	FALSE	Residential	House	Flat	2	3	90	8,058	Freehold	
10, Albury Drive, Pinner HA5 3RN	HA5 3RN	HA5 3	19/10/2022	975000	937770	FALSE	Residential	House	Detached				119	8,193	Freehold
102, West End Lane, Pinner HA5 3NG	HA5 3NG	HA5 3	14/06/2022	1000000	953571	FALSE	Residential	House	Detached	3	4	121	8,264	Freehold	
Dormer Cottage, Moss Lane, Pinner HA5 3AW	HA5 3AW	HA5 3	01/09/2023	1245000	1232079	FALSE	Residential	House	Detached	3	3	155	8,032	Freehold	
4, North Way, Pinner HA5 3NY	HA5 3NY	HA5 3	19/10/2023	1040000	1037011	FALSE	Residential	House	Semi_Detached	3	4	129	8,062	Freehold	
140, Pinner Hill Road, Pinner HA5 3SJ	HA5 3SJ	HA5 3	27/01/2023	710000	679462	FALSE	Residential	House	Detached	2	3	84	8,452	Freehold	
38, Albury Drive, Pinner HA5 3RE	HA5 3RE	HA5 3	14/07/2023	1210000	1247756	FALSE	Residential	House	Semi_Detached	3	4	153	7,909	Freehold	
26, Lyndhurst Avenue, Pinner HA5 3XA	HA5 3XA	HA5 3	16/06/2022	680000	666083	FALSE	Residential	House	Semi_Detached	3	3	81	8,395	Freehold	
24, Norman Crescent, Pinner HA5 3QN	HA5 3QN	HA5 3	15/02/2023	915000	889028	FALSE	Residential	House	Detached	3	3	108	8,472	Freehold	
15, Norman Crescent, Pinner HA5 3QQ	HA5 3QQ	HA5 3	16/10/2023	1400000	1366228	FALSE	Residential	House	Detached				164	8,537	Freehold
22, Blythwood Road, Pinner HA5 3QG	HA5 3QG	HA5 3	10/03/2023	990000	971087	FALSE	Residential	House	Detached				115	8,609	Freehold
71, Norman Crescent, Pinner HA5 3QH	HA5 3QH	HA5 3	22/11/2022	840000	803871	FALSE	Residential	House	Detached	3	3	94	8,936	Freehold	
14, Moss Lane, Pinner HA5 3AX	HA5 3AX	HA5 3	05/06/2023	1350000	1369491	FALSE	Residential	House	Detached	3	4	160	8,438	Freehold	
6, Moss Lane, Pinner HA5 3AX	HA5 3AX	HA5 3	20/12/2023	1495000	1490534	FALSE	Residential	House	Detached				174	8,592	Freehold
82, Paines Lane, Pinner HA5 3BL	HA5 3BL	HA5 3	02/06/2023	1391000	1411083	FALSE	Residential	House	Detached	3	4	162	8,586	Freehold	
Red Oaks, Pinner Hill, Pinner HA5 3XT	HA5 3XT	HA5 3	15/09/2023	2105000	2083154	FALSE	Residential	House	Detached				237	8,882	Freehold
45, Oakhill Avenue, Pinner HA5 3DL	HA5 3DL	HA5 3	11/07/2023	1025000	1031957	FALSE	Residential	House	Detached	3	4	117	8,761	Freehold	
17, Moss Lane, Pinner HA5 3BB	HA5 3BB	HA5 3	12/10/2023	1130000	1102741	FALSE	Residential	House	Detached	3	3	125	9,040	Freehold	
20, Paines Close, Pinner HA5 3BN	HA5 3BN	HA5 3	14/08/2023	1020000	1041766	FALSE	Residential	Bungalow	Semi_Detached	3	3	118	8,644	Freehold	
21, Athol Close, Pinner HA5 3XJ	HA5 3XJ	HA5 3	07/08/2023	1080000	1103046	FALSE	Residential	Bungalow	Semi_Detached	3	4	124	8,710	Freehold	
6, Lyndhurst Gardens, Pinner HA5 3XB	HA5 3XB	HA5 3	22/07/2022	600000	573159	FALSE	Residential	Bungalow	Semi_Detached	2	2	64	9,375	Freehold	
35, Pinner Hill Road, Pinner HA5 3SD	HA5 3SD	HA5 3	03/05/2023	610000	631851	FALSE	Residential	House	Semi_Detached	3	3	70	8,714	Freehold	
20, Athol Gardens, Pinner HA5 3XQ	HA5 3XQ	HA5 3	07/03/2023	930000	912234	FALSE	Residential	Bungalow	Detached	3	4	101	9,208	Freehold	
11, Moss Lane, Pinner HA5 3BB	HA5 3BB	HA5 3	12/01/2024	1135000	1145295	FALSE	Residential	House	Detached	3	4	123	9,228	Freehold	
9, North Way, Pinner HA5 3NY	HA5 3NY	HA5 3	04/11/2022	1375000	1315860	FALSE	Residential	House	Detached				141	9,752	Freehold
73b, Waxwell Lane, Pinner HA5 3EL	HA5 3EL	HA5 3	04/10/2023	900000	897414	FALSE	Residential	Bungalow	Semi_Detached	2	3	96	9,375	Freehold	
71, Love Lane, Pinner HA5 3EY	HA5 3EY	HA5 3	08/11/2022	1050000	1004839	FALSE	Residential	House	Detached	3	4	107	9,813	Freehold	
43, Paines Lane, Pinner HA5 3BX	HA5 3BX	HA5 3	28/07/2023	1420000	1429638	FALSE	Residential	House	Detached				151	9,404	Freehold
23, Lyndhurst Gardens, Pinner HA5 3XD	HA5 3XD	HA5 3	06/04/2023	550000	551653	FALSE	Residential	Bungalow	Detached	2	2	58	9,483	Freehold	
Sandal Wood, Pinner Hill, Pinner HA5 3XT	HA5 3XT	HA5 3	44797	2050000	1903164	FALSE	Residential	House	Detached	3	3	197	10,406	Freehold	
Pinner - North West of Pinner Stn	HA5 3 Average												7,010		
Four Oaks, Nugents Park, Pinner HA5 4RA	HA5 4RA	HA5 4	15/03/2024	1750000	1767831	FALSE	Residential	House	Semi_Detached				349	5,014	Freehold
Flat 7, Argent House, 34, The Avenue, Hatch End, Pinner HA5 4EH	HA5 4EH	HA5 4	27/01/2023	475000	465206	FALSE	Residential	House	Flat	2	3	91	5,220	Leasehold	
502, Uxbridge Road, Pinner HA5 4SL	HA5 4SL	HA5 4	19/10/2023	1290000	1258882	FALSE	Residential	House	Detached				244	5,287	Freehold
19, Dove Park, Hatch End, Pinner HA5 4EB	HA5 4EB	HA5 4	05/05/2023	417000	428805	FALSE	Residential	House	Flat	2	2	82	5,085	Leasehold	
69, Dove Park, Hatch End, Pinner HA5 4ED	HA5 4ED	HA5 4	02/12/2022	427000	418528	FALSE	Residential	House	Flat	2	2	80	5,338	Leasehold	
23, Dove Park, Hatch End, Pinner HA5 4EB	HA5 4EB	HA5 4	02/05/2023	265000	272502	FALSE									

Flat 5, Sambrook Court, Westfield Park, Hatch End, Pinner HA5 4JZ	HA5 4JZ	HA5 4	20/12/2023	620000	630206	FALSE	Residential	House	Flat	2	2	94	6,596	Leasehold
117, Sylvia Avenue, Pinner HA5 4QL	HA5 4QL	HA5 4	06/09/2022	715000	698395	FALSE	Residential	Bungalow	Semi_Detached	2	3	104	6,875	Freehold
Flat 5, Heathlands Point, Walpole Close, Hatch End, Pinner HA5 4FH	HA5 4FH	HA5 4	21/10/2022	590000	578753	FALSE	Residential	House	Flat			86	6,860	Leasehold
87, Rowlands Avenue, Pinner HA5 4AW	HA5 4AW	HA5 4	29/09/2022	1600000	1530086	FALSE	Residential	House	Detached			227	7,048	Freehold
8, Lyndon Avenue, Pinner HA5 4QG	HA5 4QG	HA5 4	28/09/2023	1170000	1184508	FALSE	Residential	House	Semi_Detached			175	6,686	Freehold
7, The Lawns, Pinner HA5 4BJ	HA5 4BJ	HA5 4	44774	685000	650328	FALSE	Residential	House	Semi_Detached	3	3	96	7,135	Freehold
113, Sylvia Avenue, Pinner HA5 4QL	HA5 4QL	HA5 4	10/02/2023	607500	603155	FALSE	Residential	Bungalow	Semi_Detached	2	2	89	6,826	Freehold
Flat 2, Hanover Court, 432, Uxbridge Road, Pinner HA5 4SF	HA5 4SF	HA5 4	17/06/2022	520000	501327	FALSE	Residential	House	Flat	2	2	72	7,222	Leasehold
88, Sylvia Avenue, Pinner HA5 4QL	HA5 4QL	HA5 4	15/07/2022	655000	610632	FALSE	Residential	Bungalow	Detached	2	2	87	7,529	Freehold
30, Derwent Avenue, Pinner HA5 4QJ	HA5 4QJ	HA5 4	12/05/2023	745000	751190	FALSE	Residential	House	Detached	3	4	107	6,963	Freehold
23, Beeton Close, Pinner HA5 4NZ	HA5 4NZ	HA5 4	11/09/2023	297500	302646	FALSE	Residential	Maisonette	Flat	1	1	43	6,919	Leasehold
21, The Lawns, Pinner HA5 4BJ	HA5 4BJ	HA5 4	15/12/2022	899950	880289	FALSE	Residential	House	Semi_Detached	3	3	125	7,200	Freehold
15, Sequoia Park, Pinner HA5 4DG	HA5 4DG	HA5 4	21/06/2022	785000	748554	FALSE	Residential	House	Detached	3	4	106	7,406	Freehold
15, Old Hall Close, Pinner HA5 4ST	HA5 4ST	HA5 4	09/10/2023	1305000	1273520	FALSE	Residential	House	Detached			179	7,291	Freehold
25, Sylvia Avenue, Pinner HA5 4QW	HA5 4QW	HA5 4	29/09/2022	735000	717931	FALSE	Residential	House	Semi_Detached	3	4	100	7,350	Freehold
5, Ashcroft, Pinner HA5 4DB	HA5 4DB	HA5 4	23/06/2022	1175000	1120446	FALSE	Residential	House	Detached			156	7,532	Freehold
14, Tooke Close, Pinner HA5 4TJ	HA5 4TJ	HA5 4	11/01/2024	880000	887982	FALSE	Residential	House	Detached	3	3	123	7,154	Freehold
Flat 8, Heathlands Point, Walpole Close, Hatch End, Pinner HA5 4FH	HA5 4FH	HA5 4	15/09/2023	615000	625638	FALSE	Residential	House	Flat			86	7,151	Leasehold
2, Sequoia Park, Pinner HA5 4BS	HA5 4BS	HA5 4	26/05/2023	982500	990663	FALSE	Residential	House	Detached	3	4	135	7,278	Freehold
90, Rowlands Avenue, Pinner HA5 4AP	HA5 4AP	HA5 4	19/07/2022	1499000	1397462	FALSE	Residential	House	Detached			189	7,931	Freehold
Flat 1, St. Catharines Court, 106, Uxbridge Road, Pinner HA5 4DS	HA5 4DS	HA5 4	20/11/2023	545000	550798	FALSE	Residential	House	Flat			74	7,365	Leasehold
19, Sequoia Park, Pinner HA5 4DG	HA5 4DG	HA5 4	20/09/2022	775000	741135	FALSE	Residential	House	Detached			99	7,828	Freehold
23, Sylvia Avenue, Pinner HA5 4QW	HA5 4QW	HA5 4	15/07/2022	690000	659133	FALSE	Residential	House	Semi_Detached	2	3	88	7,841	Freehold
11, Link Way, Pinner HA5 4TR	HA5 4TR	HA5 4	29/09/2023	925000	915400	FALSE	Residential	House	Detached	3	3	122	7,582	Freehold
8, Towers Road, Pinner HA5 4SJ	HA5 4SJ	HA5 4	15/07/2022	1435000	1337797	FALSE	Residential	House	Detached			177	8,107	Freehold
1, Wealdwood Gardens, Pinner HA5 4DQ	HA5 4DQ	HA5 4	17/11/2022	1005000	961774	FALSE	Residential	House	Detached	3	4	127	7,913	Freehold
52, Woodhall Gate, Pinner HA5 4TL	HA5 4TL	HA5 4	03/02/2023	750000	744635	FALSE	Residential	House	Semi_Detached	3	3	98	7,653	Freehold
5, Evelyn Drive, Pinner HA5 4RL	HA5 4RL	HA5 4	02/12/2022	1100000	1075969	FALSE	Residential	House	Semi_Detached			141	7,801	Freehold
9, Felden Close, Pinner HA5 4PU	HA5 4PU	HA5 4	18/01/2023	780000	763498	FALSE	Residential	House	Semi_Detached	3	3	100	7,800	Freehold
2, Bede Close, Pinner HA5 4TP	HA5 4TP	HA5 4	12/07/2022	795000	750000	FALSE	Residential	House	Terraced	3	3	98	8,112	Freehold
102, Hillview Road, Pinner HA5 4PE	HA5 4PE	HA5 4	26/01/2024	1025000	1034297	FALSE	Residential	House	Detached	3	4	134	7,649	Freehold
118, Rowlands Avenue, Pinner HA5 4AP	HA5 4AP	HA5 4	18/08/2023	1050000	1045302	FALSE	Residential	House	Detached	3	4	134	7,836	Freehold
76, Woodhall Gate, Pinner HA5 4TY	HA5 4TY	HA5 4	15/08/2023	795000	811965	FALSE	Residential	House	Semi_Detached	3	3	104	7,644	Freehold
24, Meredith Close, Pinner HA5 4RP	HA5 4RP	HA5 4	17/06/2022	830000	791464	FALSE	Residential	House	Detached	3	3	101	8,218	Freehold
92, Evelyn Drive, Pinner HA5 4RW	HA5 4RW	HA5 4	17/03/2023	775000	760195	FALSE	Residential	House	Detached	2	3	96	8,073	Freehold
12, Hallam Gardens, Pinner HA5 4PR	HA5 4PR	HA5 4	13/11/2023	675000	677931	FALSE	Residential	House	Semi_Detached	3	3	85	7,941	Freehold
42, Derwent Avenue, Pinner HA5 4QJ	HA5 4QJ	HA5 4	05/09/2023	521000	527460	FALSE	Residential	Bungalow	Semi_Detached	2	3	66	7,894	Freehold
26, Sylvia Avenue, Pinner HA5 4QE	HA5 4QE	HA5 4	22/07/2022	695000	663909	FALSE	Residential	House	Semi_Detached	3	3	83	8,373	Freehold
70, Woodhall Gate, Pinner HA5 4TY	HA5 4TY	HA5 4	24/06/2022	1050000	1001250	FALSE	Residential	House	Detached	3	4	124	8,468	Freehold
70, Grimsdyke Road, Pinner HA5 4PW	HA5 4PW	HA5 4	04/08/2023	752000	748635	FALSE	Residential	House	Detached	3	3	91	8,264	Freehold
44, Cedar Drive, Pinner HA5 4DE	HA5 4DE	HA5 4	24/11/2023	955000	940210	FALSE	Residential	House	Detached	3	3	114	8,377	Freehold
35, The Avenue, Hatch End, Pinner HA5 4EL	HA5 4EL	HA5 4	44774	1340000	1244019	FALSE	Residential	House	Detached			149	8,993	Freehold
16, Sequoia Park, Pinner HA5 4BS	HA5 4BS	HA5 4	10/06/2022	845000	827706	FALSE	Residential	House	Semi_Detached	3	3	98	8,622	Freehold
19, Colburn Avenue, Pinner HA5 4PQ	HA5 4PQ	HA5 4	15/09/2023	747000	756263	FALSE	Residential	House	Semi_Detached	3	3	88	8,489	Freehold
64, Grimsdyke Road, Pinner HA5 4PW	HA5 4PW	HA5 4	07/07/2023	760000	783715	FALSE	Residential	House	Semi_Detached	3	3	91	8,352	Freehold
33, Hallam Gardens, Pinner HA5 4PT	HA5 4PT	HA5 4	44785	845000	784475	FALSE	Residential	House	Detached	3	3	90	9,389	Freehold
30, St Thomas Drive, Pinner HA5 4SS	HA5 4SS	HA5 4	19/10/2022	950000	913725	FALSE	Residential	Bungalow	Detached	3	4	104	9,135	Freehold
17, Broadmead Close, Pinner HA5 4PS	HA5 4PS	HA5 4	14/10/2022	925000	908634	FALSE	Residential	House	Semi_Detached	3	3	102	9,069	Freehold
11, Bede Close, Pinner HA5 4TP	HA5 4TP	HA5 4	25/08/2023	770000	786431	FALSE	Residential	House	Semi_Detached	2	3	87	8,851	Freehold
22, Royston Park Road, Pinner HA5 4AE	HA5 4AE	HA5 4	44795	1225000	1137257	FALSE	Residential	House	Detached	3	3	122	10,041	Freehold
White Lodge, Nugents Park, Pinner HA5 4RA	HA5 4RA	HA5 4	03/05/2024	1950000	1950000	FALSE	Residential	House	Detached	3	4	209	9,330	Freehold
11, Newland Close, Pinner HA5 4QP	HA5 4QP	HA5 4	15/11/2022	700000	686158	FALSE	Residential	House	Semi_Detached	2	3	73	9,589	Freehold
398, Uxbridge Road, Pinner HA5 4HP	HA5 4HP	HA5 4	30/10/2023	875000	871023	FALSE	Residential	House	Flat	2	2	89	9,831	Freehold
HA5 4 Average														
52, Pinner Court, Pinner HA5 5RL	HA5 5RL	HA5 5	30/10/2023	364610	365795	FALSE	Residential	House	Flat	2	3	72	5,064	Leasehold
61, Whittington Way, Pinner HA5 5JS	HA5 5JS	HA5 5	14/10/2022	420000	411994	FALSE	Residential	Maisonette	Flat	2	2	80	5,250	Leasehold
605, Rayners Lane, Pinner HA5 5HP	HA5 5HP	HA5 5	27/10/2023	900000	897414	FALSE	Residential	House	Semi_Detached			173	5,202	Freehold
Flat 8, Trinity Court, 221, Marsh Road, Pinner HA5 5FA	HA5 5FA	HA5 5	29/06/2022	300000	289227	TRUE	Residential	Maisonette	Flat			55	5,455	Leasehold
87a, Marsh Road, Pinner HA5 5PA	HA5 5PA	HA5 5	04/08/2023	375000	382748	FALSE	Residential	Maisonette	Flat	2	3	72	5,208	Leasehold
44, Pinner Court, Pinner HA5 5RL	HA5 5RL	HA5 5	26/04/2024	362700	362700	FALSE	Residential	House	Flat	2	2	68	5,334	Leasehold
Flat 9, Trinity Court, 221, Marsh Road, Pinner HA5 5FA	HA5 5FA	HA5 5	29/06/2022	300000	289227	TRUE	Residential	Maisonette	Flat			54	5,556	Leasehold
23, Marsh Road, Pinner HA5 5NL	HA5 5NL	HA5 5	26/09/2022	1065000	1018463	FALSE	Residential	House	Detached			189	5,635	Freehold
46, West Avenue, Pinner HA5 5BY	HA5 5BY	HA5 5	26/01/2023	765000	748815	FALSE	Residential	House	Semi_Detached	3	3	137	5,584	Freehold
53, Cecil Park, Pinner HA5 5HL	HA5 5HL	HA5 5	20/09/2022	1020000	996312	FALSE	Residential	House	Semi_Detached			181	5,635	Freehold
43, High Street, Pinner HA5 5PJ	HA5 5PJ	HA5 5	17/11/2023	2025000	2031183	FALSE	Residential	House	Other			369	5,488	Freehold
95, The Avenue, Pinner HA5 5BW	HA5 5BW	HA5 5	13/03/2023	821000	825759	FALSE	Residential	House	Semi_Detached	3	3	150	5,473	Freehold
23, Southbourne Close, Pinner HA5 5BA	HA5 5BA	HA5 5	16/09/2022	746000	728676	FALSE	Residential	House	Semi_Detached	3	4	130	5,738	Freehold
9, The Chase, Pinner HA5 5QP	HA5 5QP	HA5 5	30/01/2023	620000	600000	FALSE	Residential	House	Terraced	2	3	107	5,794	Freehold
67, Whittington Way, Pinner HA5 5JS	HA5 5JS	HA5 5	08/03/2024	385000	389096	FALSE	Residential	Maisonette	Flat	2	2	69	5,580	Leasehold
Flat 4, Copperfield Court, Copperfield Way, Pinner HA5 5RY	HA5 5RY	HA5 5	27/10/2023	415000	416348	FALSE	Residential	House	Flat	2	2	73	5,685	Leasehold
Flat 15, Trinity Court, 221, Marsh Road, Pinner HA5 5FA	HA5 5FA	HA5 5	29/06/2022	285000	274766	TRUE	Residential	House	Flat			48	5,938	Leasehold
Flat 10, Trinity Court, 221, Marsh Road, Pinner HA5 5FA	HA5 5FA	HA5 5	29/06/2022	285000	274766	TRUE	Residential	House	Flat			48	5,938	Leasehold
27, Village Way, Pinner HA5 5AB	HA5 5AB	HA5 5	26/09/2023	802500	812451	FALSE	Residential	House	Semi_Detached			141	5,691	Freehold
Verona, The Chase, Pinner HA5 5QP	HA5 5QP	HA5 5	25/10/2023	525000	519993	FALSE	Residential	House	Terraced	2	2	90	5,833	Freehold
2, Grange Court, Grange Gardens, Pinner HA5 5QB	HA5 5QB	HA5 5	28/07/2022	367500	346990	FALSE	Residential	House	Flat	2	2	60	6,125	Leasehold
16, Cecil Park, Pinner HA5 5HH	HA5 5HH	HA5 5	21/07/2023	1400000	1443685	FALSE	Residential	House	Semi_Detached	3	4	249	5,622	Freehold
61, The Avenue, Pinner HA5 5BW	HA5 5BW	HA5 5	16/06/2023	772000	806272	FALSE	Residential	House	Semi_Detached	3	3	139	5,554	Freehold
90, The Avenue, Pinner HA5 5BJ	HA5 5BJ	HA5 5	10/02/2023	830000	824063	FALSE	Residential	House	Semi_Detached	3	4	142	5,845	Freehold
56, Cecil Park, Pinner HA5 5HH	HA5 5HH	HA5 5	14/10/2022	1365000	1340849	FALSE	Residential	House	Semi_Detached			231	5,909	Freehold
3, Tewkesbury Avenue, Pinner HA5 5LQ	HA5 5LQ	HA5 5	11/11/2022	942500	923863	FALSE	Residential	House	Semi_Detached			159	5,928	Freehold
30, Marsh Road, Pinner HA5 5NQ	HA5 5NQ	HA5 5	15/03/2024	710000	712669	FALSE	Residential	House	Detached			122	5,820	Freehold
Flat 18, Trinity Court, 221, Marsh Road, Pinner HA5 5FA	HA5 5FA	HA5 5	29/06/2022	285000	274766	TRUE	Residential	House	Flat			47	6,064	Leasehold
Flat 13, Trinity Court, 221, Marsh Road, Pinner HA5 5FA	HA5 5FA	HA5 5	29/06/2022	285000	274766	TRUE	Residential	House	Flat			47	6,064	Leasehold
5, Whittington Way, Pinner HA5 5JS	HA5 5JS	HA5 5	02/02/2024	380000	380308	FALSE	Residential	Maisonette	Flat	2	3	65	5,846	Leasehold
138, Whittington Way, Pinner HA5 5JX	HA5 5JX	HA5 5	04/08/2023	400000	404494	FALSE	Residential	Maisonette	Terraced	2	2	69	5,797	Leasehold
56, Marsh Road, Pinner HA5 5NQ	HA5 5NQ	HA5 5	06/12/2023	410000	416749	FALSE	Residential	Maisonette	Flat	2	2	71	5,775	Leasehold
37, Tewkesbury Avenue, Pinner HA5 5LQ	HA5 5LQ	HA5 5	11/12/2023	692000	699560	FALSE	Residential	House	Semi_Detached					

12, School Lane, Pinner HA5 5NF	HA5 5NF	HA5 5	09/12/2022	760000	743397	FALSE	Residential	House	Semi_Detached	3	4	102	7,451	Freehold
24, Highfield Avenue, Pinner HA5 5LA	HA5 5LA	HA5 5	13/04/2023	860000	885519	FALSE	Residential	House	Semi_Detached	3	3	121	7,107	Freehold
Shotley, The Chase, Pinner HA5 5QP	HA5 5QP	HA5 5	26/05/2023	490000	506121	FALSE	Residential	House	Terraced	2	2	69	7,101	Freehold
8, Grove Road, Pinner HA5 5HW	HA5 5HW	HA5 5	30/01/2023	829000	811461	FALSE	Residential	House	Semi_Detached	3	4	110	7,536	Freehold
17, St Michaels Crescent, Pinner HA5 5LE	HA5 5LE	HA5 5	04/01/2024	685000	700133	FALSE	Residential	House	Semi_Detached	3	3	93	7,366	Freehold
25, Kingsley Road, Pinner HA5 5RB	HA5 5RB	HA5 5	14/07/2023	615000	628026	FALSE	Residential	House	Terraced	2	3	83	7,410	Freehold
4, Greystoke Avenue, Pinner HA5 5SL	HA5 5SL	HA5 5	13/07/2023	755000	760124	FALSE	Residential	Bungalow	Detached	3	3	100	7,550	Freehold
52, Downs Avenue, Pinner HA5 5AH	HA5 5AH	HA5 5	22/11/2022	640000	612473	FALSE	Residential	Bungalow	Detached	2	2	77	8,312	Freehold
6, South Close, Pinner HA5 5AE	HA5 5AE	HA5 5	01/08/2023	430000	438884	FALSE	Residential	House	Flat	2	2	55	7,818	Leasehold
29, Downs Avenue, Pinner HA5 5AQ	HA5 5AQ	HA5 5	23/06/2023	595000	603590	FALSE	Residential	Bungalow	Detached	2	3	75	7,933	Freehold
26, Compton Rise, Pinner HA5 5HR	HA5 5HR	HA5 5	18/01/2024	700000	715464	FALSE	Residential	Bungalow	Semi_Detached	3	3	84	8,333	Freehold
101a, Village Way, Pinner HA5 5AA	HA5 5AA	HA5 5	08/09/2023	650000	643254	FALSE	Residential	Bungalow	Detached	2	3	74	8,784	Freehold
571, Rayners Lane, Pinner HA5 5HP	HA5 5HP	HA5 5	30/03/2023	805000	809667	FALSE	Residential	House	Semi_Detached	3	3	91	8,846	Freehold
18, Hereford Gardens, Pinner HA5 5JR	HA5 5JR	HA5 5	28/07/2022	635000	606593	FALSE	Residential	Bungalow	Semi_Detached	2	3	66	9,621	Freehold
Flat 19, Heath Lodge, Marsh Road, Pinner HA5 5PB	HA5 5PB	HA5 5	11/11/2022	740575	725881	TRUE	Residential	House	Flat			77	9,618	Leasehold
48, Compton Rise, Pinner HA5 5HR	HA5 5HR	HA5 5	27/10/2023	650000	634320	FALSE	Residential	Bungalow	Detached	2	2	67	9,701	Freehold
45, Downs Avenue, Pinner HA5 5AQ	HA5 5AQ	HA5 5	27/02/2023	723800	703255	FALSE	Residential	Bungalow	Detached	2	3	73	9,915	Freehold
644, Rayners Lane, Pinner HA5 5HT	HA5 5HT	HA5 5	21/11/2022	645000	617258	FALSE	Residential	Bungalow	Detached	2	2	64	10,078	Freehold
95, Marsh Road, Pinner HA5 5PA	HA5 5PA	HA5 5	05/01/2024	670000	684588	FALSE	Residential	House	Flat	2	2	70	9,571	Freehold
Pinner - East of Pinner Stn													6,625	
47, Aldridge Avenue, Stanmore HA7 1DB	HA7 1DB	HA7 1	24/05/2023	475000	490627	FALSE	Residential	House	Terraced	3	3	98	4,847	Freehold
40, Lowther Road, Stanmore HA7 1ER	HA7 1ER	HA7 1	28/09/2023	275000	278410	FALSE	Residential	House	Flat	1	1	55	5,000	Leasehold
80, Everton Drive, Stanmore HA7 1ED	HA7 1ED	HA7 1	27/07/2023	257000	262962	FALSE	Residential	Maisonette	Flat	1	1	51	5,039	Leasehold
42, Chichester Court, Stanmore HA7 1DX	HA7 1DX	HA7 1	03/04/2024	330000	330000	FALSE	Residential	House	Flat	2	2	63	5,238	Leasehold
3, Leeffe Robinson Mews, Stanmore HA7 1GE	HA7 1GE	HA7 1	14/10/2022	435000	421270	FALSE	Residential	House	Terraced	80		50	5,438	Freehold
46, Bletchley Court, Letchworth Road, Stanmore HA7 1FR	HA7 1FR	HA7 1	14/06/2023	282500	291956	FALSE	Residential	House	Flat	1	1	55	5,136	Leasehold
2, Leeffe Robinson Mews, Stanmore HA7 1GE	HA7 1GE	HA7 1	14/10/2022	440000	426112	FALSE	Residential	House	Terraced			80	5,500	Freehold
1, Leeffe Robinson Mews, Stanmore HA7 1GE	HA7 1GE	HA7 1	13/10/2022	465000	450323	FALSE	Residential	House	Terraced			84	5,536	Freehold
10, Clydesdale Avenue, Stanmore HA7 1LW	HA7 1LW	HA7 1	23/11/2023	790000	793430	FALSE	Residential	House	Semi_Detached	3	3	147	5,374	Freehold
41, Lamorna Grove, Stanmore HA7 1PH	HA7 1PH	HA7 1	14/08/2023	740000	748315	FALSE	Residential	House	Terraced	3	4	137	5,401	Freehold
6, Leeffe Robinson Mews, Stanmore HA7 1GE	HA7 1GE	HA7 1	27/09/2022	455000	437812	FALSE	Residential	House	Terraced			80	5,688	Freehold
553, Honeypot Lane, Stanmore HA7 1JQ	HA7 1JQ	HA7 1	09/09/2022	345000	335492	FALSE	Residential	House	Flat	2	2	61	5,656	Leasehold
193, Everton Drive, Stanmore HA7 1EB	HA7 1EB	HA7 1	07/09/2022	250000	243110	FALSE	Residential	House	Flat	1	1	44	5,682	Leasehold
37, Crowshott Avenue, Stanmore HA7 1HW	HA7 1HW	HA7 1	44777	865000	808691	FALSE	Residential	House	Terraced	3	4	146	5,925	Freehold
14, Lowther Road, Stanmore HA7 1EP	HA7 1EP	HA7 1	23/12/2022	340000	332572	FALSE	Residential	House	Flat	2	3	60	5,667	Leasehold
72, Brindley Court, Letchworth Road, Stanmore HA7 1FN	HA7 1FN	HA7 1	19/09/2023	273000	277722	FALSE	Residential	House	Flat	1	1	50	5,460	Leasehold
37, Bletchley Court, Hitchin Lane, Stanmore HA7 1FP	HA7 1FP	HA7 1	26/07/2022	415000	391839	FALSE	Residential	House	Flat	2	2	70	5,929	Leasehold
4, Leeffe Robinson Mews, Stanmore HA7 1GE	HA7 1GE	HA7 1	07/11/2022	465000	449678	FALSE	Residential	House	Terraced			80	5,813	Freehold
5, Leeffe Robinson Mews, Stanmore HA7 1GE	HA7 1GE	HA7 1	13/10/2022	465000	450323	FALSE	Residential	House	Terraced			80	5,813	Freehold
19, Brindley Court, Hitchin Lane, Stanmore HA7 1FL	HA7 1FL	HA7 1	27/10/2023	405000	406316	FALSE	Residential	House	Flat	2	2	72	5,625	Leasehold
5, Lamorna Grove, Stanmore HA7 1PH	HA7 1PH	HA7 1	44799	775000	735773	FALSE	Residential	House	Semi_Detached			129	6,008	Freehold
34, Royal Court, Howard Road, Stanmore HA7 1FS	HA7 1FS	HA7 1	17/08/2023	437000	446029	FALSE	Residential	House	Flat			78	5,603	Leasehold
91, Bromefield, Stanmore HA7 1AG	HA7 1AG	HA7 1	24/11/2023	595000	595441	FALSE	Residential	House	Terraced	1	1	103	5,777	Freehold
41, Clement Court, Howard Road, Stanmore HA7 1FZ	HA7 1FZ	HA7 1	10/01/2023	307500	301160	FALSE	Residential	House	Flat			52	5,913	Leasehold
99, Royal Court, Howard Road, Stanmore HA7 1FT	HA7 1FT	HA7 1	26/10/2022	515000	505183	FALSE	Residential	House	Flat			87	5,920	Leasehold
96, Royal Court, Howard Road, Stanmore HA7 1FT	HA7 1FT	HA7 1	03/05/2023	493500	507471	FALSE	Residential	House	Flat			87	5,672	Leasehold
95, Taunton Way, Stanmore HA7 1DF	HA7 1DF	HA7 1	29/06/2022	267000	257412	FALSE	Residential	Maisonette	Flat	1	1	44	6,068	Leasehold
13, Royal Court, Howard Road, Stanmore HA7 1FS	HA7 1FS	HA7 1	04/11/2022	730000	715516	FALSE	Residential	House	Flat			122	5,984	Leasehold
18, Lyon Meade, Stanmore HA7 1JA	HA7 1JA	HA7 1	17/06/2022	735000	711290	FALSE	Residential	House	Terraced	3	3	121	6,074	Freehold
69, Taunton Way, Stanmore HA7 1DJ	HA7 1DJ	HA7 1	02/12/2022	699950	684659	FALSE	Residential	House	Semi_Detached	3	4	116	6,034	Freehold
14, Taunton Way, Stanmore HA7 1DQ	HA7 1DQ	HA7 1	12/05/2023	325000	334201	FALSE	Residential	House	Flat	2	2	56	5,804	Leasehold
20, Bletchley Court, Hitchin Lane, Stanmore HA7 1FP	HA7 1FP	HA7 1	15/04/2024	318000	318000	FALSE	Residential	House	Flat	1	1	53	6,000	Leasehold
8, Leeffe Robinson Mews, Stanmore HA7 1GE	HA7 1GE	HA7 1	14/10/2022	500000	484218	FALSE	Residential	House	Terraced			80	6,250	Freehold
7, Leeffe Robinson Mews, Stanmore HA7 1GE	HA7 1GE	HA7 1	14/10/2022	500000	484218	FALSE	Residential	House	Terraced			80	6,250	Freehold
599, Honeypot Lane, Stanmore HA7 1JQ	HA7 1JQ	HA7 1	24/10/2023	335000	334037	FALSE	Residential	House	Flat	2	2	55	6,091	Leasehold
9, Leeffe Robinson Mews, Stanmore HA7 1GE	HA7 1GE	HA7 1	04/11/2022	500000	490113	FALSE	Residential	House	Semi_Detached			80	6,250	Freehold
69, Royal Court, Howard Road, Stanmore HA7 1FT	HA7 1FT	HA7 1	44790	733750	690161	FALSE	Residential	House	Flat			112	6,551	Leasehold
Flat 4, Balmoral House, Honeypot Lane, Stanmore HA7 1JN	HA7 1JN	HA7 1	44775	335000	315099	FALSE	Residential	House	Flat	2	2	51	6,569	Leasehold
58, Bletchley Court, Letchworth Road, Stanmore HA7 1FR	HA7 1FR	HA7 1	06/01/2023	462000	452474	FALSE	Residential	House	Flat	2	2	73	6,329	Leasehold
18, Carnarvon Court, Howard Road, Stanmore HA7 1FU	HA7 1FU	HA7 1	14/09/2022	320000	311181	FALSE	Residential	House	Flat			50	6,400	Leasehold
130, Langland Crescent, Stanmore HA7 1NH	HA7 1NH	HA7 1	13/06/2022	680000	666083	FALSE	Residential	House	Semi_Detached	3	4	107	6,355	Freehold
499, Honeypot Lane, Stanmore HA7 1JH	HA7 1JH	HA7 1	25/07/2023	365000	373467	FALSE	Residential	House	Flat	2	2	59	6,186	Leasehold
68, Langland Crescent, Stanmore HA7 1NG	HA7 1NG	HA7 1	10/11/2023	625000	627713	FALSE	Residential	House	Semi_Detached	3	4	99	6,313	Freehold
83, Aldridge Avenue, Stanmore HA7 1DB	HA7 1DB	HA7 1	44799	590000	560137	FALSE	Residential	House	Semi_Detached	3	3	88	6,705	Freehold
46, Gyles Park, Stanmore HA7 1AW	HA7 1AW	HA7 1	30/01/2023	800000	783075	FALSE	Residential	House	Semi_Detached	3	3	123	6,504	Freehold
21, Lyon Meade, Stanmore HA7 1HZ	HA7 1HZ	HA7 1	03/03/2023	835000	819048	FALSE	Residential	House	Detached	3	4	127	6,575	Freehold
42, Clement Court, Howard Road, Stanmore HA7 1FZ	HA7 1FZ	HA7 1	28/09/2022	347000	337437	FALSE	Residential	House	Flat			52	6,673	Leasehold
8, Carnarvon Court, Howard Road, Stanmore HA7 1FU	HA7 1FU	HA7 1	44789	345000	324505	FALSE	Residential	House	Flat			50	6,900	Leasehold
15, Clement Court, Howard Road, Stanmore HA7 1FZ	HA7 1FZ	HA7 1	44782	490000	460891	FALSE	Residential	House	Flat			71	6,901	Leasehold
8, Amber House, Honeypot Lane, Stanmore HA7 1AH	HA7 1AH	HA7 1	05/04/2023	450000	461970	FALSE	Residential	House	Flat	2	2	71	6,338	Leasehold
4, Regency Court, Unwin Way, Stanmore HA7 1FE	HA7 1FE	HA7 1	05/07/2023	420000	429743	FALSE	Residential	House	Flat	2	2	66	6,364	Leasehold
559, Honeypot Lane, Stanmore HA7 1JQ	HA7 1JQ	HA7 1	17/08/2023	345000	352128	FALSE	Residential	House	Flat	2	2	54	6,389	Leasehold
10, Clement Court, Howard Road, Stanmore HA7 1FZ	HA7 1FZ	HA7 1	23/06/2022	345000	332611	FALSE	Residential	House	Flat			51	6,765	Leasehold
42, Peareswood Gardens, Stanmore HA7 1NX	HA7 1NX	HA7 1	04/08/2023	520000	531096	FALSE	Residential	House	Semi_Detached	3	4	81	6,420	Freehold
38, Clement Court, Howard Road, Stanmore HA7 1FZ	HA7 1FZ	HA7 1	13/02/2023	655000	649217	FALSE	Residential	House	Flat			99	6,616	Leasehold
18, Dukas Court, Howard Road, Stanmore HA7 1GD	HA7 1GD	HA7 1	16/12/2022	330000	323452	FALSE	Residential	House	Flat			49	6,735	Leasehold
21, Monarch Court, Howard Road, Stanmore HA7 1BT	HA7 1BT	HA7 1	20/09/2023	435000	442525	FALSE	Residential	House	Flat	2	2	67	6,493	Leasehold
44, Attlee Court, Unwin Way, Stanmore HA7 1FF	HA7 1FF	HA7 1	44778	346000	325446	FALSE	Residential	House	Flat			49	7,061	Leasehold
13, Sovereign Court, Unwin Way, Stanmore HA7 1FH	HA7 1FH	HA7 1	29/09/2023	324400	330012	FALSE	Residential	House	Flat	1	1	49	6,620	Leasehold
46, Ladycroft Walk, Stanmore HA7 1PE	HA7 1PE	HA7 1	44774	620000	579640	FALSE	Residential	House	Terraced	3	4	86	7,209	Freehold
53, Portland Crescent, Stanmore HA7 1LZ	HA7 1LZ	HA7 1	14/07/2023	685000	706374	FALSE	Residential	House	Semi_Detached	2	3	104	6,587	Freehold
19, Clement Court, Howard Road, Stanmore HA7 1FZ	HA7 1FZ	HA7 1	21/12/2022	700000	686111	FALSE	Residential	House	Flat			101	6,931	Leasehold
18, Clement Court, Howard Road, Stanmore HA7 1FZ	HA7 1FZ	HA7 1	22/02/2023	700000	693820	FALSE	Residential	House	Flat			101	6,931	Leasehold
10, Regency Court, Unwin Way, Stanmore HA7 1FE	HA7 1FE	HA7 1	09/11/2022	463500	454304	FALSE	Residential	House	Flat	2	2	66	7,023	Leasehold
19, Henry Court, Unwin Way, Stanmore HA7 1FG	HA7 1FG	HA7 1	44782	346000	325446	FALSE	Residential	House	Flat	1	1	47	7,362	Leasehold
42, Attlee Court, Unwin Way, Stanmore HA7 1FF	HA7 1FF	HA7 1	04/11/2022	326500	320022	FALSE	Residential	House	Flat	1	1	46	7,098	Leasehold
30, Lamorna Grove, Stanmore HA7 1PQ	HA7 1PQ	HA7 1	14/12/2023	475000	480189	FALSE	Residential	House	Semi_Detached	3	3	69	6,884	Freehold

5, Tracy Court, Belmont Lane, Stanmore HA7 2PS	HA7 2PS	HA7 2	03/10/2023	241000	241783	FALSE	Residential	House	Flat	1	1	38	6,342	Leasehold
3, Honister Close, Stanmore HA7 2EJ	HA7 2EJ	HA7 2	19/07/2022	580000	554054	FALSE	Residential	House	Semi_Detached	3	3	87	6,667	Freehold
91, Bellamy Drive, Stanmore HA7 2DE	HA7 2DE	HA7 2	19/05/2023	585000	605955	FALSE	Residential	House	Semi_Detached	3	3	95	6,158	Freehold
Flat 4, 85, Uppingham Avenue, Stanmore HA7 2HA	HA7 2HA	HA7 2	18/08/2023	370000	377645	FALSE	Residential	House	Flat	2	2	59	6,271	Leasehold
268, Uppingham Avenue, Stanmore HA7 2JS	HA7 2JS	HA7 2	24/02/2023	541000	525644	FALSE	Residential	House	Detached	3	3	82	6,598	Freehold
41, York Avenue, Stanmore HA7 2HT	HA7 2HT	HA7 2	19/12/2022	623000	609390	FALSE	Residential	House	Semi_Detached	2	3	95	6,558	Freehold
63, Morley Crescent West, Stanmore HA7 2LL	HA7 2LL	HA7 2	14/12/2023	635000	641937	FALSE	Residential	House	Semi_Detached	3	3	100	6,350	Freehold
41, Wemborough Road, Stanmore HA7 2EA	HA7 2EA	HA7 2	07/11/2022	650000	637147	FALSE	Residential	House	Semi_Detached	3	3	99	6,566	Freehold
12, Honister Close, Stanmore HA7 2EJ	HA7 2EJ	HA7 2	26/01/2023	600000	587306	FALSE	Residential	House	Semi_Detached	3	3	91	6,593	Freehold
67, Curzon Avenue, Stanmore HA7 2AL	HA7 2AL	HA7 2	09/01/2024	550000	562150	FALSE	Residential	House	Semi_Detached	2	3	87	6,322	Freehold
24, Morley Crescent East, Stanmore HA7 2LH	HA7 2LH	HA7 2	44792	613000	581973	FALSE	Residential	House	Semi_Detached	2	3	90	6,811	Freehold
93, Kynance Gardens, Stanmore HA7 2QJ	HA7 2QJ	HA7 2	27/03/2023	725000	729203	FALSE	Residential	House	Semi_Detached	3	4	112	6,473	Freehold
56, Kynance Gardens, Stanmore HA7 2QL	HA7 2QL	HA7 2	21/08/2023	815000	832391	FALSE	Residential	House	Semi_Detached	3	4	127	6,417	Freehold
25, Curzon Avenue, Stanmore HA7 2AH	HA7 2AH	HA7 2	20/10/2022	537500	527990	FALSE	Residential	House	Semi_Detached	3	3	80	6,719	Freehold
16, Vernon Court, Stanmore HA7 2BN	HA7 2BN	HA7 2	21/10/2022	425000	416898	FALSE	Residential	Maisonette	Flat	2	2	63	6,746	Leasehold
49a, Morley Crescent West, Stanmore HA7 2LL	HA7 2LL	HA7 2	07/10/2022	265000	259948	FALSE	Residential	House	Flat	1	1	39	6,795	Leasehold
25, Formby Avenue, Stanmore HA7 2LA	HA7 2LA	HA7 2	21/07/2022	690000	659133	FALSE	Residential	House	Semi_Detached	2	3	98	7,041	Freehold
28, September Way, Stanmore HA7 2SG	HA7 2SG	HA7 2	24/06/2022	550000	538744	FALSE	Residential	House	Semi_Detached	3	3	80	6,875	Freehold
58, Weston Drive, Stanmore HA7 2ES	HA7 2ES	HA7 2	22/06/2023	560000	580645	FALSE	Residential	House	Terraced	2	3	86	6,512	Freehold
88, Kynance Gardens, Stanmore HA7 2QL	HA7 2QL	HA7 2	44785	730000	682479	FALSE	Residential	House	Terraced	3	4	101	7,228	Freehold
42, Kynance Gardens, Stanmore HA7 2QL	HA7 2QL	HA7 2	23/02/2023	715000	709886	FALSE	Residential	House	Semi_Detached	3	4	105	6,810	Freehold
22, Uppingham Avenue, Stanmore HA7 2JY	HA7 2JY	HA7 2	07/09/2023	625000	632750	FALSE	Residential	House	Semi_Detached	3	3	93	6,720	Freehold
98, Vernon Drive, Stanmore HA7 2BL	HA7 2BL	HA7 2	03/10/2023	950000	927083	FALSE	Residential	House	Detached	3	4	136	6,985	Freehold
31, Rocklands Drive, Stanmore HA7 2JD	HA7 2JD	HA7 2	13/09/2023	580000	587192	FALSE	Residential	House	Semi_Detached	3	3	86	6,744	Freehold
9, Lansdowne Road, Stanmore HA7 2RX	HA7 2RX	HA7 2	44782	1287500	1195280	FALSE	Residential	House	Detached			175	7,357	Freehold
36, Vernon Drive, Stanmore HA7 2BT	HA7 2BT	HA7 2	15/02/2023	650000	645351	FALSE	Residential	House	Semi_Detached	2	3	94	6,915	Freehold
22, Hermitage Way, Stanmore HA7 2AY	HA7 2AY	HA7 2	28/03/2024	512500	517722	FALSE	Residential	House	Semi_Detached	3	3	75	6,833	Freehold
32, Mountbel Road, Stanmore HA7 2AF	HA7 2AF	HA7 2	10/06/2022	585000	573028	FALSE	Residential	House	Semi_Detached	3	3	83	7,048	Freehold
24, St Edmunds Drive, Stanmore HA7 2AU	HA7 2AU	HA7 2	08/07/2022	615000	587488	FALSE	Residential	House	Semi_Detached	2	3	85	7,235	Freehold
18, Courtens Mews, Stanmore HA7 2SP	HA7 2SP	HA7 2	19/07/2023	490000	500378	FALSE	Residential	House	Terraced	2	3	72	6,806	Freehold
87, Uppingham Avenue, Stanmore HA7 2HW	HA7 2HW	HA7 2	15/07/2022	620000	584906	FALSE	Residential	House	Terraced	3	3	83	7,470	Freehold
6, Aberdeen Cottages, Belmont Lane, Stanmore HA7 2PR	HA7 2PR	HA7 2	09/09/2022	435000	423012	FALSE	Residential	Maisonette	Flat	2	3	60	7,250	Leasehold
27, Belmont Lane, Stanmore HA7 2PU	HA7 2PU	HA7 2	20/01/2023	670000	655825	FALSE	Residential	House	Semi_Detached	3	3	93	7,204	Freehold
37, Coledale Drive, Stanmore HA7 2QE	HA7 2QE	HA7 2	18/08/2023	750000	758427	FALSE	Residential	House	Terraced	3	3	106	7,075	Freehold
50, Bellamy Drive, Stanmore HA7 2DA	HA7 2DA	HA7 2	23/09/2022	580000	566531	FALSE	Residential	House	Semi_Detached	3	3	79	7,342	Freehold
63, Curzon Avenue, Stanmore HA7 2AL	HA7 2AL	HA7 2	29/07/2022	580000	540712	FALSE	Residential	House	Detached	3	3	75	7,733	Freehold
10, Alcuin Court, Old Church Lane, Stanmore HA7 2RU	HA7 2RU	HA7 2	26/09/2022	495000	476301	FALSE	Residential	House	Terraced	2	3	66	7,500	Freehold
52, Derwent Crescent, Stanmore HA7 2NF	HA7 2NF	HA7 2	17/07/2023	708000	730092	FALSE	Residential	House	Semi_Detached	3	4	101	7,010	Freehold
73, Bush Grove, Stanmore HA7 2DY	HA7 2DY	HA7 2	17/08/2023	701251	709130	FALSE	Residential	House	Terraced	3	3	98	7,156	Freehold
9, Lindeth Close, Stanmore HA7 2RQ	HA7 2RQ	HA7 2	16/03/2023	420000	422050	FALSE	Residential	Maisonette	Flat	2	2	57	7,368	Leasehold
82, St Andrews Drive, Stanmore HA7 2ND	HA7 2ND	HA7 2	17/08/2023	660000	674084	FALSE	Residential	House	Semi_Detached	3	3	91	7,253	Freehold
52a, Bush Grove, Stanmore HA7 2DZ	HA7 2DZ	HA7 2	04/11/2022	960000	918710	FALSE	Residential	House	Detached	3	4	124	7,742	Freehold
33, Hermitage Way, Stanmore HA7 2AX	HA7 2AX	HA7 2	44774	590000	560137	FALSE	Residential	House	Semi_Detached	2	3	75	7,867	Freehold
107, Mentmore Court, September Way, Stanmore HA7 2SR	HA7 2SR	HA7 2	05/07/2023	220000	225104	FALSE	Residential	House	Flat	1	1	30	7,333	Leasehold
8, Mountbel Road, Stanmore HA7 2AF	HA7 2AF	HA7 2	24/08/2023	609000	621996	FALSE	Residential	House	Semi_Detached	3	3	82	7,427	Freehold
46, St Edmunds Drive, Stanmore HA7 2AU	HA7 2AU	HA7 2	21/07/2023	616000	629047	FALSE	Residential	House	Terraced	2	3	82	7,512	Freehold
55, Coledale Drive, Stanmore HA7 2QE	HA7 2QE	HA7 2	02/12/2022	620000	606455	FALSE	Residential	House	Semi_Detached	2	3	79	7,848	Freehold
19, Uppingham Avenue, Stanmore HA7 2JH	HA7 2JH	HA7 2	13/01/2023	730000	698602	FALSE	Residential	Bungalow	Detached	2	3	90	8,111	Freehold
88, St Andrews Drive, Stanmore HA7 2ND	HA7 2ND	HA7 2	16/09/2022	675000	649501	FALSE	Residential	House	Terraced	2	3	83	8,133	Freehold
2, Courtens Mews, Stanmore HA7 2SP	HA7 2SP	HA7 2	10/05/2024	450000	450000	FALSE	Residential	House	Terraced	2	2	57	7,895	Freehold
7, Bush Grove, Stanmore HA7 2DX	HA7 2DX	HA7 2	26/03/2024	650000	656623	FALSE	Residential	House	Semi_Detached	3	3	83	7,831	Freehold
39, Queens Avenue, Stanmore HA7 2LE	HA7 2LE	HA7 2	23/02/2024	660000	656688	FALSE	Residential	Bungalow	Semi_Detached	2	3	82	8,049	Freehold
38, Jersey Avenue, Stanmore HA7 2JQ	HA7 2JQ	HA7 2	11/07/2022	610000	582712	FALSE	Residential	Bungalow	Semi_Detached	2	3	70	8,714	Freehold
109, Crowshott Avenue, Stanmore HA7 2PA	HA7 2PA	HA7 2	05/04/2023	600000	616908	FALSE	Residential	House	Terraced	2	3	70	8,571	Freehold
54, Derwent Crescent, Stanmore HA7 2NF	HA7 2NF	HA7 2	28/03/2023	606500	594914	FALSE	Residential	House	Detached	2	3	67	9,052	Freehold
2, Oak Tree Close, Stanmore HA7 2PX	HA7 2PX	HA7 2	21/02/2023	1470000	1428275	FALSE	Residential	House	Detached	3	4	159	9,245	Freehold
Stanmore - west of Canons Park	HA7 2 Average													
Martinsel, Green Lane, Stanmore HA7 3AB	HA7 3AB	HA7 3	07/12/2023	890000	887341	FALSE	Residential	House	Detached			177	5,028	Freehold
2, Fallowfield, Stanmore HA7 3DF	HA7 3DF	HA7 3	15/02/2023	940000	913319	FALSE	Residential	Bungalow	Detached	3	3	181	5,193	Freehold
55, Binyon Crescent, Stanmore HA7 3NE	HA7 3NE	HA7 3	22/11/2023	135000	136436	FALSE	Residential	Maisonette	Flat	1	1	27	5,000	Leasehold
9, Ash Close, Stanmore HA7 3RH	HA7 3RH	HA7 3	05/12/2023	1100000	1112017	FALSE	Residential	House	Semi_Detached			220	5,000	Freehold
22, Colman Court, Rosedale Close, Stanmore HA7 3QF	HA7 3QF	HA7 3	15/09/2022	560000	544567	FALSE	Residential	House	Flat	2	3	107	5,234	Leasehold
37, The Highway, Stanmore HA7 3PL	HA7 3PL	HA7 3	22/09/2023	375000	379650	FALSE	Residential	House	Semi_Detached	3	3	74	5,068	Freehold
3, Hanselin Close, Stanmore HA7 3NJ	HA7 3NJ	HA7 3	08/12/2023	510000	515344	FALSE	Residential	House	Terraced	3	4	100	5,100	Freehold
6, Clamp Hill, Stanmore HA7 3JS	HA7 3JS	HA7 3	25/05/2023	1380000	1391465	FALSE	Residential	House	Detached			270	5,111	Freehold
Flat 12, Salisbury House, 57, Gordon Avenue, Stanmore HA7 3QR	HA7 3QR	HA7 3	28/07/2023	425000	434859	FALSE	Residential	House	Flat	2	2	84	5,060	Leasehold
9, Deame Close, Stanmore HA7 3AT	HA7 3AT	HA7 3	44803	1625000	1508606	FALSE	Residential	House	Detached			288	5,642	Freehold
Flat 7, Wellington House, Aylmer Drive, Stanmore HA7 3ES	HA7 3ES	HA7 3	27/02/2023	720000	713644	FALSE	Residential	House	Flat	2	3	136	5,294	Leasehold
18, Acacia Close, Stanmore HA7 3JR	HA7 3JR	HA7 3	24/03/2023	540000	541605	FALSE	Residential	House	Terraced	3	4	103	5,243	Freehold
21, Lancaster House, Park Lane, Stanmore HA7 3HD	HA7 3HD	HA7 3	09/09/2022	599500	583416	FALSE	Residential	House	Flat	2	3	110	5,454	Leasehold
55, The Highway, Stanmore HA7 3PL	HA7 3PL	HA7 3	07/08/2023	708000	723108	FALSE	Residential	House	Semi_Detached			136	5,206	Freehold
Apartment 4, 15, Gordon Avenue, Stanmore HA7 3QE	HA7 3QE	HA7 3	29/07/2022	595000	561793	FALSE	Residential	House	Flat	2	2	105	5,667	Leasehold
5, Broomfield House, Stanmore Hill, Stanmore HA7 3ER	HA7 3ER	HA7 3	20/06/2023	395000	408222	FALSE	Residential	House	Flat	2	2	76	5,197	Leasehold
3, Halsbury Court, Halsbury Close, Stanmore HA7 3DX	HA7 3DX	HA7 3	06/09/2022	425000	413287	FALSE	Residential	House	Flat	2	2	76	5,592	Leasehold
Flat 9, Salisbury House, 57, Gordon Avenue, Stanmore HA7 3QR	HA7 3QR	HA7 3	13/01/2023	450000	440722	FALSE	Residential	House	Flat	2	2	81	5,556	Leasehold
106, Drummond Drive, Stanmore HA7 3PR	HA7 3PR	HA7 3	06/10/2022	850000	823171	FALSE	Residential	House	Terraced			151	5,629	Freehold
30, Temple Mead Close, Stanmore HA7 3RG	HA7 3RG	HA7 3	19/07/2022	1002500	934593	FALSE	Residential	House	Detached			171	5,863	Freehold
7, Hewett Close, Stanmore HA7 3BW	HA7 3BW	HA7 3	16/12/2022	435000	426369	FALSE	Residential	House	Flat	2	3	78	5,577	Leasehold
23, Gleneagles, Stanmore HA7 3QG	HA7 3QG	HA7 3	13/03/2023	510000	512490	FALSE	Residential	House	Flat	2	2	93	5,484	Leasehold
7, Clarence Park Crescent, Stanmore HA7 3GD	HA7 3GD	HA7 3	27/09/2023	1300000	1316120	FALSE	Residential	House	Semi_Detached			238	5,462	Freehold
3, Gleneagles, Stanmore HA7 3QG	HA7 3QG	HA7 3	22/11/2023	570000	576064	FALSE	Residential	House	Flat	2	3	104	5,481	Leasehold
5, Alton Avenue, Stanmore HA7 3PQ	HA7 3PQ	HA7 3	44789	742500	704918	FALSE	Residential	House	Semi_Detached	2	3	126	5,893	Freehold
7, Broomfield House, Stanmore Hill, Stanmore HA7 3ER	HA7 3ER	HA7 3	17/06/2022	368000	354785	FALSE	Residential	House	Flat	2	2	62	5,935	Leasehold
31, Temple Mead Close, Stanmore HA7 3RG	HA7 3RG	HA7 3	13/01/2023	563000	551089	FALSE	Residential	House	Semi_Detached	2	3	96	5,865	Freehold
8, Binyon Crescent, Stanmore HA7 3NF	HA7 3NF	HA7 3	09/08/2023	485000	495350	FALSE	Residential	House	Semi_Detached	2	3	86	5,640	Freehold
4, Capuchin Close, Stanmore HA7 3RL	HA7 3RL	HA7 3	10/10/2022	680000	654035	FALSE	Residential	Bungalow	Detached	2	3	113	6,018	Freehold
72, Woodlands Drive, Stanmore HA7 3PA	HA7 3PA	HA7 3	15/07/2022	510000	481132	FALSE	Residential	House	Terraced					

3, Lady Aylesford Avenue, Stanmore HA7 4FG	HA7 4FG	HA7 4	03/02/2023	782000	769461	FALSE	Residential	House	Terraced				160	4,888	Freehold	
Flat 14, Pond House, Lady Aylesford Avenue, Stanmore HA7 4FQ	HA7 4FQ	HA7 4	09/03/2023	850000	854150	FALSE	Residential	House	Flat		2	3	176	4,830	Leasehold	
10, Oak Lodge Close, Stanmore HA7 4QB	HA7 4QB	HA7 4	12/09/2023	560000	569687	FALSE	Residential	House	Flat		2	3	117	4,786	Leasehold	
42, Dene Gardens, Stanmore HA7 4TD	HA7 4TD	HA7 4	08/12/2023	470000	477737	FALSE	Residential	Maisonette	Flat		2	3	98	4,796	Leasehold	
Flat 10, Fountain House, Church Road, Stanmore HA7 4DF	HA7 4DF	HA7 4	26/05/2023	385000	395899	FALSE	Residential	House	Flat		2	3	80	4,813	Leasehold	
Flat 3, The Briars, Merryfield Gardens, Stanmore HA7 4TG	HA7 4TG	HA7 4	16/03/2023	380000	381855	FALSE	Residential	House	Flat		2	2	77	4,935	Leasehold	
57, Dene Gardens, Stanmore HA7 4TB	HA7 4TB	HA7 4	25/05/2023	402999	414676	FALSE	Residential	House	Flat		2	2	83	4,855	Leasehold	
5, Goodwood Close, Stanmore HA7 4HX	HA7 4HX	HA7 4	18/11/2022	420000	411667	FALSE	Residential	House	Flat		2	2	82	5,122	Leasehold	
Flat 11, Kingsgate House, 29 - 39, The Broadway, Stanmore HA7 4DJ	HA7 4DJ	HA7 4	03/11/2022	407000	398925	FALSE	Residential	House	Flat		2	2	79	5,152	Leasehold	
Temple Lodge, Rectory Lane, Stanmore HA7 4AQ	HA7 4AQ	HA7 4	16/12/2022	1750000	1702073	FALSE	Residential	House	Other				337	5,193	Freehold	
43, Dene Gardens, Stanmore HA7 4TB	HA7 4TB	HA7 4	08/12/2023	405000	409677	FALSE	Residential	House	Flat		2	2	81	5,000	Leasehold	
40, Glebe Road, Stanmore HA7 4EL	HA7 4EL	HA7 4	19/10/2023	795000	775822	FALSE	Residential	Bungalow	Detached		2	3	153	5,196	Leasehold	
Flat 2, Burnham Court, 33, Marsh Lane, Stanmore HA7 4HQ	HA7 4HQ	HA7 4	04/11/2022	550000	539087	FALSE	Residential	House	Flat		2	3	106	5,189	Leasehold	
3, Windsor House, Pynacles Close, Stanmore HA7 4FE	HA7 4FE	HA7 4	29/07/2022	600000	566514	FALSE	Residential	House	Flat		2	3	111	5,405	Leasehold	
10, Sandymount Avenue, Stanmore HA7 4TY	HA7 4TY	HA7 4	03/11/2022	865000	847895	FALSE	Residential	House	Semi_Detached		3	4	165	5,242	Freehold	
14, Dene Court, Dene Gardens, Stanmore HA7 4TA	HA7 4TA	HA7 4	05/07/2023	382000	390862	FALSE	Residential	House	Flat		2	2	76	5,026	Leasehold	
2, Windsor House, Pynacles Close, Stanmore HA7 4FE	HA7 4FE	HA7 4	24/06/2022	515000	496507	FALSE	Residential	House	Flat		2	2	96	5,365	Leasehold	
1, Goodhall Close, Stanmore HA7 4FR	HA7 4FR	HA7 4	10/10/2022	860000	832855	FALSE	Residential	House	Terraced		3	4	161	5,342	Freehold	
50a, Church Road, Stanmore HA7 4AH	HA7 4AH	HA7 4		47778	275000	258663	FALSE	Residential	House	Flat			50	5,500	Leasehold	
Flat 24, Pond House, Lady Aylesford Avenue, Stanmore HA7 4FQ	HA7 4FQ	HA7 4	11/04/2023	298000	305927	FALSE	Residential	House	Flat		1	1	59	5,051	Leasehold	
Flat 10, Stanmore House 15-19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4	12/09/2022	320000	311181	FALSE	Residential	House	Flat				59	5,424	Leasehold	
35, Laburnum Court, Stanmore HA7 4JP	HA7 4JP	HA7 4		44776	520000	489109	FALSE	Residential	House	Flat		2	3	92	5,652	Leasehold
62, Talman Grove, Stanmore HA7 4UQ	HA7 4UQ	HA7 4		44799	745000	696503	FALSE	Residential	House	Terraced			131	5,687	Freehold	
Flat 9, Stanmore House 15-19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4	12/09/2022	355000	345217	FALSE	Residential	House	Flat				64	5,547	Leasehold	
34, Goodhall Close, Stanmore HA7 4FR	HA7 4FR	HA7 4	06/04/2023	660000	678599	FALSE	Residential	House	Terraced				125	5,280	Freehold	
6, Elstree House, Dennis Lane, Stanmore HA7 4JF	HA7 4JF	HA7 4	23/10/2023	435000	436413	FALSE	Residential	House	Flat		2	3	80	5,438	Leasehold	
Flat 6, Stanmore House 15-19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4		44785	345000	324505	FALSE	Residential	House	Flat			59	5,847	Leasehold	
14, Snaresbrook Drive, Stanmore HA7 4QW	HA7 4QW	HA7 4	13/11/2023	1015000	1019407	FALSE	Residential	House	Semi_Detached				185	5,486	Freehold	
11, Nelson Road, Stanmore HA7 4ES	HA7 4ES	HA7 4	28/09/2022	817500	798515	FALSE	Residential	House	Semi_Detached		3	3	144	5,677	Freehold	
1, Malcolm Court, Stanmore HA7 4HN	HA7 4HN	HA7 4	19/01/2024	410000	421607	FALSE	Residential	House	Flat		2	2	76	5,395	Leasehold	
Flat 30, Casel Court, Brightwen Grove, Stanmore HA7 4ZB	HA7 4ZB	HA7 4	05/05/2023	455000	467881	FALSE	Residential	House	Flat		2	3	84	5,417	Leasehold	
Flat 7, Cunard Court, Brightwen Grove, Stanmore HA7 4WY	HA7 4WY	HA7 4	02/03/2023	368000	369797	FALSE	Residential	House	Flat		2	2	66	5,576	Leasehold	
Flat 4, Stanmore House 15-19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4		44792	429950	404408	FALSE	Residential	House	Flat			72	5,972	Leasehold	
Flat 27, Casel Court, Brightwen Grove, Stanmore HA7 4ZB	HA7 4ZB	HA7 4	28/04/2023	570000	585162	FALSE	Residential	House	Flat		2	3	104	5,481	Leasehold	
Flat 2, Stanmore House, 15 - 19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4	05/09/2022	360000	350079	FALSE	Residential	House	Flat				62	5,806	Leasehold	
2, Gressenham Court, Aran Drive, Stanmore HA7 4LZ	HA7 4LZ	HA7 4	26/06/2023	421580	435691	FALSE	Residential	House	Flat		2	2	77	5,475	Leasehold	
50, Elm Park, Stanmore HA7 4BJ	HA7 4BJ	HA7 4	27/09/2022	975000	932396	FALSE	Residential	House	Detached		1	1	164	5,945	Freehold	
Flat 5, Stanmore House, 15 - 19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4	12/09/2022	375000	364665	FALSE	Residential	House	Flat				64	5,859	Leasehold	
77, London Road, Stanmore HA7 4PB	HA7 4PB	HA7 4	21/10/2022	1008000	969510	FALSE	Residential	House	Detached				168	6,000	Freehold	
10, Julius Caesar Way, Stanmore HA7 4PZ	HA7 4PZ	HA7 4	28/06/2023	1710000	1734688	FALSE	Residential	House	Detached				300	5,700	Freehold	
Flat 3, Stanmore House, 15 - 19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4	05/09/2022	375000	364665	FALSE	Residential	House	Flat				63	5,952	Leasehold	
1, Gressenham Court, Aran Drive, Stanmore HA7 4LZ	HA7 4LZ	HA7 4	24/06/2022	325000	313329	FALSE	Residential	House	Flat		1	1	54	6,019	Leasehold	
76, Silverston Way, Stanmore HA7 4HR	HA7 4HR	HA7 4	18/08/2023	1000000	1021339	FALSE	Residential	House	Semi_Detached				176	5,682	Freehold	
46, Craigwell Drive, Stanmore HA7 4TU	HA7 4TU	HA7 4	18/10/2023	815000	812658	FALSE	Residential	House	Semi_Detached		3	3	140	5,821	Freehold	
1, Kelmscott Court, Aran Drive, Stanmore HA7 4ND	HA7 4ND	HA7 4	23/09/2022	325000	316043	FALSE	Residential	House	Flat		1	1	54	6,019	Leasehold	
37, Dalkeith Grove, Stanmore HA7 4SQ	HA7 4SQ	HA7 4	28/07/2022	1695000	1580185	FALSE	Residential	House	Detached				269	6,301	Freehold	
6, Goodwood Close, Stanmore HA7 4HX	HA7 4HX	HA7 4		44799	525000	493812	FALSE	Residential	House	Flat		2	2	84	6,250	Leasehold
Flat 8, Stanmore House, 15 - 19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4	12/10/2022	392500	385018	FALSE	Residential	House	Flat				65	6,038	Leasehold	
86, London Road, Stanmore HA7 4NS	HA7 4NS	HA7 4	12/01/2024	1065000	1074660	FALSE	Residential	House	Detached				178	5,983	Freehold	
7, Berry Hill, Stanmore HA7 4NY	HA7 4NY	HA7 4	29/09/2023	1240000	1227131	FALSE	Residential	House	Detached				203	6,108	Freehold	
Flat 28, Pond House, Lady Aylesford Avenue, Stanmore HA7 4FQ	HA7 4FQ	HA7 4	02/10/2023	940000	943054	FALSE	Residential	House	Flat		3	3	156	6,026	Leasehold	
3, London Road, Stanmore HA7 4PA	HA7 4PA	HA7 4	08/03/2024	875000	883916	FALSE	Residential	House	Semi_Detached		3	3	146	5,993	Freehold	
51, Du Cros Drive, Stanmore HA7 4TL	HA7 4TL	HA7 4	10/08/2023	835000	852818	FALSE	Residential	House	Semi_Detached				140	5,964	Freehold	
2, Goodwood Close, Stanmore HA7 4HX	HA7 4HX	HA7 4	03/08/2023	485000	495021	FALSE	Residential	House	Flat		2	2	81	5,988	Leasehold	
46, London Road, Stanmore HA7 4NU	HA7 4NU	HA7 4	04/04/2023	1030000	1033095	FALSE	Residential	House	Detached				169	6,095	Freehold	
7, Lady Aylesford Avenue, Stanmore HA7 4FG	HA7 4FG	HA7 4	28/07/2023	950000	970121	FALSE	Residential	House	Terraced				158	6,013	Freehold	
2, Snaresbrook Drive, Stanmore HA7 4QW	HA7 4QW	HA7 4	04/11/2022	1000000	967049	FALSE	Residential	House	Terraced		3	4	157	6,369	Freehold	
Flat 6, Longchamp Court, 28, Marsh Lane, Stanmore HA7 4HH	HA7 4HH	HA7 4	23/11/2023	510000	515426	FALSE	Residential	House	Flat		2	2	83	6,145	Leasehold	
6, Brompton Court, Aran Drive, Stanmore HA7 4NB	HA7 4NB	HA7 4	04/01/2024	328000	337286	FALSE	Residential	House	Flat		1	1	54	6,074	Leasehold	
56, Elm Park, Stanmore HA7 4BJ	HA7 4BJ	HA7 4	19/12/2023	962500	959625	FALSE	Residential	House	Detached		3	3	153	6,291	Freehold	
42, Lady Aylesford Avenue, Stanmore HA7 4FH	HA7 4FH	HA7 4	18/08/2023	622500	635784	FALSE	Residential	House	Semi_Detached		3	3	101	6,163	Freehold	
Flat 11, Stanmore House, 15 - 19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4	18/10/2022	341000	334500	FALSE	Residential	House	Flat				53	6,434	Leasehold	
Flat 9, Taona House, 1, Merrion Avenue, Stanmore HA7 4BS	HA7 4BS	HA7 4		44781	390000	366832	FALSE	Residential	House	Flat			58	6,724	Leasehold	
29, Snaresbrook Drive, Stanmore HA7 4QN	HA7 4QN	HA7 4		44798	1235000	1146540	FALSE	Residential	House	Detached			181	6,823	Freehold	
20, Malcolm Court, Stanmore HA7 4HN	HA7 4HN	HA7 4	15/09/2022	450000	437598	FALSE	Residential	House	Flat		2	3	69	6,522	Leasehold	
44, Snaresbrook Drive, Stanmore HA7 4QW	HA7 4QW	HA7 4	10/11/2023	900000	903907	FALSE	Residential	House	Semi_Detached		3	4	142	6,338	Freehold	
Flat 19, Pond House, Lady Aylesford Avenue, Stanmore HA7 4FQ	HA7 4FQ	HA7 4	15/07/2022	500000	472095	FALSE	Residential	House	Flat		2	2	74	6,757	Leasehold	
4, Bernays Close, Stanmore HA7 4BA	HA7 4BA	HA7 4	29/04/2024	550000	550000	FALSE	Residential	House	Terraced		2	3	86	6,395	Freehold	
23, Hodgkins Mews, Stanmore HA7 4FJ	HA7 4FJ	HA7 4	29/12/2022	590000	569335	FALSE	Residential	House	Terraced		2	3	89	6,629	Leasehold	
59, Sandymount Avenue, Stanmore HA7 4UA	HA7 4UA	HA7 4		44777	670000	622010	FALSE	Residential	House	Detached		3	3	97	6,907	Freehold
22, Kerry Court, Stanmore HA7 4NR	HA7 4NR	HA7 4	28/06/2022	460000	443482	FALSE	Residential	Maisonette	Flat		2	2	69	6,667	Leasehold	
Flat 6, Chartridge Court, 4, Marsh Lane, Stanmore HA7 4HG	HA7 4HG	HA7 4	23/09/2022	525000	510531	FALSE	Residential	House	Flat		2	3	79	6,646	Leasehold	
74, Pangbourne Drive, Stanmore HA7 4RB	HA7 4RB	HA7 4	23/11/2023	1190000	1171571	FALSE	Residential	House	Detached				179	6,648	Freehold	
Flat 4, Norfolk House, 203, London Road, Stanmore HA7 4PJ	HA7 4PJ	HA7 4	27/10/2023	270000	270877	FALSE	Residential	House	Flat		1	1	41	6,585	Leasehold	
30, Glebe Road, Stanmore HA7 4EL	HA7 4EL	HA7 4		44784	710000	659145	FALSE	Residential	Bungalow	Detached		3	4	99	7,172	Freehold
19, Snaresbrook Drive, Stanmore HA7 4QN	HA7 4QN	HA7 4	11/05/2023	1050000	1087612	FALSE	Residential	House	Semi_Detached				163	6,442	Freehold	
45, Snaresbrook Drive, Stanmore HA7 4QN	HA7 4QN	HA7 4	23/02/2024	1030000	1018556	FALSE	Residential	House	Detached				152	6,776	Freehold	
Flat 7, Stanmore House 15-19, Church Road, Stanmore HA7 4AR	HA7 4AR	HA7 4	13/09/2022	325000	316043	FALSE	Residential	House	Flat				47	6,915	Leasehold	
15, Silverston Way, Stanmore HA7 4HS	HA7 4HS	HA7 4	17/11/2023	625000	627713	FALSE	Residential	House	Semi_Detached		3	3	93	6,720	Freehold	
11, Warren Fields, Stanmore HA7 4JQ	HA7 4JQ	HA7 4	09/01/2023	620000	607216	FALSE	Residential	House	Flat		2	3	89	6,966	Leasehold	
4, Morecambe Gardens, Stanmore HA7 4SP	HA7 4SP	HA7 4	21/06/2022	625000	612209	FALSE	Residential	House	Semi_Detached		2	3	89	7,022	Freehold	
4, Snaresbrook Drive, Stanmore HA7 4QW	HA7 4QW	HA7 4	16/02/2023	950000	943205	FALSE	Residential	House	Semi_Detached		3	4	137	6,934	Freehold	
108, Marsh Lane, Stanmore HA7 4HP	HA7 4HP	HA7 4	03/10/2022	661500	649796	FALSE	Residential	House	Semi_Detached		3	3	94	7,037	Freehold	
5,																

50, Northolme Gardens, Edgware HA8 5BB	HA8 5BB	HA8 5	26/05/2023	555000	574881	FALSE	Residential	House	Semi_Detached	3	3	89	6,236	Freehold
1, Bacon Lane, Edgware HA8 5AS	HA8 5AS	HA8 5	28/06/2023	703000	728917	FALSE	Residential	House	Terraced			112	6,277	Freehold
44, Waltham Drive, Edgware HA8 5PE	HA8 5PE	HA8 5	21/10/2022	585000	566535	FALSE	Residential	House	Terraced	3	3	87	6,724	Freehold
9, Chelsea Close, Edgware HA8 5TG	HA8 5TG	HA8 5	05/04/2024	420000	420000	FALSE	Residential	House	Semi_Detached	2	3	64	6,563	Freehold
26, The Chase, Edgware HA8 5DJ	HA8 5DJ	HA8 5	27/02/2023	566000	561951	FALSE	Residential	House	Semi_Detached	2	2	85	6,659	Freehold
186, Mollison Way, Edgware HA8 5QY	HA8 5QY	HA8 5	15/07/2022	575000	542453	FALSE	Residential	House	Terraced	2	3	82	7,012	Freehold
68, Axholme Avenue, Edgware HA8 5BG	HA8 5BG	HA8 5	10/11/2023	575000	577496	FALSE	Residential	House	Semi_Detached	2	3	87	6,609	Freehold
149, Mollison Way, Edgware HA8 5QX	HA8 5QX	HA8 5	14/04/2023	545000	560358	FALSE	Residential	House	Terraced	3	3	83	6,566	Freehold
57, Axholme Avenue, Edgware HA8 5BD	HA8 5BD	HA8 5	08/03/2024	605000	611164	FALSE	Residential	House	Semi_Detached	3	3	90	6,722	Freehold
22, Vancouver Road, Edgware HA8 5DA	HA8 5DA	HA8 5	06/04/2023	325000	334644	FALSE	Residential	Maisonette		2	2	49	6,633	Leasehold
77, Vancouver Road, Edgware HA8 5DG	HA8 5DG	HA8 5	03/02/2023	650000	645351	FALSE	Residential	House	Semi_Detached	3	3	90	7,222	Freehold
37, Westleigh Gardens, Edgware HA8 5SQ	HA8 5SQ	HA8 5	17/05/2023	512000	530340	FALSE	Residential	House	Semi_Detached	3	3	73	7,014	Freehold
26, Raeburn Road, Edgware HA8 5TP	HA8 5TP	HA8 5	04/09/2023	530000	531575	FALSE	Residential	House	Terraced	2	3	72	7,361	Freehold
99, Orchard Grove, Edgware HA8 5BN	HA8 5BN	HA8 5	26/03/2024	530000	533955	FALSE	Residential	House	Terraced	2	3	72	7,361	Freehold
35, Bacon Lane, Edgware HA8 5AU	HA8 5AU	HA8 5	25/11/2022	500000	490113	FALSE	Residential	House	Semi_Detached	2	3	66	7,576	Freehold
40, Orchard Grove, Edgware HA8 5BH	HA8 5BH	HA8 5	21/10/2022	500000	491154	FALSE	Residential	House	Semi_Detached	2	3	66	7,576	Freehold
15, Briary Grove, Edgware HA8 5RD	HA8 5RD	HA8 5	22/09/2023	330000	330981	FALSE	Residential	House	Terraced	1	1	44	7,500	Freehold
52, Gainsborough Gardens, Edgware HA8 5TB	HA8 5TB	HA8 5	08/08/2023	520000	525843	FALSE	Residential	House	Terraced	2	3	69	7,536	Freehold
49, The Chase, Edgware HA8 5DW	HA8 5DW	HA8 5	12/04/2023	660000	679585	FALSE	Residential	House	Semi_Detached	3	3	88	7,500	Freehold
65, Gainsborough Gardens, Edgware HA8 5TA	HA8 5TA	HA8 5	23/05/2023	600000	619740	FALSE	Residential	House	Terraced	2	3	70	8,571	Freehold
Edgware													6,289	
Flat B, 116, Whitchurch Lane, Edgware HA8 6QN	HA8 6QN	HA8 6	09/01/2023	624995	612109	FALSE	Residential	Maisonette	Flat	3	3	130	4,808	Leasehold
4, Longcroft Road, Edgware HA8 6RP	HA8 6RP	HA8 6	14/11/2022	625000	612641	FALSE	Residential	House	Semi_Detached	3	3	130	4,808	Freehold
5, Graham Lodge, Montgomery Road, Edgware HA8 6NR	HA8 6NR	HA8 6	08/07/2022	305000	287978	FALSE	Residential	House	Flat	2	2	61	5,000	Leasehold
28, Cloyster Wood, Edgware HA8 6RS	HA8 6RS	HA8 6	08/04/2024	890000	890000	FALSE	Residential	House	Semi_Detached			186	4,785	Freehold
1, Dover House, Stratton Close, Edgware HA8 6PJ	HA8 6PJ	HA8 6	21/11/2023	360000	363830	FALSE	Residential	House	Flat	2	2	76	4,737	Leasehold
166, Whitchurch Lane, Edgware HA8 6QL	HA8 6QL	HA8 6	15/08/2023	920000	934219	FALSE	Residential	House	Other			188	4,894	Freehold
27, Bransgrove Road, Edgware HA8 6HZ	HA8 6HZ	HA8 6	44796	520000	493680	FALSE	Residential	House	Semi_Detached	3	3	99	5,253	Freehold
18, Churchill Road, Edgware HA8 6NY	HA8 6NY	HA8 6	44778	650000	607687	FALSE	Residential	House	Terraced	2	3	121	5,372	Freehold
5, Hereford House, Stratton Close, Edgware HA8 6PP	HA8 6PP	HA8 6	06/10/2022	292000	286434	FALSE	Residential	House	Flat	2	2	57	5,123	Leasehold
96, Tenby Road, Edgware HA8 6DP	HA8 6DP	HA8 6	03/10/2022	650000	638500	FALSE	Residential	House	Semi_Detached			126	5,159	Freehold
101, Whitchurch Gardens, Edgware HA8 6PG	HA8 6PG	HA8 6	27/10/2023	771000	768784	FALSE	Residential	House	Semi_Detached	3	3	150	5,140	Freehold
34, Mead Road, Edgware HA8 6LJ	HA8 6LJ	HA8 6	44778	455000	431970	FALSE	Residential	House	Semi_Detached	2	2	83	5,482	Freehold
122, Buckingham Road, Edgware HA8 6NA	HA8 6NA	HA8 6	17/01/2023	567000	555004	FALSE	Residential	House	Semi_Detached	3	3	106	5,349	Freehold
41, St Davids Drive, Edgware HA8 6JQ	HA8 6JQ	HA8 6	16/09/2022	315000	306319	FALSE	Residential	House	Flat	2	2	58	5,431	Leasehold
37, Mead Road, Edgware HA8 6LH	HA8 6LH	HA8 6	29/08/2023	455000	460112	FALSE	Residential	House	Terraced	3	3	87	5,230	Freehold
34, Watersfield Way, Edgware HA8 6RZ	HA8 6RZ	HA8 6	44799	915000	868687	FALSE	Residential	House	Semi_Detached	2	3	164	5,579	Freehold
29, Milford Gardens, Edgware HA8 6EY	HA8 6EY	HA8 6	05/10/2022	627500	616398	FALSE	Residential	House	Semi_Detached	3	4	114	5,504	Freehold
16, Teignmouth Close, Edgware HA8 6BG	HA8 6BG	HA8 6	14/10/2022	560000	542324	FALSE	Residential	House	Terraced	3	3	100	5,600	Freehold
16, Methuen Close, Edgware HA8 6HA	HA8 6HA	HA8 6	04/05/2023	275000	282785	FALSE	Residential	Maisonette	Flat	2	2	52	5,288	Leasehold
19, Wychwood Close, Edgware HA8 6TE	HA8 6TE	HA8 6	15/12/2023	750000	758194	FALSE	Residential	House	Semi_Detached	3	4	138	5,435	Freehold
33, Mead Road, Edgware HA8 6LH	HA8 6LH	HA8 6	03/11/2023	375000	375278	FALSE	Residential	House	Terraced	2	2	68	5,515	Freehold
30, Combury Road, Edgware HA8 6RT	HA8 6RT	HA8 6	11/07/2022	890000	850186	FALSE	Residential	House	Semi_Detached	3	4	154	5,779	Freehold
Flat 8, Thorndale, 107, Whitchurch Lane, Edgware HA8 6QB	HA8 6QB	HA8 6	10/08/2023	330000	336818	FALSE	Residential	House	Flat	2	2	61	5,410	Leasehold
51, Tenby Road, Edgware HA8 6DP	HA8 6DP	HA8 6	03/11/2023	665000	667887	FALSE	Residential	House	Semi_Detached	3	4	119	5,588	Freehold
141c, Whitchurch Lane, Edgware HA8 6NZ	HA8 6NZ	HA8 6	03/10/2022	349250	342592	FALSE	Residential	House	Flat	2	3	61	5,725	Leasehold
20, Tenby Road, Edgware HA8 6DR	HA8 6DR	HA8 6	29/09/2022	460000	449317	FALSE	Residential	House	Semi_Detached	2	2	80	5,750	Freehold
43, Prescelly Place, Edgware HA8 6DH	HA8 6DH	HA8 6	07/02/2023	760000	754564	FALSE	Residential	House	Semi_Detached	3	3	133	5,714	Freehold
120, Dale Avenue, Edgware HA8 6AF	HA8 6AF	HA8 6	15/03/2024	455000	458396	FALSE	Residential	House	Terraced	3	3	80	5,688	Freehold
25, Howberry Road, Edgware HA8 6SS	HA8 6SS	HA8 6	02/12/2022	875000	844353	FALSE	Residential	House	Terraced			147	5,952	Freehold
240, Whitchurch Lane, Edgware HA8 6QH	HA8 6QH	HA8 6	26/07/2023	750000	773403	FALSE	Residential	House	Semi_Detached	3	3	134	5,597	Freehold
80, Cheyneys Avenue, Edgware HA8 6SE	HA8 6SE	HA8 6	17/08/2023	800000	817071	FALSE	Residential	House	Semi_Detached	3	4	140	5,714	Freehold
104, Howberry Road, Edgware HA8 6SY	HA8 6SY	HA8 6	15/11/2022	930000	911610	FALSE	Residential	House	Semi_Detached			154	6,039	Freehold
32, St Davids Drive, Edgware HA8 6JH	HA8 6JH	HA8 6	17/06/2022	595000	575806	FALSE	Residential	House	Terraced	2	3	97	6,134	Freehold
332b, Whitchurch Lane, Edgware HA8 6QX	HA8 6QX	HA8 6	14/09/2022	380000	369528	FALSE	Residential	House	Flat	2	2	62	6,129	Leasehold
8, Handel Way, Edgware HA8 6LG	HA8 6LG	HA8 6	20/12/2022	592500	579556	FALSE	Residential	House	Semi_Detached	2	3	97	6,108	Freehold
81, Whitchurch Lane, Edgware HA8 6QE	HA8 6QE	HA8 6	06/03/2023	357000	359070	FALSE	Residential	House	Semi_Detached	2	2	60	5,950	Freehold
61, Bransgrove Road, Edgware HA8 6HZ	HA8 6HZ	HA8 6	05/04/2024	450000	450000	FALSE	Residential	House	Semi_Detached	3	3	75	6,000	Freehold
13, Buckingham Gardens, Edgware HA8 6NB	HA8 6NB	HA8 6	06/09/2023	630000	631872	FALSE	Residential	House	Terraced	2	3	105	6,000	Freehold
22, Summit Close, Edgware HA8 6EJ	HA8 6EJ	HA8 6	17/02/2023	367500	364256	FALSE	Residential	House	Flat	2	2	60	6,125	Leasehold
11, Whitchurch Gardens, Edgware HA8 6PF	HA8 6PF	HA8 6	07/10/2022	1250000	1202269	FALSE	Residential	House	Detached			198	6,313	Freehold
30, Camrose Avenue, Edgware HA8 6EG	HA8 6EG	HA8 6	11/11/2022	485000	475410	FALSE	Residential	House	Semi_Detached	2	3	78	6,218	Freehold
21, Merlin Crescent, Edgware HA8 6JL	HA8 6JL	HA8 6	16/01/2023	625000	611777	FALSE	Residential	House	Semi_Detached	3	4	100	6,250	Freehold
30, Handel Way, Edgware HA8 6LG	HA8 6LG	HA8 6	24/01/2024	323000	332144	FALSE	Residential	House	Flat	2	2	54	5,981	Leasehold
53, Wychwood Avenue, Edgware HA8 6TQ	HA8 6TQ	HA8 6	23/01/2024	720000	726531	FALSE	Residential	House	Detached	2	3	118	6,102	Freehold
34, Handel Way, Edgware HA8 6LG	HA8 6LG	HA8 6	17/02/2023	340000	336998	FALSE	Residential	House	Flat	2	2	54	6,296	Leasehold
2, Berridge Green, Edgware HA8 6EQ	HA8 6EQ	HA8 6	23/09/2022	665000	649557	FALSE	Residential	House	Semi_Detached	3	3	104	6,394	Freehold
202, Camrose Avenue, Edgware HA8 6BU	HA8 6BU	HA8 6	14/11/2023	530000	532301	FALSE	Residential	House	Semi_Detached	2	3	84	6,310	Freehold
6, Woodstead Grove, Edgware HA8 6PQ	HA8 6PQ	HA8 6	10/06/2022	685000	670981	FALSE	Residential	House	Semi_Detached	2	3	105	6,524	Freehold
8, Tavistock Road, Edgware HA8 6DA	HA8 6DA	HA8 6	30/10/2023	550000	544754	FALSE	Residential	House	Terraced	2	3	85	6,471	Freehold
9, Methuen Close, Edgware HA8 6HA	HA8 6HA	HA8 6	09/02/2023	323000	320690	FALSE	Residential	House	Flat	2	2	50	6,460	Leasehold
128, Cheyneys Avenue, Edgware HA8 6SE	HA8 6SE	HA8 6	26/07/2023	535000	551694	FALSE	Residential	House	Semi_Detached	2	3	86	6,221	Freehold
201, Camrose Avenue, Edgware HA8 6DG	HA8 6DG	HA8 6	01/09/2022	555000	542111	FALSE	Residential	House	Semi_Detached	2	3	84	6,607	Freehold
2a, Dale Avenue, Edgware HA8 6AE	HA8 6AE	HA8 6	44795	685000	635935	FALSE	Residential	House	Detached	2	3	98	6,990	Freehold
274b, Whitchurch Lane, Edgware HA8 6QX	HA8 6QX	HA8 6	15/09/2022	373800	363498	FALSE	Residential	House	Flat	2	2	56	6,675	Leasehold
268a, Camrose Avenue, Edgware HA8 6AQ	HA8 6AQ	HA8 6	10/01/2024	335000	344484	FALSE	Residential	Maisonette	Flat	2	2	53	6,321	Leasehold
42, Bransgrove Road, Edgware HA8 6JA	HA8 6JA	HA8 6	05/10/2023	575000	573348	FALSE	Residential	House	Semi_Detached	3	4	88	6,534	Freehold
152, Turner Road, Edgware HA8 6AR	HA8 6AR	HA8 6	12/12/2022	500000	489077	FALSE	Residential	House	Semi_Detached	3	3	75	6,667	Freehold
40, Dale Avenue, Edgware HA8 6AE	HA8 6AE	HA8 6	24/11/2022	600000	588136	FALSE	Residential	House	Semi_Detached	2	3	90	6,667	Freehold
28, Montgomery Road, Edgware HA8 6NT	HA8 6NT	HA8 6	30/05/2023	590000	609411	FALSE	Residential	House	Terraced	2	3	93	6,344	Freehold
28, Methuen Close, Edgware HA8 6HA	HA8 6HA	HA8 6	09/05/2023	325000	334201	FALSE	Residential	House	Flat	2	2	51	6,373	Leasehold
26, Handel Way, Edgware HA8 6LG	HA8 6LG	HA8 6	13/06/2022	355000	342252	FALSE	Residential	House	Flat	2	2	52	6,827	Leasehold
5, Wychwood Close, Edgware HA8 6TE	HA8 6TE	HA8 6	27/07/2023	582500	600676	FALSE	Residential	House	Semi_Detached	2	3	91	6,401	Freehold
74, Methuen Road, Edgware HA8 6EZ	HA8 6EZ	HA8 6	27/10/2022	540000	530446	FALSE	Residential	House	Semi_Detached	2	2	80	6,750	Freehold
17, Bridgewater Gardens, Edgware HA8 6AP	HA8 6AP	HA8 6	01/08/2023	466000	471236	FALSE	Residential	House	Terraced	2	2	71	6,563	Freehold
8, Penylan Place, Edgware HA8 6EN	HA8 6EN	HA8 6	18/12/2023	615000	621719	FALSE	Residential	House	Semi_Detached	3	4	93	6,613	

Appendix 4 - Commercial lettings data

LB Harrow - commercial lettings

	LQ	UQ	Median	Mean	Min	Max
Offices	17.02	33.33	26.91	25.89	14.71	43.53
Retail	17.29	46.98	30.61	31.44	5.56	77.32
Industrial	11.88	22.03	16.50	16.77	7.66	25.00

Square metre rents

	LQ	UQ	Median	Mean	Min	Max
Offices	183	359	290	279	158	469
Retail	186	506	329	338	60	832
Industrial	128	237	178	181	82	269

No of lettings

	44
	75
	29
Total	148

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Lease Status	Deal Type	Move-in Date	Rent Free	Leasing Agent Company	Lease Comp ID	Asking Rent/SF/Yr	Asking Rent PA
14/12/2021	14/12/2021	155 Burnt Oak Broadway	Harrow	GRND	402	43.83	Asking		17,499.06	Office					Direct						Executed	New Lease	14/12/2021		SFC Property Consultants	262323038	43.83	17,499.06
29/01/2024	29/01/2024	2 Middle Rd	Harrow	GRND	435	38.11	Effective	FRI	16,576.72	Office/Retail					Direct	10 yrs		29/01/2029	28/01/2034		Executed	New Lease	29/01/2024		2 VDBM Chartered Surveyors	261930261	38.97	16,951.95
01/06/2023	01/06/2023	26 Whitefields Av	Harrow	GRND	1,993	34.68	Asking	FRI	61,683.35	Office					Direct						Executed	New Lease	01/06/2023		Chamberlain Commercial	258512921	30.95	61,683.35
31/07/2022	31/07/2022	St Anns Rd	Harrow	1st	1,178	33.96	Achieved	FRI	40,004.88	Office					Direct	5 yrs	31/07/2025		30/07/2027	Adecco	Executed	New Lease	31/07/2022		1 Chamberlain Commercial	206374011		
26/10/2021	25/11/2021	Spring Villa Rd	Edgware	1-2	1,800	33.33	Asking	FRI	59,994.00	Office					Direct						Executed	New Lease	25/11/2021		ABC Real Estate (Aldermanin Baines & Cutbert)	194633851	33.33	59,994.00
05/09/2022	05/09/2022	26 Whitefields Av	Harrow	GRND	290	31.03	Asking		9,068.70	Office					Direct						Executed	New Lease	25/11/2021			212268591	31.03	8,968.70
05/09/2022	05/09/2022	26 Whitefields Av	Harrow	GRND	291	30.93	Asking		9,000.63	Office					Direct						Executed	Renewal				212268491	30.93	9,000.63
05/09/2022	05/09/2022	26 Whitefields Av	Harrow	GRND	296	30.41	Asking		9,001.36	Office					Direct						Executed	Renewal				212268451	30.41	9,001.36
05/09/2022	01/09/2022	Church Rd	Stanmore	GRND, 1-2	1,774	35.40	Achieved		53,929.60	Office					Direct	3 yrs			01/09/2025	Yugin & Partners	Executed	New Lease	01/09/2022		Allsop	256299301		
05/09/2022	05/09/2022	26 Whitefields Av	Harrow	GRND	297	30.30	Asking		8,968.10	Office					Direct						Executed	Renewal				212268521	30.30	8,968.10
21/08/2024	20/09/2024	58 Station Rd	Harrow	GRND	600	30.00	Asking		18,000.00	Office	8.33	5,000.00			Direct						Executed	New Lease	20/09/2024			268265031		
31/08/2022	31/08/2022	5-9 Headstone Rd	Harrow	2nd	580	30.00	Asking		17,400.00	Office					Direct						Executed	New Lease	31/08/2022		UK 786 Limited	209425421	30.00	17,400.00
07/09/2021	28/11/2021	16 Colidge Ave	Harrow	GRND	825	30.00	Asking	FRI	24,750.00	Office	8.91	7,350.00			Direct	10 yrs			28/11/2031	G J Templeman Solicitors	Executed	New Lease	28/11/2021		VDBM Chartered Surveyors	194711171	30.00	24,750.00
05/09/2022	05/09/2022	26 Whitefields Av	Harrow	GRND	414	29.98	Asking		12,411.72	Office					Direct						Executed	Renewal				212268441	29.98	12,411.72
01/10/2021	01/11/2021	Station Rd	Harrow	1st	313	29.90	Achieved		9,358.70	Office					Direct	1 yr			01/11/2022	Donald McCloud	Executed	New Lease	01/11/2021		Chamberlain Commercial	195704941	29.90	9,358.70
02/09/2024	02/10/2024	39 High St	Pinner	GRND, 1	1,010	29.21	Asking		29,522.10	Office/Retail	5.31	5,364.00			Direct						Executed	New Lease	02/10/2024		VDBM Chartered Surveyors	268711401	29.21	29,522.10
19/11/2023	20/11/2023	66-68 College Rd	Harrow	2nd	4,363	28.50	Achieved		124,345.50	Office					Direct			19/11/2023		State Bank of India	Executed	New Lease	20/11/2023		Atison Young, VDBM Chartered Surveyors, Chamberlain Commercial, CLSH Management Limited	261437101	32.50	141,797.50
05/06/2023	05/06/2023	44 Greenhill Rd	Harrow	GRND	380	28.42	Achieved	FRI	10,799.60	Office					Direct	5 yrs	05/06/2024		04/06/2028	One Point Healthcare	Executed	New Lease	05/06/2023		Chamberlain Commercial	257201541	30.00	11,400.00
11/01/2022	11/01/2022	St Anns Rd	Harrow	1st	741	28.34	Achieved		20,999.94	Office					Direct	2 yrs			10/01/2024	JMS Recruitment	Executed	New Lease	11/01/2022		2 Chamberlain Commercial	237150461	35.00	25,935.00
03/08/2023	01/09/2023	23 Ladysmith	Harrow	GRND	1,783	28.15	Achieved		50,191.45	Office					Direct	5 yrs	27/07/2026		01/09/2028	Curam Domi Solutions	Executed	New Lease	01/09/2023		Chamberlain Commercial	265408141		
25/03/2024	25/03/2024	369 Burnt Oak Broadway	Edgware	1st	730	28.00	Achieved		20,440.00	Office					Direct	1 yr	25/12/2024		24/03/2025	CSCS Centre Edgware	Executed	New Lease	25/03/2024		Reichmann Properties	26386391	28.00	20,440.00
12/06/2024	13/06/2024	6171 Lowlands Rd	Harrow	GRND, 1	3,859	27.50	Achieved	FRI	106,622.50	Office					Direct	7 yrs	13/06/2029		12/06/2031	Healthcare	Executed	New Lease	13/06/2024		8 Robert Irving Burns Ltd, Dutch & Dutch	268079121	30.00	109,770.00
05/07/2022	04/08/2022	8-14 Church Rd	Stanmore	2nd	437	26.32	Asking		11,501.84	Office					Direct						Executed	New Lease	04/08/2022		Chamberlain Commercial	204369721	26.32	11,501.84
25/10/2022	25/10/2022	23 Ladysmith	Harrow	GRND	1,480	25.67	Achieved	FRI	37,991.60	Office					Assignment	7 yrs	01/02/2024	01/02/2024	25/10/2029	Care focus	Executed	New Lease	30/11/2022		Chamberlain Commercial	209614321	25.67	37,991.60
09/01/2023	09/12/2023	97 Pinner Rd	Harrow	GRND, 1-2	1,666	25.51	Achieved		42,499.66	Office	42.50	8,500.00			Direct	13 yrs	09/01/2028	09/01/2028	08/12/2036	Westminster Drug Project	Executed	New Lease	09/01/2023		11 Chamberlain Commercial	237147661	27.01	44,998.66
01/02/2024	01/02/2024	10-12 Love Ln	Pinner	2nd	200	25.00	Asking		5,000.00	Office					Direct						Executed	New Lease	01/02/2024		Chamberlain Commercial	262287441	25.00	5,000.00
01/02/2022	01/03/2022	Station Rd	Harrow	GRND	303	25.00	Achieved		7,575.00	Office					Direct	3 yrs			28/02/2025	John Strand MK Ltd	Executed	New Lease	01/03/2022		Chamberlain Commercial	201865031	25.00	7,575.00
01/11/2021	01/12/2021	29 Grove Hill Rd	Harrow	GRND, 1-3	15,209	25.00	Asking		380,225.00	Office					Direct						Executed	New Lease	01/12/2021		Chamberlain Commercial, Ferrari Dewe	195703811	25.00	380,225.00
01/10/2021	01/11/2021	Station Rd	Harrow	1st	575	25.00	Achieved		14,375.00	Office					Direct	3 yrs			31/10/2024	John Strand MK Ltd	Executed	New Lease	01/11/2021		Chamberlain Commercial	196343271	35.00	20,125.00
13/07/2022	13/07/2022	College Rd	Harrow	GRND	575	22.81	Achieved	FRI	13,000.75	Office					Direct	10 yrs	13/07/2027	13/07/2027	12/07/2032	SL Complete	Executed	New Lease	13/08/2022		2 Chamberlain Commercial	204550731	25.00	13,000.75
13/07/2022	13/07/2022	College Rd	Harrow	GRND	575	22.86	Achieved	FRI	12,995.00	Office					Direct	5 yrs	13/07/2025		12/07/2027	SL Complete	Executed	New Lease	13/07/2022		3 Chamberlain Commercial	253848061	25.00	14,375.00
01/09/2021	02/09/2021	The Broadway	Stanmore	1st	492	22.36	Asking		11,001.12	Office					Direct						Executed	New Lease	02/09/2021		Chamberlain Commercial	192772301	22.36	11,001.12
07/06/2022	07/07/2022	Bessborough Rd	Harrow	1st	819	22.00	Asking	FRI	18,018.00	Office	4.40	3,603.60			Direct						Executed	New Lease	07/07/2022		VDBM Chartered Surveyors	203611621	22.00	18,018.00
07/09/2021	07/10/2021	Cuckoo Hill	Pinner	GRND	1,027	21.90	Asking		22,491.30	Office					Direct						Executed	New Lease	07/10/2021		David Charles Property Consultants	192190071	21.90	22,491.30
01/08/2022	31/08/2022	3 Bessborough Rd	Harrow	1st	960	21.00	Asking	FRI	20,580.00	Office					Direct	5 yrs	01/03/2025		31/08/2027		Executed	New Lease	31/08/2022		VDBM Chartered Surveyors	204847361	25.00	24,500.00
12/02/2024	04/03/2024	Columbia Av	Edgware	GRND, 1	1,941	19.32	Asking		37,500.12	Office					Direct						Executed	New Lease	04/03/2024		Dutch & Dutch	265071271	19.32	37,500.12
03/07/2023	03/07/2023	146 Pinner Hill Rd	Pinner	GRND, 1	1,232	17.86	Achieved	FRI	22,003.52	Office					Direct	5 yrs	03/07/2024		02/07/2028	Insight Solution Limited	Executed	New Lease	03/07/2023		David Charles Property Consultants	257003401	20.29	24,997.28
02/06/2024	16/07/2024	14 Lyon Rd	Harrow	2nd	425	16.00	Asking	FRI	6,800.00	Office					Direct						Executed	New Lease	28/09/2024		VDBM Chartered Surveyors, Sorbon Estates Ltd	267091571	16.00	6,800.00
28/11/2022	28/05/2023	345 Station Rd	Harrow	1st	1,620	15.93	Achieved	FRI	25,806.60	Office	15.86	35,678.00			Direct	10 yrs	28/11/2027	28/11/2027	27/05/2033	ATA & Co Solicitors	Executed	New Lease	28/11/2022		6 VDBM Chartered Surveyors	237039661	11.11	17,998.20
15/01/2024	15/01/2024	352 Station Rd	Harrow	GRND, 1	2,250	15.55	Asking	FRI	34,987.50	Office/Retail					Direct						Executed	New Lease	15/01/2024		VDBM Chartered Surveyors, Chamberlain Commercial	262572411	15.55	34,987.50
23/11/2023	23/11/2023	14 Lyon Rd	Harrow	4th	175	15.00	Asking		2,625.00	Office					Direct	3 yrs			22/11/2026	Abbott Consulting	Executed	New Lease	23/11/2023		VDBM Chartered Surveyors, Sorbon Estates Ltd	260091801	15.00	2,625.00
01/03/2022	01/03/2022	14 Lyon Rd	Harrow	1st	1,585	15.00	Achieved	FRI	23,775.00	Office					Direct	5 yrs			01/03/2027		Executed	New Lease	01/03/2022		VDBM Chartered Surveyors	20142571	15.00	23,775.00
05/09/2022	05/10/2022	21 Pinner Rd	Harrow	2nd	2,010	14.93	Achieved		30,009.30	Office					Direct	1 yr			04/10/2023	Raw Hive Limited	Executed	New Lease	05/10/2022		VDBM Chartered Surveyors	205808491	14.92	29,989.20
01/02/2022	01/03/2022	58 Station Rd	Harrow	GRND	850	14.71	Achieved		12,503.50	Office					Sublease	3 yrs			01/03/2025	London Health and Aesthetics	Executed	New Lease	01/03/2022					

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Lease Status	Deal Type	Move-In Date	Rent Free	Leasing Agent Company	Lease Comp ID	Asking Rent/SF/Yr	Asking Rent PA	
22/09/2022	22/09/2022	152A High St	Harrow	GRND	19	77.32	Achieved	FRI	15,000.00	Retail					Direct	5 yrs			22/09/2027	Coco London Ltd	Executed	New Lease	22/09/2022						
01/07/2024	01/08/2024	10 High St	Pinner	GRND	454	57.27	Achieved	FRI	28,000.00	Retail	28.85	13,088.75			Direct	10 yrs	01/08/2026		01/08/2034		Executed	New Lease	01/08/2024		3 VDBM Chartered Surveyors	261792581	63.88	29,001.52	
27/02/2023	27/02/2023	2A Queensbury Circle Parade	Harrow	GRND	323	55.73	Achieved	FRI	18,000.00	Retail	10.53	3,400.00			Direct	5 yrs			27/02/2028		Executed	New Lease	27/02/2023		Blue Alpine Partners Ltd	253278311	55.73	18,000.79	
26/11/2021	29/12/2021	25 High St	Pinner	GRND	503	51.69	Asking		26,000.00	Retail					Direct						Executed	New Lease	29/12/2021		David Charles Property Consultants	196862461	51.69	26,000.00	
28/05/2024	27/06/2024	14-16 The Broadway	Stammore	GRND	501	45.31	Asking		25,000.00	Retail	21.16	10,728.00			Direct				28/02/2034		Executed	New Lease	27/06/2024		Brasier Frerth	264902621	45.31	25,000.17	
28/02/2023	30/03/2023	2 Queensbury Circle Parade	Harrow	GRND	440	49.09	Asking		21,000.00	Retail	11.59	5,100.00			Direct				30/03/2023		Executed	New Lease	30/03/2023		Blue Alpine Partners Ltd	253278321	49.09	21,600.00	
01/11/2023	01/11/2023	351-353 Station Rd	Harrow	GRND	1,250	48.00	Asking	FRI	60,000.00	Retail	27.60	34,500.00			Direct						Executed	New Lease	01/11/2023		Chamberlain Commercial	262267191	48.00	60,000.00	
01/06/2024	01/07/2024	160 Station Rd	Harrow	GRND	709	46.54	Achieved		33,000.00	Retail					Direct	10 yrs			30/06/2034		Executed	New Lease	01/07/2024		Chamberlain Commercial	265408281	42.31	30,000.00	
02/05/2022	02/05/2022	253 Station Rd	Harrow	GRND	677	43.31	Achieved	FRI	30,000.00	Retail					Direct	10 yrs			01/05/2037		Executed	New Lease	02/05/2022		Chamberlain Commercial	203147561	51.70	35,000.90	
23/09/2022	23/09/2022	464-472 Alexandra Ave	Harrow	GRND	173	43.27	Effective	FRI	7,485.50	Retail	15.86	2,744.50			Direct	10 yrs	23/09/2027	23/09/2027	23/09/2032	Taste of Lahore	Executed	New Lease	23/09/2022		Chamberlain Commercial	262823681			
29/09/2022	29/10/2022	30-36 St Anns Rd	Harrow	GRND	1,746	42.96	Effective		75,000.00	Retail					Direct	10 yrs			29/10/2032	Monkey Puzzle Day Nurseries	Executed	New Lease	29/10/2022		Chamberlain Commercial	204518921	40.09	69,997.14	
29/07/2022	29/07/2022	82 Gayton Rd	Harrow	GRND, 1	1,886	42.65	Effective	FRI	80,435.87	Retail	6.95	13,088.75			Direct	15 yrs		29/07/2037	29/07/2037	28/02/2034	Las Barbiers	Executed	Renewal	01/03/2028		Chamberlain Commercial	262862631		
01/03/2022	01/03/2022	344 Eastcote Ln	Harrow	GRND	330	41.82	Achieved	FRI	29,299.78	Retail					Direct	12 yrs			18/11/2034	Chai Barbers	Executed	New Lease	01/03/2022		Chamberlain Commercial	204518921	40.09	69,997.14	
23/09/2022	23/09/2022	6 Sheppote Rd	Harrow	GRND	720	41.67	Effective		30,000.00	Retail					Direct	12 yrs 2 mos	17/11/2024	18/11/2023	18/11/2034	Chai Barbers	Executed	New Lease	23/09/2022		Chamberlain Commercial	254645491	45.45	14,998.50	
07/09/2021	07/10/2021	381 Unbridge Rd	Pinner	GRND	1,212	41.25	Asking		49,995.00	Retail					Direct						Executed	New Lease	07/10/2021		David Charles Property Consultants	192190051	41.25	49,995.00	
01/06/2024	01/07/2024	1-3 High St	Harrow	GRND	536	41.04	Achieved		22,000.00	Retail					Direct	10 yrs			30/06/2034		Executed	New Lease	01/07/2024		Chamberlain Commercial	265408191	45.71	24,500.00	
24/04/2023	24/05/2023	175 Station Rd	Harrow	GRND	751	39.95	Asking	FRI	30,000.00	Retail					Direct	10 yrs			30/06/2034		Executed	New Lease	24/05/2023		O'Brien Real Estate	255410321	39.95	33,000.00	
01/02/2024	01/02/2024	18 High St	Pinner	GRND	462	39.42	Effective	FRI	19,000.00	Retail	3.04	1,466.00			Direct	20 yrs	01/02/2029	01/02/2029	31/01/2044		Executed	New Lease	01/02/2024		VDBM Chartered Surveyors	262527151	40.46	19,500.00	
14/06/2023	14/06/2023	402 Unbridge Rd	Pinner	GRND	320	39.38	Achieved	FRI	12,600.00	Retail					Sublease	1 yr					Executed	New Lease	14/06/2023		Chamberlain Commercial	258512651	45.00	14,400.00	
29/03/2023	29/03/2023	294 Station Rd	Harrow	GRND	1,160	38.79	Achieved	FRI	45,000.00	Retail	11.22	7,609.75			Direct	15 yrs			29/03/2038	Kaina Limited	Executed	New Lease	29/03/2023		Leaver Charles Granger Ltd	25384651	36.64	42,500.00	
14/11/2022	14/11/2022	356 Station Rd	Harrow	GRND, 1	878	38.26	Effective	FRI	25,939.01	Retail					Direct	10 yrs	14/11/2027	14/11/2027	14/11/2032	The only way is Glam	Executed	Renewal	14/11/2022		Chamberlain Commercial	262501071			
26/03/2022	26/03/2022	299 Royners Ln	Pinner	GRND	872	37.27	Achieved		32,500.00	Retail					Direct	10 yrs			25/03/2046	Sambal Express	Executed	New Lease	26/03/2022		3 Parkins Fox LLP	262501071	37.27	32,499.44	
03/10/2022	03/10/2022	Barlens Walk	Pinner	GRND	543	36.83	Achieved		20,000.00	Retail					Direct	10 yrs			03/10/2032	Suhweet Rairwanai	Executed	New Lease	03/10/2022		Avson Young	209373421	36.83	19,998.69	
13/08/2024	12/09/2024	1-3 The	Harrow	GRND	690	36.23	Asking		25,000.00	Retail	11.69	8,064.00			Direct						Executed	New Lease	12/09/2024		David Charles Property Consultants	262804811	36.23	25,000.00	
01/06/2022	01/06/2022	17 Low Ln	Pinner	GRND	700	35.71	Asking		25,000.00	Retail					Direct				06/09/2032		Executed	New Lease	01/06/2022		Forest Real Estate	203719461	35.71	25,000.00	
07/09/2022	07/09/2022	347 Unbridge Rd	Pinner	GRND	615	35.62	Achieved		25,000.00	Retail					Direct	10 yrs			07/09/2032		Executed	New Lease	07/09/2022		Edisons	262271911	35.62	26,002.60	
20/06/2022	20/06/2022	456 Alexandra Ave	Harrow	GRND	707	35.36	Achieved		25,000.00	Retail					Direct	15 yrs		21/06/2027	20/06/2027	21/06/2042	Trivelli Cake Shop	Executed	New Lease	01/06/2022		Chamberlain Commercial	204360251	36.78	26,003.46
20/04/2023	20/07/2023	53 Station Rd	Harrow	GRND	730	34.25	Achieved	FRI	25,000.00	Retail					Direct	10 yrs		20/04/2028	20/07/2033		Executed	New Lease	20/04/2023		Chamberlain Commercial	255391091	34.25	25,002.50	
24/09/2021	29/10/2021	20 Bridge St	Pinner	GRND	625	33.60	Achieved	FRI	21,000.00	Retail					Direct	25 yrs			29/10/2046	Dr Arjan Varma	Executed	New Lease	29/10/2021		VDBM Chartered Surveyors	194711091	44.00	27,500.00	
31/08/2022	31/08/2022	38-44 St Anns Rd	Harrow	GRND	524	33.24	Achieved	FRI	17,500.00	Retail					Direct	10 yrs	31/08/2027	31/08/2027	30/08/2032	B&Q	Executed	New Lease	14/10/2022		Chamberlain Commercial	203264071	19.95	105,016.80	
26/05/2023	26/05/2023	8 College Rd	Harrow	GRND	990	33.05	Effective	FRI	32,724.28	Retail	15.53	15,375.00			Direct	10 yrs	26/05/2028	26/05/2028	25/05/2033	Angel Bake Baker	Executed	New Lease	07/08/2023		VDBM Chartered Surveyors	257201501	40.35	39,946.50	
06/03/2023	06/03/2023	22 High St	Pinner	GRND	697	33.00	Achieved	FRI	23,000.00	Retail					Direct	5 yrs	06/03/2026		05/03/2028	VPHearing Solutions	Executed	New Lease	06/03/2023		VDBM Chartered Surveyors	253868421	35.87	25,001.39	
15/11/2021	15/11/2021	324-326 Station Rd	Harrow	GRND	1,476	32.86	Asking		48,501.36	Retail					Direct	1 yr			14/11/2022		Executed	New Lease	15/12/2021		Brasier Frerth	195304621	32.86	48,501.36	
08/02/2022	08/02/2022	54 Canon	Harrow	GRND	616	31.66	Achieved		19,500.00	Retail					Direct	6 yrs			07/02/2028	David Charles Property Consultants	Executed	New Lease	08/02/2022		David Charles Property Consultants	203289441	30.63	18,500.00	
21/06/2022	21/07/2022	33-35 High St	Pinner	GRND	1,112	31.47	Achieved	FRI	35,000.00	Retail					Direct	15 yrs			20/07/2037	Jam's Kitchen Limited	Executed	New Lease	21/07/2022		VDBM Chartered Surveyors	204146011	25.18	28,000.00	
05/08/2024	04/09/2024	38-48 High St	Harrow	GRND	1,431	31.45	Asking		45,004.95	Retail					Direct				11/08/2028		Executed	New Lease	04/09/2024		GN2 Limited	267254271	31.45	45,004.95	
11/08/2023	11/08/2024	St Johns Rd	Harrow	GRND	865	31.22	Effective	FRI	27,002.78	Retail					Direct	20 yrs			11/08/2038	Tender Solution	Executed	New Lease	11/08/2023		Chamberlain Commercial	257496111	37.57	32,498.05	
27/03/2023	28/03/2023	St Anns Rd	Harrow	GRND	2,287	30.61	Asking		70,000.00	Retail					Direct	10 yrs			28/03/2033	Kokoro	Executed	New Lease	28/03/2023		JLL	253225521	30.61	70,000.00	
09/05/2023	08/06/2023	324-326 Station Rd	Harrow	GRND	1,476	30.49	Asking		45,003.24	Retail	11.49	16,966.00			Direct						Executed	New Lease	08/06/2023		Brasier Frerth	255620631	30.49	45,003.24	
01/01/2024	01/01/2024	423 Unbridge Rd	Pinner	GRND	1,818	30.25	Asking		55,000.00	Retail	8.42	15,310.00			Direct						Executed	New Lease	01/02/2024		Chamberlain Commercial	262267151	30.25	55,000.00	
01/02/2024	01/03/2024	467 Unbridge Rd	Pinner	GRND	1,509	29.82	Asking		45,000.00	Retail					Direct				01/12/2028		Executed	New Lease	29/02/2024		Chamberlain Commercial	262267141	29.82	45,000.00	
01/12/2023	01/12/2023	2 Love Ln	Pinner	GRND	1,775	29.58	Achieved	FRI	52,500.00	Retail					Direct	10 yrs	01/12/2028		30/11/2033	Esquires Coffee	Executed	New Lease	01/12/2023		Chamberlain Commercial	264117011	30.99	55,007.25	
22/09/2021	22/10/2021	90 Cannon Ln	Pinner	GRND	472	29.34	Asking	FRI	13,850.00	Retail	10.53	4,971.00																	

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Lease Status	Deal Type	Move-In Date	Rent Free	Leasing Agent Company	Lease Comp ID	Asking Rent/SF/Yr	Asking Rent PA
28/02/2024	05/03/2024	Harrow View	Harrow	GRND,1	8,342	25.00	Achieved	FRI	233,550.00	Industrial					Direct	10 yrs			05/03/2034	AJ Mobility Ltd	Executed	New Lease	09/03/2024		Colliers - JLL	263687061		
11/06/2024	24/06/2024	Rosslyn Crescent	Harrow	GRND	2,360	23.00	Asking		54,280.00	Industrial					Direct						Executed	New Lease	24/06/2024		NW London Commercial	265699951	23.00	54,280.00
05/04/2023	05/05/2023	Tudor Rd	Harrow	GRND	3,562	22.00	Asking	FRI	78,364.00	Light Industrial					Direct						Executed	New Lease	05/05/2023		IPF Ltd	253959921	22.00	78,364.00
08/04/2024	08/05/2024	Chantry Pl	Harrow	GRND,1	2,574	21.37	Asking		55,006.38	Industrial					Direct						Executed	New Lease	08/05/2024		David Charles Property Consultants	263585511	21.37	55,006.38
13/11/2023	13/12/2023	Barratt Way	Harrow	GRND	2,437	21.00	Achieved	FRI	51,177.00	Industrial					Sublease	4 yrs			13/12/2027	Aerosphears (UK)	Executed	New Lease	13/12/2023		Colliers	259746621		
24/03/2022	24/03/2022	Barratt Way	Harrow	GRND	3,072	21.00	Achieved	FRI	65,112.00	Industrial					Direct	5 yrs			23/03/2027	Wagamama Ltd	Executed	New Lease	14/05/2022		David Charles Property Consultants, Colliers	202659271	21.00	65,112.00
17/10/2021	17/10/2021	24-27 Forward Dr	Harrow	GRND,1	3,405	20.85	Effective	FRI	70,993.51	Industrial	5.68	19,336.25			Direct	10 yrs	17/10/2026	17/10/2026			Executed	Renewal		0		262777671		
29/08/2023	29/08/2023	Hallsam Dr	Harrow	GRND,1	3,649	20.00	Achieved	FRI	72,980.00	Industrial	5.85	21,332.00			Direct	10 yrs			29/08/2033	Avani Events	Executed	New Lease	01/09/2023		Stimpsons, Knight Frank LLP	258212121	22.00	80,278.00
05/12/2023	04/01/2024	Hallsam Dr	Harrow	GRND,1	8,860	19.50	Asking		173,160.00	Industrial	5.56	49,400.00			Direct						Executed	New Lease	04/01/2024		Knight Frank LLP, Stimpsons	265402241	19.50	173,160.00
18/07/2023	18/07/2023	1 Leeway Close	Pinner	GRND	1,500	18.00	Achieved		27,000.00	Industrial					Direct	1 yr			18/07/2024	Northstar Removals	Executed	New Lease	18/07/2023		Chamberlain Commercial	257500001		
21/02/2024	06/03/2024	Elmgrove Rd	Harrow	GRND,MEZZ	1,964	17.82	Asking		34,998.48	Industrial					Direct						Executed	New Lease	06/03/2024		Dutch & Dutch	263959961	17.82	34,998.48
30/05/2023	30/05/2023	Brember Rd	Harrow	GRND	2,031	17.23	Achieved	FRI	34,994.13	Industrial	3.84	7,800.00			Direct	10 yrs	30/05/2028	30/05/2028	29/05/2033	Bamboo House limited	Executed	New Lease	30/05/2023		Chamberlain Commercial	257201481	17.23	34,994.13
01/04/2024	01/05/2024	Rosslyn Cres	Harrow	GRND	1,206	16.58	Achieved		19,965.48	Industrial					Direct	3 yrs			30/04/2027		Executed	New Lease	01/05/2024		Chamberlain Commercial	265408661	16.58	19,965.48
20/02/2024	21/03/2024	F1 Phoenix Business Centre	Harrow	GRND,MEZZ	2,506	16.58	Asking	FRI	40,045.88	Industrial					Direct						Executed	New Lease	21/03/2024		Ashton Fox Commercial	262295981	16.58	40,045.88
11/07/2022	11/07/2022	Crystal Way	Harrow	GRND,1	6,278	16.50	Achieved		103,587.00	Industrial					Direct	5 yrs	14/07/2025	10/07/2027		Interphone	Executed	New Lease	11/07/2022		3 Colliers	207338731		
03/11/2022	03/12/2022	Rosslyn Cres	Harrow	GRND	1,114	16.16	Asking		18,002.24	Industrial					Direct						Executed	New Lease	03/12/2022		Ashton Fox Commercial	209488091	16.16	18,002.24
21/12/2021	21/01/2022	Hallsam Dr	Harrow	GRND,1	7,632	16.00	Achieved		122,112.00	Industrial					Direct	10 yrs			21/01/2032	Epiros	Executed	New Lease	21/01/2022		Stimpsons, Knight Frank LLP	197788831		
02/03/2022	21/03/2022	Elmgrove Rd	Harrow	GRND,MEZZ	2,520	15.87	Asking		39,992.40	Industrial					Direct						Executed	New Lease	21/03/2022		Dutch & Dutch	204235851	15.87	39,992.40
28/11/2022	28/02/2023	320A Uxbridge Rd	Pinner	GRND	1,924	15.59	Achieved		29,995.16	Light Industrial					Direct	5 yrs			28/02/2028	Tonal Systems UK Limited	Executed	New Lease	28/11/2022		3 Chamberlain Commercial	237149351		
01/06/2022	01/06/2022	100 Elmgrove Rd	Harrow	BSMT,GRND,1	18,805	15.50	Achieved	FRI	291,477.50	Industrial	5.38	33,280.00			Direct	10 yrs	01/06/2027	01/06/2027	31/05/2032	Pelicans Manufacturing Company Ltd	Executed	New Lease	04/07/2022		6 Chamberlain Commercial, Knight Frank LLP	204290551	15.50	291,477.50
26/10/2023	26/10/2023	7 Crystal Way	Harrow	GRND	6,187	13.98	Achieved	FRI	86,494.26	Industrial					Assignment						Executed	New Lease	26/10/2023		Forest Real Estate	260091881	13.98	86,494.26
08/10/2021	08/10/2021	Hallsam Dr	Harrow	GRND,1	7,621	13.80	Effective	FRI	105,181.10	Industrial					Direct	10 yrs	08/10/2026	08/10/2026	07/10/2031	Rookitz	Executed	New Lease	01/11/2021		4 Stimpsons, Knight Frank LLP	197788921	13.00	114,315.00
03/04/2023	17/04/2023	Rosslyn Crescent	Harrow	GRND	1,200	13.33	Asking		15,996.00	Industrial	0.51	614.40			Direct	3 yrs			16/04/2026		Executed	New Lease	17/04/2023		Ashton Fox Commercial	255808501	13.33	15,996.00
06/04/2022	06/04/2022	7 Parr Rd	Stanmore	GRND,1	65,298	13.02	Effective	FRI	850,176.58	Industrial	3.12	203,520.00			Direct	15 yrs	06/12/2023	06/04/2027	05/04/2037	Auto Capital	Executed	Renewal		0		264029331		
13/12/2021	24/02/2022	Elmgrove Rd	Harrow	GRND	5,108	12.72	Asking		64,973.76	Light Industrial					Direct						Executed	New Lease	24/02/2022		Dutch & Dutch	199794811	12.72	64,973.76
14/09/2023	14/09/2023	Elmgrove Rd	Harrow	GRND,1	23,012	12.50	Asking		287,650.00	Industrial	2.80	64,512.00			Direct						Executed	New Lease	14/09/2023		Knight Frank LLP	257629851	12.50	287,650.00
03/01/2022	01/02/2022	Rosslyn Cres	Harrow	GRND	1,611	12.41	Achieved		19,992.51	Industrial					Direct	3 yrs			31/01/2025	Harrow Council	Executed	New Lease	01/02/2022		Chamberlain Commercial	201864381	12.41	19,992.51
29/11/2021	29/12/2021	31-37 Rosslyn Cres	Harrow	GRND	7,395	11.50	Asking		85,042.50	Industrial					Direct	1 yr			28/12/2022	Premier Food	Executed	New Lease	29/12/2021		David Charles Property Consultants	195709891	11.50	85,042.50
22/09/2021	22/10/2021	332 Uxbridge Rd	Pinner	GRND	3,263	7.66	Asking	FRI	24,994.58	Light Industrial					Direct						Executed	New Lease	22/10/2021		Chamberlain Commercial	192772811	7.66	24,994.58

Appendix 5 - BCIS costs

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 24-Aug-2024 07:26

Rebased to Harrow (116; sample 27)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (25)	1,438	339	814	1,213	1,721	5,563	122
Up to 500m2 GFA (25)	1,874	1,210	1,351	1,588	2,351	3,208	13
500 to 2000m2 GFA (25)	1,530	339	921	1,374	1,722	5,563	53
Over 2000m2 GFA (25)	1,250	488	710	1,001	1,542	3,196	56
282.1 Advance factories							
Generally (15)	1,232	502	967	1,230	1,553	1,878	17
Up to 500m2 GFA (15)	1,475	1,215	1,232	1,461	1,588	1,878	5
500 to 2000m2 GFA (15)	1,385	921	1,223	1,480	1,600	1,650	6
Over 2000m2 GFA (15)	876	502	746	893	1,005	1,230	6
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,700	758	1,147	1,603	2,017	3,196	16
Up to 500m2 GFA (25)	2,848	2,351	-	2,984	-	3,208	3
500 to 2000m2 GFA (20)	1,687	1,374	1,464	1,743	1,842	2,014	5
Over 2000m2 GFA (20)	1,492	758	1,009	1,169	1,977	3,196	9

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,605	339	825	1,362	2,128	5,563	75	
Up to 500m2 GFA (30)	1,979	1,000	1,421	2,052	2,528	2,875	6	
500 to 2000m2 GFA (30)	1,761	339	909	1,356	2,170	5,563	27	
Over 2000m2 GFA (30)	1,451	450	802	1,270	1,973	2,931	42	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,299	616	1,031	1,229	1,543	2,743	24	
284. Warehouses/stores								
Generally (15)	1,311	508	779	1,028	1,475	5,919	38	
Up to 500m2 GFA (15)	2,353	844	1,303	1,659	2,777	5,919	8	
500 to 2000m2 GFA (15)	1,153	605	831	1,041	1,290	2,082	14	
Over 2000m2 GFA (15)	929	508	735	829	979	1,936	16	
284.1 Advance warehouses/stores (15)	978	521	833	901	1,213	1,330	7	
284.2 Purpose built warehouses/stores								
Generally (15)	1,395	508	786	1,031	1,563	5,919	29	
Up to 500m2 GFA (15)	2,712	844	1,614	2,105	3,410	5,919	6	
500 to 2000m2 GFA (15)	1,149	605	821	1,031	1,307	2,082	13	
Over 2000m2 GFA (15)	926	508	746	829	1,133	1,524	10	
284.5 Cold stores/refrigerated stores (30)	1,780	1,211	1,303	1,561	2,410	2,414	5	
320. Offices								
Generally (20)	2,559	1,117	1,867	2,351	2,994	7,729	128	
Air-conditioned								
Generally (20)	2,777	1,584	2,128	2,555	3,144	7,729	37	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
1-2 storey (20)	2,478	1,584	2,080	2,321	2,656	4,652	13
3-5 storey (20)	2,845	1,738	1,991	2,526	3,153	7,729	15
6 storey or above (20)	3,020	2,320	2,692	2,879	3,091	4,364	8
Not air-conditioned							
Generally (20)	2,505	1,326	1,833	2,442	2,964	4,543	63
1-2 storey (20)	2,439	1,426	1,739	2,372	2,860	4,248	36
3-5 storey (20)	2,535	1,326	1,878	2,322	2,995	4,543	24
6 storey or above (25)	3,172	2,458	-	3,287	-	3,657	4
342. Shopping centres (30)	1,698	1,491	-	-	-	1,904	2
344. Hypermarkets, supermarkets							
Generally (35)	2,206	898	1,521	1,935	2,910	3,770	33
Up to 1000m ² (35)	2,254	1,521	-	1,955	-	3,585	4
1000 to 7000m ² GFA (35)	2,207	898	1,444	1,935	2,946	3,770	27
7000 to 15000m ² (35)	1,826	-	-	-	-	-	1
Over 15000m ² GFA (35)	2,363	-	-	-	-	-	1
345. Shops							
Generally (30)	2,122	806	1,155	1,728	2,625	5,644	14
1-2 storey (30)	2,148	806	1,153	1,670	2,739	5,644	13
3-5 storey (30)	1,786	-	-	-	-	-	1
442. Nursing homes (25)	2,591	1,555	1,924	2,601	2,904	4,314	23
442.2 Nursing homes long stay (residential homes) (10)	2,772	2,601	-	-	-	2,943	2
532. Community Centres							
Generally (25)	3,089	1,200	2,455	2,926	3,516	8,868	101

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Up to 500m2 GFA							
Generally (25)	3,341	1,200	2,298	3,144	3,809	8,868	42
Steel framed (25)	3,774	2,041	2,628	3,199	4,106	8,868	20
Concrete framed (45)	1,882	-	-	-	-	-	1
Brick construction (25)	2,287	1,200	1,793	2,205	2,422	3,669	13
Timber framed (25)	3,920	3,137	3,415	3,741	4,370	5,039	8
500 to 2000m2 GFA							
Generally (25)	2,925	1,547	2,532	2,914	3,282	4,625	55
Steel framed (25)	2,948	1,740	2,576	2,934	3,367	4,565	36
Concrete framed (30)	2,831	-	-	-	-	-	1
Brick construction (25)	2,689	1,547	2,389	2,585	3,078	4,625	12
Timber framed (25)	3,271	2,451	2,980	3,261	3,625	4,017	6
Over 2000m2 GFA							
Generally (25)	2,701	2,230	-	2,812	-	2,951	4
Steel framed (30)	2,774	-	-	-	-	-	1
Concrete framed (50)	2,000	-	-	-	-	-	1
Brick construction (50)	1,514	-	-	-	-	-	1
Timber framed (15)	2,951	-	-	-	-	-	1
562.2 Gymnasias, fitness centres, etc (25)	1,916	1,163	-	1,483	-	3,102	3
810. Housing, mixed developments (15)	1,799	967	1,561	1,739	1,969	4,482	1252
810.1 Estate housing							
Generally (15)	1,782	914	1,506	1,711	1,951	6,109	1367
Single storey (15)	2,027	1,194	1,710	1,950	2,226	6,109	226

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
2-storey (15)	1,715	914	1,478	1,661	1,879	3,705	1062
3-storey (15)	1,857	1,101	1,552	1,787	2,114	3,595	74
4-storey or above (15)	3,718	1,806	2,988	3,335	4,965	5,494	5
810.11 Estate housing detached (15)	2,396	1,313	1,755	1,997	2,721	6,109	18
810.12 Estate housing semi detached							
Generally (15)	1,800	1,046	1,527	1,755	1,976	3,948	347
Single storey (15)	1,997	1,288	1,736	1,959	2,171	3,948	80
2-storey (15)	1,740	1,046	1,510	1,682	1,917	3,031	256
3-storey (15)	1,778	1,309	1,437	1,689	2,104	2,529	11
810.13 Estate housing terraced							
Generally (15)	1,793	1,051	1,476	1,692	1,936	5,494	219
Single storey (15)	1,998	1,314	1,698	1,934	2,389	2,815	16
2-storey (15)	1,718	1,051	1,456	1,652	1,857	3,705	169
3-storey (15)	1,867	1,101	1,554	1,747	2,045	3,595	32
4-storey or above (15)	5,230	4,965	-	-	-	5,494	2
816. Flats (apartments)							
Generally (15)	2,106	1,037	1,741	1,983	2,382	7,142	784
1-2 storey (15)	2,002	1,207	1,675	1,881	2,250	3,958	166
3-5 storey (15)	2,077	1,037	1,736	1,979	2,344	4,335	523
6 storey or above (15)	2,466	1,505	1,993	2,334	2,674	7,142	92
852. Hotels (15)	3,077	1,625	2,362	3,033	3,846	4,235	13
856.2 Students' residences, halls of residence, etc (15)	2,624	1,526	2,355	2,650	2,943	4,319	52

Appendix 6 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study			
		Flats	Houses
Cat 2		1.15%	0.54%
Cat 3(a)		9.28%	10.77%
Cat 3(b)		9.47%	23.80%

Appendix 7 - BLV assumptions

Appendix 8 - Appraisal results - 70% social rent, 30% shared ownership

BLV 1

70% Social Rent, 30% Shared Ownership											
Maximum affordable housing percentages in each value zone (values per square metre)											
LP Ref	Site	No of units	£6,250	£6,406	£6,563	£6,719	£6,875	£7,031	£7,188	£7,344	£7,500
1	Residential Small site - low density	5	35%	40%	45%	45%	50%	50%	50%	50%	50%
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Residential Small site - higher density	9	25%	30%	35%	40%	40%	45%	45%	50%	50%
4	Residential Small site - low density	10	20%	25%	30%	35%	35%	40%	40%	45%	45%
5	Residential Small site - medium density	10	25%	30%	35%	40%	40%	45%	45%	50%	50%
6	Residential Small site - higher density	10	0%	0%	5%	10%	15%	20%	25%	25%	30%
7	Residential Medium site - low density	25	0%	5%	10%	15%	20%	25%	25%	30%	35%
8	Residential Medium site - medium density	25	40%	45%	45%	50%	50%	50%	50%	50%	50%
9	Residential Medium site - higher density	25	0%	0%	5%	10%	15%	20%	25%	25%	30%
10	Residential Medium site - low density	50	20%	25%	30%	35%	35%	40%	40%	45%	45%
11	Residential Medium site - medium density	50	0%	5%	10%	15%	20%	25%	25%	30%	35%
12	Residential Medium site - higher density	50	0%	5%	10%	15%	20%	25%	25%	30%	35%
13	Residential Large site - low density	100	15%	20%	25%	30%	35%	35%	40%	45%	45%
14	Residential Large site - medium density	100	0%	0%	10%	15%	15%	20%	25%	30%	30%
15	Residential Large site - high density	100	0%	0%	0%	5%	10%	15%	20%	25%	25%
16	Residential Large site - medium density	200	0%	0%	0%	5%	10%	15%	20%	25%	25%
17	Residential Large site - high density	200	5%	10%	15%	20%	25%	30%	35%	35%	40%
18	Residential Large site - medium density	500	0%	0%	0%	0%	0%	0%	0%	5%	10%
19	Residential Large site - high density	500	10%	15%	20%	25%	30%	30%	35%	40%	40%
20	Residential Large site - medium density	750	0%	0%	0%	5%	10%	15%	20%	25%	25%
21	Residential Large site - high density	750	0%	0%	0%	0%	5%	10%	15%	20%	20%
22	Residential Large site - medium density	1000	0%	0%	0%	5%	10%	15%	15%	20%	25%
23	Residential Large site - high density	1000	0%	0%	0%	0%	5%	10%	10%	15%	20%
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	0%	0%	5%	10%	10%	15%
25	Housing for Elderly (C3) - high density	60	0%	0%	0%	0%	5%	10%	15%	15%	20%
26	Housing for Elderly (C2) extra care	70	0%	0%	0%	0%	5%	10%	15%	20%	25%
34	Residential and light industrial co-location - medium density	25	0%	0%	10%	15%	15%	20%	25%	30%	30%
35	Residential and light industrial co-location - medium density	50	0%	5%	10%	15%	20%	25%	30%	30%	35%
36	Residential and light industrial co-location - high density	50	15%	20%	25%	30%	35%	35%	40%	40%	45%
37	Co-living development (medium density) 200 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%
38	Co-living development (high density) 250 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%
39	Co-living development (high density) 300 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%

Note: the affordable housing requirements have been tested alongside the following other policies:
 10% Aff WS (20% discount, 50% in NE)
 EV charging
 BNG
 Accessibility
 NZC 5%
 UGF

BLV 2

Maximum affordable housing percentages in each value zone (values per square metre)											
LP Ref	Site	No of units	£6,250	£6,406	£6,563	£6,719	£6,875	£7,031	£7,188	£7,344	£7,500
1	Residential Small site - low density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Residential Small site - higher density	9	35%	35%	40%	45%	45%	50%	50%	50%	50%
4	Residential Small site - low density	10	35%	40%	45%	45%	50%	50%	50%	50%	50%
5	Residential Small site - medium density	10	35%	40%	45%	45%	50%	50%	50%	50%	50%
6	Residential Small site - higher density	10	0%	5%	10%	15%	20%	25%	30%	30%	35%
7	Residential Medium site - low density	25	20%	25%	30%	30%	35%	40%	40%	45%	45%
8	Residential Medium site - medium density	25	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Residential Medium site - higher density	25	0%	5%	10%	15%	20%	25%	30%	30%	35%
10	Residential Medium site - low density	50	30%	35%	40%	40%	45%	50%	50%	50%	50%
11	Residential Medium site - medium density	50	5%	10%	15%	20%	25%	30%	30%	35%	40%
12	Residential Medium site - higher density	50	5%	10%	15%	20%	25%	25%	30%	35%	35%
13	Residential Large site - low density	100	30%	35%	35%	40%	45%	45%	50%	50%	50%
14	Residential Large site - medium density	100	5%	10%	15%	20%	25%	25%	30%	35%	35%
15	Residential Large site - high density	100	0%	0%	5%	10%	15%	20%	20%	25%	30%
16	Residential Large site - medium density	200	0%	5%	10%	15%	20%	20%	25%	30%	35%
17	Residential Large site - high density	200	10%	15%	20%	25%	30%	35%	35%	40%	40%
18	Residential Large site - medium density	500	0%	0%	0%	0%	0%	5%	10%	10%	15%
19	Residential Large site - high density	500	15%	20%	25%	30%	30%	35%	40%	40%	45%
20	Residential Large site - medium density	750	0%	5%	10%	15%	20%	25%	25%	30%	35%
21	Residential Large site - high density	750	0%	0%	0%	5%	10%	15%	20%	20%	25%
22	Residential Large site - medium density	1000	0%	0%	5%	10%	15%	20%	25%	30%	30%
23	Residential Large site - high density	1000	0%	0%	0%	0%	10%	10%	15%	20%	25%
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	0%	5%	10%	15%	15%	20%
25	Housing for Elderly (C3) - high density	60	0%	0%	0%	0%	5%	10%	15%	20%	25%
26	Housing for Elderly (C2) extra care	70	0%	0%	0%	5%	10%	15%	20%	20%	25%
34	Residential and light industrial co-location - medium density	25	5%	10%	15%	20%	25%	30%	30%	35%	35%
35	Residential and light industrial co-location - medium density	50	10%	15%	20%	25%	25%	30%	35%	35%	40%
36	Residential and light industrial co-location - high density	50	20%	25%	30%	35%	35%	40%	40%	45%	45%
37	Co-living development (medium density) 200 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%
38	Co-living development (high density) 250 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%
39	Co-living development (high density) 300 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%

BLV 3

Maximum affordable housing percentages in each value zone (values per square metre)											
LP Ref	Site	No of units	£6,250	£6,406	£6,563	£6,719	£6,875	£7,031	£7,188	£7,344	£7,500
1	Residential Small site - low density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Residential Small site - higher density	9	40%	40%	45%	45%	50%	50%	50%	50%	50%
4	Residential Small site - low density	10	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Residential Small site - medium density	10	45%	45%	50%	50%	50%	50%	50%	50%	50%
6	Residential Small site - higher density	10	5%	10%	15%	20%	25%	30%	30%	35%	35%
7	Residential Medium site - low density	25	35%	40%	40%	45%	50%	50%	50%	50%	50%
8	Residential Medium site - medium density	25	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Residential Medium site - higher density	25	5%	10%	15%	20%	25%	30%	30%	35%	35%
10	Residential Medium site - low density	50	40%	45%	45%	50%	50%	50%	50%	50%	50%
11	Residential Medium site - medium density	50	15%	20%	25%	25%	30%	35%	35%	40%	40%
12	Residential Medium site - higher density	50	5%	15%	20%	20%	25%	30%	35%	35%	40%
13	Residential Large site - low density	100	40%	40%	45%	50%	50%	50%	50%	50%	50%
14	Residential Large site - medium density	100	10%	15%	20%	25%	30%	30%	35%	40%	40%
15	Residential Large site - high density	100	0%	0%	10%	15%	15%	20%	25%	30%	30%
16	Residential Large site - medium density	200	5%	10%	15%	20%	25%	30%	30%	35%	35%
17	Residential Large site - high density	200	15%	20%	25%	30%	35%	35%	40%	40%	45%
18	Residential Large site - medium density	500	0%	0%	0%	0%	5%	10%	15%	20%	20%
19	Residential Large site - high density	500	15%	20%	25%	30%	35%	40%	40%	45%	45%
20	Residential Large site - medium density	750	5%	10%	15%	20%	25%	30%	30%	35%	40%
21	Residential Large site - high density	750	0%	0%	0%	10%	15%	20%	25%	25%	30%
22	Residential Large site - medium density	1000	0%	10%	15%	20%	25%	25%	30%	35%	35%
23	Residential Large site - high density	1000	0%	0%	0%	5%	10%	15%	20%	25%	25%
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	5%	10%	15%	15%	20%	25%
25	Housing for Elderly (C3) - high density	60	0%	0%	0%	5%	10%	15%	20%	25%	25%
26	Housing for Elderly (C2) extra care	70	0%	0%	5%	10%	15%	20%	25%	25%	30%
34	Residential and light industrial co-location - medium density	25	10%	15%	20%	25%	30%	35%	35%	40%	40%
35	Residential and light industrial co-location - medium density	50	15%	20%	25%	30%	30%	35%	40%	40%	45%
36	Residential and light industrial co-location - high density	50	25%	30%	30%	35%	40%	40%	45%	45%	50%
37	Co-living development (medium density) 200 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%
38	Co-living development (high density) 250 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%
39	Co-living development (high density) 300 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%

BLV 4

Maximum affordable housing percentages in each value zone (values per square metre)											
LP Ref	Site	No of units	£6,250	£6,406	£6,563	£6,719	£6,875	£7,031	£7,188	£7,344	£7,500
1	Residential Small site - low density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Residential Small site - higher density	9	45%	45%	50%	50%	50%	50%	50%	50%	50%
4	Residential Small site - low density	10	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Residential Small site - medium density	10	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Residential Small site - higher density	10	15%	20%	25%	25%	30%	35%	35%	40%	40%
7	Residential Medium site - low density	25	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Residential Medium site - medium density	25	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Residential Medium site - higher density	25	15%	20%	25%	25%	30%	35%	35%	40%	40%
10	Residential Medium site - low density	50	50%	50%	50%	50%	50%	50%	50%	50%	50%
11	Residential Medium site - medium density	50	20%	25%	30%	35%	35%	40%	40%	45%	45%
12	Residential Medium site - higher density	50	10%	15%	20%	25%	30%	35%	35%	40%	40%
13	Residential Large site - low density	100	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Residential Large site - medium density	100	20%	25%	30%	30%	35%	40%	40%	45%	45%
15	Residential Large site - high density	100	0%	5%	10%	15%	20%	25%	30%	30%	35%
16	Residential Large site - medium density	200	10%	20%	25%	25%	30%	35%	35%	40%	45%
17	Residential Large site - high density	200	20%	25%	30%	35%	35%	40%	40%	45%	45%
18	Residential Large site - medium density	500	0%	0%	0%	5%	10%	15%	20%	25%	30%
19	Residential Large site - high density	500	20%	25%	30%	35%	40%	40%	45%	45%	50%
20	Residential Large site - medium density	750	15%	20%	25%	30%	30%	35%	40%	40%	45%
21	Residential Large site - high density	750	0%	0%	5%	10%	15%	20%	25%	30%	30%
22	Residential Large site - medium density	1000	10%	20%	25%	25%	30%	35%	35%	40%	45%
23	Residential Large site - high density	1000	0%	0%	5%	10%	15%	20%	25%	30%	30%
24	Housing for Elderly (C3) - high density	40	0%	0%	5%	10%</					

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,250 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£8,615,356 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	790,652	757,928	724,727	691,047	656,891	622,257	587,146	551,558	515,492	478,948	441,927	35%
2 Residential Small site - medium density	5	£344,614	796,694	764,009	730,845	697,205	663,087	628,491	593,419	557,869	521,841	485,336	448,354	50%
3 Residential Small site - higher density	9	£258,461	530,642	485,148	439,036	392,305	344,956	296,987	248,400	199,194	149,371	98,927	47,866	25%
4 Residential Small site - low density	10	£861,536	1,123,798	1,066,206	1,007,795	948,566	888,518	827,652	765,968	703,464	640,143	576,003	511,044	20%
5 Residential Small site - medium density	10	£430,768	757,784	704,305	650,089	595,135	539,443	483,013	425,845	367,939	309,295	249,914	189,794	25%
6 Residential Small site - higher density	10	£301,537	267,199	214,603	161,321	107,351	52,693	2,694	59,643	117,291	175,637	234,682	294,425	0%
7 Residential Medium site - low density	25	£2,584,607	2,610,369	2,468,389	2,324,402	2,178,410	2,030,412	1,880,408	1,728,398	1,574,381	1,418,360	1,260,332	1,100,297	0%
8 Residential Medium site - medium density	25	£1,033,843	2,271,268	2,133,572	1,993,951	1,852,404	1,708,932	1,563,535	1,416,212	1,266,965	1,115,791	962,693	807,668	40%
9 Residential Medium site - higher density	25	£732,305	667,996	536,509	403,303	268,377	131,734	6,737	149,109	293,228	439,093	586,704	736,064	0%
10 Residential Medium site - low density	50	£2,584,607	3,737,375	3,486,657	3,232,463	2,974,795	2,713,652	2,449,034	2,180,941	1,909,374	1,634,332	1,355,815	1,073,823	20%
11 Residential Medium site - medium density	50	£1,723,071	1,801,566	1,544,535	1,284,103	1,020,272	753,041	482,412	208,382	70,176	355,597	644,473	936,805	0%
12 Residential Medium site - higher density	50	£904,612	1,002,792	759,317	512,678	262,874	9,906	250,253	513,791	780,544	1,050,515	1,323,701	1,600,103	0%
13 Residential Large site - low density	100	£5,169,214	7,032,444	6,554,314	6,069,563	5,578,193	5,080,203	4,575,593	4,064,364	3,546,515	3,022,046	2,490,957	1,953,249	15%
14 Residential Large site - medium density	100	£3,446,142	3,236,994	2,746,222	2,248,975	1,744,149	1,227,996	705,295	176,044	365,640	916,860	1,474,735	2,039,268	0%
15 Residential Large site - high density	100	£1,813,532	851,447	396,627	65,059	539,149	1,019,155	1,505,077	1,996,916	2,494,670	2,998,341	3,507,928	4,023,430	0%
16 Residential Large site - medium density	200	£6,892,285	4,998,879	4,100,379	3,182,550	2,249,802	1,305,137	348,556	630,082	1,626,532	2,635,094	3,671,621	4,722,561	0%
17 Residential Large site - high density	200	£3,704,603	5,268,891	4,370,574	3,457,348	2,524,785	1,580,306	623,909	350,038	1,346,299	2,354,674	3,386,424	4,437,172	0%
18 Residential Large site - medium density	500	£17,230,712	2,184,812	89,663	2,065,452	4,249,198	6,460,109	8,698,185	10,999,173	13,334,307	15,697,123	18,087,624	20,505,809	5%
19 Residential Large site - high density	500	£9,046,124	14,268,197	12,013,098	9,728,307	7,413,824	5,069,649	2,695,782	281,744	2,221,482	4,759,916	7,328,953	9,956,098	10%
20 Residential Large site - medium density	750	£25,846,069	19,142,646	16,001,737	12,786,979	9,530,478	6,232,236	2,892,254	526,940	4,055,516	7,627,112	11,295,627	15,017,636	0%
21 Residential Large site - high density	750	£13,784,570	2,863,936	82,950	3,114,833	6,184,871	9,315,085	12,515,264	15,754,263	19,085,595	22,468,591	25,891,206	29,353,441	0%
22 Residential Large site - medium density	1,000	£34,461,425	23,295,572	19,373,717	15,400,294	11,336,731	7,211,606	3,034,311	1,260,644	5,673,957	10,186,908	14,786,667	19,522,418	0%
23 Residential Large site - high density	1,000	£18,092,248	2,713,194	985,181	4,775,576	8,645,401	12,594,701	16,613,741	20,734,763	24,956,078	29,262,573	33,619,467	38,026,762	0%
24 Housing for Elderly (C3) - high density	40	£861,536	108,112	47,968	205,817	363,665	521,514	679,362	837,211	995,059	1,152,907	1,310,756	1,468,605	0%
25 Housing for Elderly (C3) - high density	60	£947,689	167,310	66,727	303,499	540,272	777,045	1,013,817	1,250,590	1,487,363	1,724,136	1,960,908	2,197,681	0%
26 Housing for Elderly (C2) extra care	70	£947,689	195,195	77,847	354,083	630,317	906,552	1,182,787	1,459,022	1,735,256	2,011,491	2,287,726	2,563,961	0%
27 Residential and light industrial co-location - medium density	25	£1,033,843	984,588	853,881	721,443	587,272	451,370	313,737	174,373	33,277	111,342	258,266	406,948	0%
28 Residential and light industrial co-location - medium density	50	£1,723,071	1,915,833	1,654,418	1,389,540	1,121,200	849,397	574,131	295,401	13,209	276,901	570,747	868,112	0%
29 Residential and light industrial co-location - high density	50	£904,612	1,928,334	1,666,919	1,402,041	1,133,701	861,898	586,632	307,902	25,711	264,195	558,042	855,406	15%
30 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
31 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
32 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	790,652	757,928	724,727	691,047	656,891	622,257	587,146	551,558	515,492	478,948	441,927	50%
2 Residential Small site - medium density	5	£265,413	796,694	764,009	730,845	697,205	663,087	628,491	593,419	557,869	521,841	485,336	448,354	50%
3 Residential Small site - higher density	9	£199,060	530,642	485,148	439,036	392,305	344,956	296,987	248,400	199,194	149,371	98,927	47,866	35%
4 Residential Small site - low density	10	£663,534	1,123,798	1,066,206	1,007,795	948,566	888,518	827,652	765,968	703,464	640,143	576,003	511,044	35%
5 Residential Small site - medium density	10	£331,767	757,784	704,305	650,089	595,135	539,443	483,013	425,845	367,939	309,295	249,914	189,794	35%
6 Residential Small site - higher density	10	£232,237	267,199	214,603	161,321	107,351	52,693	2,694	59,643	117,291	175,637	234,682	294,425	0%
7 Residential Medium site - low density	25	£1,990,601	2,610,369	2,468,389	2,324,402	2,178,410	2,030,412	1,880,408	1,728,398	1,574,381	1,418,360	1,260,332	1,100,297	20%
8 Residential Medium site - medium density	25	£796,240	2,271,268	2,133,572	1,993,951	1,852,404	1,708,932	1,563,535	1,416,212	1,266,965	1,115,791	962,693	807,668	50%
9 Residential Medium site - higher density	25	£564,004	667,996	536,509	403,303	268,377	131,734	6,737	149,109	293,228	439,093	586,704	736,064	0%
10 Residential Medium site - low density	50	£1,990,601	3,737,375	3,486,657	3,232,463	2,974,795	2,713,652	2,449,034	2,180,941	1,909,374	1,634,332	1,355,815	1,073,823	30%
11 Residential Medium site - medium density	50	£1,327,067	1,801,566	1,544,535	1,284,103	1,020,272	753,041	482,412	208,382	70,176	355,597	644,473	936,805	5%
12 Residential Medium site - higher density	50	£696,710	1,002,792	759,317	512,678	262,874	9,906	250,253	513,791	780,544	1,050,515	1,323,701	1,600,103	5%
13 Residential Large site - low density	100	£3,981,201	7,032,444	6,554,314	6,069,563	5,578,193	5,080,203	4,575,593	4,064,364	3,546,515	3,022,046	2,490,957	1,953,249	30%
14 Residential Large site - medium density	100	£2,654,134	3,236,994	2,746,222	2,248,975	1,744,149	1,227,996	705,295	176,044	365,640	916,860	1,474,735	2,039,268	0%
15 Residential Large site - high density	100	£1,396,738	851,447	396,627	65,059	539,149	1,019,155	1,505,077	1,996,916	2,494,670	2,998,341	3,507,928	4,023,430	0%
16 Residential Large site - medium density	200	£5,308,268	4,998,879	4,100,379	3,182,550	2,249,802	1,305,137	348,556	630,082	1,626,532	2,635,094	3,671,621	4,722,561	0%
17 Residential Large site - high density	200	£2,853,194	5,268,891	4,370,574	3,457,348	2,524,785	1,580,306	623,909	350,038	1,346,299	2,354,674	3,386,424	4,437,172	10%
18 Residential Large site - medium density	500	£13,270,671	2,184,812	89,663	2,065,452	4,249,198	6,460,109	8,698,185	10,999,173	13,334,307	15,697,123	18,087,624	20,505,809	0%
19 Residential Large site - high density	500	£6,967,102	14,268,197	12,013,098	9,728,307	7,413,824	5,069,649	2,695,782	281,744	2,221,482	4,759,916	7,328,953	9,956,098	15%
20 Residential Large site - medium density	750	£19,906,006	19,142,646	16,001,737	12,786,979	9,530,478	6,232,236	2,892,254	526,940	4,055,516	7,627,112	11,295,627	15,017,636	0%
21 Residential Large site - high density	750	£10,616,537	2,863,936	82,950	3,114,833	6,184,871	9,315,085	12,515,264	15,754,263	19,085,595	22,468,591	25,891,206	29,353,441	0%
22 Residential Large site - medium density	1,000	£26,541,342	23,295,572	19,373,717	15,400,294	11,336,731	7,211,606	3,034,311	1,260,644	5,673,957	10,186,908	14,786,667	19,522,418	0%
23 Residential Large site - high density	1,000	£13,934,205	2,713,194	985,181	4,775,576	8,645,401	12,594,701	16,613,741	20,734,763	24,956,078	29,262,573	33,619,467	38,026,762	0%
24 Housing for Elderly (C3) - high density	40	£663,534	108,112	47,968	205,817	363,665	521,514	679,362	837,211	995,059	1,152,907	1,310,756	1,468,605	0%
25 Housing for Elderly (C3) - high density	60	£729,887	167,310	66,727	303,499	540,272	777,045	1,013,817	1,250,590	1,487,363	1,724,136	1,960,908	2,197,681	0%
26 Housing for Elderly (C2) extra care	70	£729,887	195,195	77,847	354,083	630,317	906,552	1,182,787	1,459,022	1,735,256	2,011,491	2,287,726	2,563,961	0%
27 Residential and light industrial co-location - medium density	25	£796,240	984,588	853,881	721,443	587,272	451,370	313,737	174,373	33,277	111,342	258,266	406,948	5%
28 Residential and light industrial co-location - medium density	50	£1,327,067	1,915,833	1,654,418	1,389,540	1,121,200	849,397	574,131	295,401	13,209	276,901	570,747	868,112	10%

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,406 ps/m

£8,615,356 PER HA

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	834,182	799,544	764,401	728,753	692,600	655,942	618,778	581,109	542,937	504,258	465,075	40%
2 Residential Small site - medium density	5	£344,614	840,224	805,625	770,520	734,910	698,796	662,176	625,050	587,421	549,285	510,646	471,501	50%
3 Residential Small site - higher density	9	£258,461	591,187	543,032	494,219	444,749	394,622	343,838	292,396	240,299	187,543	134,130	80,061	30%
4 Residential Small site - low density	10	£861,536	1,201,582	1,140,569	1,078,689	1,015,941	952,326	887,842	822,491	756,271	689,183	621,228	552,405	25%
5 Residential Small site - medium density	10	£430,768	829,261	772,640	715,235	657,048	598,077	538,322	477,784	416,464	354,359	291,473	227,801	30%
6 Residential Small site - higher density	10	£301,537	334,472	278,919	222,635	165,622	107,878	49,404	9,959	70,874	132,529	194,928	258,068	10%
7 Residential Medium site - low density	25	£2,584,607	2,801,676	2,651,284	2,498,765	2,344,118	2,187,344	2,028,442	1,867,414	1,704,257	1,538,973	1,371,562	1,202,023	5%
8 Residential Medium site - medium density	25	£1,033,843	2,456,268	2,310,438	2,162,565	2,012,649	1,860,690	1,706,690	1,550,646	1,392,558	1,232,428	1,070,257	906,041	45%
9 Residential Medium site - higher density	25	£732,305	836,178	697,295	556,588	414,054	269,696	123,511	24,898	177,183	331,324	487,320	645,171	0%
10 Residential Medium site - low density	50	£2,584,607	4,086,067	3,820,016	3,550,270	3,276,828	2,999,690	2,718,855	2,434,323	2,146,097	1,854,173	1,558,554	1,259,237	25%
11 Residential Medium site - medium density	50	£1,723,071	2,144,211	1,872,114	1,596,399	1,317,067	1,034,118	747,553	457,370	163,570	136,036	44,993	751,626	5%
12 Residential Medium site - higher density	50	£904,612	1,325,282	1,067,627	806,604	542,212	274,450	3,319	275,617	558,300	843,868	1,133,131	1,425,817	15%
13 Residential Large site - low density	100	£5,169,214	7,709,426	7,201,529	6,686,583	6,164,586	5,635,541	5,099,446	4,556,302	4,006,108	3,448,865	2,884,572	2,313,230	20%
14 Residential Large site - medium density	100	£3,446,142	3,902,236	3,382,214	2,855,294	2,321,477	1,780,762	1,227,774	666,691	88,632	484,198	1,075,733	1,674,360	0%
15 Residential Large site - higher density	100	£1,813,532	1,463,104	981,391	493,469	674	509,197	1,024,032	1,545,178	2,072,634	2,606,400	3,146,478	3,692,866	5%
16 Residential Large site - medium density	200	£6,892,285	6,268,512	5,314,188	4,347,274	3,366,050	2,362,270	1,345,753	316,502	737,350	1,809,321	2,896,842	4,013,986	0%
17 Residential Large site - higher density	200	£3,704,603	6,538,524	5,584,382	4,617,650	3,638,329	2,637,437	1,621,106	592,040	457,117	1,528,900	2,613,627	3,728,598	10%
18 Residential Large site - medium density	500	£17,230,712	5,021,175	2,830,738	587,798	1,718,506	4,063,443	6,437,399	8,840,376	11,315,463	13,822,249	16,358,605	18,924,533	20%
19 Residential Large site - higher density	500	£9,046,124	17,391,580	14,999,150	12,575,045	10,119,266	7,631,810	5,112,679	2,561,873	31,948	2,726,522	5,453,746	8,213,619	25%
20 Residential Large site - medium density	750	£25,846,069	23,516,141	20,185,561	16,810,907	13,374,624	9,872,796	6,326,410	2,735,466	944,382	4,737,841	8,585,316	12,537,202	0%
21 Residential Large site - higher density	750	£13,784,570	6,896,061	3,814,819	658,095	2,588,985	5,887,616	9,247,659	12,685,733	16,166,197	19,757,382	23,390,916	27,066,799	0%
22 Residential Large site - medium density	1,000	£34,461,425	28,819,491	24,654,756	20,434,946	16,160,062	11,811,383	7,373,301	2,879,489	1,743,053	6,490,460	11,358,424	16,336,061	0%
23 Residential Large site - higher density	1,000	£18,092,248	7,819,904	3,964,612	5,019	4,070,230	8,219,318	12,465,119	16,790,209	21,219,937	25,776,728	30,404,804	35,086,791	0%
24 Housing for Elderly (C3) - high density	40	£861,536	311,637	146,152	19,649	187,840	356,031	524,222	692,414	860,605	1,028,796	1,196,987	1,365,178	0%
25 Housing for Elderly (C3) - high density	60	£947,889	472,597	224,370	24,248	276,534	528,821	781,107	1,033,394	1,285,681	1,537,968	1,790,255	2,042,541	0%
26 Housing for Elderly (C2) extra care	70	£729,887	551,363	261,764	28,289	322,623	616,958	911,292	1,205,627	1,499,961	1,794,296	2,088,630	2,382,965	0%
34 Residential and light industrial co-location - medium density	25	£1,033,843	1,157,188	1,018,891	878,754	736,776	592,956	447,296	299,795	150,452	743	156,270	313,668	0%
35 Residential and light industrial co-location - medium density	50	£1,723,071	2,261,032	1,984,440	1,704,164	1,420,208	1,132,568	841,247	546,245	247,561	55,703	366,757	681,553	15%
36 Residential and light industrial co-location - high density	50	£904,612	2,273,533	1,996,940	1,716,666	1,432,709	1,145,070	853,749	558,746	260,062	42,997	354,051	668,847	20%
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	834,182	799,544	764,401	728,753	692,600	655,942	618,778	581,109	542,937	504,258	465,075	50%
2 Residential Small site - medium density	5	£265,413	840,224	805,625	770,520	734,910	698,796	662,176	625,050	587,421	549,285	510,646	471,501	50%
3 Residential Small site - higher density	9	£199,060	591,187	543,032	494,219	444,749	394,622	343,838	292,396	240,299	187,543	134,130	80,061	30%
4 Residential Small site - low density	10	£663,534	1,201,582	1,140,569	1,078,689	1,015,941	952,326	887,842	822,491	756,271	689,183	621,228	552,405	45%
5 Residential Small site - medium density	10	£331,767	829,261	772,640	715,235	657,048	598,077	538,322	477,784	416,464	354,359	291,473	227,801	40%
6 Residential Small site - higher density	10	£232,237	334,472	278,919	222,635	165,622	107,878	49,404	9,959	70,874	132,529	194,928	258,068	5%
7 Residential Medium site - low density	25	£1,990,601	2,801,676	2,651,284	2,498,765	2,344,118	2,187,344	2,028,442	1,867,414	1,704,257	1,538,973	1,371,562	1,202,023	25%
8 Residential Medium site - medium density	25	£796,240	2,456,268	2,310,438	2,162,565	2,012,649	1,860,690	1,706,690	1,550,646	1,392,558	1,232,428	1,070,257	906,041	50%
9 Residential Medium site - higher density	25	£564,004	836,178	697,295	556,588	414,054	269,696	123,511	24,898	177,183	331,324	487,320	645,171	5%
10 Residential Medium site - low density	50	£1,990,601	4,086,067	3,820,016	3,550,270	3,276,828	2,999,690	2,718,855	2,434,323	2,146,097	1,854,173	1,558,554	1,259,237	35%
11 Residential Medium site - medium density	50	£1,327,067	2,144,211	1,872,114	1,596,399	1,317,067	1,034,118	747,553	457,370	163,570	136,036	44,993	751,626	10%
12 Residential Medium site - higher density	50	£696,710	1,325,282	1,067,627	806,604	542,212	274,450	3,319	275,617	558,300	843,868	1,133,131	1,425,817	15%
13 Residential Large site - low density	100	£3,981,201	7,709,426	7,201,529	6,686,583	6,164,586	5,635,541	5,099,446	4,556,302	4,006,108	3,448,865	2,884,572	2,313,230	30%
14 Residential Large site - medium density	100	£2,654,134	3,902,236	3,382,214	2,855,294	2,321,477	1,780,762	1,227,774	666,691	88,632	484,198	1,075,733	1,674,360	10%
15 Residential Large site - higher density	100	£1,396,738	1,463,104	981,391	493,469	674	509,197	1,024,032	1,545,178	2,072,634	2,606,400	3,146,478	3,692,866	0%
16 Residential Large site - medium density	200	£5,308,268	6,268,512	5,314,188	4,347,274	3,366,050	2,362,270	1,345,753	316,502	737,350	1,809,321	2,896,842	4,013,986	5%
17 Residential Large site - higher density	200	£2,853,194	6,538,524	5,584,382	4,617,650	3,638,329	2,637,437	1,621,106	592,040	457,117	1,528,900	2,613,627	3,728,598	15%
18 Residential Large site - medium density	500	£13,270,871	5,021,175	2,830,738	587,798	1,718,506	4,063,443	6,437,399	8,840,376	11,315,463	13,822,249	16,358,605	18,924,533	0%
19 Residential Large site - higher density	500	£6,967,102	17,391,580	14,999,150	12,575,045	10,119,266	7,631,810	5,112,679	2,561,873	31,948	2,726,522	5,453,746	8,213,619	20%
20 Residential Large site - medium density	750	£19,906,060	23,516,141	20,185,561	16,810,907	13,374,624	9,872,796	6,326,410	2,735,466	944,382	4,737,841	8,585,316	12,537,202	5%
21 Residential Large site - higher density	750	£10,616,537	6,896,061	3,814,819	658,095	2,588,985	5,887,616	9,247,659	12,685,733	16,166,197	19,757,382	23,390,916	27,066,799	0%
22 Residential Large site - medium density	1,000	£26,514,342	28,819,491	24,654,756	20,434,946	16,160,062	11,811,383	7,373,301	2,879,489	1,743,053	6,490,460	11,358,424	16,336,061	0%
23 Residential Large site - higher density	1,000	£13,934,205	7,819,904	3,964,612	5,019	4,070,230	8,219,318	12,465,119	16,790,209	21,219,937	25,776,728	30,404,804	35,086,791	

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,563 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£8,615,356 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	877,712	841,160	804,076	766,458	728,308	689,625	650,410	610,661	570,380	529,567	488,221	45%
2 Residential Small site - medium density	5	£344,614	883,754	847,241	810,194	772,616	734,504	695,859	656,683	616,973	576,730	535,955	494,647	50%
3 Residential Small site - higher density	9	£258,461	651,733	600,915	549,402	497,193	444,288	390,689	336,393	281,402	225,716	169,333	112,255	35%
4 Residential Small site - low density	10	£861,536	1,279,366	1,214,934	1,149,585	1,083,318	1,016,133	948,032	879,014	809,078	738,224	666,454	593,766	45%
5 Residential Small site - medium density	10	£430,768	900,739	840,974	780,381	718,961	656,711	593,632	529,725	464,989	399,424	333,031	265,809	30%
6 Residential Small site - higher density	10	£301,537	401,744	343,233	283,950	223,892	163,064	101,461	39,085	-24,456	-89,423	-155,174	-221,712	15%
7 Residential Medium site - low density	25	£2,584,607	2,992,983	2,834,179	2,673,127	2,509,827	2,344,276	2,176,477	2,006,429	1,834,133	1,659,587	1,482,792	1,303,750	10%
8 Residential Medium site - medium density	25	£1,033,843	2,641,268	2,487,304	2,331,179	2,172,895	2,012,449	1,849,844	1,685,078	1,518,153	1,349,066	1,177,820	1,004,414	45%
9 Residential Medium site - higher density	25	£732,305	1,004,360	858,083	709,874	559,732	407,658	253,652	97,714	-61,140	-223,556	-387,938	-554,279	5%
10 Residential Medium site - low density	50	£2,584,607	4,434,758	4,153,377	3,868,078	3,578,861	3,285,727	2,988,675	2,687,705	2,382,818	2,074,014	1,761,292	1,444,652	30%
11 Residential Medium site - medium density	50	£1,723,071	2,486,857	2,199,692	1,908,695	1,613,862	1,315,196	1,012,693	706,357	396,187	82,182	-239,512	-566,447	25%
12 Residential Medium site - higher density	50	£904,612	1,647,771	1,375,938	1,100,530	821,548	538,992	252,863	-37,442	-335,516	-637,222	-942,560	-1,251,532	20%
13 Residential Large site - low density	100	£5,169,214	8,386,406	7,848,744	7,303,601	6,750,980	6,190,879	5,623,299	5,048,239	4,465,701	3,875,683	3,278,186	2,673,209	15%
14 Residential Large site - medium density	100	£3,446,142	4,567,477	4,018,205	3,461,613	2,897,702	2,326,471	1,747,918	1,157,339	557,019	-51,537	-676,731	-1,309,452	10%
15 Residential Large site - higher density	100	£1,813,532	2,074,761	1,566,154	1,050,949	529,148	748	-542,987	-1,093,439	-1,650,597	-2,214,460	-2,785,028	-3,362,303	5%
16 Residential Large site - medium density	200	£6,892,285	7,538,145	6,527,996	5,504,452	4,467,512	3,417,177	2,342,950	1,252,946	149,389	-983,548	-2,132,704	-3,305,413	0%
17 Residential Large site - higher density	200	£3,704,603	7,808,157	6,798,191	5,774,829	4,738,071	3,687,917	2,618,303	1,528,484	425,112	-703,128	-1,852,096	-3,020,024	15%
18 Residential Large site - medium density	500	£17,230,712	7,850,594	5,535,750	3,190,955	799,115	-1,666,777	-4,176,614	-6,717,326	-9,296,620	-11,947,373	-14,629,586	-17,343,258	0%
19 Residential Large site - higher density	500	£9,046,124	20,477,015	17,972,084	15,421,783	12,824,706	10,193,970	7,529,577	4,831,525	2,099,816	-693,128	-3,578,541	-6,498,649	20%
20 Residential Large site - medium density	750	£25,846,069	27,889,635	24,366,758	20,797,030	17,180,453	13,513,356	9,760,566	5,960,400	2,112,859	-1,848,568	-5,912,728	-10,058,486	15%
21 Residential Large site - higher density	750	£13,784,570	10,916,366	7,658,355	4,358,217	990,702	-2,482,167	-6,014,665	-9,617,202	-13,298,529	-17,046,173	-20,890,625	-24,780,158	5%
22 Residential Large site - medium density	1,000	£34,461,425	34,282,038	29,918,653	25,469,597	20,944,819	16,361,458	11,712,290	6,954,132	2,136,684	-2,839,878	-7,935,025	-13,169,658	0%
23 Residential Large site - higher density	1,000	£18,092,482	12,899,482	8,821,805	4,691,448	465,545	-3,893,766	-8,337,801	-12,886,874	-17,534,736	-22,290,883	-27,190,140	-32,146,818	15%
24 Housing for Elderly (C3) - high density	40	£663,534	515,161	339,500	163,839	-12,015	-190,548	-369,082	-547,616	-726,150	-904,684	-1,083,218	-1,261,752	0%
25 Housing for Elderly (C3) - high density	60	£729,887	777,884	514,392	250,901	-12,796	-280,597	-548,398	-816,198	-1,083,999	-1,351,800	-1,619,601	-1,887,401	0%
26 Housing for Elderly (C2) extra care	70	£947,889	907,530	600,124	292,718	-14,929	-327,363	-639,798	-952,232	-1,264,665	-1,577,100	-1,889,534	-2,201,967	5%
34 Residential and light industrial co-location - medium density	25	£1,033,843	1,329,788	1,183,902	1,036,066	886,279	734,542	580,854	425,217	267,628	108,088	54,275	-220,389	10%
35 Residential and light industrial co-location - medium density	50	£1,723,071	2,606,231	2,314,460	2,018,788	1,719,215	1,415,741	1,108,365	797,088	481,911	162,833	-162,766	-494,994	25%
36 Residential and light industrial co-location - high density	50	£904,612	2,618,733	2,326,962	2,031,289	1,731,716	1,428,242	1,120,866	809,590	494,412	175,333	-150,061	-482,289	30%
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	877,712	841,160	804,076	766,458	728,308	689,625	650,410	610,661	570,380	529,567	488,221	50%
2 Residential Small site - medium density	5	£265,413	883,754	847,241	810,194	772,616	734,504	695,859	656,683	616,973	576,730	535,955	494,647	50%
3 Residential Small site - higher density	9	£199,060	651,733	600,915	549,402	497,193	444,288	390,689	336,393	281,402	225,716	169,333	112,255	45%
4 Residential Small site - low density	10	£663,534	1,279,366	1,214,934	1,149,585	1,083,318	1,016,133	948,032	879,014	809,078	738,224	666,454	593,766	40%
5 Residential Small site - medium density	10	£331,767	900,739	840,974	780,381	718,961	656,711	593,632	529,725	464,989	399,424	333,031	265,809	45%
6 Residential Small site - higher density	10	£232,237	401,744	343,233	283,950	223,892	163,064	101,461	39,085	-24,456	-89,423	-155,174	-221,712	10%
7 Residential Medium site - low density	25	£1,990,601	2,992,983	2,834,179	2,673,127	2,509,827	2,344,276	2,176,477	2,006,429	1,834,133	1,659,587	1,482,792	1,303,750	30%
8 Residential Medium site - medium density	25	£732,305	2,641,268	2,487,304	2,331,179	2,172,895	2,012,449	1,849,844	1,685,078	1,518,153	1,349,066	1,177,820	1,004,414	45%
9 Residential Medium site - higher density	25	£564,004	1,004,360	858,083	709,874	559,732	407,658	253,652	97,714	-61,140	-223,556	-387,938	-554,279	10%
10 Residential Medium site - low density	50	£1,990,601	4,434,758	4,153,377	3,868,078	3,578,861	3,285,727	2,988,675	2,687,705	2,382,818	2,074,014	1,761,292	1,444,652	40%
11 Residential Medium site - medium density	50	£1,327,067	2,486,857	2,199,692	1,908,695	1,613,862	1,315,196	1,012,693	706,357	396,187	82,182	-239,512	-566,447	15%
12 Residential Medium site - higher density	50	£696,710	1,647,771	1,375,938	1,100,530	821,548	538,992	252,863	-37,442	-335,516	-637,222	-942,560	-1,251,532	10%
13 Residential Large site - low density	100	£3,981,201	8,386,406	7,848,744	7,303,601	6,750,980	6,190,879	5,623,299	5,048,239	4,465,701	3,875,683	3,278,186	2,673,209	15%
14 Residential Large site - medium density	100	£2,654,134	4,567,477	4,018,205	3,461,613	2,897,702	2,326,471	1,747,918	1,157,339	557,019	-51,537	-676,731	-1,309,452	10%
15 Residential Large site - higher density	100	£1,396,738	2,074,761	1,566,154	1,050,949	529,148	748	-542,987	-1,093,439	-1,650,597	-2,214,460	-2,785,028	-3,362,303	5%
16 Residential Large site - medium density	200	£5,308,268	7,538,145	6,527,996	5,504,452	4,467,512	3,417,177	2,342,950	1,252,946	149,389	-983,548	-2,132,704	-3,305,413	20%
17 Residential Large site - higher density	200	£2,853,194	7,808,157	6,798,191	5,774,829	4,738,071	3,687,917	2,618,303	1,528,484	425,112	-703,128	-1,852,096	-3,020,024	10%
18 Residential Large site - medium density	500	£13,720,671	7,850,594	5,535,750	3,190,955	799,115	-1,666,777	-4,176,614	-6,717,326	-9,296,620	-11,947,373	-14,629,586	-17,343,258	0%
19 Residential Large site - higher density	500	£6,967,102	20,477,015	17,972,084	15,421,783	12,824,706	10,193,970	7,529,577	4,831,525	2,099,816	-693,128	-3,578,541	-6,498,649	25%
20 Residential Large site - medium density	750	£19,906,060	27,889,635	24,366,758	20,797,030	17,180,453	13,513,356	9,760,566	5,960,400	2,112,859	-1,848,568	-5,912,728	-10,058,486	10%
21 Residential Large site - higher density	750	£10,616,537	10,916,366	7,658,355	4,358,217	990,702	-2,482,167	-6,014,665	-9,617,202	-13,298,529	-17,046,173	-20,890,625	-24,780,158	5%
22 Residential Large site - medium density	1,000	£26,541,342	34,282,038	29,918,653	25,469,597	20,944,819	16,361,458	11,712,290	6,954,132	2,136,684	-2,839,878	-7,935,025	-13,169,658	0%
23 Residential Large site - higher density	1,000	£13,934,205	12,899,482	8,821,805	4,691,448	465,545	-3,893,766	-8,337,801	-12,886,874	-17,5				

**HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

Sales value £6,719 ps/m

£8,615,356 PER HA

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	921,242	882,775	843,750	804,163	764,016	723,309	682,041	640,213	597,825	554,876	511,368	45%
2 Residential Small site - medium density	5	£344,614	927,284	888,857	849,868	810,321	770,212	729,544	688,314	646,525	604,175	561,264	517,794	50%
3 Residential Small site - higher density	9	£258,461	712,278	658,798	604,585	549,637	493,954	437,539	380,389	322,506	263,887	204,536	144,450	40%
4 Residential Small site - low density	10	£861,536	1,357,150	1,289,298	1,220,479	1,150,694	1,079,941	1,008,222	935,537	861,885	787,265	711,680	635,127	45%
5 Residential Small site - medium density	10	£430,768	972,216	909,309	845,528	780,873	715,344	648,941	581,665	513,513	444,488	374,589	303,817	35%
6 Residential Small site - higher density	10	£301,537	469,017	407,548	345,264	282,164	218,248	153,517	87,971	21,608	-	46,315	-	20%
7 Residential Medium site - low density	25	£2,584,607	3,184,290	3,017,075	2,847,489	2,675,534	2,501,208	2,324,512	2,145,445	1,964,008	1,780,201	1,594,024	1,405,476	10%
8 Residential Medium site - medium density	25	£1,033,843	2,826,269	2,664,170	2,499,794	2,333,139	2,164,207	1,992,998	1,819,511	1,643,746	1,465,704	1,285,384	1,102,786	50%
9 Residential Medium site - higher density	25	£732,305	1,172,543	1,018,870	863,159	705,409	545,620	383,793	219,926	54,021	-	115,787	-	10%
10 Residential Medium site - low density	50	£2,584,607	4,783,450	4,486,737	4,185,885	3,880,894	3,571,764	3,258,495	2,941,087	2,619,541	2,293,854	1,964,030	1,630,066	35%
11 Residential Medium site - medium density	50	£1,723,071	2,829,502	2,527,272	2,220,990	1,910,658	1,596,272	1,277,834	955,346	628,804	298,210	-	37,031	381,268
12 Residential Medium site - higher density	50	£904,612	1,970,260	1,684,247	1,394,456	1,100,885	803,536	502,408	197,501	-	113,002	-	430,576	1,077,245
13 Residential Large site - low density	100	£5,169,214	9,063,387	8,495,958	7,920,621	7,337,373	6,746,217	6,147,151	5,540,177	4,925,294	4,302,502	3,671,799	3,033,188	15%
14 Residential Large site - medium density	100	£3,446,142	5,232,718	4,654,196	4,067,932	3,473,927	2,872,178	2,262,687	1,645,454	1,015,408	374,992	-	277,728	944,544
15 Residential Large site - higher density	100	£1,813,532	2,678,281	2,149,245	1,608,431	1,058,958	502,500	-	61,941	-	641,701	-	1,822,519	2,423,579
16 Residential Large site - medium density	200	£6,892,285	8,807,777	7,741,805	6,661,630	5,567,254	4,458,677	3,335,897	2,189,390	1,024,262	-	157,775	-	1,371,172
17 Residential Large site - higher density	200	£3,704,603	9,077,790	8,012,000	6,932,007	5,837,813	4,729,417	3,606,820	2,464,928	1,299,985	120,671	-	1,090,564	2,318,379
18 Residential Large site - medium density	500	£17,230,712	10,680,012	8,240,763	5,769,764	3,267,018	718,144	-	1,915,829	-	4,594,275	-	7,305,452	-
19 Residential Large site - higher density	500	£9,046,124	23,557,094	20,916,736	18,241,083	15,530,134	12,756,131	9,946,474	7,101,176	4,220,238	1,303,658	-	1,703,334	4,783,678
20 Residential Large site - medium density	750	£25,846,069	32,263,129	28,547,955	24,783,153	20,968,725	17,104,669	13,190,987	9,185,335	5,125,755	1,015,981	-	3,248,227	7,588,908
21 Residential Large site - higher density	750	£13,784,570	14,936,671	11,501,892	8,022,434	4,498,297	908,426	-	2,802,289	-	6,573,924	-	10,431,754	-
22 Residential Large site - medium density	1,000	£34,461,425	39,728,764	35,125,892	30,461,547	25,729,577	20,892,815	15,993,966	11,028,775	5,943,420	795,217	-	4,562,145	-
23 Residential Large site - higher density	1,000	£18,092,248	17,955,613	13,678,039	9,321,116	4,908,289	402,423	-	4,256,176	-	9,011,007	-	13,870,125	-
24 Housing for Elderly (C3) - high density	40	£861,536	718,686	532,849	347,012	161,175	-	25,066	-	213,942	-	402,819	-	591,695
25 Housing for Elderly (C3) - high density	60	£947,889	1,083,170	804,415	525,659	246,904	-	32,373	-	315,688	-	599,003	-	882,317
26 Housing for Elderly (C2) extra care	70	£947,889	1,263,699	938,484	613,269	288,054	-	37,768	-	368,302	-	698,836	-	1,029,370
34 Residential and light industrial co-location - medium density	25	£1,033,843	1,502,387	1,348,912	1,193,378	1,035,783	876,128	714,413	550,638	384,803	216,907	46,952	-	127,109
35 Residential and light industrial co-location - medium density	50	£1,723,071	2,951,431	2,644,481	2,333,412	2,018,223	1,698,913	1,375,483	1,047,932	716,262	380,471	40,560	-	308,434
36 Residential and light industrial co-location - high density	50	£904,612	2,963,932	2,656,982	2,345,913	2,030,724	1,711,414	1,387,984	1,060,433	728,763	392,972	53,062	-	295,729
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	921,242	882,775	843,750	804,163	764,016	723,309	682,041	640,213	597,825	554,876	511,368	50%
2 Residential Small site - medium density	5	£265,413	927,284	888,857	849,868	810,321	770,212	729,544	688,314	646,525	604,175	561,264	517,794	50%
3 Residential Small site - higher density	9	£199,060	712,278	658,798	604,585	549,637	493,954	437,539	380,389	322,506	263,887	204,536	144,450	45%
4 Residential Small site - low density	10	£663,534	1,357,150	1,289,298	1,220,479	1,150,694	1,079,941	1,008,222	935,537	861,885	787,265	711,680	635,127	45%
5 Residential Small site - medium density	10	£331,767	972,216	909,309	845,528	780,873	715,344	648,941	581,665	513,513	444,488	374,589	303,817	45%
6 Residential Small site - higher density	10	£232,237	469,017	407,548	345,264	282,164	218,248	153,517	87,971	21,608	-	46,315	-	20%
7 Residential Medium site - low density	25	£1,990,601	3,184,290	3,017,075	2,847,489	2,675,534	2,501,208	2,324,512	2,145,445	1,964,008	1,780,201	1,594,024	1,405,476	30%
8 Residential Medium site - medium density	25	£796,240	2,826,269	2,664,170	2,499,794	2,333,139	2,164,207	1,992,998	1,819,511	1,643,746	1,465,704	1,285,384	1,102,786	50%
9 Residential Medium site - higher density	25	£564,004	1,172,543	1,018,870	863,159	705,409	545,620	383,793	219,926	54,021	-	115,787	-	10%
10 Residential Medium site - low density	50	£1,990,601	4,783,450	4,486,737	4,185,885	3,880,894	3,571,764	3,258,495	2,941,087	2,619,541	2,293,854	1,964,030	1,630,066	40%
11 Residential Medium site - medium density	50	£1,327,067	2,829,502	2,527,272	2,220,990	1,910,658	1,596,272	1,277,834	955,346	628,804	298,210	-	37,031	381,268
12 Residential Medium site - higher density	50	£696,710	1,970,260	1,684,247	1,394,456	1,100,885	803,536	502,408	197,501	-	113,002	-	430,576	1,077,245
13 Residential Large site - low density	100	£3,981,201	9,063,387	8,495,958	7,920,621	7,337,373	6,746,217	6,147,151	5,540,177	4,925,294	4,302,502	3,671,799	3,033,188	20%
14 Residential Large site - medium density	100	£2,654,134	5,232,718	4,654,196	4,067,932	3,473,927	2,872,178	2,262,687	1,645,454	1,015,408	374,992	-	277,728	944,544
15 Residential Large site - higher density	100	£1,396,738	2,678,281	2,149,245	1,608,431	1,058,958	502,500	-	61,941	-	641,701	-	1,822,519	2,423,579
16 Residential Large site - medium density	200	£5,308,268	8,807,777	7,741,805	6,661,630	5,567,254	4,458,677	3,335,897	2,189,390	1,024,262	-	157,775	-	1,371,172
17 Residential Large site - higher density	200	£2,853,194	9,077,790	8,012,000	6,932,007	5,837,813	4,729,417	3,606,820	2,464,928	1,299,985	120,671	-	1,090,564	2,318,379
18 Residential Large site - medium density	500	£13,720,671	10,680,012	8,240,763	5,769,764	3,267,018	718,144	-	1,915,829	-	4,594,275	-	7,305,452	-
19 Residential Large site - higher density	500	£6,967,102	23,557,094	20,916,736	18,241,083	15,530,134	12,756,131	9,946,474	7,101,176	4,220,238	1,303,658	-	1,703,334	4,783,678
20 Residential Large site - medium density	750	£19,906,069	32,263,129	28,547,955	24,783,153	20,968,725	17,104,669	13,190,987	9,185,335	5,125,755	1,015,981	-	3,248,227	7,588,908
21 Residential Large site - higher density	750	£10,616,537	14,936,671	11,501,892	8,022,434	4,498,297	908,426	-	2,802,289	-	6,573,924	-	10,431,754	-
22 Residential Large site - medium density	1,000	£26,541,342	39,728,764	35,125,892	30,461,547	25,729,577	20,892,815	15,993,966	11,028,775	5,943,420	795,217	-	4,562,145	-
23 Residential Large site - higher density	1,000	£13,934,205	17,955,613	13,678,039	9,321,116	4,908,289	402,423	-	4,256,176	-	9,011,007	-	13,870,125	-
24 Housing for Elderly (C3) - high density	40	£663,534	718,686	532,849	347,012	161,175	-	25,066	-	213,942	-	402,819	-	591,695
25 Housing for Elderly (C3) - high density	60	£729,887	1,083,170	804,415	525,659	246,904	-	32,373	-	315,688	-	599,003	-	882,317

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,875 ps/m

£8,615,356 PER HA

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	964,772	924,392	883,424	841,868	799,724	756,993	713,673	669,765	625,269	580,186	534,514	50%	
2 Residential Small site - medium density	5	£344,614	970,814	930,472	889,544	848,026	805,920	763,227	719,946	676,677	631,619	586,574	540,940	50%	
3 Residential Small site - higher density	9	£258,461	772,824	716,682	659,767	602,080	543,622	484,389	424,385	363,609	302,059	239,738	176,844	40%	
4 Residential Small site - low density	10	£861,536	1,434,934	1,363,662	1,291,374	1,218,069	1,143,749	1,068,412	992,060	914,691	836,306	756,905	676,488	40%	
5 Residential Small site - medium density	10	£430,768	1,043,693	977,644	910,675	842,786	773,978	704,251	633,604	562,039	489,554	416,148	341,824	35%	
6 Residential Small site - higher density	10	£301,537	536,290	471,863	406,578	340,434	273,433	205,573	136,855	67,278	3,208	75,666	148,989	25%	
7 Residential Medium site - low density	25	£2,584,607	3,375,597	3,199,971	3,021,853	2,841,242	2,658,140	2,472,547	2,284,462	2,093,884	1,900,815	1,705,254	1,507,202	20%	
8 Residential Medium site - medium density	25	£1,033,843	3,011,269	2,841,035	2,668,407	2,493,384	2,318,966	2,136,152	1,953,945	1,769,340	1,582,342	1,392,948	1,201,159	20%	
9 Residential Medium site - higher density	25	£732,305	1,340,724	1,179,658	1,016,445	851,087	683,583	513,933	342,137	168,197	8,019	189,168	372,494	15%	
10 Residential Medium site - low density	50	£2,584,607	5,132,142	4,820,097	4,503,692	4,182,927	3,857,802	3,528,315	3,194,469	2,859,262	2,513,695	2,166,769	1,815,481	35%	
11 Residential Medium site - medium density	50	£1,723,071	5,132,142	4,820,097	4,503,692	4,182,927	3,857,802	3,528,315	3,194,469	2,859,262	2,513,695	2,166,769	1,815,481	35%	
12 Residential Medium site - higher density	50	£904,612	3,011,269	2,841,035	2,668,407	2,493,384	2,318,966	2,136,152	1,953,945	1,769,340	1,582,342	1,392,948	1,201,159	20%	
13 Residential Large site - low density	100	£5,169,214	9,740,367	9,143,173	8,537,639	7,923,766	7,301,555	6,671,004	6,032,116	5,384,887	4,729,319	4,065,414	3,393,169	30%	
14 Residential Large site - medium density	100	£3,446,142	5,897,960	5,290,188	4,674,251	4,050,151	3,417,885	2,777,456	2,128,861	1,472,102	800,691	119,323	579,636	15%	
15 Residential Large site - higher density	100	£1,813,532	3,280,911	2,725,379	2,162,560	1,588,768	1,004,251	412,361	189,962	806,523	1,430,579	2,062,129	2,701,176	10%	
16 Residential Large site - medium density	200	£6,892,285	10,077,410	9,555,613	9,032,809	8,509,185	7,984,561	7,459,937	6,935,313	6,410,689	5,886,065	5,361,441	4,836,817	40%	
17 Residential Large site - higher density	200	£3,704,603	10,347,423	9,225,808	8,089,185	6,937,554	5,770,917	4,589,271	3,392,617	2,174,858	933,155	329,032	1,621,920	25%	
18 Residential Large site - medium density	500	£17,230,712	13,509,430	10,945,774	8,348,575	5,717,829	3,053,541	339,406	-2,471,225	-5,321,991	-8,207,343	-11,171,548	-14,180,708	0%	
19 Residential Large site - higher density	500	£9,046,124	26,637,173	23,861,388	21,048,351	18,198,064	15,310,526	12,363,371	9,370,828	6,340,660	3,272,868	167,453	3,068,708	30%	
20 Residential Large site - medium density	750	£25,846,069	36,584,943	32,712,532	28,769,276	24,756,997	20,692,314	16,575,228	12,405,738	8,138,651	3,814,021	583,726	5,152,067	20%	
21 Residential Large site - higher density	750	£13,784,570	18,927,395	15,345,429	11,686,651	7,980,641	4,227,399	403,488	-3,557,258	-7,573,302	-11,699,359	-15,890,045	-20,206,874	10%	
22 Residential Large site - medium density	1,000	£34,461,425	45,175,490	40,333,131	35,425,843	30,453,623	25,416,471	20,268,415	15,047,063	9,750,157	4,330,486	1,195,558	6,920,882	5%	
23 Residential Large site - higher density	1,000	£18,092,248	22,959,634	18,491,497	13,950,783	9,308,163	4,606,415	-197,353	-5,167,448	-10,249,095	-15,435,259	-20,769,322	-26,266,875	25%	
24 Housing for Elderly (C3) - high density	40	£861,536	922,210	726,197	530,183	334,170	138,157	58,803	258,022	457,241	656,460	855,679	1,054,898	10%	
25 Housing for Elderly (C3) - high density	60	£947,889	1,388,457	1,094,436	800,416	506,397	212,377	82,978	381,807	680,635	979,464	1,278,293	1,577,121	10%	
26 Housing for Elderly (C2) extra care	70	£729,887	1,619,866	1,276,843	933,820	590,797	247,773	96,808	445,441	794,074	1,142,708	1,491,342	1,839,975	5%	
34 Residential and light industrial co-location - medium density	25	£1,033,843	1,674,987	1,513,923	1,350,690	1,185,287	1,017,714	847,972	676,060	501,978	325,727	147,305	33,830	15%	
35 Residential and light industrial co-location - medium density	50	£1,723,071	3,296,629	2,974,502	2,648,036	2,317,230	1,982,084	1,642,601	1,298,777	950,613	598,110	241,268	121,875	20%	
36 Residential and light industrial co-location - high density	50	£904,612	3,009,130	2,987,003	2,660,537	2,329,731	1,994,586	1,655,102	1,311,277	963,114	610,611	253,769	109,170	35%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%	
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%	
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635,335 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	964,772	924,392	883,424	841,868	799,724	756,993	713,673	669,765	625,269	580,186	534,514	50%	
2 Residential Small site - medium density	5	£265,413	970,814	930,472	889,544	848,026	805,920	763,227	719,946	676,677	631,619	586,574	540,940	50%	
3 Residential Small site - higher density	9	£199,060	772,824	716,682	659,767	602,080	543,622	484,389	424,385	363,609	302,059	239,738	176,844	45%	
4 Residential Small site - low density	10	£663,534	1,434,934	1,363,662	1,291,374	1,218,069	1,143,749	1,068,412	992,060	914,691	836,306	756,905	676,488	50%	
5 Residential Small site - medium density	10	£331,767	1,043,693	977,644	910,675	842,786	773,978	704,251	633,604	562,039	489,554	416,148	341,824	50%	
6 Residential Small site - higher density	10	£232,237	536,290	471,863	406,578	340,434	273,433	205,573	136,855	67,278	3,208	75,666	148,989	20%	
7 Residential Medium site - low density	25	£1,990,601	3,375,597	3,199,971	3,021,853	2,841,242	2,658,140	2,472,547	2,284,462	2,093,884	1,900,815	1,705,254	1,507,202	35%	
8 Residential Medium site - medium density	25	£796,240	3,011,269	2,841,035	2,668,407	2,493,384	2,318,966	2,136,152	1,953,945	1,769,340	1,582,342	1,392,948	1,201,159	20%	
9 Residential Medium site - higher density	25	£564,004	1,340,724	1,179,658	1,016,445	851,087	683,583	513,933	342,137	168,197	8,019	189,168	372,494	50%	
10 Residential Medium site - low density	50	£1,990,601	5,132,142	4,820,097	4,503,692	4,182,927	3,857,802	3,528,315	3,194,469	2,859,262	2,513,695	2,166,769	1,815,481	45%	
11 Residential Medium site - medium density	50	£1,327,067	5,132,142	4,820,097	4,503,692	4,182,927	3,857,802	3,528,315	3,194,469	2,859,262	2,513,695	2,166,769	1,815,481	45%	
12 Residential Medium site - higher density	50	£696,710	2,292,750	1,992,557	1,688,381	1,380,221	1,068,079	751,953	431,843	107,750	-223,930	-561,420	-902,959	25%	
13 Residential Large site - low density	100	£3,981,210	9,740,367	9,143,173	8,537,639	7,923,766	7,301,555	6,671,004	6,032,116	5,384,887	4,729,319	4,065,414	3,393,169	45%	
14 Residential Large site - medium density	100	£2,654,134	5,897,960	5,290,188	4,674,251	4,050,151	3,417,885	2,777,456	2,128,861	1,472,102	800,691	119,323	579,636	25%	
15 Residential Large site - higher density	100	£1,396,738	3,280,911	2,725,379	2,162,560	1,588,768	1,004,251	412,361	189,962	806,523	1,430,579	2,062,129	2,701,176	15%	
16 Residential Large site - medium density	200	£5,308,268	10,077,410	9,555,613	9,032,809	8,509,185	7,984,561	7,459,937	6,935,313	6,410,689	5,886,065	5,361,441	4,836,817	40%	
17 Residential Large site - higher density	200	£2,853,194	10,347,423	9,225,808	8,089,185	6,937,554	5,770,917	4,589,271	3,392,617	2,174,858	933,155	329,032	1,621,920	20%	
18 Residential Large site - medium density	500	£13,270,871	13,509,430	10,945,774	8,348,575	5,717,829	3,053,541	339,406	-2,471,225	-5,321,991	-8,207,343	-11,171,548	-14,180,708	0%	
19 Residential Large site - higher density	500	£6,967,102	26,637,173	23,861,388	21,048,351	18,198,064	15,310,526	12,363,371	9,370,828	6,340,660	3,272,868	167,453	3,068,708	30%	
20 Residential Large site - medium density	750	£19,906,060	36,584,943	32,712,532	28,769,276	24,756,997	20,692,314	16,575,228	12,405,738	8,138,651	3,814,021	583,726	5,152,067	20%	
21 Residential Large site - higher density	750	£10,616,537	18,927,395	15,345,429	11,686,651	7,980,641	4,227,399	403,488	-3,557,258	-7,573,302	-11,699,359	-15,890,045	-20,206,874	10%	
22 Residential Large site - medium density	1,000	£26,541,342	45,175,490	40,333,131	35,425,843	30,453,623	25,416,471	20,268,415	15,047,063	9,750,157	4,330,486	1,195,558	6,920,882	5%	
23 Residential Large site - higher density	1,000	£13,934,205	22,959,634	18,491,497	13,950,783	9,308,163	4,606,415	-197,353	-5,167,448	-10,249,095	-15,435,259	-20,769,322	-26,266,875	25%	
24 Housing for Elderly (C3) - high density	40	£663,534	922,210	726,197	530,183	334,170	138,157	58,803	258,022	457,241	656,460	855,679	1,054,898	10%	
25 Housing for Elderly (C3) - high density	60	£729,887	1,388,457	1,094,436	800,416	506,397	212,377	82,978	381,807	680,635	979,464	1,278,293	1,577,121	10%	
26 Housing for Elderly (C2) extra care	70	£729,887	1,619,866	1,276,843	933,820	590,797	247,773	96,808	445,441	794,074	1,142,708	1,491,342	1,839,975	10%	
34 Residential and light industrial co-location - medium density	25	£796,240	1,674,987	1,513,923	1,350,690	1,185,287	1,017,714	847,972	676,060	501,978	325,727	147,305	33,830	25%	
35 Residential and light industrial co-location - medium density	50														

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,031 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£8,615,356 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	1,008,302	966,008	923,098	879,573	835,433	790,676	745,305	699,317	652,714	605,495	557,661	50%
2 Residential Small site - medium density	5	£344,614	1,014,344	972,089	929,218	885,731	841,629	796,911	751,577	705,628	659,064	611,883	564,087	50%
3 Residential Small site - higher density	9	£258,461	833,369	774,566	714,950	654,524	593,288	531,240	468,381	404,713	340,232	274,941	208,839	45%
4 Residential Small site - low density	10	£861,536	1,512,718	1,438,026	1,362,268	1,285,445	1,207,556	1,128,602	1,048,582	967,497	885,347	802,131	717,850	40%
5 Residential Small site - medium density	10	£430,768	1,115,171	1,045,978	975,821	904,699	832,612	759,560	685,545	610,563	534,618	457,707	379,832	45%
6 Residential Small site - higher density	10	£301,537	603,562	536,178	467,892	398,706	328,618	257,629	185,740	112,949	39,258	35,913	112,641	30%
7 Residential Medium site - low density	25	£2,584,607	3,566,904	3,382,865	3,196,215	3,006,950	2,815,072	2,620,582	2,423,477	2,223,759	2,021,429	1,816,485	1,608,927	20%
8 Residential Medium site - medium density	25	£1,033,843	3,196,269	3,017,902	2,837,022	2,653,630	2,467,724	2,279,308	2,088,377	1,894,935	1,698,979	1,500,512	1,299,531	50%
9 Residential Medium site - higher density	25	£732,305	1,508,906	1,340,444	1,169,731	996,764	821,545	644,074	464,349	282,373	98,144	89,781	281,602	20%
10 Residential Medium site - low density	50	£2,584,607	5,480,833	5,153,457	4,821,499	4,484,959	4,143,838	3,798,135	3,447,851	3,092,985	2,733,536	2,369,507	2,000,895	40%
11 Residential Medium site - medium density	50	£1,723,071	3,514,791	3,182,430	2,845,583	2,504,248	2,158,426	1,808,117	1,453,321	1,094,038	730,268	382,010	10,910	25%
12 Residential Medium site - higher density	50	£904,612	2,615,240	2,300,867	1,982,306	1,659,558	1,332,622	1,001,497	666,184	326,684	17,283	370,849	728,673	35%
13 Residential Large site - low density	100	£5,169,214	10,417,349	9,790,388	9,154,659	8,510,160	7,856,893	7,194,857	6,524,053	5,844,480	5,156,138	4,459,027	3,753,148	25%
14 Residential Large site - medium density	100	£3,446,142	6,563,201	5,926,179	5,280,571	4,626,375	3,963,594	3,292,225	2,612,268	1,923,725	1,226,390	511,906	214,728	20%
15 Residential Large site - higher density	100	£1,813,532	3,883,541	3,301,512	2,711,813	2,114,447	1,506,003	885,685	257,564	384,486	1,038,639	1,700,680	2,370,611	15%
16 Residential Large site - medium density	200	£6,892,285	11,347,043	10,169,422	8,975,987	7,766,738	6,541,675	5,300,799	4,044,109	2,771,606	1,469,731	149,447	1,206,257	15%
17 Residential Large site - higher density	200	£3,704,603	11,617,056	10,439,617	9,246,364	8,037,297	6,812,416	5,571,722	4,315,214	3,042,891	1,745,640	425,539	925,461	30%
18 Residential Large site - medium density	500	£17,230,712	16,338,849	13,850,787	10,927,384	8,168,641	5,374,556	2,545,131	348,174	3,338,531	6,365,327	9,442,528	12,599,432	0%
19 Residential Large site - higher density	500	£9,046,124	29,717,252	26,806,040	23,855,621	20,865,995	17,837,163	14,769,124	11,640,479	8,461,082	5,242,079	1,983,468	1,353,737	30%
20 Residential Large site - medium density	750	£25,846,069	40,900,284	36,838,132	32,721,286	28,545,270	24,279,960	19,959,470	15,583,800	11,151,548	6,612,061	2,016,746	2,715,266	15%
21 Residential Large site - higher density	750	£13,784,570	22,889,267	19,145,749	15,350,868	11,462,984	7,525,317	3,537,866	540,592	4,754,980	9,037,020	13,428,059	17,920,232	10%
22 Residential Large site - medium density	1,000	£34,461,425	50,553,205	45,515,258	40,390,138	35,171,516	29,884,505	24,529,106	19,061,096	13,510,226	7,865,756	2,104,650	3,841,970	5%
23 Residential Large site - higher density	1,000	£18,092,248	27,963,654	23,275,497	18,525,755	13,708,038	8,773,272	3,776,154	1,355,902	6,637,573	12,062,224	17,613,166	23,326,902	25%
24 Housing for Elderly (C3) - high density	40	£861,536	1,125,734	919,545	713,556	507,165	300,976	94,787	113,225	322,786	532,348	741,910	951,471	10%
25 Housing for Elderly (C3) - high density	60	£947,889	1,693,743	1,384,459	1,075,175	765,891	456,606	147,322	164,611	478,954	793,296	1,107,639	1,421,981	15%
26 Housing for Elderly (C2) extra care	70	£947,889	1,976,034	1,615,203	1,254,370	893,539	532,708	171,876	192,046	558,779	925,512	1,292,245	1,658,979	10%
34 Residential and light industrial co-location - medium density	25	£1,033,843	1,847,586	1,678,934	1,508,002	1,334,791	1,159,300	981,531	801,482	619,154	434,546	247,659	58,493	20%
35 Residential and light industrial co-location - medium density	50	£1,723,071	3,641,828	3,304,523	2,962,659	2,616,238	2,265,257	1,909,717	1,549,620	1,184,963	815,749	441,975	63,644	25%
36 Residential and light industrial co-location - high density	50	£904,612	3,654,329	3,317,024	2,975,160	2,628,739	2,277,758	1,922,218	1,562,121	1,197,464	828,250	454,476	76,144	35%
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	1,008,302	966,008	923,098	879,573	835,433	790,676	745,305	699,317	652,714	605,495	557,661	50%
2 Residential Small site - medium density	5	£265,413	1,014,344	972,089	929,218	885,731	841,629	796,911	751,577	705,628	659,064	611,883	564,087	50%
3 Residential Small site - higher density	9	£199,060	833,369	774,566	714,950	654,524	593,288	531,240	468,381	404,713	340,232	274,941	208,839	50%
4 Residential Small site - low density	10	£663,534	1,512,718	1,438,026	1,362,268	1,285,445	1,207,556	1,128,602	1,048,582	967,497	885,347	802,131	717,850	50%
5 Residential Small site - medium density	10	£331,767	1,115,171	1,045,978	975,821	904,699	832,612	759,560	685,545	610,563	534,618	457,707	379,832	50%
6 Residential Small site - higher density	10	£232,237	603,562	536,178	467,892	398,706	328,618	257,629	185,740	112,949	39,258	35,913	112,641	25%
7 Residential Medium site - low density	25	£1,990,601	3,566,904	3,382,865	3,196,215	3,006,950	2,815,072	2,620,582	2,423,477	2,223,759	2,021,429	1,816,485	1,608,927	40%
8 Residential Medium site - medium density	25	£796,240	3,196,269	3,017,902	2,837,022	2,653,630	2,467,724	2,279,308	2,088,377	1,894,935	1,698,979	1,500,512	1,299,531	50%
9 Residential Medium site - higher density	25	£564,004	1,508,906	1,340,444	1,169,731	996,764	821,545	644,074	464,349	282,373	98,144	89,781	281,602	20%
10 Residential Medium site - low density	50	£1,990,601	5,480,833	5,153,457	4,821,499	4,484,959	4,143,838	3,798,135	3,447,851	3,092,985	2,733,536	2,369,507	2,000,895	30%
11 Residential Medium site - medium density	50	£1,237,067	3,514,791	3,182,430	2,845,583	2,504,248	2,158,426	1,808,117	1,453,321	1,094,038	730,268	382,010	10,910	50%
12 Residential Medium site - higher density	50	£696,710	2,615,240	2,300,867	1,982,306	1,659,558	1,332,622	1,001,497	666,184	326,684	17,283	370,849	728,673	25%
13 Residential Large site - low density	100	£3,446,142	10,417,349	9,790,388	9,154,659	8,510,160	7,856,893	7,194,857	6,524,053	5,844,480	5,156,138	4,459,027	3,753,148	45%
14 Residential Large site - medium density	100	£2,654,134	6,563,201	5,926,179	5,280,571	4,626,375	3,963,594	3,292,225	2,612,268	1,923,725	1,226,390	511,906	214,728	20%
15 Residential Large site - higher density	100	£1,396,738	3,883,541	3,301,512	2,711,813	2,114,447	1,506,003	885,685	257,564	384,486	1,038,639	1,700,680	2,370,611	15%
16 Residential Large site - medium density	200	£5,308,268	11,347,043	10,169,422	8,975,987	7,766,738	6,541,675	5,300,799	4,044,109	2,771,606	1,469,731	149,447	1,206,257	20%
17 Residential Large site - higher density	200	£2,853,194	11,617,056	10,439,617	9,246,364	8,037,297	6,812,416	5,571,722	4,315,214	3,042,891	1,745,640	425,539	925,461	35%
18 Residential Large site - medium density	500	£13,270,671	16,338,849	13,850,787	10,927,384	8,168,641	5,374,556	2,545,131	348,174	3,338,531	6,365,327	9,442,528	12,599,432	5%
19 Residential Large site - higher density	500	£6,967,102	29,717,252	26,806,040	23,855,621	20,865,995	17,837,163	14,769,124	11,640,479	8,461,082	5,242,079	1,983,468	1,353,737	30%
20 Residential Large site - medium density	750	£19,906,060	40,900,284	36,838,132	32,721,286	28,545,270	24,279,960	19,959,470	15,583,800	11,151,548	6,612,061	2,016,746	2,715,266	25%
21 Residential Large site - higher density	750	£10,616,537	22,889,267	19,145,749	15,350,868	11,462,984	7,525,317	3,537,866	540,592	4,754,980	9,037,020	13,428,059	17,920,232	15%
22 Residential Large site - medium density	1,000	£26,541,342	50,553,205	45,515,258	40,390,138	35,171,516	29,884,505	24,529,106	19,061,096	13,510,226	7,865,756	2,104,650	3,841,970	20%
23 Residential Large site - higher density	1,000	£13,934,205	27,963,654	23,275,497	18,525,755	13,708,038	8,773,272	3,776,154	1,355,902	6,637,573	12,062,224	17,613,166	23,326,902	10%
24 Housing for Elderly (C3) - high density	40	£663,534	1,125,734	919,545	713,556	507,165	300,976	94,787	113,225	322,786	532,348	741,910	951,471	10%
25 Housing for Elderly (C3) - high density	60	£729,887	1,693,743	1,384,459	1,075,175	765,891	456,606	147,322	164,611	478,954	793,296	1,107,639	1,421,981	15%
26 Housing for Elderly (C2) extra care	70	£729,887	1,976,034	1,615,203	1,254,370	893,539	532,708	171,876	192,046	558,779	925,512	1,292,245	1,658,979	15%
34 Residential and light industrial co-location - medium density	25	£796,240	1,847,586	1,678,934	1,508,002	1,334,791	1,159,300	981,531	801,482	619,154	434,546	247,659	58,	

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,188 ps/m

£8,615,356 PER HA

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Description	No of units	BLV	Residual land values										Max AH		
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH	
1 Residential Small site - low density	5	£516,921	1,051,832	1,007,623	962,773	917,279	871,141	824,361	776,937	728,869	680,159	630,805	580,807	50%	
2 Residential Small site - medium density	5	£344,614	1,057,874	1,013,705	968,892	923,436	877,337	830,595	783,209	735,180	686,508	637,193	587,234	50%	
3 Residential Small site - higher density	9	£258,461	893,915	832,448	770,133	706,969	642,954	578,091	512,378	445,816	378,404	310,143	241,034	50%	
4 Residential Small site - low density	10	£861,536	1,590,503	1,512,390	1,433,162	1,352,820	1,271,364	1,188,792	1,105,105	1,020,304	934,388	847,357	759,211	50%	
5 Residential Small site - medium density	10	£430,768	1,186,648	1,114,312	1,040,968	966,612	891,246	814,871	737,485	659,089	579,683	499,266	417,840	50%	
6 Residential Small site - higher density	10	£301,537	670,835	600,492	529,206	456,976	383,803	309,686	234,624	158,620	81,671	3,779	76,284	50%	
7 Residential Medium site - low density	25	£2,584,607	3,758,211	3,565,761	3,370,577	3,172,659	2,972,004	2,768,616	2,562,493	2,353,636	2,142,043	1,927,715	1,710,653	25%	
8 Residential Medium site - medium density	25	£1,033,843	3,381,269	3,194,767	3,005,636	2,813,875	2,619,483	2,422,462	2,222,810	2,020,528	1,815,617	1,608,076	1,397,904	50%	
9 Residential Medium site - higher density	25	£732,305	1,677,088	1,501,232	1,323,016	1,142,441	959,507	774,213	586,562	396,549	204,179	9,449	190,711	50%	
10 Residential Medium site - low density	50	£2,584,607	5,829,525	5,486,817	5,139,306	4,786,992	4,429,875	4,067,955	3,701,232	3,329,706	2,953,377	2,572,244	2,186,310	50%	
11 Residential Medium site - medium density	50	£1,723,071	3,857,436	3,510,010	3,157,879	2,801,043	2,439,503	2,073,258	1,702,309	1,326,654	946,296	561,233	171,465	25%	
12 Residential Medium site - higher density	50	£904,612	2,937,728	2,609,177	2,276,232	1,938,895	1,597,165	1,251,041	900,526	545,617	186,316	180,280	554,387	35%	
13 Residential Large site - low density	100	£5,169,214	11,094,329	10,437,602	9,771,677	9,096,553	8,412,231	7,718,710	7,015,991	6,304,073	5,582,957	4,852,642	4,113,129	40%	
14 Residential Large site - medium density	100	£3,446,142	7,228,442	6,562,171	5,886,890	5,202,600	4,509,301	3,806,993	3,095,675	2,375,348	1,646,013	904,487	147,764	25%	
15 Residential Large site - higher density	100	£1,813,532	4,486,173	3,877,646	3,261,068	2,636,439	2,003,758	1,358,970	702,034	36,946	-	646,698	1,339,231	2,040,047	20%
16 Residential Large site - medium density	200	£6,892,285	12,616,676	11,383,231	10,133,165	8,866,480	7,583,175	6,283,250	4,966,706	3,633,542	2,282,216	898,724	509,797	20%	
17 Residential Large site - higher density	200	£3,704,603	12,886,689	11,653,425	10,403,542	9,137,039	7,853,916	6,554,173	5,237,810	3,904,828	2,555,226	1,174,817	229,002	40%	
18 Residential Large site - medium density	500	£17,230,712	19,149,697	16,355,799	13,506,194	10,619,451	7,695,572	4,734,556	1,736,403	-1,355,070	-4,523,312	-7,729,847	-11,018,157	0%	
19 Residential Large site - higher density	500	£9,046,124	32,797,333	29,750,692	26,662,890	23,533,925	20,363,800	17,152,512	13,900,063	10,581,505	7,211,289	3,799,484	346,090	35%	
20 Residential Large site - medium density	750	£25,846,069	45,215,625	40,963,733	36,654,406	32,287,647	27,863,453	23,343,712	18,761,861	14,122,054	9,410,101	4,597,112	279,012	20%	
21 Residential Large site - higher density	750	£13,784,570	26,851,138	22,933,421	18,963,981	14,942,815	10,823,236	6,648,808	2,422,043	-1,936,659	-6,403,361	-10,972,837	-15,633,591	20%	
22 Residential Large site - medium density	1,000	£34,461,425	55,928,851	50,654,543	45,308,996	39,889,410	34,352,540	28,743,822	23,063,258	17,260,339	11,372,938	5,364,893	763,057	15%	
23 Residential Large site - higher density	1,000	£18,092,248	32,924,589	28,059,497	23,086,557	18,048,857	12,940,129	7,706,769	2,407,829	-3,076,635	-8,699,418	-14,460,552	-20,393,595	10%	
24 Housing for Elderly (C3) - high density	40	£861,536	1,329,258	1,112,893	896,527	680,161	463,796	247,430	31,064	-188,332	-408,237	-628,141	-848,045	15%	
25 Housing for Elderly (C3) - high density	60	£947,889	1,999,030	1,674,482	1,349,933	1,025,385	700,836	376,288	51,739	-277,272	-607,128	-936,985	-1,266,841	15%	
26 Housing for Elderly (C2) extra care	70	£947,889	2,332,202	1,953,562	1,574,922	1,196,282	817,642	439,002	60,362	-323,483	-708,316	-1,093,149	-1,477,981	20%	
34 Residential and light industrial co-location - medium density	25	£1,033,843	2,020,186	1,843,944	1,665,313	1,484,295	1,300,887	1,115,090	926,904	736,329	543,365	348,013	150,272	25%	
35 Residential and light industrial co-location - medium density	50	£1,723,071	3,987,027	3,634,544	3,277,283	2,915,245	2,548,429	2,176,835	1,800,464	1,419,314	1,033,388	642,683	247,200	30%	
36 Residential and light industrial co-location - high density	50	£904,612	3,999,528	3,647,046	3,289,785	2,927,746	2,560,930	2,189,336	1,812,965	1,431,816	1,045,889	655,184	259,702	40%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%	
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%	
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH		
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH	
1 Residential Small site - low density	5	£398,120	1,051,832	1,007,623	962,773	917,279	871,141	824,361	776,937	728,869	680,159	630,805	580,807	50%	
2 Residential Small site - medium density	5	£265,413	1,057,874	1,013,705	968,892	923,436	877,337	830,595	783,209	735,180	686,508	637,193	587,234	50%	
3 Residential Small site - higher density	9	£199,060	893,915	832,448	770,133	706,969	642,954	578,091	512,378	445,816	378,404	310,143	241,034	50%	
4 Residential Small site - low density	10	£663,534	1,590,503	1,512,390	1,433,162	1,352,820	1,271,364	1,188,792	1,105,105	1,020,304	934,388	847,357	759,211	50%	
5 Residential Small site - medium density	10	£331,767	1,186,648	1,114,312	1,040,968	966,612	891,246	814,871	737,485	659,089	579,683	499,266	417,840	50%	
6 Residential Small site - higher density	10	£232,237	670,835	600,492	529,206	456,976	383,803	309,686	234,624	158,620	81,671	3,779	76,284	30%	
7 Residential Medium site - low density	25	£1,990,601	3,758,211	3,565,761	3,370,577	3,172,659	2,972,004	2,768,616	2,562,493	2,353,636	2,142,043	1,927,715	1,710,653	40%	
8 Residential Medium site - medium density	25	£796,240	3,381,269	3,194,767	3,005,636	2,813,875	2,619,483	2,422,462	2,222,810	2,020,528	1,815,617	1,608,076	1,397,904	50%	
9 Residential Medium site - higher density	25	£564,004	1,677,088	1,501,232	1,323,016	1,142,441	959,507	774,213	586,562	396,549	204,179	9,449	190,711	50%	
10 Residential Medium site - low density	50	£1,990,601	5,829,525	5,486,817	5,139,306	4,786,992	4,429,875	4,067,955	3,701,232	3,329,706	2,953,377	2,572,244	2,186,310	50%	
11 Residential Medium site - medium density	50	£1,327,067	3,857,436	3,510,010	3,157,879	2,801,043	2,439,503	2,073,258	1,702,309	1,326,654	946,296	561,233	171,465	30%	
12 Residential Medium site - higher density	50	£696,710	2,937,728	2,609,177	2,276,232	1,938,895	1,597,165	1,251,041	900,526	545,617	186,316	180,280	554,387	30%	
13 Residential Large site - low density	100	£3,981,201	11,094,329	10,437,602	9,771,677	9,096,553	8,412,231	7,718,710	7,015,991	6,304,073	5,582,957	4,852,642	4,113,129	50%	
14 Residential Large site - medium density	100	£2,654,134	7,228,442	6,562,171	5,886,890	5,202,600	4,509,301	3,806,993	3,095,675	2,375,348	1,646,013	904,487	147,764	30%	
15 Residential Large site - higher density	100	£1,396,738	4,486,173	3,877,646	3,261,068	2,636,439	2,003,758	1,358,970	702,034	36,946	-	646,698	1,339,231	2,040,047	20%
16 Residential Large site - medium density	200	£5,308,268	12,616,676	11,383,231	10,133,165	8,866,480	7,583,175	6,283,250	4,966,706	3,633,542	2,282,216	898,724	509,797	25%	
17 Residential Large site - higher density	200	£2,853,194	12,886,689	11,653,425	10,403,542	9,137,039	7,853,916	6,554,173	5,237,810	3,904,828	2,555,226	1,174,817	229,002	40%	
18 Residential Large site - medium density	500	£13,270,671	19,149,697	16,355,799	13,506,194	10,619,451	7,695,572	4,734,556	1,736,403	-1,355,070	-4,523,312	-7,729,847	-11,018,157	10%	
19 Residential Large site - higher density	500	£6,967,102	32,797,333	29,750,692	26,662,890	23,533,925	20,363,800	17,152,512	13,900,063	10,581,505	7,211,289	3,799,484	346,090	40%	
20 Residential Large site - medium density	750	£19,906,060	45,215,625	40,963,733	36,654,406	32,287,647	27,863,453	23,343,712	18,761,861	14,122,054	9,410,101	4,597,112	279,012	25%	
21 Residential Large site - higher density	750	£10,616,537	26,851,138	22,933,421	18,963,981	14,942,815	10,823,236	6,648,808	2,422,043	-1,936,659	-6,403,361	-10,972,837	-15,633,591	20%	
22 Residential Large site - medium density	1,000	£26,541,342	55,928,851	50,654,543	45,308,996	39,889,410	34,352,540	28,743,822	23,063,258	17,260,339	11,372,938	5,364,893	763,057		

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,344 ps/m

£8,615,356 PER HA

AH tenure

Rented 70%

SO 30%

First Hms 0%

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	1,095,362	1,049,240	1,002,447	954,984	906,849	858,044	808,568	758,421	707,603	656,114	603,955	50%
2 Residential Small site - medium density	5	£344,614	1,101,404	1,055,320	1,008,567	961,141	913,045	864,278	814,841	764,732	713,952	662,502	610,381	50%
3 Residential Small site - higher density	9	£258,461	954,460	890,332	825,316	759,412	692,620	624,941	556,374	486,920	416,577	345,346	273,228	50%
4 Residential Small site - low density	10	£861,536	1,668,287	1,586,754	1,504,058	1,420,197	1,335,171	1,248,982	1,161,628	1,073,110	983,429	892,583	800,572	50%
5 Residential Small site - medium density	10	£430,768	1,258,125	1,182,647	1,106,113	1,028,524	949,880	870,180	789,424	707,614	624,747	540,825	455,847	50%
6 Residential Small site - higher density	10	£301,537	738,108	664,808	590,521	515,248	438,988	361,742	283,509	204,291	124,085	42,893	- 39,927	30%
7 Residential Medium site - low density	25	£2,584,607	3,949,518	3,748,657	3,544,939	3,338,366	3,128,936	2,916,651	2,701,509	2,483,511	2,262,656	2,038,947	1,812,380	25%
8 Residential Medium site - medium density	25	£1,033,843	3,566,269	3,371,633	3,174,250	2,974,119	2,771,241	2,565,616	2,357,243	2,146,123	1,932,255	1,715,640	1,496,277	50%
9 Residential Medium site - higher density	25	£732,305	1,845,270	1,662,019	1,476,302	1,288,118	1,097,469	904,354	708,773	510,726	310,212	107,233	- 99,818	25%
10 Residential Medium site - low density	50	£2,584,607	6,178,217	5,820,177	5,457,114	5,089,026	4,715,913	4,337,776	3,954,614	3,568,429	3,173,218	2,774,983	2,371,724	40%
11 Residential Medium site - medium density	50	£1,723,071	4,200,081	3,937,589	3,470,175	3,097,838	2,720,580	2,338,399	1,951,297	1,559,271	1,162,324	760,455	353,663	30%
12 Residential Medium site - higher density	50	£904,612	3,260,218	2,917,487	2,570,158	2,218,232	1,861,708	1,500,586	1,134,868	764,551	389,637	10,125	- 380,100	40%
13 Residential Large site - low density	100	£5,169,214	11,771,310	11,084,818	10,388,695	9,682,946	8,967,569	8,242,562	7,507,928	6,763,666	6,009,775	5,246,256	4,473,108	45%
14 Residential Large site - medium density	100	£3,446,142	7,893,683	7,198,162	6,493,210	5,778,825	5,055,009	4,321,761	3,579,082	2,826,972	2,065,429	1,294,456	506,799	30%
15 Residential Large site - higher density	100	£1,813,532	5,088,803	4,453,779	3,810,322	3,158,431	2,498,106	1,829,346	1,146,503	452,191	- 254,758	- 977,782	- 1,709,484	25%
16 Residential Large site - medium density	200	£6,892,285	13,882,842	12,597,040	11,290,344	9,966,223	8,624,675	7,265,702	5,889,303	4,495,479	3,084,228	1,648,001	183,657	30%
17 Residential Large site - higher density	200	£3,704,603	14,148,509	12,867,234	11,560,720	10,236,780	8,995,415	7,536,625	6,160,407	4,766,764	3,355,696	1,924,094	459,936	30%
18 Residential Large site - medium density	500	£17,230,712	21,939,887	19,034,504	16,085,004	13,070,263	10,016,588	6,923,981	3,792,439	618,278	- 2,681,296	- 6,031,130	- 9,436,882	25%
19 Residential Large site - higher density	500	£9,046,124	35,877,412	32,695,344	29,470,159	26,201,857	22,890,437	19,535,901	16,138,246	12,697,476	9,180,500	5,615,499	2,006,928	40%
20 Residential Large site - medium density	750	£25,846,069	49,530,966	45,089,332	40,587,526	36,025,547	31,403,394	26,721,068	21,939,922	17,091,159	12,181,661	7,177,479	2,085,353	25%
21 Residential Large site - higher density	750	£13,784,570	30,813,009	26,721,094	22,574,939	18,374,544	14,119,910	9,759,749	5,343,455	867,476	- 3,786,020	- 8,517,614	- 13,380,473	20%
22 Residential Large site - medium density	1,000	£34,461,425	61,304,498	55,793,829	50,208,508	44,548,537	38,813,913	32,958,538	27,021,198	21,008,555	14,855,621	8,624,676	2,236,889	20%
23 Residential Large site - higher density	1,000	£18,092,248	37,858,682	32,786,491	27,647,080	22,383,284	17,051,270	11,637,383	6,098,977	476,507	- 5,369,542	- 11,359,355	- 17,507,132	15%
24 Housing for Elderly (C3) - high density	40	£861,536	1,532,783	1,306,242	1,079,700	853,157	626,615	400,073	173,532	- 53,877	- 284,125	- 514,372	- 744,619	10%
25 Housing for Elderly (C3) - high density	60	£947,889	2,304,317	1,964,504	1,624,691	1,284,879	945,066	605,252	265,439	- 75,590	- 420,960	- 766,331	- 1,111,702	25%
26 Housing for Elderly (C2) extra care	70	£947,889	2,688,370	2,291,921	1,895,473	1,499,024	1,102,577	706,128	309,679	- 88,189	- 491,120	- 894,053	- 1,296,985	20%
34 Residential and light industrial co-location - medium density	25	£1,033,843	2,192,784	2,008,954	1,822,626	1,633,798	1,442,472	1,248,648	1,052,326	853,504	652,185	448,367	242,051	30%
35 Residential and light industrial co-location - medium density	50	£1,723,071	4,332,226	3,964,565	3,591,908	3,214,253	2,831,601	2,443,953	2,051,307	1,653,665	1,251,026	843,390	430,757	40%
36 Residential and light industrial co-location - high density	50	£904,612	4,344,727	3,977,066	3,604,408	3,226,754	2,844,102	2,456,454	2,063,809	1,666,166	1,263,527	855,891	443,258	30%
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	1,095,362	1,049,240	1,002,447	954,984	906,849	858,044	808,568	758,421	707,603	656,114	603,955	50%
2 Residential Small site - medium density	5	£265,413	1,101,404	1,055,320	1,008,567	961,141	913,045	864,278	814,841	764,732	713,952	662,502	610,381	50%
3 Residential Small site - higher density	9	£199,060	954,460	890,332	825,316	759,412	692,620	624,941	556,374	486,920	416,577	345,346	273,228	50%
4 Residential Small site - low density	10	£663,534	1,668,287	1,586,754	1,504,058	1,420,197	1,335,171	1,248,982	1,161,628	1,073,110	983,429	892,583	800,572	50%
5 Residential Small site - medium density	10	£331,767	1,258,125	1,182,647	1,106,113	1,028,524	949,880	870,180	789,424	707,614	624,747	540,825	455,847	50%
6 Residential Small site - higher density	10	£232,237	738,108	664,808	590,521	515,248	438,988	361,742	283,509	204,291	124,085	42,893	- 39,927	30%
7 Residential Medium site - low density	25	£1,990,601	3,949,518	3,748,657	3,544,939	3,338,366	3,128,936	2,916,651	2,701,509	2,483,511	2,262,656	2,038,947	1,812,380	45%
8 Residential Medium site - medium density	25	£796,240	3,566,269	3,371,633	3,174,250	2,974,119	2,771,241	2,565,616	2,357,243	2,146,123	1,932,255	1,715,640	1,496,277	50%
9 Residential Medium site - higher density	25	£564,004	1,845,270	1,662,019	1,476,302	1,288,118	1,097,469	904,354	708,773	510,726	310,212	107,233	- 99,818	30%
10 Residential Medium site - low density	50	£1,990,601	6,178,217	5,820,177	5,457,114	5,089,026	4,715,913	4,337,776	3,954,614	3,568,429	3,173,218	2,774,983	2,371,724	40%
11 Residential Medium site - medium density	50	£1,327,067	4,200,081	3,937,589	3,470,175	3,097,838	2,720,580	2,338,399	1,951,297	1,559,271	1,162,324	760,455	353,663	30%
12 Residential Medium site - higher density	50	£696,710	3,260,218	2,917,487	2,570,158	2,218,232	1,861,708	1,500,586	1,134,868	764,551	389,637	10,125	- 380,100	35%
13 Residential Large site - low density	100	£3,981,201	11,771,310	11,084,818	10,388,695	9,682,946	8,967,569	8,242,562	7,507,928	6,763,666	6,009,775	5,246,256	4,473,108	50%
14 Residential Large site - medium density	100	£2,654,134	7,893,683	7,198,162	6,493,210	5,778,825	5,055,009	4,321,761	3,579,082	2,826,972	2,065,429	1,294,456	506,799	35%
15 Residential Large site - higher density	100	£1,396,738	5,088,803	4,453,779	3,810,322	3,158,431	2,498,106	1,829,346	1,146,503	452,191	- 254,758	- 977,782	- 1,709,484	25%
16 Residential Large site - medium density	200	£5,308,268	13,882,842	12,597,040	11,290,344	9,966,223	8,624,675	7,265,702	5,889,303	4,495,479	3,084,228	1,648,001	183,657	30%
17 Residential Large site - higher density	200	£2,853,194	14,148,509	12,867,234	11,560,720	10,236,780	8,995,415	7,536,625	6,160,407	4,766,764	3,355,696	1,924,094	459,936	40%
18 Residential Large site - medium density	500	£13,270,671	21,939,887	19,034,504	16,085,004	13,070,263	10,016,588	6,923,981	3,792,439	618,278	- 2,681,296	- 6,031,130	- 9,436,882	10%
19 Residential Large site - higher density	500	£6,967,102	35,877,412	32,695,344	29,470,159	26,201,857	22,890,437	19,535,901	16,138,246	12,697,476	9,180,500	5,615,499	2,006,928	40%
20 Residential Large site - medium density	750	£19,906,069	49,530,966	45,089,332	40,587,526	36,025,547	31,403,394	26,721,068	21,939,922	17,091,159	12,181,661	7,177,479	2,085,353	30%
21 Residential Large site - higher density	750	£10,616,537	30,813,009	26,721,094	22,574,939	18,374,544	14,119,910	9,759,749	5,343,455	867,476	- 3,786,020	- 8,517,614	- 13,380,473	20%
22 Residential Large site - medium density	1,000	£26,541,342	61,304,498	55,793,829	50,208,508	44,548,537	38,813,913	32,958,538	27,021,198	21,008,555	14,855,621	8,624,676	2,236,889	20%
23 Residential Large site - higher density	1,000	£13,934,205	37,858,682	32,786,491	27,647,080	22,383,284	17,051,270	11,637,383	6,098,977	476,507	- 5,369,542	- 11,359,355	- 17,507,132	15%
24 Housing for Elderly (C3) - high density	40	£663,534	1,532,783	1,306,242	1,079,700	853,157	626,615	400,073	173,532	- 53,877	- 284,125	- 514,372	- 744,619	20%
25 Housing for Elderly (C3) - high density	60	£729,887	2,304,317	1,964,504	1,624,691	1,284,879	945,066	605,252	265,439	- 75,590	- 420,960	- 766,331	- 1,111,702	25%
26 Housing for Elderly (C2) extra care	70	£729,887	2,688,370	2,291,921	1,895,473	1,499,024	1,102,577	706,128	309,679	- 88,189	- 491,120	- 894,053	- 1,296,985	20%
34 Residential and light industrial co-location - medium density	25	£796,24												

**HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

Sales value £7,500 ps/m

£8,615,356 PER HA

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	1,138,892	1,090,856	1,042,121	992,689	942,558	891,728	840,200	787,972	735,048	681,423	627,102	50%
2 Residential Small site - medium density	5	£344,614	1,144,934	1,096,937	1,048,241	998,847	948,754	897,962	846,472	794,284	741,397	687,811	633,527	50%
3 Residential Small site - higher density	9	£258,461	1,015,006	948,215	880,499	811,856	742,287	671,792	600,370	528,023	454,749	380,549	305,423	50%
4 Residential Small site - low density	10	£861,536	1,746,071	1,661,119	1,574,952	1,487,573	1,398,979	1,309,172	1,218,151	1,125,918	1,032,470	937,808	841,933	50%
5 Residential Small site - medium density	10	£430,768	1,329,602	1,250,982	1,171,260	1,090,437	1,008,514	925,490	841,365	756,138	669,812	582,383	493,855	50%
6 Residential Small site - higher density	10	£301,537	805,380	729,122	651,835	573,518	494,172	413,798	332,394	249,961	166,499	82,008	- 3,571	30%
7 Residential Medium site - low density	25	£2,584,607	4,140,825	3,931,552	3,719,302	3,504,074	3,285,869	3,064,685	2,840,524	2,613,387	2,383,270	2,150,177	1,914,106	35%
8 Residential Medium site - medium density	25	£1,033,843	3,751,269	3,548,500	3,342,864	3,134,364	2,923,000	2,708,770	2,491,676	2,271,716	2,048,892	1,823,203	1,594,649	50%
9 Residential Medium site - higher density	25	£732,305	2,013,452	1,822,806	1,629,587	1,433,796	1,235,431	1,034,495	830,985	624,902	416,247	205,019	- 8,926	30%
10 Residential Medium site - low density	50	£2,584,607	6,525,956	6,153,537	5,774,921	5,391,058	5,001,950	4,607,595	4,207,996	3,803,150	3,393,059	2,977,721	2,557,138	50%
11 Residential Medium site - medium density	50	£1,723,071	4,542,726	4,165,169	3,782,471	3,394,634	3,001,657	2,603,541	2,200,284	1,791,888	1,378,352	959,678	535,863	45%
12 Residential Medium site - higher density	50	£904,612	3,582,708	3,225,796	2,864,084	2,497,569	2,126,251	1,750,131	1,369,209	983,485	592,958	197,629	- 205,814	40%
13 Residential Large site - low density	100	£5,169,214	12,448,291	11,732,032	11,005,715	10,269,340	9,522,907	8,766,415	7,999,866	7,223,258	6,436,593	5,639,869	4,833,088	45%
14 Residential Large site - medium density	100	£3,446,142	8,558,924	7,834,153	7,099,529	6,355,050	5,600,717	4,836,530	4,062,489	3,278,595	2,484,846	1,681,244	865,835	30%
15 Residential Large site - higher density	100	£1,813,532	5,691,433	5,029,913	4,359,575	3,680,422	2,992,453	2,295,666	1,590,065	867,438	134,975	- 616,332	- 1,378,920	25%
16 Residential Large site - medium density	200	£6,892,285	15,136,724	13,802,142	12,447,522	11,065,964	9,666,175	8,248,153	6,811,899	5,357,415	3,884,697	2,393,749	868,909	25%
17 Residential Large site - higher density	200	£3,704,603	15,402,391	14,067,988	12,715,488	11,336,523	9,936,915	8,519,076	7,083,004	5,628,700	4,156,165	2,665,398	1,145,187	20%
18 Residential Large site - medium density	500	£17,230,712	24,730,076	21,702,011	18,633,646	15,521,074	12,337,604	9,113,405	5,848,477	2,542,818	- 839,280	- 4,332,415	- 7,867,554	40%
19 Residential Large site - higher density	500	£9,046,124	38,942,647	35,639,996	32,277,428	28,869,788	25,417,074	21,919,289	18,376,429	14,788,499	11,149,710	7,431,515	3,667,765	25%
20 Residential Large site - medium density	750	£25,846,069	53,821,620	49,214,933	44,520,646	39,763,447	34,943,335	30,060,310	25,114,372	20,060,264	14,939,033	9,754,292	4,445,228	20%
21 Residential Large site - higher density	750	£13,784,570	34,746,831	30,508,767	26,185,897	21,806,273	17,369,894	12,870,691	8,264,866	3,601,601	- 1,168,680	- 6,096,584	- 11,135,049	20%
22 Residential Large site - medium density	1,000	£34,461,425	66,636,280	60,931,384	55,108,019	49,204,862	43,223,639	37,164,352	30,979,138	24,706,261	18,338,305	11,836,424	5,218,546	25%
23 Residential Large site - higher density	1,000	£18,092,248	42,792,774	37,503,637	32,144,148	26,714,307	21,156,147	15,523,467	9,790,125	3,940,225	- 2,062,543	- 8,258,158	- 14,620,669	25%
24 Housing for Elderly (C3) - high density	40	£861,536	1,736,308	1,499,590	1,262,871	1,026,153	789,435	552,717	315,998	79,281	- 160,012	- 400,603	- 641,192	15%
25 Housing for Elderly (C3) - high density	60	£947,889	2,609,604	2,254,527	1,899,450	1,544,372	1,189,294	834,217	479,140	124,063	- 234,792	- 595,678	- 956,562	25%
26 Housing for Elderly (C2) extra care	70	£947,889	3,044,537	2,630,281	2,216,024	1,801,768	1,387,510	973,254	558,997	144,740	- 273,925	- 694,957	- 1,115,989	20%
34 Residential and light industrial co-location - medium density	25	£1,033,843	2,365,384	2,173,965	1,979,937	1,783,302	1,584,058	1,382,207	1,177,747	970,680	761,004	548,721	333,829	30%
35 Residential and light industrial co-location - medium density	50	£1,723,071	4,677,425	4,294,586	3,906,531	3,513,260	3,114,773	2,711,070	2,302,151	1,888,016	1,468,665	1,044,098	614,315	45%
36 Residential and light industrial co-location - high density	50	£904,612	4,689,926	4,307,087	3,919,032	3,525,761	3,127,274	2,723,572	2,314,652	1,900,517	1,481,166	1,056,599	626,816	35%
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	1,138,892	1,090,856	1,042,121	992,689	942,558	891,728	840,200	787,972	735,048	681,423	627,102	50%
2 Residential Small site - medium density	5	£265,413	1,144,934	1,096,937	1,048,241	998,847	948,754	897,962	846,472	794,284	741,397	687,811	633,527	50%
3 Residential Small site - higher density	9	£199,060	1,015,006	948,215	880,499	811,856	742,287	671,792	600,370	528,023	454,749	380,549	305,423	50%
4 Residential Small site - low density	10	£663,534	1,746,071	1,661,119	1,574,952	1,487,573	1,398,979	1,309,172	1,218,151	1,125,918	1,032,470	937,808	841,933	50%
5 Residential Small site - medium density	10	£331,767	1,329,602	1,250,982	1,171,260	1,090,437	1,008,514	925,490	841,365	756,138	669,812	582,383	493,855	50%
6 Residential Small site - higher density	10	£232,237	805,380	729,122	651,835	573,518	494,172	413,798	332,394	249,961	166,499	82,008	- 3,571	35%
7 Residential Medium site - low density	25	£1,990,601	4,140,825	3,931,552	3,719,302	3,504,074	3,285,869	3,064,685	2,840,524	2,613,387	2,383,270	2,150,177	1,914,106	45%
8 Residential Medium site - medium density	25	£796,240	3,751,269	3,548,500	3,342,864	3,134,364	2,923,000	2,708,770	2,491,676	2,271,716	2,048,892	1,823,203	1,594,649	50%
9 Residential Medium site - higher density	25	£564,004	2,013,452	1,822,806	1,629,587	1,433,796	1,235,431	1,034,495	830,985	624,902	416,247	205,019	- 8,926	30%
10 Residential Medium site - low density	50	£1,990,601	6,525,956	6,153,537	5,774,921	5,391,058	5,001,950	4,607,595	4,207,996	3,803,150	3,393,059	2,977,721	2,557,138	50%
11 Residential Medium site - medium density	50	£1,327,067	4,542,726	4,165,169	3,782,471	3,394,634	3,001,657	2,603,541	2,200,284	1,791,888	1,378,352	959,678	535,863	40%
12 Residential Medium site - higher density	50	£696,710	3,582,708	3,225,796	2,864,084	2,497,569	2,126,251	1,750,131	1,369,209	983,485	592,958	197,629	- 205,814	35%
13 Residential Large site - low density	100	£3,981,201	12,448,291	11,732,032	11,005,715	10,269,340	9,522,907	8,766,415	7,999,866	7,223,258	6,436,593	5,639,869	4,833,088	50%
14 Residential Large site - medium density	100	£2,654,134	8,558,924	7,834,153	7,099,529	6,355,050	5,600,717	4,836,530	4,062,489	3,278,595	2,484,846	1,681,244	865,835	35%
15 Residential Large site - higher density	100	£1,396,738	5,691,433	5,029,913	4,359,575	3,680,422	2,992,453	2,295,666	1,590,065	867,438	134,975	- 616,332	- 1,378,920	30%
16 Residential Large site - medium density	200	£5,308,268	15,136,724	13,802,142	12,447,522	11,065,964	9,666,175	8,248,153	6,811,899	5,357,415	3,884,697	2,393,749	868,909	25%
17 Residential Large site - higher density	200	£2,853,194	15,402,391	14,067,988	12,715,488	11,336,523	9,936,915	8,519,076	7,083,004	5,628,700	4,156,165	2,665,398	1,145,187	40%
18 Residential Large site - medium density	500	£13,270,671	24,730,076	21,702,011	18,633,646	15,521,074	12,337,604	9,113,405	5,848,477	2,542,818	- 839,280	- 4,332,415	- 7,867,554	45%
19 Residential Large site - higher density	500	£6,967,102	38,942,647	35,639,996	32,277,428	28,869,788	25,417,074	21,919,289	18,376,429	14,788,499	11,149,710	7,431,515	3,667,765	25%
20 Residential Large site - medium density	750	£19,906,060	53,821,620	49,214,933	44,520,646	39,763,447	34,943,335	30,060,310	25,114,372	20,060,264	14,939,033	9,754,292	4,445,228	35%
21 Residential Large site - higher density	750	£10,616,537	34,746,831	30,508,767	26,185,897	21,806,273	17,369,894	12,870,691	8,264,866	3,601,601	- 1,168,680	- 6,096,584	- 11,135,049	25%
22 Residential Large site - medium density	1,000	£26,541,342	66,636,280	60,931,384	55,108,019	49,204,862	43,223,639	37,164,352	30,979,138	24,706,261	18,338,305	11,836,424	5,218,546	30%
23 Residential Large site - higher density	1,000	£13,934,205	42,792,774	37,503,637	32,144,148	26,714,307	21,156,147	15,523,467	9,790,125	3,940,225	- 2,062,543	- 8,258,158	- 14,620,669	25%
24 Housing for Elderly (C3) - high density	40	£663,534	1,736,308	1,499,590	1,262,871	1,026,153	789,435	552,717	315,998	79,281	- 160,012	- 400,603	- 641,192	20%
25 Housing for Elderly (C3) - high density	60	£729,887	2,609,604	2,254,527	1,899,450	1,544,372	1,189,294	834,217	479,140	124,063	- 234,792	- 595,678	- 956,562	25%
26 Housing for Elderly (C2) extra care	70	£729,887	3,044,537	2,630,281	2,216,024	1,801,768	1,387,510	973,254	558,997	144,740	- 273,925	- 694,957	- 1,115,989	20%

Appendix 9 - Appraisal results – 70% social rent, 30% shared ownership (sensitivity)

£8,615,356 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	1,043,661	1,004,344	964,446	923,966	882,907	841,266	799,045	756,242	712,859	668,895	624,349	50%	
2 Residential Small site - medium density	5	£344,614	1,049,703	1,010,424	970,564	930,124	889,103	847,500	805,317	762,553	719,208	675,282	630,775	50%	
3 Residential Small site - higher density	9	£258,461	827,727	772,988	717,489	661,232	604,216	546,440	487,905	428,611	368,558	307,745	246,175	45%	
4 Residential Small site - low density	10	£861,536	1,546,057	1,476,816	1,406,577	1,335,338	1,263,100	1,189,862	1,115,625	1,040,388	964,151	886,915	808,680	45%	
5 Residential Small site - medium density	10	£430,768	1,120,394	1,056,076	990,855	924,729	857,701	789,768	720,932	651,192	580,548	509,001	436,550	50%	
6 Residential Small site - higher density	10	£301,537	563,628	500,546	436,622	371,852	306,240	239,785	172,485	104,343	35,356	-35,037	-106,866	20%	
7 Residential Medium site - low density	25	£2,584,607	3,638,280	3,467,584	3,294,437	3,118,840	2,940,792	2,760,292	2,577,343	2,391,942	2,204,090	2,013,787	1,821,035	25%	
8 Residential Medium site - medium density	25	£1,033,843	3,239,530	3,073,928	2,905,969	2,735,657	2,562,989	2,387,966	2,210,587	2,030,854	1,848,766	1,664,324	1,477,525	50%	
9 Residential Medium site - higher density	25	£732,305	1,409,070	1,251,367	1,091,553	929,632	765,601	599,461	431,213	260,857	88,391	-87,592	-267,165	20%	
10 Residential Medium site - low density	50	£2,584,607	5,514,068	5,212,274	4,906,220	4,595,904	4,281,326	3,962,487	3,639,385	3,312,022	2,980,399	2,644,513	2,304,365	45%	
11 Residential Medium site - medium density	50	£1,723,071	3,353,676	3,045,263	2,732,680	2,415,924	2,094,996	1,769,896	1,440,624	1,107,180	769,564	427,775	81,815	25%	
12 Residential Medium site - higher density	50	£904,612	2,399,026	2,106,783	1,810,650	1,510,624	1,206,706	898,898	587,197	271,605	-48,661	-377,325	-709,944	20%	
13 Residential Large site - low density	100	£5,169,214	10,461,724	9,886,046	9,302,242	8,710,312	8,110,257	7,502,078	6,885,773	6,261,342	5,628,787	4,988,106	4,339,301	40%	
14 Residential Large site - medium density	100	£3,446,142	6,226,353	5,637,387	5,040,467	4,435,593	3,822,766	3,201,985	2,573,250	1,936,562	1,291,920	632,082	-36,782	20%	
15 Residential Large site - high density	100	£1,813,532	3,337,604	2,797,817	2,250,936	1,692,664	1,125,000	550,159	-32,381	-631,210	-1,237,334	-1,850,752	-2,471,464	10%	
16 Residential Large site - medium density	200	£8,892,285	10,595,435	9,516,737	8,423,533	7,315,825	6,193,612	5,056,893	3,905,668	2,739,938	1,546,512	337,908	899,850	15%	
17 Residential Large site - high density	200	£3,704,603	10,791,130	9,712,614	8,619,594	7,512,067	6,390,035	5,253,499	4,102,455	2,936,907	1,746,888	538,468	695,821	30%	
18 Residential Large site - medium density	500	£17,230,712	13,868,681	11,385,155	8,869,068	6,320,418	3,739,206	1,121,396	-1,587,825	-4,348,947	-7,143,630	-9,982,650	-12,897,770	0%	
19 Residential Large site - high density	500	£9,046,124	27,984,120	25,300,267	22,580,206	19,823,937	17,031,461	14,192,756	11,300,826	8,372,357	5,407,348	2,405,800	644,118	30%	
20 Residential Large site - medium density	750	£25,846,069	38,644,288	34,900,682	31,084,979	27,209,520	23,283,180	19,305,961	15,277,861	11,191,147	7,015,479	2,788,375	-1,526,899	15%	
21 Residential Large site - high density	750	£13,784,570	19,259,567	15,775,546	12,234,464	8,647,577	5,014,886	1,327,381	-2,489,714	-6,375,730	-10,334,051	-14,382,603	-18,517,784	5%	
22 Residential Large site - medium density	1,000	£34,461,425	47,737,052	43,061,635	38,323,188	33,521,711	28,657,205	23,710,337	18,671,474	13,568,989	8,383,176	3,090,959	-2,325,180	10%	
23 Residential Large site - high density	1,000	£18,092,248	23,324,852	19,002,289	14,600,142	10,111,101	5,564,775	939,148	-3,849,930	-8,726,092	-13,729,250	-18,843,675	-24,094,280	5%	
24 Housing for Elderly (C3) - high density	40	£861,536	943,095	751,643	560,193	368,741	177,291	-14,392	-208,974	-403,556	-598,138	-792,720	-987,303	0%	
25 Housing for Elderly (C3) - high density	60	£947,689	1,419,784	1,132,606	845,430	558,254	271,078	-16,362	-308,235	-600,108	-891,982	-1,183,854	-1,475,728	5%	
26 Housing for Elderly (C2) extra care	70	£947,689	1,656,414	1,321,375	986,336	651,297	316,257	-19,089	-359,608	-700,126	-1,040,645	-1,381,163	-1,721,683	10%	
34 Residential and light industrial co-location - medium d	25	£1,033,843	1,680,178	1,523,348	1,364,396	1,203,319	1,040,118	874,793	707,345	537,772	366,076	192,256	16,312	20%	
35 Residential and light industrial co-location - medium d	50	£1,327,071	3,351,874	3,038,215	2,720,310	2,398,155	2,071,754	1,741,104	1,406,207	1,067,062	723,669	376,029	24,141	25%	
36 Residential and light industrial co-location - high densi	50	£904,612	3,319,514	3,005,855	2,687,949	2,365,795	2,039,393	1,708,744	1,373,847	1,034,702	691,309	343,668	8,353	35%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	10,537,669	10,132,086	9,726,504	9,320,921	8,915,339	8,509,757	8,104,173	7,698,591	7,293,008	6,887,426	6,481,843	50%	
38 Co-living development (high density) 250 beds	-	£861,536	13,177,995	12,671,017	12,164,039	11,657,061	11,150,083	10,643,104	10,136,126	9,629,148	9,122,170	8,615,192	8,108,214	50%	
39 Co-living development (high density) 300 beds	-	£861,536	15,818,322	15,209,948	14,601,575	13,993,201	13,384,827	12,776,453	12,168,079	11,559,705	10,951,332	10,342,958	9,734,583	50%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,635,335 PER HA**

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	1,043,661	1,004,344	964,446	923,966	882,907	841,266	799,045	756,242	712,859	668,895	624,349	50%	
2 Residential Small site - medium density	5	£265,413	1,049,703	1,010,424	970,564	930,124	889,103	847,500	805,317	762,553	719,208	675,282	630,775	50%	
3 Residential Small site - higher density	9	£199,600	827,727	772,988	717,489	661,232	604,216	546,440	487,905	428,611	368,558	307,745	246,175	50%	
4 Residential Small site - low density	10	£663,534	1,546,057	1,476,816	1,406,577	1,335,338	1,263,100	1,189,862	1,115,625	1,040,388	964,151	886,915	808,680	50%	
5 Residential Small site - medium density	10	£331,767	1,120,394	1,056,076	990,855	924,729	857,701	789,768	720,932	651,192	580,548	509,001	436,550	50%	
6 Residential Small site - higher density	10	£232,237	563,628	500,546	436,622	371,852	306,240	239,785	172,485	104,343	35,356	-35,037	-106,866	25%	
7 Residential Medium site - low density	25	£1,990,601	3,638,280	3,467,584	3,294,437	3,118,840	2,940,792	2,760,292	2,577,343	2,391,942	2,204,090	2,013,787	1,821,035	45%	
8 Residential Medium site - medium density	25	£796,240	3,239,530	3,073,928	2,905,969	2,735,657	2,562,989	2,387,966	2,210,587	2,030,854	1,848,766	1,664,324	1,477,525	50%	
9 Residential Medium site - higher density	25	£564,004	1,409,070	1,251,367	1,091,553	929,632	765,601	599,461	431,213	260,857	88,391	-87,592	-267,165	25%	
10 Residential Medium site - low density	50	£1,990,601	5,514,068	5,212,274	4,906,220	4,595,904	4,281,326	3,962,487	3,639,385	3,312,022	2,980,399	2,644,513	2,304,365	50%	
11 Residential Medium site - medium density	50	£1,327,071	3,353,676	3,045,263	2,732,680	2,415,924	2,094,996	1,769,896	1,440,624	1,107,180	769,564	427,775	81,815	30%	
12 Residential Medium site - higher density	50	£696,710	2,399,026	2,106,783	1,810,650	1,510,624	1,206,706	898,898	587,197	271,605	-48,661	-377,325	-709,944	25%	
13 Residential Large site - low density	100	£3,981,201	10,461,724	9,886,046	9,302,242	8,710,312	8,110,257	7,502,078	6,885,773	6,261,342	5,628,787	4,988,106	4,339,301	50%	
14 Residential Large site - medium density	100	£2,654,134	6,226,353	5,637,387	5,040,467	4,435,593	3,822,766	3,201,985	2,573,250	1,936,562	1,291,920	632,082	-36,782	25%	
15 Residential Large site - high density	100	£1,396,738	3,337,604	2,797,817	2,250,936	1,692,664	1,125,000	550,159	-32,381	-631,210	-1,237,334	-1,850,752	-2,471,464	15%	
16 Residential Large site - medium density	200	£5,308,268	10,595,435	9,516,737	8,423,533	7,315,825	6,193,612	5,056,893	3,905,668	2,739,938	1,546,512	337,908	899,850	20%	
17 Residential Large site - high density	200	£2,853,194	10,791,130	9,712,614	8,619,594	7,512,067	6,390,035	5,253,499	4,102,455	2,936,907	1,746,888	538,468	695,821	35%	
18 Residential Large site - medium density	500	£13,270,671	13,868,681	11,385,155	8,869,068	6,320,418	3,739,206	1,121,396	-1,587,825	-4,348,947	-7,143,630	-9,982,650	-12,897,770	0%	
19 Residential Large site - high density	500	£6,967,102	27,984,120	25,300,267	22,580,206	19,823,937	17,031,461	14,192,756	11,300,826	8,372,357	5,407,348	2,405,800	644,118	30%	
20 Residential Large site - medium density	750	£19,906,006	38,644,288	34,900,682	31,084,979	27,209,520	23,283,180	19,305,961	15,277,861	11,191,147	7,015,479	2,788,375	-1,526,899	15%	
21 Residential Large site - high density	750	£10,616,537	19,259,567	15,775,546	12,234,464	8,647,577	5,014,886	1,327,381	-2,489,714	-6,375,730	-10,334,051	-14,382,603	-18,517,784	10%	
22 Residential Large site - medium density	1,000	£26,541,342	47,737,052	43,061,635	38,323,188	33,521,711	28,657,205	23,710,337	18,671,474	13,568,989	8,383,176	3,090,959	-2,325,180	20%	
23 Residential Large site - high density	1,000	£13,934,205	23,324,852	19,002,289	14,600,142	10,111,101	5,564,775	939,148	-3,849,930	-8,726,092	-13,729,250	-18,843,675	-24,094,280	10%	
24 Housing for Elderly (C3) - high density	40	£663,534	943,095	751,643	560,193	368,741	177,291	-14,392	-208,974	-403,556	-598,138	-792,720	-987,303	5%	
25 Housing for Elderly (C3) - high density	60	£729,887	1,419,784	1,132,606	845,430	558,254	271,078	-16,362	-308,235	-600,108	-891,982	-1,183,854	-1,475,728	10%	
26 Housing for Elderly (C2) extra care	70	£729,887	1,656,414	1,321,375	986,336	651,297	316,257	-19,089	-359,608	-700,126	-1,040,645	-1,381,163	-1,721,683	10%	
34 Residential and light industrial co-location - medium d	25	£796,240	1,680,178	1,523,348	1,364,396	1,203,319	1,040,118	874,793	707,345	537,772	366,076	192,256	16,312	25%	
35 Residential and light industrial co-location - medium d	50	£1,327,071	3,351,874	3,038,215	2,720,310	2,398,155	2,071,754	1,741,104	1,406,207	1,067,062	723,669	376,029	24,141	30%	
36 Residential and light industrial co-location - high densi	50	£696,710	3,319,514	3,005,855	2,687,949	2,36									

£8,615,356 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	1,095,607	1,054,005	1,011,790	968,961	925,519	881,462	836,792	791,508	745,609	699,097	651,971	50%	
2 Residential Small site - medium density	5	£344,614	1,101,649	1,060,087	1,017,910	975,119	931,715	887,696	843,064	797,818	751,958	705,485	658,397	50%	
3 Residential Small site - higher density	9	£258,461	899,978	842,062	783,341	723,815	663,484	602,349	540,407	477,661	414,111	349,754	284,594	50%	
4 Residential Small site - low density	10	£861,536	1,638,880	1,565,559	1,491,179	1,415,741	1,339,244	1,261,688	1,183,075	1,103,404	1,022,673	940,885	858,037	45%	
5 Residential Small site - medium density	10	£430,768	1,205,691	1,137,623	1,068,597	998,613	927,671	855,772	782,914	709,098	634,326	558,594	481,906	50%	
6 Residential Small site - higher density	10	£301,537	643,908	577,296	509,790	441,390	372,094	301,906	230,822	158,844	85,970	12,204	63,479	25%	
7 Residential Medium site - low density	25	£2,584,607	3,866,574	3,685,841	3,502,511	3,316,586	3,128,065	2,936,948	2,743,236	2,546,928	2,348,023	2,146,524	1,942,428	30%	
8 Residential Medium site - medium density	25	£1,033,843	3,460,299	3,284,989	3,107,184	2,926,884	2,744,089	2,558,798	2,371,012	2,180,731	1,987,955	1,792,683	1,594,917	50%	
9 Residential Medium site - higher density	25	£732,305	1,609,769	1,443,240	1,274,476	1,103,474	930,237	754,763	577,053	397,108	214,926	30,508	158,700	30%	
10 Residential Medium site - low density	50	£2,584,607	5,930,175	5,610,086	5,285,472	4,956,331	4,622,665	4,284,474	3,941,756	3,594,512	3,242,743	2,886,449	2,525,628	45%	
11 Residential Medium site - medium density	50	£1,723,071	3,762,568	3,436,178	3,105,355	2,770,102	2,430,416	2,086,300	1,737,751	1,384,770	1,027,358	665,515	299,241	30%	
12 Residential Medium site - higher density	50	£904,612	2,783,865	2,474,702	2,161,403	1,843,968	1,522,397	1,196,689	866,847	532,867	194,754	149,909	501,961	25%	
13 Residential Large site - low density	100	£5,169,214	11,269,593	10,658,393	10,038,555	9,410,079	8,772,964	8,127,212	7,472,822	6,809,793	6,138,126	5,457,822	4,768,879	45%	
14 Residential Large site - medium density	100	£3,446,142	7,020,212	6,396,340	5,764,012	5,123,224	4,473,980	3,816,278	3,150,119	2,475,502	1,792,427	1,100,565	392,262	25%	
15 Residential Large site - high density	100	£1,813,532	4,056,747	3,485,341	2,906,382	2,319,873	1,723,759	1,114,971	498,544	127,577	769,616	1,419,419	2,076,988	15%	
16 Residential Large site - medium density	200	£8,892,285	12,110,539	10,965,223	9,804,442	8,628,192	7,436,476	6,229,291	5,006,640	3,768,521	2,514,936	1,232,050	68,737	20%	
17 Residential Large site - high density	200	£3,704,603	12,306,233	11,161,101	10,000,501	8,824,433	7,632,898	6,425,897	5,203,427	3,965,490	2,712,086	1,432,610	133,115	35%	
18 Residential Large site - medium density	500	£17,230,712	17,245,140	14,613,155	11,946,465	9,245,069	6,508,968	3,738,160	930,478	1,982,004	4,945,479	7,944,727	11,010,771	0%	
19 Residential Large site - high density	500	£9,046,124	31,659,702	28,814,239	25,930,233	23,007,687	20,046,599	17,046,969	14,008,798	10,902,742	7,757,287	4,572,925	1,349,657	30%	
20 Residential Large site - medium density	750	£25,846,069	43,793,956	39,823,926	35,800,132	31,722,574	27,564,461	23,344,511	19,070,369	14,742,034	10,354,492	5,867,630	1,325,970	20%	
21 Residential Large site - high density	750	£13,784,570	23,987,427	20,322,870	16,607,120	12,803,197	8,950,425	5,048,801	1,092,330	3,012,514	7,185,578	11,452,687	15,799,628	10%	
22 Residential Large site - medium density	1,000	£34,461,425	54,174,737	49,251,641	44,247,281	39,151,763	33,989,088	28,759,258	23,461,582	18,044,148	12,558,907	6,981,539	1,292,499	15%	
23 Residential Large site - high density	1,000	£18,092,248	29,296,351	24,711,228	20,065,694	15,359,749	10,537,253	5,651,724	687,298	4,464,007	9,716,278	15,091,649	20,617,087	10%	
24 Housing for Elderly (C3) - high density	40	£861,536	1,185,968	982,374	778,779	575,184	371,589	167,995	36,182	243,107	450,030	656,955	863,879	5%	
25 Housing for Elderly (C3) - high density	60	£947,689	1,784,094	1,478,702	1,173,311	867,918	562,626	257,134	49,046	359,433	669,820	980,207	1,290,594	10%	
26 Housing for Elderly (C2) extra care	70	£947,689	2,081,443	1,725,153	1,368,862	1,012,571	656,281	299,990	57,221	419,338	781,457	1,143,574	1,505,692	15%	
34 Residential and light industrial co-location - medium density	25	£1,033,843	1,886,148	1,720,262	1,552,122	1,381,727	1,209,078	1,034,174	857,016	677,602	495,934	312,012	125,835	25%	
35 Residential and light industrial co-location - medium density	50	£1,327,071	3,763,813	3,432,042	3,095,762	2,754,972	2,409,674	2,059,866	1,705,549	1,346,722	983,387	615,541	243,187	25%	
36 Residential and light industrial co-location - high density	50	£904,612	3,731,453	3,399,683	3,063,402	2,722,612	2,377,314	2,027,506	1,673,189	1,314,362	951,026	583,181	210,827	40%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	10,537,669	10,132,086	9,726,504	9,320,921	8,915,339	8,509,757	8,104,173	7,698,591	7,293,008	6,887,426	6,481,843	50%	
38 Co-living development (high density) 250 beds	-	£861,536	13,177,995	12,671,017	12,164,039	11,657,061	11,150,083	10,643,104	10,136,126	9,629,148	9,122,170	8,615,192	8,108,214	50%	
39 Co-living development (high density) 300 beds	-	£861,536	15,818,322	15,209,948	14,601,575	13,993,201	13,384,827	12,776,453	12,168,079	11,559,705	10,951,332	10,342,958	9,734,583	50%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)
£6,635,335 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	1,095,607	1,054,005	1,011,790	968,961	925,519	881,462	836,792	791,508	745,609	699,097	651,971	50%	
2 Residential Small site - medium density	5	£265,413	1,101,649	1,060,087	1,017,910	975,119	931,715	887,696	843,064	797,818	751,958	705,485	658,397	50%	
3 Residential Small site - higher density	9	£199,060	899,978	842,062	783,341	723,815	663,484	602,349	540,407	477,661	414,111	349,754	284,594	50%	
4 Residential Small site - low density	10	£663,534	1,638,880	1,565,559	1,491,179	1,415,741	1,339,244	1,261,688	1,183,075	1,103,404	1,022,673	940,885	858,037	50%	
5 Residential Small site - medium density	10	£331,767	1,205,691	1,137,623	1,068,597	998,613	927,671	855,772	782,914	709,098	634,326	558,594	481,906	50%	
6 Residential Small site - higher density	10	£232,237	643,908	577,296	509,790	441,390	372,094	301,906	230,822	158,844	85,970	12,204	63,479	25%	
7 Residential Medium site - low density	25	£1,990,601	3,866,574	3,685,841	3,502,511	3,316,586	3,128,065	2,936,948	2,743,236	2,546,928	2,348,023	2,146,524	1,942,428	45%	
8 Residential Medium site - medium density	25	£796,240	3,460,299	3,284,989	3,107,184	2,926,884	2,744,089	2,558,798	2,371,012	2,180,731	1,987,955	1,792,683	1,594,917	50%	
9 Residential Medium site - higher density	25	£564,004	1,609,769	1,443,240	1,274,476	1,103,474	930,237	754,763	577,053	397,108	214,926	30,508	158,700	30%	
10 Residential Medium site - low density	50	£1,990,601	5,930,175	5,610,086	5,285,472	4,956,331	4,622,665	4,284,474	3,941,756	3,594,512	3,242,743	2,886,449	2,525,628	45%	
11 Residential Medium site - medium density	50	£1,327,071	3,762,568	3,436,178	3,105,355	2,770,102	2,430,416	2,086,300	1,737,751	1,384,770	1,027,358	665,515	299,241	30%	
12 Residential Medium site - higher density	50	£696,710	2,783,865	2,474,702	2,161,403	1,843,968	1,522,397	1,196,689	866,847	532,867	194,754	149,909	501,961	30%	
13 Residential Large site - low density	100	£3,981,201	11,269,593	10,658,393	10,038,555	9,410,079	8,772,964	8,127,212	7,472,822	6,809,793	6,138,126	5,457,822	4,768,879	45%	
14 Residential Large site - medium density	100	£2,654,134	7,020,212	6,396,340	5,764,012	5,123,224	4,473,980	3,816,278	3,150,119	2,475,502	1,792,427	1,100,565	392,262	25%	
15 Residential Large site - high density	100	£1,396,738	4,056,747	3,485,341	2,906,382	2,319,873	1,723,759	1,114,971	498,544	127,577	769,616	1,419,419	2,076,988	15%	
16 Residential Large site - medium density	200	£5,308,268	12,110,539	10,965,223	9,804,442	8,628,192	7,436,476	6,229,291	5,006,640	3,768,521	2,514,936	1,232,050	68,737	20%	
17 Residential Large site - high density	200	£2,853,194	12,306,233	11,161,101	10,000,501	8,824,433	7,632,898	6,425,897	5,203,427	3,965,490	2,712,086	1,432,610	133,115	35%	
18 Residential Large site - medium density	500	£13,270,671	17,245,140	14,613,155	11,946,465	9,245,069	6,508,968	3,738,160	930,478	1,982,004	4,945,479	7,944,727	11,010,771	5%	
19 Residential Large site - high density	500	£6,967,102	31,659,702	28,814,239	25,930,233	23,007,687	20,046,599	17,046,969	14,008,798	10,902,742	7,757,287	4,572,925	1,349,657	20%	
20 Residential Large site - medium density	750	£19,906,006	43,793,956	39,823,926	35,800,132	31,722,574	27,564,461	23,344,511	19,070,369	14,742,034	10,354,492	5,867,630	1,325,970	40%	
21 Residential Large site - high density	750	£10,616,537	23,987,427	20,322,870	16,607,120	12,803,197	8,950,425	5,048,801	1,092,330	3,012,514	7,185,578	11,452,687	15,799,628	15%	
22 Residential Large site - medium density	1,000	£26,541,342	54,174,737	49,251,641	44,247,281	39,151,763	33,989,088	28,759,258	23,461,582	18,044,148	12,558,907	6,981,539	1,292,499	25%	
23 Residential Large site - high density	1,000	£13,934,205	29,296,351	24,711,228	20,065,694	15,359,749	10,537,253	5,651,724	687,298	4,464,007	9,716,278	15,091,649	20,617,087	10%	
24 Housing for Elderly (C3) - high density	40	£863,534	1,185,968	982,374	778,779	575,184	371,589	167,995	36,182	243,107	450,030	656,955	863,879	15%	
25 Housing for Elderly (C3) - high density	60	£729,887	1,784,094	1,478,702	1,173,311	867,918	562,626	257,134	49,046	359,433	669,820	980,207	1,290,594	10%	
26 Housing for Elderly (C2) extra care	70	£729,887	2,081,443	1,725,153	1,368,862	1,012,571	656,281	299,990	57,221	419,338	781,457	1,143,574	1,505,692	15%	
34 Residential and light industrial co-location - medium density	25	£796,240	1,886,148	1,720,262	1,552,122	1,381,727	1,209,078	1,034,174	857,016	677,602	495,934	312,012	125,835	30%	
35 Residential and light industrial co-location - medium density	50	£1,327,071	3,763,813	3,432,042	3,095,762	2,754,972	2,409,674	2,059,866	1,705,549	1,346,722	983,387	615,541	243,187	35%	

£8,615,356 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	1,147,553	1,103,668	1,059,136	1,013,956	968,131	921,659	874,539	826,773	778,360	729,299	679,593	50%	
2 Residential Small site - medium density	5	£344,614	1,153,595	1,109,748	1,065,255	1,020,114	974,327	927,893	880,812	833,084	784,709	735,687	686,019	50%	
3 Residential Small site - higher density	9	£258,461	972,230	911,137	849,193	786,398	722,753	658,257	592,909	526,712	459,663	391,763	323,013	50%	
4 Residential Small site - low density	10	£861,536	1,731,703	1,654,300	1,575,780	1,496,142	1,415,388	1,333,516	1,250,527	1,166,419	1,081,195	994,854	907,396	50%	
5 Residential Small site - medium density	10	£430,768	1,290,988	1,219,170	1,146,339	1,072,496	997,642	921,775	844,896	767,005	688,103	608,188	527,261	50%	
6 Residential Small site - higher density	10	£301,537	724,187	654,046	582,959	510,927	437,949	364,026	289,158	213,344	136,585	58,880	-20,094	25%	
7 Residential Medium site - low density	25	£2,584,607	4,094,869	3,904,097	3,710,585	3,514,332	3,315,338	3,113,604	2,909,129	2,701,913	2,491,956	2,279,260	2,063,822	35%	
8 Residential Medium site - medium density	25	£1,033,843	3,681,067	3,496,050	3,308,398	3,118,110	2,925,187	2,729,629	2,531,436	2,330,608	2,127,143	1,921,044	1,712,309	50%	
9 Residential Medium site - higher density	25	£732,305	1,810,467	1,635,114	1,457,397	1,277,316	1,094,873	910,065	722,894	533,359	341,462	147,199	-50,235	25%	
10 Residential Medium site - low density	50	£2,584,607	6,346,283	6,007,898	5,664,724	5,316,760	4,964,005	4,606,460	4,244,127	3,877,003	3,505,088	3,128,385	2,746,890	50%	
11 Residential Medium site - medium density	50	£1,723,071	4,171,460	3,827,091	3,478,031	3,124,279	2,765,837	2,402,703	2,034,879	1,662,362	1,285,154	903,256	516,666	30%	
12 Residential Medium site - higher density	50	£904,612	3,168,705	2,842,620	2,512,156	2,177,311	1,838,087	1,494,481	1,146,495	794,130	437,384	76,258	-293,979	30%	
13 Residential Large site - low density	100	£5,169,214	12,077,461	11,430,740	10,774,868	10,109,846	9,435,671	8,752,347	8,059,871	7,358,243	6,647,466	5,927,537	5,198,457	50%	
14 Residential Large site - medium density	100	£3,446,142	7,814,072	7,155,295	6,487,556	5,810,857	5,125,195	4,430,572	3,726,988	3,014,441	2,292,933	1,562,464	820,714	30%	
15 Residential Large site - high density	100	£1,813,532	4,775,891	4,172,863	3,561,829	2,942,787	2,315,737	1,679,785	1,028,947	370,005	-301,897	-988,088	-1,682,514	20%	
16 Residential Large site - medium density	200	£8,892,285	13,625,641	12,413,710	11,185,349	9,940,558	8,679,339	7,401,690	6,107,612	4,797,105	3,470,169	2,126,192	750,107	25%	
17 Residential Large site - high density	200	£3,704,603	13,821,337	12,609,587	11,381,408	10,136,799	8,875,762	7,598,295	6,304,398	4,994,074	3,667,319	2,324,136	950,852	35%	
18 Residential Large site - medium density	500	£17,230,712	20,605,606	17,841,155	15,023,862	12,169,720	9,278,729	6,350,888	3,386,198	378,744	-2,747,327	-5,917,581	-9,125,822	5%	
19 Residential Large site - high density	500	£9,046,124	35,335,284	32,328,209	29,280,260	26,191,435	23,061,736	19,891,162	16,679,712	13,427,388	10,107,224	6,740,049	3,331,602	40%	
20 Residential Large site - medium density	750	£25,846,069	48,943,625	44,747,170	40,493,681	36,183,161	31,815,607	27,383,063	22,862,877	18,285,186	13,649,986	8,946,885	4,142,104	25%	
21 Residential Large site - high density	750	£13,784,570	28,715,287	24,842,851	20,919,100	16,944,030	12,885,963	8,781,213	4,584,567	345,059	-4,062,200	-8,528,603	-13,120,073	15%	
22 Residential Large site - medium density	1,000	£34,461,425	60,589,711	55,384,556	50,108,661	44,762,027	39,320,972	33,788,847	28,185,441	22,510,750	16,714,933	10,838,566	4,850,630	20%	
23 Residential Large site - high density	1,000	£18,092,248	35,231,408	30,420,167	25,508,283	20,532,195	15,491,905	10,342,284	5,109,856	-214,599	-5,743,200	-11,390,867	-17,172,555	15%	
24 Housing for Elderly (C3) - high density	40	£861,536	1,428,842	1,213,103	997,366	781,627	565,889	350,151	134,412	-82,656	-301,923	-521,189	-740,456	10%	
25 Housing for Elderly (C3) - high density	60	£947,689	2,148,405	1,824,797	1,501,190	1,177,583	853,975	530,368	206,760	-118,758	-447,658	-776,558	-1,105,458	15%	
26 Housing for Elderly (C2) extra care	70	£947,689	2,506,472	2,128,930	1,751,388	1,373,846	996,304	618,762	241,220	-138,551	-522,268	-905,985	-1,289,702	20%	
24 Residential and light industrial co-location - medium d	25	£1,033,843	2,092,117	1,917,176	1,739,849	1,560,136	1,378,038	1,193,556	1,006,687	817,432	625,793	431,768	235,358	25%	
35 Residential and light industrial co-location - medium d	50	£1,723,071	4,175,753	3,825,869	3,471,215	3,111,790	2,747,595	2,378,628	2,004,890	1,626,383	1,243,103	855,053	462,233	30%	
36 Residential and light industrial co-location - high densi	50	£904,612	4,143,392	3,793,509	3,438,855	3,079,431	2,715,235	2,346,268	1,972,530	1,594,022	1,210,744	822,693	429,873	40%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	10,537,669	10,132,086	9,726,504	9,320,921	8,915,339	8,509,757	8,104,173	7,698,591	7,293,008	6,887,426	6,481,843	50%	
38 Co-living development (high density) 250 beds	-	£861,536	13,177,995	12,671,017	12,164,039	11,657,061	11,150,083	10,643,104	10,136,126	9,629,148	9,122,170	8,615,192	8,108,214	50%	
39 Co-living development (high density) 300 beds	-	£861,536	15,818,322	15,209,948	14,601,575	13,993,201	13,384,827	12,776,453	12,168,079	11,559,705	10,951,332	10,342,958	9,734,583	50%	

£6,635,335 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	1,147,553	1,103,668	1,059,136	1,013,956	968,131	921,659	874,539	826,773	778,360	729,299	679,593	50%	
2 Residential Small site - medium density	5	£265,413	1,153,595	1,109,748	1,065,255	1,020,114	974,327	927,893	880,812	833,084	784,709	735,687	686,019	50%	
3 Residential Small site - higher density	9	£199,600	972,230	911,137	849,193	786,398	722,753	658,257	592,909	526,712	459,663	391,763	323,013	50%	
4 Residential Small site - low density	10	£663,534	1,731,703	1,654,300	1,575,780	1,496,142	1,415,388	1,333,516	1,250,527	1,166,419	1,081,195	994,854	907,396	50%	
5 Residential Small site - medium density	10	£331,767	1,290,988	1,219,170	1,146,339	1,072,496	997,642	921,775	844,896	767,005	688,103	608,188	527,261	50%	
6 Residential Small site - higher density	10	£232,237	724,187	654,046	582,959	510,927	437,949	364,026	289,158	213,344	136,585	58,880	-20,094	30%	
7 Residential Medium site - low density	25	£1,990,610	4,094,869	3,904,097	3,710,585	3,514,332	3,315,338	3,113,604	2,909,129	2,701,913	2,491,956	2,279,260	2,063,822	50%	
8 Residential Medium site - medium density	25	£796,240	3,681,067	3,496,050	3,308,398	3,118,110	2,925,187	2,729,629	2,531,436	2,330,608	2,127,143	1,921,044	1,712,309	50%	
9 Residential Medium site - higher density	25	£564,004	1,810,467	1,635,114	1,457,397	1,277,316	1,094,873	910,065	722,894	533,359	341,462	147,199	-50,235	30%	
10 Residential Medium site - low density	50	£1,990,610	6,346,283	6,007,898	5,664,724	5,316,760	4,964,005	4,606,460	4,244,127	3,877,003	3,505,088	3,128,385	2,746,890	50%	
11 Residential Medium site - medium density	50	£1,327,067	4,171,460	3,827,091	3,478,031	3,124,279	2,765,837	2,402,703	2,034,879	1,662,362	1,285,154	903,256	516,666	35%	
12 Residential Medium site - higher density	50	£696,710	3,168,705	2,842,620	2,512,156	2,177,311	1,838,087	1,494,481	1,146,495	794,130	437,384	76,258	-293,979	35%	
13 Residential Large site - low density	100	£3,981,201	12,077,461	11,430,740	10,774,868	10,109,846	9,435,671	8,752,347	8,059,871	7,358,243	6,647,466	5,927,537	5,198,457	50%	
14 Residential Large site - medium density	100	£2,654,134	7,814,072	7,155,295	6,487,556	5,810,857	5,125,195	4,430,572	3,726,988	3,014,441	2,292,933	1,562,464	820,714	35%	
15 Residential Large site - high density	100	£1,396,738	4,775,891	4,172,863	3,561,829	2,942,787	2,315,737	1,679,785	1,028,947	370,005	-301,897	-988,088	-1,682,514	25%	
16 Residential Large site - medium density	200	£5,308,268	13,625,641	12,413,710	11,185,349	9,940,558	8,679,339	7,401,690	6,107,612	4,797,105	3,470,169	2,126,192	750,107	30%	
17 Residential Large site - high density	200	£2,853,194	13,821,337	12,609,587	11,381,408	10,136,799	8,875,762	7,598,295	6,304,398	4,994,074	3,667,319	2,324,136	950,852	40%	
18 Residential Large site - medium density	500	£13,270,671	20,605,606	17,841,155	15,023,862	12,169,720	9,278,729	6,350,888	3,386,198	378,744	-2,747,327	-5,917,581	-9,125,822	10%	
19 Residential Large site - high density	500	£6,967,102	35,335,284	32,328,209	29,280,260	26,191,435	23,061,736	19,891,162	16,679,712	13,427,388	10,107,224	6,740,049	3,331,602	40%	
20 Residential Large site - medium density	750	£19,906,006	48,943,625	44,747,170	40,493,681	36,183,161	31,815,607	27,383,063	22,862,877	18,285,186	13,649,986	8,946,885	4,142,104	30%	
21 Residential Large site - high density	750	£10,616,537	28,715,287	24,842,851	20,919,100	16,944,030	12,885,963	8,781,213	4,584,567	345,059	-4,062,200	-8,528,603	-13,120,073	20%	
22 Residential Large site - medium density	1,000	£26,541,342	60,589,711	55,384,556	50,108,661	44,762,027	39,320,972	33,788,847	28,185,441	22,510,750	16,714,933	10,838,566	4,850,630	30%	
23 Residential Large site - high density	1,000	£13,934,205	35,231,408	30,420,167	25,508,283	20,532,195	15,491,905	10,342,284	5,109,856	-214,599	-5,743,200	-11,390,867	-17,172,555	25%	
24 Housing for Elderly (C3) - high density	40	£863,534	1,428,842	1,213,103	997,366	781,627	565,889	350,151	134,412	-82,656	-301,923	-521,189	-740,456	15%	
25 Housing for Elderly (C3) - high density	60	£729,887	2,148,405	1,824,797	1,501,190	1,177,583	853,975	530,368	206,760	-118,758	-447,658	-776,558	-1,105,458	20%	
26 Housing for Elderly (C2) extra care	70	£729,887	2,506,472	2,128,930	1,751,388	1,373,846	996,304	618,762	241,220	-138,551	-522,268	-905,985	-1,289,702	20%	
24 Residential and light industrial co-location - medium d	25	£796,240	2,092,117	1,917,176	1,739,849	1,560,136	1,378,038	1,193,556	1,006,687	817,432	625,793	431,768	235,358	35%	
35 Residential and light industrial co-location - medium d	50	£1,327,067	4,175,753	3,825,869	3,471,215	3,111,790	2,747,595	2,378,628	2,004,890	1,626,383	1,243,103				

£8,615,356 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	1,199,499	1,153,329	1,106,481	1,058,951	1,010,743	961,855	912,286	862,039	811,110	759,503	707,215	50%	
2 Residential Small site - medium density	5	£344,614	1,205,541	1,159,411	1,112,600	1,065,109	1,016,939	968,089	918,559	868,349	817,460	765,891	713,641	50%	
3 Residential Small site - higher density	9	£258,461	1,044,481	980,211	915,045	848,982	782,023	714,165	645,413	575,763	505,216	433,772	361,431	50%	
4 Residential Small site - low density	10	£861,536	1,824,525	1,743,041	1,660,381	1,576,545	1,491,532	1,405,343	1,317,978	1,229,436	1,139,719	1,048,824	956,754	50%	
5 Residential Small site - medium density	10	£430,768	1,376,284	1,300,716	1,224,080	1,146,379	1,067,612	987,777	906,878	824,912	741,880	657,781	572,617	50%	
6 Residential Small site - higher density	10	£301,537	804,466	730,795	656,128	580,464	503,804	426,147	347,493	267,845	187,199	105,556	22,918	30%	
7 Residential Medium site - low density	25	£2,584,607	4,323,163	4,122,353	3,918,658	3,712,078	3,502,612	3,290,259	3,075,022	2,856,899	2,635,890	2,411,995	2,185,216	40%	
8 Residential Medium site - medium density	25	£1,033,843	3,901,835	3,707,111	3,509,612	3,309,337	3,106,287	2,900,461	2,691,860	2,480,484	2,266,331	2,049,404	1,829,701	50%	
9 Residential Medium site - higher density	25	£732,305	2,011,166	1,826,987	1,640,319	1,451,159	1,259,509	1,065,366	868,734	669,610	467,996	263,890	57,294	30%	
10 Residential Medium site - low density	50	£2,584,607	6,762,391	6,405,711	6,043,976	5,677,188	5,305,345	4,928,448	4,546,497	4,159,492	3,767,433	3,370,320	2,968,152	50%	
11 Residential Medium site - medium density	50	£1,723,071	4,580,352	4,218,005	3,850,706	3,478,457	3,101,257	2,719,106	2,332,005	1,939,953	1,542,950	1,140,996	734,092	35%	
12 Residential Medium site - higher density	50	£904,612	3,553,544	3,210,540	2,862,909	2,510,655	2,153,777	1,792,272	1,426,145	1,055,392	680,015	300,014	85,997	35%	
13 Residential Large site - low density	100	£5,169,214	12,885,330	12,203,088	11,511,181	10,809,612	10,098,378	9,377,481	8,646,920	7,906,695	7,156,806	6,397,253	5,628,036	50%	
14 Residential Large site - medium density	100	£3,446,142	8,607,931	7,914,249	7,211,101	6,498,488	5,776,410	5,044,866	4,303,857	3,553,381	2,793,441	2,024,035	1,245,162	35%	
15 Residential Large site - high density	100	£1,813,532	5,495,033	4,860,387	4,217,276	3,565,701	2,905,660	2,237,156	1,559,550	865,534	163,152	556,755	1,288,038	25%	
16 Residential Large site - medium density	200	£8,892,285	15,137,282	13,862,196	12,566,256	11,252,924	9,922,202	8,574,088	7,208,584	5,825,698	4,425,401	3,007,723	1,567,846	30%	
17 Residential Large site - high density	200	£3,704,603	15,329,829	14,058,074	12,762,315	11,449,166	10,118,625	8,770,693	7,405,371	6,022,657	4,622,552	3,205,056	1,768,591	40%	
18 Residential Large site - medium density	500	£17,230,712	23,935,251	21,035,986	18,098,108	15,094,372	12,048,491	8,963,817	5,839,750	2,676,890	549,176	3,890,436	7,271,895	10%	
19 Residential Large site - high density	500	£9,046,124	39,010,867	35,842,180	32,630,286	29,375,184	26,076,873	22,735,353	19,350,626	15,922,690	12,451,545	8,907,173	5,313,546	40%	
20 Residential Large site - medium density	750	£25,846,069	54,093,294	49,670,414	45,187,232	40,643,747	36,039,960	31,375,871	26,651,480	21,828,338	16,940,468	11,991,780	6,958,237	30%	
21 Residential Large site - high density	750	£13,784,570	33,443,147	29,362,833	25,228,201	21,039,250	16,795,981	12,473,624	8,070,804	3,613,042	938,822	5,648,209	10,440,517	20%	
22 Residential Large site - medium density	1,000	£34,461,425	67,004,684	61,517,471	55,955,445	50,318,606	44,606,956	38,818,437	32,908,609	26,923,372	20,862,726	14,671,274	8,395,412	25%	
23 Residential Large site - high density	1,000	£18,092,248	41,119,459	36,062,034	30,937,295	25,704,641	20,390,419	15,008,203	9,514,650	3,927,626	1,796,826	7,699,431	13,761,980	20%	
24 Housing for Elderly (C3) - high density	40	£861,536	1,671,716	1,443,834	1,215,951	988,070	760,188	532,306	304,424	76,542	153,815	385,424	617,033	15%	
25 Housing for Elderly (C3) - high density	60	£947,689	2,512,716	2,170,893	1,829,070	1,487,246	1,145,424	803,601	461,778	119,955	225,496	572,911	920,324	20%	
26 Housing for Elderly (C2) extra care	70	£947,689	2,931,502	2,532,708	2,133,915	1,735,121	1,336,328	937,534	538,741	139,947	263,079	668,395	1,073,712	20%	
34 Residential and light industrial co-location - medium d	25	£1,033,843	2,298,087	2,114,090	1,927,575	1,738,545	1,546,999	1,352,936	1,156,358	957,263	755,652	551,524	344,881	30%	
35 Residential and light industrial co-location - medium d	50	£1,723,071	4,587,693	4,219,697	3,846,669	3,468,609	3,085,516	2,697,390	2,304,232	1,906,043	1,502,820	1,094,566	681,279	35%	
36 Residential and light industrial co-location - high densi	50	£904,612	4,555,333	4,187,336	3,814,309	3,436,248	3,053,155	2,665,030	2,271,872	1,873,683	1,470,460	1,062,206	648,919	45%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	10,537,669	10,132,086	9,726,504	9,320,921	8,915,339	8,509,757	8,104,173	7,698,591	7,293,008	6,887,426	6,481,843	50%	
38 Co-living development (high density) 250 beds	-	£861,536	13,177,995	12,671,017	12,164,039	11,657,061	11,150,083	10,643,104	10,136,126	9,629,148	9,122,170	8,615,192	8,108,214	50%	
39 Co-living development (high density) 300 beds	-	£861,536	15,818,322	15,209,948	14,601,575	13,993,201	13,384,827	12,776,453	12,168,079	11,559,705	10,951,332	10,342,958	9,734,583	50%	

£6,635,335 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	1,199,499	1,153,329	1,106,481	1,058,951	1,010,743	961,855	912,286	862,039	811,110	759,503	707,215	50%	
2 Residential Small site - medium density	5	£265,413	1,205,541	1,159,411	1,112,600	1,065,109	1,016,939	968,089	918,559	868,349	817,460	765,891	713,641	50%	
3 Residential Small site - higher density	9	£199,600	1,044,481	980,211	915,045	848,982	782,023	714,165	645,413	575,763	505,216	433,772	361,431	50%	
4 Residential Small site - low density	10	£663,534	1,824,525	1,743,041	1,660,381	1,576,545	1,491,532	1,405,343	1,317,978	1,229,436	1,139,719	1,048,824	956,754	50%	
5 Residential Small site - medium density	10	£331,767	1,376,284	1,300,716	1,224,080	1,146,379	1,067,612	987,777	906,878	824,912	741,880	657,781	572,617	50%	
6 Residential Small site - higher density	10	£232,237	804,466	730,795	656,128	580,464	503,804	426,147	347,493	267,845	187,199	105,556	22,918	35%	
7 Residential Medium site - low density	25	£1,990,601	4,323,163	4,122,353	3,918,658	3,712,078	3,502,612	3,290,259	3,075,022	2,856,899	2,635,890	2,411,995	2,185,216	50%	
8 Residential Medium site - medium density	25	£796,240	3,901,835	3,707,111	3,509,612	3,309,337	3,106,287	2,900,461	2,691,860	2,480,484	2,266,331	2,049,404	1,829,701	50%	
9 Residential Medium site - higher density	25	£564,004	2,011,166	1,826,987	1,640,319	1,451,159	1,259,509	1,065,366	868,734	669,610	467,996	263,890	57,294	35%	
10 Residential Medium site - low density	50	£1,990,601	6,762,391	6,405,711	6,043,976	5,677,188	5,305,345	4,928,448	4,546,497	4,159,492	3,767,433	3,370,320	2,968,152	50%	
11 Residential Medium site - medium density	50	£1,327,067	4,580,352	4,218,005	3,850,706	3,478,457	3,101,257	2,719,106	2,332,005	1,939,953	1,542,950	1,140,996	734,092	40%	
12 Residential Medium site - higher density	50	£696,710	3,553,544	3,210,540	2,862,909	2,510,655	2,153,777	1,792,272	1,426,145	1,055,392	680,015	300,014	85,997	35%	
13 Residential Large site - low density	100	£3,981,201	12,885,330	12,203,088	11,511,181	10,809,612	10,098,378	9,377,481	8,646,920	7,906,695	7,156,806	6,397,253	5,628,036	50%	
14 Residential Large site - medium density	100	£2,654,134	8,607,931	7,914,249	7,211,101	6,498,488	5,776,410	5,044,866	4,303,857	3,553,381	2,793,441	2,024,035	1,245,162	40%	
15 Residential Large site - high density	100	£1,396,738	5,495,033	4,860,387	4,217,276	3,565,701	2,905,660	2,237,156	1,559,550	865,534	163,152	556,755	1,288,038	30%	
16 Residential Large site - medium density	200	£5,308,268	15,137,282	13,862,196	12,566,256	11,252,924	9,922,202	8,574,088	7,208,584	5,825,698	4,425,401	3,007,723	1,567,846	35%	
17 Residential Large site - high density	200	£2,853,194	15,329,829	14,058,074	12,762,315	11,449,166	10,118,625	8,770,693	7,405,371	6,022,657	4,622,552	3,205,056	1,768,591	45%	
18 Residential Large site - medium density	500	£13,270,671	23,935,251	21,035,986	18,098,108	15,094,372	12,048,491	8,963,817	5,839,750	2,676,890	549,176	3,890,436	7,271,895	15%	
19 Residential Large site - high density	500	£6,967,102	39,010,867	35,842,180	32,630,286	29,375,184	26,076,873	22,735,353	19,350,626	15,922,690	12,451,545	8,907,173	5,313,546	35%	
20 Residential Large site - medium density	750	£19,906,006	54,093,294	49,670,414	45,187,232	40,643,747	36,039,960	31,375,871	26,651,480	21,828,338	16,940,468	11,991,780	6,958,237	45%	
21 Residential Large site - high density	750	£10,616,537	33,443,147	29,362,833	25,228,201	21,039,250	16,795,981	12,473,624	8,070,804	3,613,042	938,822	5,648,209	10,440,517	25%	
22 Residential Large site - medium density	1,000	£26,541,342	67,004,684	61,517,471	55,955,445	50,318,606	44,606,956	38,818,437	32,908,609	26,923,372	20,862,726	14,671,274	8,395,412	35%	
23 Residential Large site - high density	1,000	£13,934,205	41,119,459	36,062,034	30,937,295	25,704,641	20,390,419	15,008,203	9,514,650	3,927,626	1,796,826	7,699,431	13,761,980	20%	
24 Housing for Elderly (C3) - high density	40	£863,534	1,671,716	1,443,834	1,215,951	988,070	760,188	532,306	304,424	76,542	153,815	385,424	617,033	25%	
25 Housing for Elderly (C3) - high density	60	£729,887	2,512,716	2,170,893	1,829,070	1,487,246	1,145,424	803,601	461,778	119,955	225,496	572,911	920,324	25%	
26 Housing for Elderly (C2) extra care	70	£729,887	2,931,502	2,532,708	2,133,915	1,735,121	1,336,328	937,534	538,741	139,947	263,079	668,395	1,073,712	25%	
34 Residential and light industrial co-location - medium d	25	£796,240	2,298,087	2,114,090	1,927,575	1,738,545	1,546,999	1,352,936	1,156,358	957,263	755,652	551,524	344,881	35%	
35 Residential and light industrial co-location - medium d	50	£1,327,067	4,587,693	4,219,697	3,846,669	3,468,609</									

£8,615,356 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	1,251,445	1,202,992	1,153,825	1,103,947	1,053,356	1,002,051	950,033	897,303	843,861	789,705	734,837	50%	
2 Residential Small site - medium density	5	£344,614	1,257,487	1,209,072	1,159,945	1,110,104	1,059,552	1,008,285	956,307	903,615	850,210	796,093	741,262	50%	
3 Residential Small site - higher density	9	£258,461	1,116,733	1,049,286	980,897	911,565	841,291	770,074	697,915	624,813	550,768	475,781	399,851	50%	
4 Residential Small site - low density	10	£861,536	1,917,349	1,831,784	1,744,983	1,656,947	1,567,676	1,477,170	1,385,429	1,292,452	1,198,241	1,102,794	1,006,112	50%	
5 Residential Small site - medium density	10	£430,768	1,461,582	1,382,262	1,301,822	1,220,262	1,137,581	1,053,781	968,860	882,819	795,658	707,375	617,973	50%	
6 Residential Small site - higher density	10	£301,537	884,746	807,544	729,297	650,001	569,658	488,267	405,830	322,344	237,812	152,233	65,605	35%	
7 Residential Medium site - low density	25	£2,584,607	4,551,457	4,340,610	4,126,732	3,909,824	3,689,885	3,466,915	3,240,915	3,011,885	2,779,823	2,544,732	2,306,610	40%	
8 Residential Medium site - medium density	25	£1,033,843	4,122,603	3,918,173	3,710,826	3,500,564	3,287,387	3,071,293	2,852,284	2,630,360	2,405,520	2,177,764	1,947,092	50%	
9 Residential Medium site - higher density	25	£732,305	2,211,863	2,018,861	1,823,241	1,625,002	1,424,144	1,220,668	1,014,574	805,862	594,531	380,581	164,013	35%	
10 Residential Medium site - low density	50	£2,584,607	7,176,833	6,802,463	6,422,782	6,037,615	5,646,684	5,250,435	4,848,868	4,441,982	4,029,778	3,612,256	3,189,415	50%	
11 Residential Medium site - medium density	50	£1,723,071	4,989,244	4,608,918	4,223,381	3,832,635	3,436,677	3,035,510	2,629,132	2,217,544	1,800,745	1,378,736	951,517	40%	
12 Residential Medium site - higher density	50	£904,612	3,938,384	3,578,458	3,213,663	2,843,999	2,469,466	2,090,064	1,705,794	1,316,654	922,646	523,769	120,024	40%	
13 Residential Large site - low density	100	£5,169,214	13,692,785	12,975,434	12,247,495	11,509,379	10,761,085	10,002,615	9,233,968	8,455,145	7,666,145	6,866,968	6,057,614	50%	
14 Residential Large site - medium density	100	£3,446,142	9,401,790	8,673,202	7,934,646	7,186,121	6,427,625	5,659,160	4,880,726	4,092,322	3,293,948	2,485,604	1,667,291	35%	
15 Residential Large site - high density	100	£1,813,532	6,214,176	5,547,910	4,872,722	4,188,614	3,495,584	2,793,634	2,082,763	1,361,063	623,344	125,423	893,563	30%	
16 Residential Large site - medium density	200	£8,892,285	16,633,590	15,297,766	13,943,710	12,565,290	11,165,065	9,746,487	8,309,555	6,854,271	5,380,634	3,888,643	2,378,300	30%	
17 Residential Large site - high density	200	£3,704,603	16,826,137	15,490,491	14,136,614	12,761,532	11,361,488	9,943,091	8,506,343	7,051,240	5,577,784	4,085,977	2,575,815	45%	
18 Residential Large site - medium density	500	£17,230,712	27,264,896	24,219,231	21,132,838	18,005,721	14,818,252	11,576,345	8,293,301	4,969,121	1,603,804	1,863,290	5,417,968	15%	
19 Residential Large site - higher density	500	£9,046,124	42,669,068	39,356,152	35,980,313	32,558,933	29,092,010	25,579,546	22,021,540	18,417,992	14,768,902	11,074,270	7,295,491	40%	
20 Residential Large site - medium density	750	£25,846,069	59,210,475	54,590,523	49,880,782	45,104,334	40,264,314	35,360,723	30,393,560	25,362,825	20,230,950	15,026,279	9,757,474	30%	
21 Residential Large site - high density	750	£13,784,570	38,138,217	33,882,814	29,537,302	25,134,470	20,674,317	16,156,845	11,557,041	6,870,061	2,125,092	2,767,814	7,779,976	25%	
22 Residential Large site - medium density	1,000	£34,461,425	73,363,975	67,631,959	61,802,229	55,875,187	49,869,259	43,784,448	37,620,751	31,335,994	24,960,674	18,503,982	11,900,617	30%	
23 Residential Large site - high density	1,000	£18,092,248	47,007,509	41,691,193	36,303,826	30,845,406	25,288,932	19,628,992	13,897,267	8,042,807	2,083,490	4,060,065	10,377,428	25%	
24 Housing for Elderly (C3) - high density	40	£861,536	1,914,590	1,674,565	1,434,538	1,194,513	954,487	714,461	474,436	234,410	5,708	249,659	493,611	20%	
25 Housing for Elderly (C3) - high density	60	£947,689	2,877,027	2,516,988	2,156,950	1,796,911	1,436,873	1,076,834	716,796	356,758	3,336	369,262	735,190	25%	
26 Housing for Elderly (C2) extra care	70	£947,689	3,356,531	2,936,486	2,516,441	2,096,396	1,676,351	1,256,306	836,261	416,216	3,891	430,806	857,721	25%	
34 Residential and light industrial co-location - medium density	25	£1,033,843	2,504,058	2,311,003	2,115,303	1,916,954	1,715,959	1,512,317	1,306,028	1,097,093	885,510	671,280	454,404	35%	
35 Residential and light industrial co-location - medium density	50	£1,723,071	4,999,632	4,613,524	4,222,122	3,825,426	3,423,435	3,016,152	2,603,575	2,185,703	1,762,538	1,334,078	900,325	40%	
36 Residential and light industrial co-location - high density	50	£904,612	4,967,272	4,581,164	4,189,761	3,793,066	3,391,075	2,983,791	2,571,214	2,153,342	1,730,177	1,301,718	867,965	45%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	10,537,669	10,132,086	9,726,504	9,320,921	8,915,339	8,509,757	8,104,173	7,698,591	7,293,008	6,887,426	6,481,843	50%	
38 Co-living development (high density) 250 beds	-	£861,536	13,177,995	12,671,017	12,164,039	11,657,061	11,150,083	10,643,104	10,136,126	9,629,148	9,122,170	8,615,192	8,108,214	50%	
39 Co-living development (high density) 300 beds	-	£861,536	15,818,322	15,209,948	14,601,575	13,993,201	13,384,827	12,776,453	12,168,079	11,559,705	10,951,332	10,342,958	9,734,583	50%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,635,335 PER HA**

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	1,251,445	1,202,992	1,153,825	1,103,947	1,053,356	1,002,051	950,033	897,303	843,861	789,705	734,837	50%	
2 Residential Small site - medium density	5	£265,413	1,257,487	1,209,072	1,159,945	1,110,104	1,059,552	1,008,285	956,307	903,615	850,210	796,093	741,262	50%	
3 Residential Small site - higher density	9	£199,060	1,116,733	1,049,286	980,897	911,565	841,291	770,074	697,915	624,813	550,768	475,781	399,851	50%	
4 Residential Small site - low density	10	£663,534	1,917,349	1,831,784	1,744,983	1,656,947	1,567,676	1,477,170	1,385,429	1,292,452	1,198,241	1,102,794	1,006,112	50%	
5 Residential Small site - medium density	10	£331,767	1,461,582	1,382,262	1,301,822	1,220,262	1,137,581	1,053,781	968,860	882,819	795,658	707,375	617,973	50%	
6 Residential Small site - higher density	10	£232,337	884,746	807,544	729,297	650,001	569,658	488,267	405,830	322,344	237,812	152,233	65,605	40%	
7 Residential Medium site - low density	25	£1,990,610	4,551,457	4,340,610	4,126,732	3,909,824	3,689,885	3,466,915	3,240,915	3,011,885	2,779,823	2,544,732	2,306,610	50%	
8 Residential Medium site - medium density	25	£796,240	4,122,603	3,918,173	3,710,826	3,500,564	3,287,387	3,071,293	2,852,284	2,630,360	2,405,520	2,177,764	1,947,092	50%	
9 Residential Medium site - higher density	25	£564,004	2,211,863	2,018,861	1,823,241	1,625,002	1,424,144	1,220,668	1,014,574	805,862	594,531	380,581	164,013	40%	
10 Residential Medium site - low density	50	£1,990,610	7,176,833	6,802,463	6,422,782	6,037,615	5,646,684	5,250,435	4,848,868	4,441,982	4,029,778	3,612,256	3,189,415	50%	
11 Residential Medium site - medium density	50	£1,327,067	4,989,244	4,608,918	4,223,381	3,832,635	3,436,677	3,035,510	2,629,132	2,217,544	1,800,745	1,378,736	951,517	45%	
12 Residential Medium site - higher density	50	£696,710	3,938,384	3,578,458	3,213,663	2,843,999	2,469,466	2,090,064	1,705,794	1,316,654	922,646	523,769	120,024	40%	
13 Residential Large site - low density	100	£3,981,201	13,692,785	12,975,434	12,247,495	11,509,379	10,761,085	10,002,615	9,233,968	8,455,145	7,666,145	6,866,968	6,057,614	50%	
14 Residential Large site - medium density	100	£2,654,134	9,401,790	8,673,202	7,934,646	7,186,121	6,427,625	5,659,160	4,880,726	4,092,322	3,293,948	2,485,604	1,667,291	40%	
15 Residential Large site - high density	100	£1,396,738	6,214,176	5,547,910	4,872,722	4,188,614	3,495,584	2,793,634	2,082,763	1,361,063	623,344	125,423	893,563	30%	
16 Residential Large site - medium density	200	£5,308,268	16,633,590	15,297,766	13,943,710	12,565,290	11,165,065	9,746,487	8,309,555	6,854,271	5,380,634	3,888,643	2,378,300	40%	
17 Residential Large site - high density	200	£2,853,194	16,826,137	15,490,491	14,136,614	12,761,532	11,361,488	9,943,091	8,506,343	7,051,240	5,577,784	4,085,977	2,575,815	45%	
18 Residential Large site - medium density	500	£13,270,671	27,264,896	24,219,231	21,132,838	18,005,721	14,818,252	11,576,345	8,293,301	4,969,121	1,603,804	1,863,290	5,417,968	20%	
19 Residential Large site - high density	500	£6,967,102	42,669,068	39,356,152	35,980,313	32,558,933	29,092,010	25,579,546	22,021,540	18,417,992	14,768,902	11,074,270	7,295,491	40%	
20 Residential Large site - medium density	750	£19,906,006	59,210,475	54,590,523	49,880,782	45,104,334	40,264,314	35,360,723	30,393,560	25,362,825	20,230,950	15,026,279	9,757,474	30%	
21 Residential Large site - high density	750	£10,616,537	38,138,217	33,882,814	29,537,302	25,134,470	20,674,317	16,156,845	11,557,041	6,870,061	2,125,092	2,767,814	7,779,976	25%	
22 Residential Large site - medium density	1,000	£26,541,342	73,363,975	67,631,959	61,802,229	55,875,187	49,869,259	43,784,448	37,620,751	31,335,994	24,960,674	18,503,982	11,900,617	30%	
23 Residential Large site - high density	1,000	£13,934,205	47,007,509	41,691,193	36,303,826	30,845,406	25,288,932	19,628,992	13,897,267	8,042,807	2,083,490	4,060,065	10,377,428	25%	
24 Housing for Elderly (C3) - high density	40	£863,534	1,914,590	1,674,565	1,434,538	1,194,513	954,487	714,461	474,436	234,410	5,708	249,659	493,611	25%	
25 Housing for Elderly (C3) - high density	60	£729,887	2,877,027	2,516,988	2,156,950	1,796,911	1,436,873	1,076,834	716,796	356,758	3,336	369,262	735,190	25%	
26 Housing for Elderly (C2) extra care	70	£729,887	3,356,531	2,936,486	2,516,441	2,096,396	1,676,351	1,256,306	836,261	416,216	3,891	430,806	857,721	30%	
34 Residential and light industrial co-location - medium density	25	£796,240	2,504,058	2,311,003	2,115,303	1,916,954	1,715,959	1,512,317	1,306,028	1,097,093	885,510	671,280	454,404	40%	
35 Residential and light industrial co-location - medium density	50	£1													

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £8,615,356 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£516,921	1,303,391	1,252,654	1,201,171	1,148,942	1,095,968	1,042,247	987,781	932,569	876,611	819,908	762,459	50%
2 Residential Small site - medium density	5	£344,614	1,309,434	1,258,735	1,207,290	1,155,099	1,102,164	1,048,481	994,053	938,880	882,961	826,295	768,885	50%
3 Residential Small site - higher density	9	£258,461	1,188,983	1,118,361	1,046,749	974,149	900,560	825,983	750,418	673,863	596,321	517,789	438,270	50%
4 Residential Small site - low density	10	£861,536	2,010,171	1,920,525	1,829,584	1,737,350	1,643,821	1,548,997	1,452,880	1,355,468	1,256,763	1,156,763	1,055,469	50%
5 Residential Small site - medium density	10	£430,768	1,546,879	1,463,809	1,379,564	1,294,145	1,207,552	1,119,784	1,030,842	940,725	849,435	756,969	663,330	50%
6 Residential Small site - higher density	10	£301,537	965,024	884,294	802,465	719,538	635,512	550,388	464,166	376,845	288,426	198,909	108,294	35%
7 Residential Medium site - low density	25	£2,584,607	4,779,752	4,558,867	4,334,806	4,107,570	3,877,158	3,643,571	3,406,809	3,166,871	2,923,757	2,677,468	2,428,004	45%
8 Residential Medium site - medium density	25	£1,033,843	4,343,372	4,129,233	3,912,040	3,691,791	3,468,486	3,242,125	3,012,709	2,780,236	2,544,709	2,306,124	2,064,484	50%
9 Residential Medium site - higher density	25	£732,305	2,412,562	2,210,736	2,006,163	1,798,845	1,588,780	1,375,970	1,160,415	942,113	721,066	497,272	270,734	35%
10 Residential Medium site - low density	50	£2,584,607	7,588,833	7,196,347	6,798,289	6,394,659	5,985,458	5,570,684	5,150,339	4,724,422	4,292,123	3,854,191	3,410,677	50%
11 Residential Medium site - medium density	50	£1,723,071	5,398,136	4,999,831	4,596,057	4,186,812	3,772,099	3,351,914	2,926,259	2,495,136	2,068,541	1,616,477	1,168,942	40%
12 Residential Medium site - higher density	50	£904,612	4,323,224	3,946,377	3,564,416	3,177,343	2,785,156	2,387,856	1,985,442	1,577,917	1,165,278	747,525	324,659	40%
13 Residential Large site - low density	100	£5,169,214	14,492,651	13,740,782	12,978,242	12,205,031	11,421,149	10,626,597	9,821,017	9,003,595	8,175,484	7,336,683	6,487,193	50%
14 Residential Large site - medium density	100	£3,446,142	10,195,648	9,432,157	8,658,191	7,873,752	7,078,840	6,273,454	5,457,594	4,631,261	3,794,454	2,947,174	2,089,421	40%
15 Residential Large site - high density	100	£1,813,532	6,933,319	6,235,433	5,528,169	4,811,527	4,085,509	3,350,112	2,605,338	1,851,186	1,083,536	300,987	499,089	35%
16 Residential Large site - medium density	200	£8,892,285	18,129,899	16,728,283	15,307,486	13,867,506	12,407,929	10,918,885	9,410,527	7,882,854	6,335,867	4,769,564	3,183,946	40%
17 Residential Large site - high density	200	£3,704,603	18,322,445	16,921,009	15,500,390	14,060,589	12,601,606	11,115,491	9,607,314	8,079,823	6,533,017	4,966,896	3,381,461	45%
18 Residential Large site - medium density	500	£17,230,712	30,594,541	27,402,475	24,167,569	20,889,823	17,569,236	14,189,074	10,746,853	7,261,353	3,732,571	160,511	3,564,041	20%
19 Residential Large site - high density	500	£9,046,124	46,300,719	42,831,279	39,314,253	35,742,681	32,107,147	28,423,738	24,692,454	20,913,293	17,086,258	13,211,348	9,277,435	50%
20 Residential Large site - medium density	750	£25,846,069	64,298,205	59,454,551	54,544,471	49,564,920	44,488,668	39,345,574	34,135,640	28,888,865	23,515,249	18,060,778	12,532,676	35%
21 Residential Large site - high density	750	£13,784,570	42,803,212	38,348,838	33,834,679	29,229,690	24,552,655	19,815,298	15,017,620	10,127,079	5,149,846	110,768	5,145,710	30%
22 Residential Large site - medium density	1,000	£34,461,425	79,701,305	73,690,645	67,597,556	61,422,035	55,131,562	48,748,402	42,282,284	35,733,207	29,058,622	22,284,966	15,405,821	30%
23 Residential Large site - high density	1,000	£18,092,248	52,850,380	47,320,353	41,670,357	35,945,570	30,145,993	24,249,782	18,236,541	12,147,726	5,915,207	420,700	7,016,238	35%
24 Housing for Elderly (C3) - high density	40	£861,536	2,157,463	1,905,294	1,653,125	1,400,955	1,148,786	896,617	644,447	392,278	140,108	113,893	370,188	25%
25 Housing for Elderly (C3) - high density	60	£947,689	3,241,338	2,863,083	2,484,829	2,106,575	1,728,321	1,350,067	971,813	593,559	215,305	165,615	550,054	30%
26 Housing for Elderly (C2) extra care	70	£947,689	3,781,560	3,340,264	2,898,967	2,457,671	2,016,375	1,575,078	1,133,782	692,485	251,189	193,217	641,730	30%
27 Residential and light industrial co-location - medium density	25	£1,033,843	2,710,028	2,507,917	2,303,029	2,095,363	1,884,920	1,671,699	1,455,699	1,236,922	1,015,368	791,037	563,927	35%
28 Residential and light industrial co-location - medium density	50	£1,723,071	5,411,572	5,007,352	4,597,575	4,182,244	3,761,356	3,334,914	2,902,916	2,465,363	2,022,255	1,573,591	1,119,371	40%
29 Residential and light industrial co-location - high density	50	£904,612	5,379,212	4,974,991	4,565,215	4,149,883	3,728,996	3,302,554	2,870,556	2,433,003	1,989,895	1,541,231	1,087,011	50%
30 Co-living development (medium density) 200 beds	-	£2,153,839	10,537,669	10,132,086	9,726,504	9,320,921	8,915,339	8,509,757	8,104,173	7,698,591	7,293,008	6,887,426	6,481,843	50%
31 Co-living development (high density) 250 beds	-	£861,536	13,177,995	12,671,017	12,164,039	11,657,061	11,150,083	10,643,104	10,136,126	9,629,148	9,122,170	8,615,192	8,108,214	50%
32 Co-living development (high density) 300 beds	-	£861,536	15,818,322	15,209,948	14,601,575	13,993,201	13,384,827	12,776,453	12,168,079	11,559,705	10,951,332	10,342,958	9,734,583	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £6,635,335 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	50%
1 Residential Small site - low density	5	£398,120	1,303,391	1,252,654	1,201,171	1,148,942	1,095,968	1,042,247	987,781	932,569	876,611	819,908	762,459	50%
2 Residential Small site - medium density	5	£265,413	1,309,434	1,258,735	1,207,290	1,155,099	1,102,164	1,048,481	994,053	938,880	882,961	826,295	768,885	50%
3 Residential Small site - higher density	9	£199,600	1,188,983	1,118,361	1,046,749	974,149	900,560	825,983	750,418	673,863	596,321	517,789	438,270	50%
4 Residential Small site - low density	10	£663,534	2,010,171	1,920,525	1,829,584	1,737,350	1,643,821	1,548,997	1,452,880	1,355,468	1,256,763	1,156,763	1,055,469	50%
5 Residential Small site - medium density	10	£331,767	1,546,879	1,463,809	1,379,564	1,294,145	1,207,552	1,119,784	1,030,842	940,725	849,435	756,969	663,330	50%
6 Residential Small site - higher density	10	£232,237	965,024	884,294	802,465	719,538	635,512	550,388	464,166	376,845	288,426	198,909	108,294	40%
7 Residential Medium site - low density	25	£1,990,601	4,779,752	4,558,867	4,334,806	4,107,570	3,877,158	3,643,571	3,406,809	3,166,871	2,923,757	2,677,468	2,428,004	50%
8 Residential Medium site - medium density	25	£796,240	4,343,372	4,129,233	3,912,040	3,691,791	3,468,486	3,242,125	3,012,709	2,780,236	2,544,709	2,306,124	2,064,484	50%
9 Residential Medium site - higher density	25	£564,004	2,412,562	2,210,736	2,006,163	1,798,845	1,588,780	1,375,970	1,160,415	942,113	721,066	497,272	270,734	40%
10 Residential Medium site - low density	50	£1,990,601	7,588,833	7,196,347	6,798,289	6,394,659	5,985,458	5,570,684	5,150,339	4,724,422	4,292,123	3,854,191	3,410,677	50%
11 Residential Medium site - medium density	50	£1,327,067	5,398,136	4,999,831	4,596,057	4,186,812	3,772,099	3,351,914	2,926,259	2,495,136	2,068,541	1,616,477	1,168,942	45%
12 Residential Medium site - higher density	50	£696,710	4,323,224	3,946,377	3,564,416	3,177,343	2,785,156	2,387,856	1,985,442	1,577,917	1,165,278	747,525	324,659	45%
13 Residential Large site - low density	100	£3,981,201	14,492,651	13,740,782	12,978,242	12,205,031	11,421,149	10,626,597	9,821,017	9,003,595	8,175,484	7,336,683	6,487,193	50%
14 Residential Large site - medium density	100	£2,654,134	10,195,648	9,432,157	8,658,191	7,873,752	7,078,840	6,273,454	5,457,594	4,631,261	3,794,454	2,947,174	2,089,421	45%
15 Residential Large site - high density	100	£1,396,738	6,933,319	6,235,433	5,528,169	4,811,527	4,085,509	3,350,112	2,605,338	1,851,186	1,083,536	300,987	499,089	35%
16 Residential Large site - medium density	200	£5,308,268	18,129,899	16,728,283	15,307,486	13,867,506	12,407,929	10,918,885	9,410,527	7,882,854	6,335,867	4,769,564	3,183,946	40%
17 Residential Large site - high density	200	£2,853,194	18,322,445	16,921,009	15,500,390	14,060,589	12,601,606	11,115,491	9,607,314	8,079,823	6,533,017	4,966,896	3,381,461	50%
18 Residential Large site - medium density	500	£13,270,671	30,594,541	27,402,475	24,167,569	20,889,823	17,569,236	14,189,074	10,746,853	7,261,353	3,732,571	160,511	3,564,041	25%
19 Residential Large site - high density	500	£6,967,102	46,300,719	42,831,279	39,314,253	35,742,681	32,107,147	28,423,738	24,692,454	20,913,293	17,086,258	13,211,348	9,277,435	50%
20 Residential Large site - medium density	750	£19,906,006	64,298,205	59,454,551	54,544,471	49,564,920	44,488,668	39,345,574	34,135,640	28,888,865	23,515,249	18,060,778	12,532,676	40%
21 Residential Large site - high density	750	£10,616,537	42,803,212	38,348,838	33,834,679	29,229,690	24,552,655	19,815,298	15,017,620	10,127,079	5,149,846	110,768	5,145,710	30%
22 Residential Large site - medium density	1,000	£26,541,342	79,701,305	73,690,645	67,597,556	61,422,035	55,131,562	48,748,402	42,282,284	35,733,207	29,058,622	22,284,966	15,405,821	40%
23 Residential Large site - high density	1,000	£13,934,205	52,850,380	47,320,353	41,670,357	35,945,570	30,145,993	24,249,782	18,236,541	12,147,726	5,915,207	420,700	7,016,238	35%
24 Housing for Elderly (C3) - high density	40	£863,534	2,157,463	1,905,294	1,653,125	1,400,955	1,148,786	896,617	644,447	392,278	140,108	113,893	370,188	25%
25 Housing for Elderly (C3) - high density	60	£729,887	3,241,338	2,863,083	2,484,829	2,106,575	1,728,321	1,350,067	971,813	593,559	215,305	165,615	550,054	30%
26 Housing for Elderly (C2) extra care	70	£729,887	3,781,560	3,340,264	2,898,967	2,457,671	2,016,375	1,575,078	1,133,782	692,485	251,189	193,217	641,730	30%
27 Residential and light industrial co-location - medium density	25	£796,240	2,710,028	2,507,917	2,303,029	2,095,363	1,884,920	1,671,699	1,455,699	1,236,922	1,015,368	791,037	563,927	40%
28 Residential and light industrial co-location - medium density	50	£1,327,067	5,411,572	5,0										

£8,615,356 PER HA

Description	No of units	BLV	Residual land values											Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£516,921	1,355,337	1,302,316	1,248,516	1,193,937	1,138,580	1,082,443	1,025,528	967,834	909,362	850,111	790,081	50%
2 Residential Small site - medium density	5	£344,614	1,361,380	1,308,397	1,254,635	1,200,094	1,144,776	1,088,678	1,031,801	974,146	915,711	856,499	796,507	50%
3 Residential Small site - higher density	9	£258,461	1,261,235	1,187,435	1,112,601	1,036,732	959,829	881,892	802,920	722,914	641,873	559,798	476,689	50%
4 Residential Small site - low density	10	£861,536	2,102,995	2,009,266	1,914,185	1,817,751	1,719,964	1,620,824	1,520,331	1,418,484	1,315,285	1,210,733	1,104,827	50%
5 Residential Small site - medium density	10	£430,768	1,632,175	1,545,355	1,457,306	1,368,029	1,277,522	1,185,787	1,092,824	998,632	903,212	806,563	708,685	50%
6 Residential Small site - higher density	10	£301,537	1,045,304	961,044	875,634	789,075	701,366	612,509	522,502	431,345	339,400	245,586	150,981	40%
7 Residential Medium site - low density	25	£2,584,607	5,008,046	4,777,123	4,542,879	4,305,315	4,064,431	3,820,227	3,572,702	3,321,857	3,067,691	2,810,205	2,549,397	45%
8 Residential Medium site - medium density	25	£1,033,843	4,564,139	4,340,295	4,113,254	3,883,018	3,649,585	3,412,957	3,173,133	2,930,113	2,683,896	2,434,485	2,181,876	50%
9 Residential Medium site - higher density	25	£732,305	2,613,260	2,402,609	2,189,084	1,972,687	1,753,416	1,531,272	1,306,255	1,078,364	847,601	613,963	377,453	40%
10 Residential Medium site - low density	50	£2,584,607	8,000,832	7,590,231	7,173,797	6,751,528	6,323,427	5,899,493	5,449,725	5,004,122	4,552,688	4,095,419	3,631,940	50%
11 Residential Medium site - medium density	50	£1,723,071	5,807,027	5,390,745	4,968,732	4,540,990	4,107,519	3,668,318	3,223,386	2,772,726	2,316,337	1,854,217	1,386,388	45%
12 Residential Medium site - higher density	50	£904,612	4,708,063	4,314,295	3,915,170	3,510,687	3,100,846	2,685,647	2,265,092	1,839,179	1,407,908	971,280	529,295	45%
13 Residential Large site - low density	100	£5,169,214	15,292,518	14,505,479	13,707,262	12,897,867	12,077,292	11,245,540	10,402,608	9,548,499	8,683,211	7,806,398	6,916,771	50%
14 Residential Large site - medium density	100	£3,446,142	10,989,507	10,191,111	9,381,737	8,561,385	7,730,055	6,887,747	6,034,463	5,170,201	4,294,962	3,408,744	2,511,550	40%
15 Residential Large site - high density	100	£1,813,532	7,652,462	6,922,956	6,183,616	5,434,442	4,675,433	3,906,590	3,127,913	2,339,402	1,541,056	725,377	104,613	35%
16 Residential Large site - medium density	200	£8,892,285	19,626,208	18,158,801	16,671,263	15,163,592	13,635,788	12,087,853	10,511,499	8,911,437	7,291,098	5,650,484	3,989,592	40%
17 Residential Large site - high density	200	£3,704,603	19,818,754	18,351,527	16,864,167	15,356,675	13,829,050	12,281,294	10,708,286	9,108,406	7,488,250	5,847,816	4,187,107	50%
18 Residential Large site - medium density	500	£17,230,712	33,924,186	30,585,719	27,202,299	23,773,924	20,300,597	16,782,314	13,200,404	9,553,583	5,861,339	2,123,671	1,710,114	20%
19 Residential Large site - high density	500	£9,046,124	49,932,371	46,303,250	42,624,240	38,895,338	35,116,545	31,267,931	27,363,367	23,408,596	19,403,615	15,348,426	11,243,027	50%
20 Residential Large site - medium density	750	£25,846,069	69,385,934	64,318,579	59,181,568	53,974,901	48,698,579	43,330,426	37,877,720	32,354,904	26,761,977	21,095,277	15,307,878	40%
21 Residential Large site - high density	750	£13,784,570	47,468,206	42,808,718	38,086,483	33,301,502	28,430,992	23,473,750	18,453,186	13,369,299	8,174,599	2,901,021	2,511,445	30%
22 Residential Large site - medium density	1,000	£34,461,425	85,970,293	79,716,859	73,373,572	66,911,360	60,362,696	53,712,355	46,943,815	40,088,245	33,145,644	26,064,114	18,883,870	35%
23 Residential Large site - high density	1,000	£18,092,248	58,661,592	52,879,640	47,019,832	41,045,734	34,976,052	28,827,842	22,575,815	16,201,694	9,736,926	3,120,309	3,687,854	45%
24 Housing for Elderly (C3) - high density	40	£861,536	2,400,338	2,136,025	1,871,711	1,607,398	1,343,086	1,078,772	814,459	550,147	285,833	21,520	246,764	25%
25 Housing for Elderly (C3) - high density	60	£947,689	3,605,649	3,209,179	2,812,709	2,416,240	2,019,770	1,623,301	1,226,831	830,361	433,892	37,422	364,920	30%
26 Housing for Elderly (C2) extra care	70	£947,689	4,206,590	3,744,043	3,281,495	2,818,947	2,356,398	1,893,850	1,431,302	968,754	506,206	43,659	425,740	35%
34 Residential and light industrial co-location - medium density	25	£1,033,843	2,915,997	2,704,831	2,490,755	2,273,771	2,053,880	1,831,079	1,605,370	1,376,753	1,145,227	910,792	673,450	40%
35 Residential and light industrial co-location - medium density	50	£1,723,071	5,823,512	5,401,179	4,973,028	4,539,061	4,099,277	3,653,676	3,202,258	2,745,023	2,281,971	1,813,103	1,338,417	45%
36 Residential and light industrial co-location - high density	50	£904,612	5,791,152	5,368,819	4,940,668	4,506,701	4,066,917	3,621,316	3,169,898	2,712,663	2,249,611	1,780,743	1,306,057	50%
37 Co-living development (medium density) 200 beds	-	£2,153,839	10,537,669	10,132,086	9,726,504	9,320,921	8,915,339	8,509,757	8,104,173	7,698,591	7,293,008	6,887,426	6,481,843	50%
38 Co-living development (high density) 250 beds	-	£861,536	13,177,995	12,671,017	12,164,039	11,657,061	11,150,083	10,643,104	10,136,126	9,629,148	9,122,170	8,615,192	8,108,214	50%
39 Co-living development (high density) 300 beds	-	£861,536	15,818,322	15,209,948	14,601,575	13,993,201	13,384,827	12,776,453	12,168,079	11,559,705	10,951,332	10,342,958	9,734,583	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £6,635,335 PER HA

Description	No of units	BLV	Residual land values											Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£398,120	1,355,337	1,302,316	1,248,516	1,193,937	1,138,580	1,082,443	1,025,528	967,834	909,362	850,111	790,081	50%
2 Residential Small site - medium density	5	£265,413	1,361,380	1,308,397	1,254,635	1,200,094	1,144,776	1,088,678	1,031,801	974,146	915,711	856,499	796,507	50%
3 Residential Small site - higher density	9	£199,600	1,261,235	1,187,435	1,112,601	1,036,732	959,829	881,892	802,920	722,914	641,873	559,798	476,689	50%
4 Residential Small site - low density	10	£663,534	2,102,995	2,009,266	1,914,185	1,817,751	1,719,964	1,620,824	1,520,331	1,418,484	1,315,285	1,210,733	1,104,827	50%
5 Residential Small site - medium density	10	£331,767	1,632,175	1,545,355	1,457,306	1,368,029	1,277,522	1,185,787	1,092,824	998,632	903,212	806,563	708,685	50%
6 Residential Small site - higher density	10	£232,237	1,045,304	961,044	875,634	789,075	701,366	612,509	522,502	431,345	339,400	245,586	150,981	45%
7 Residential Medium site - low density	25	£1,990,601	5,008,046	4,777,123	4,542,879	4,305,315	4,064,431	3,820,227	3,572,702	3,321,857	3,067,691	2,810,205	2,549,397	50%
8 Residential Medium site - medium density	25	£796,240	4,564,139	4,340,295	4,113,254	3,883,018	3,649,585	3,412,957	3,173,133	2,930,113	2,683,896	2,434,485	2,181,876	50%
9 Residential Medium site - higher density	25	£564,004	2,613,260	2,402,609	2,189,084	1,972,687	1,753,416	1,531,272	1,306,255	1,078,364	847,601	613,963	377,453	45%
10 Residential Medium site - low density	50	£1,990,601	8,000,832	7,590,231	7,173,797	6,751,528	6,323,427	5,899,493	5,449,725	5,004,122	4,552,688	4,095,419	3,631,940	50%
11 Residential Medium site - medium density	50	£1,327,067	5,807,027	5,390,745	4,968,732	4,540,990	4,107,519	3,668,318	3,223,386	2,772,726	2,316,337	1,854,217	1,386,388	50%
12 Residential Medium site - higher density	50	£696,710	4,708,063	4,314,295	3,915,170	3,510,687	3,100,846	2,685,647	2,265,092	1,839,179	1,407,908	971,280	529,295	45%
13 Residential Large site - low density	100	£3,981,201	15,292,518	14,505,479	13,707,262	12,897,867	12,077,292	11,245,540	10,402,608	9,548,499	8,683,211	7,806,398	6,916,771	50%
14 Residential Large site - medium density	100	£2,654,134	10,989,507	10,191,111	9,381,737	8,561,385	7,730,055	6,887,747	6,034,463	5,170,201	4,294,962	3,408,744	2,511,550	45%
15 Residential Large site - high density	100	£1,396,738	7,652,462	6,922,956	6,183,616	5,434,442	4,675,433	3,906,590	3,127,913	2,339,402	1,541,056	725,377	104,613	40%
16 Residential Large site - medium density	200	£5,308,268	19,626,208	18,158,801	16,671,263	15,163,592	13,635,788	12,087,853	10,511,499	8,911,437	7,291,098	5,650,484	3,989,592	45%
17 Residential Large site - high density	200	£2,853,194	19,818,754	18,351,527	16,864,167	15,356,675	13,829,050	12,281,294	10,708,286	9,108,406	7,488,250	5,847,816	4,187,107	50%
18 Residential Large site - medium density	500	£13,270,671	33,924,186	30,585,719	27,202,299	23,773,924	20,300,597	16,782,314	13,200,404	9,553,583	5,861,339	2,123,671	1,710,114	25%
19 Residential Large site - high density	500	£6,967,102	49,932,371	46,303,250	42,624,240	38,895,338	35,116,545	31,267,931	27,363,367	23,408,596	19,403,615	15,348,426	11,243,027	50%
20 Residential Large site - medium density	750	£19,906,006	69,385,934	64,318,579	59,181,568	53,974,901	48,698,579	43,330,426	37,877,720	32,354,904	26,761,977	21,095,277	15,307,878	45%
21 Residential Large site - high density	750	£10,616,537	47,468,206	42,808,718	38,086,483	33,301,502	28,430,992	23,473,750	18,453,186	13,369,299	8,174,599	2,901,021	2,511,445	35%
22 Residential Large site - medium density	1,000	£26,541,342	85,970,293	79,716,859	73,373,572	66,911,360	60,362,696	53,712,355	46,943,815	40,088,245	33,145,644	26,064,114	18,883,870	40%
23 Residential Large site - high density	1,000	£13,934,205	58,661,592	52,879,640	47,019,832	41,045,734	34,976,052	28,827,842	22,575,815	16,201,694	9,736,926	3,120,309	3,687,854	45%
24 Housing for Elderly (C3) - high density	40	£863,534	2,400,338	2,136,025	1,871,711	1,607,398	1,343,086	1,078,772	814,459	550,147	285,833	21,520	246,764	30%
25 Housing for Elderly (C3) - high density	60	£729,887	3,605,649	3,209,179	2,812,709	2,416,240	2,019,770	1,623,301	1,226,831	830,361	433,892	37,422	364,920	35%
26 Housing for Elderly (C2) extra care	70	£729,887	4,206,590	3,744,043	3,281,495	2,818,947	2,356,398	1,893,850	1,431,302	968,754	506,206	43,659	425,740	35%
34 Residential and light industrial co-location - medium density	25	£796,240	2,915,997	2,704,831	2,490,755	2,273,771	2,053,880	1,831,079	1,605,370					

£8,615,356 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	1,407,283	1,351,978	1,295,861	1,238,932	1,181,192	1,122,640	1,063,276	1,003,100	942,112	880,313	817,702	50%
2 Residential Small site - medium density	5	£344,614	1,413,326	1,358,058	1,301,980	1,245,090	1,187,388	1,128,874	1,069,548	1,009,411	948,462	886,701	824,128	50%
3 Residential Small site - higher density	9	£258,616	1,333,486	1,256,509	1,178,452	1,099,315	1,019,098	937,800	855,422	771,964	687,425	601,807	515,109	50%
4 Residential Small site - low density	10	£861,536	2,195,817	2,098,008	1,998,787	1,898,154	1,796,108	1,692,651	1,587,782	1,481,501	1,373,808	1,264,703	1,154,186	50%
5 Residential Small site - medium density	10	£430,768	1,717,472	1,626,901	1,535,048	1,441,911	1,347,492	1,251,791	1,154,807	1,056,539	956,990	856,157	754,041	50%
6 Residential Small site - higher density	10	£301,537	1,125,583	1,037,793	948,803	858,611	767,221	674,629	580,838	485,846	389,654	292,262	193,670	40%
7 Residential Medium site - low density	25	£2,584,607	5,236,340	4,995,379	4,750,953	4,503,061	4,251,705	3,996,883	3,738,595	3,476,842	3,211,624	2,942,940	2,670,791	50%
8 Residential Medium site - medium density	25	£1,033,843	4,784,908	4,551,356	4,314,468	4,074,245	3,830,685	3,583,789	3,333,557	3,079,989	2,823,085	2,562,844	2,299,268	50%
9 Residential Medium site - higher density	25	£732,305	2,813,959	2,594,483	2,372,006	2,146,529	1,918,052	1,686,574	1,452,095	1,214,616	974,136	730,654	484,173	40%
10 Residential Medium site - low density	50	£2,584,607	8,412,831	7,984,115	7,549,304	7,108,398	6,661,396	6,208,301	5,749,109	5,283,823	4,812,442	4,334,966	3,851,395	50%
11 Residential Medium site - medium density	50	£1,723,071	6,215,920	5,781,658	5,341,408	4,895,168	4,442,939	3,984,721	3,520,513	3,050,318	2,574,132	2,091,957	1,603,793	45%
12 Residential Medium site - higher density	50	£904,612	5,092,903	4,682,213	4,265,922	3,844,030	3,416,536	2,983,439	2,544,741	2,100,441	1,650,539	1,195,036	733,930	45%
13 Residential Large site - low density	100	£5,169,214	16,092,385	15,270,177	14,436,283	13,590,703	12,733,426	11,864,483	10,983,844	10,091,517	9,187,505	8,271,807	7,344,422	50%
14 Residential Large site - medium density	100	£3,446,142	11,783,366	10,950,064	10,105,281	9,249,016	8,381,270	7,502,042	6,611,332	5,709,141	4,795,469	3,870,315	2,933,679	50%
15 Residential Large site - high density	100	£1,813,532	8,371,604	7,610,479	6,839,063	6,057,355	5,265,357	4,463,068	3,650,488	2,827,618	1,994,457	1,149,768	285,197	40%
16 Residential Large site - medium density	200	£8,892,285	21,122,516	19,589,319	18,035,040	16,459,677	14,863,233	13,245,707	11,607,098	9,940,020	8,246,331	6,531,404	4,795,238	40%
17 Residential Large site - high density	200	£3,704,603	21,315,063	19,782,045	18,227,944	16,652,761	15,056,496	13,439,148	11,800,718	10,136,989	8,443,482	6,728,737	4,992,753	50%
18 Residential Large site - medium density	500	£17,230,712	37,253,831	33,768,964	30,237,029	26,658,026	23,031,956	19,358,818	15,638,613	11,845,814	7,990,106	4,086,830	135,987	25%
19 Residential Large site - high density	500	£9,046,124	53,564,022	49,775,222	45,934,227	42,041,034	38,095,845	34,098,060	30,034,282	25,903,898	21,720,971	17,485,503	13,197,493	50%
20 Residential Large site - medium density	750	£25,846,069	74,473,662	69,182,606	63,818,665	58,381,836	52,872,122	47,289,522	41,619,799	35,850,943	30,008,707	24,093,091	18,083,080	50%
21 Residential Large site - high density	750	£13,784,570	52,133,200	47,268,598	42,338,287	37,342,268	32,280,540	27,132,202	21,888,753	16,578,977	11,199,353	5,690,464	114,451	40%
22 Residential Large site - medium density	1,000	£34,461,425	92,237,044	85,708,069	79,089,123	72,380,207	65,561,306	58,631,450	51,605,346	44,443,282	37,190,114	29,843,263	22,340,091	50%
23 Residential Large site - high density	1,000	£18,092,248	64,472,803	58,435,339	52,316,330	46,115,773	39,806,111	33,384,058	26,879,738	20,255,662	13,513,076	6,644,715	359,471	35%
24 Housing for Elderly (C3) - high density	40	£861,536	2,643,212	2,366,755	2,090,298	1,813,842	1,537,384	1,260,928	984,471	708,014	431,557	155,101	123,341	35%
25 Housing for Elderly (C3) - high density	60	£947,689	3,969,959	3,555,274	3,140,589	2,725,904	2,311,218	1,896,533	1,481,848	1,067,163	652,478	237,793	179,786	35%
26 Housing for Elderly (C2) extra care	70	£947,689	4,631,620	4,147,820	3,664,021	3,180,222	2,696,422	2,212,623	1,728,824	1,245,023	761,224	277,425	209,749	35%
34 Residential and light industrial co-location - medium density	25	£1,033,843	3,121,967	2,901,744	2,678,482	2,452,181	2,222,840	1,990,460	1,755,041	1,516,583	1,275,085	1,030,549	782,973	40%
35 Residential and light industrial co-location - medium density	50	£1,723,071	6,235,452	5,795,005	5,348,481	4,895,879	4,437,198	3,972,437	3,501,599	3,024,683	2,541,689	2,052,615	1,557,463	45%
36 Residential and light industrial co-location - high density	50	£904,612	6,203,092	5,762,645	5,316,121	4,863,519	4,404,837	3,940,078	3,469,240	2,992,323	2,509,328	2,020,255	1,525,103	50%
37 Co-living development (medium density) 200 beds	-	£2,153,839	10,537,669	10,132,086	9,726,504	9,320,921	8,915,339	8,509,757	8,104,173	7,698,591	7,293,008	6,887,426	6,481,843	50%
38 Co-living development (high density) 250 beds	-	£861,536	13,177,995	12,671,017	12,164,039	11,657,061	11,150,083	10,643,104	10,136,126	9,629,148	9,122,170	8,615,192	8,108,214	50%
39 Co-living development (high density) 300 beds	-	£861,536	15,818,322	15,209,948	14,601,575	13,993,201	13,384,827	12,776,453	12,168,079	11,559,705	10,951,332	10,342,958	9,734,583	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)
£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	1,407,283	1,351,978	1,295,861	1,238,932	1,181,192	1,122,640	1,063,276	1,003,100	942,112	880,313	817,702	50%
2 Residential Small site - medium density	5	£265,413	1,413,326	1,358,058	1,301,980	1,245,090	1,187,388	1,128,874	1,069,548	1,009,411	948,462	886,701	824,128	50%
3 Residential Small site - higher density	9	£199,600	1,333,486	1,256,509	1,178,452	1,099,315	1,019,098	937,800	855,422	771,964	687,425	601,807	515,109	50%
4 Residential Small site - low density	10	£663,534	2,195,817	2,098,008	1,998,787	1,898,154	1,796,108	1,692,651	1,587,782	1,481,501	1,373,808	1,264,703	1,154,186	50%
5 Residential Small site - medium density	10	£331,767	1,717,472	1,626,901	1,535,048	1,441,911	1,347,492	1,251,791	1,154,807	1,056,539	956,990	856,157	754,041	50%
6 Residential Small site - higher density	10	£232,237	1,125,583	1,037,793	948,803	858,611	767,221	674,629	580,838	485,846	389,654	292,262	193,670	45%
7 Residential Medium site - low density	25	£1,990,610	5,236,340	4,995,379	4,750,953	4,503,061	4,251,705	3,996,883	3,738,595	3,476,842	3,211,624	2,942,940	2,670,791	50%
8 Residential Medium site - medium density	25	£796,240	4,784,908	4,551,356	4,314,468	4,074,245	3,830,685	3,583,789	3,333,557	3,079,989	2,823,085	2,562,844	2,299,268	50%
9 Residential Medium site - higher density	25	£564,004	2,813,959	2,594,483	2,372,006	2,146,529	1,918,052	1,686,574	1,452,095	1,214,616	974,136	730,654	484,173	45%
10 Residential Medium site - low density	50	£1,990,610	8,412,831	7,984,115	7,549,304	7,108,398	6,661,396	6,208,301	5,749,109	5,283,823	4,812,442	4,334,966	3,851,395	50%
11 Residential Medium site - medium density	50	£1,327,067	6,215,920	5,781,658	5,341,408	4,895,168	4,442,939	3,984,721	3,520,513	3,050,318	2,574,132	2,091,957	1,603,793	50%
12 Residential Medium site - higher density	50	£696,710	5,092,903	4,682,213	4,265,922	3,844,030	3,416,536	2,983,439	2,544,741	2,100,441	1,650,539	1,195,036	733,930	50%
13 Residential Large site - low density	100	£3,981,201	16,092,385	15,270,177	14,436,283	13,590,703	12,733,426	11,864,483	10,983,844	10,091,517	9,187,505	8,271,807	7,344,422	50%
14 Residential Large site - medium density	100	£2,654,134	11,783,366	10,950,064	10,105,281	9,249,016	8,381,270	7,502,042	6,611,332	5,709,141	4,795,469	3,870,315	2,933,679	50%
15 Residential Large site - high density	100	£1,396,738	8,371,604	7,610,479	6,839,063	6,057,355	5,265,357	4,463,068	3,650,488	2,827,618	1,994,457	1,149,768	285,197	40%
16 Residential Large site - medium density	200	£5,308,268	21,122,516	19,589,319	18,035,040	16,459,677	14,863,233	13,245,707	11,607,098	9,940,020	8,246,331	6,531,404	4,795,238	45%
17 Residential Large site - high density	200	£2,853,194	21,315,063	19,782,045	18,227,944	16,652,761	15,056,496	13,439,148	11,800,718	10,136,989	8,443,482	6,728,737	4,992,753	50%
18 Residential Large site - medium density	500	£13,270,671	37,253,831	33,768,964	30,237,029	26,658,026	23,031,956	19,358,818	15,638,613	11,845,814	7,990,106	4,086,830	135,987	30%
19 Residential Large site - high density	500	£6,967,102	53,564,022	49,775,222	45,934,227	42,041,034	38,095,845	34,098,060	30,034,282	25,903,898	21,720,971	17,485,503	13,197,493	50%
20 Residential Large site - medium density	750	£19,906,006	74,473,662	69,182,606	63,818,665	58,381,836	52,872,122	47,289,522	41,619,799	35,850,943	30,008,707	24,093,091	18,083,080	50%
21 Residential Large site - high density	750	£10,616,537	52,133,200	47,268,598	42,338,287	37,342,268	32,280,540	27,132,202	21,888,753	16,578,977	11,199,353	5,690,464	114,451	40%
22 Residential Large site - medium density	1,000	£26,541,342	92,237,044	85,708,069	79,089,123	72,380,207	65,561,306	58,631,450	51,605,346	44,443,282	37,190,114	29,843,263	22,340,091	50%
23 Residential Large site - high density	1,000	£13,934,205	64,472,803	58,435,339	52,316,330	46,115,773	39,806,111	33,384,058	26,879,738	20,255,662	13,513,076	6,644,715	359,471	35%
24 Housing for Elderly (C3) - high density	40	£663,534	2,643,212	2,366,755	2,090,298	1,813,842	1,537,384	1,260,928	984,471	708,014	431,557	155,101	123,341	35%
25 Housing for Elderly (C3) - high density	60	£729,887	3,969,959	3,555,274	3,140,589	2,725,904	2,311,218	1,896,533	1,481,848	1,067,163	652,478	237,793	179,786	35%
26 Housing for Elderly (C2) extra care	70	£729,887	4,631,620	4,147,820	3,664,021	3,180,222	2,696,422	2,212,623	1,728,824	1,245,023	761,224	277,425	209,749	40%
34 Residential and light industrial co-location - medium density	25	£796,240	3,121,967	2,901,744	2,678,482	2,452								

£8,615,356 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	1,459,229	1,401,639	1,343,206	1,283,927	1,223,804	1,162,836	1,101,023	1,038,365	974,864	910,516	845,325	50%
2 Residential Small site - medium density	5	£344,614	1,465,272	1,407,721	1,349,325	1,290,085	1,230,000	1,169,070	1,107,295	1,044,676	981,212	916,904	851,751	50%
3 Residential Small site - higher density	9	£258,461	1,405,737	1,325,585	1,244,305	1,161,898	1,078,367	993,709	907,925	821,015	732,979	643,816	553,528	50%
4 Residential Small site - low density	10	£861,536	2,288,641	2,186,750	2,083,388	1,978,556	1,872,253	1,764,478	1,655,233	1,544,517	1,432,330	1,318,672	1,203,544	50%
5 Residential Small site - medium density	10	£430,768	1,802,769	1,708,447	1,612,790	1,515,795	1,417,463	1,317,794	1,216,788	1,114,446	1,010,767	905,750	799,397	50%
6 Residential Small site - higher density	10	£301,537	1,205,863	1,114,542	1,021,972	928,149	833,076	736,751	639,174	540,347	440,268	338,939	236,357	45%
7 Residential Medium site - low density	25	£2,584,607	5,464,635	5,213,636	4,959,027	4,700,808	4,438,978	4,173,539	3,904,488	3,631,828	3,355,558	3,075,676	2,792,185	50%
8 Residential Medium site - medium density	25	£1,033,843	5,005,675	4,762,418	4,515,683	4,265,471	4,011,785	3,754,621	3,493,981	3,229,866	2,962,273	2,691,205	2,416,660	50%
9 Residential Medium site - higher density	25	£732,305	3,014,657	2,786,357	2,554,929	2,320,372	2,082,688	1,841,875	1,597,935	1,350,867	1,100,671	847,345	590,894	45%
10 Residential Medium site - low density	50	£2,584,607	8,824,831	8,378,000	7,924,812	7,465,267	6,999,366	6,527,108	6,048,495	5,563,524	5,072,197	4,574,513	4,070,473	50%
11 Residential Medium site - medium density	50	£1,723,071	6,624,812	6,172,572	5,714,083	5,249,346	4,778,359	4,301,125	3,817,641	3,327,908	2,831,928	2,329,697	1,821,219	50%
12 Residential Medium site - higher density	50	£904,612	5,477,742	5,050,132	4,616,676	4,177,374	3,732,226	3,281,231	2,824,391	2,361,703	1,893,567	1,418,791	938,567	50%
13 Residential Large site - low density	100	£5,169,214	16,892,251	16,034,875	15,165,304	14,283,538	13,389,579	12,483,425	11,565,078	10,634,536	9,691,800	8,736,870	7,769,746	50%
14 Residential Large site - medium density	100	£3,446,142	12,577,225	11,709,019	10,828,826	9,936,648	9,032,485	8,116,336	7,188,201	6,248,081	5,295,975	4,331,885	3,355,808	45%
15 Residential Large site - high density	100	£1,813,532	9,090,748	8,298,002	7,494,509	6,680,268	5,855,281	5,019,546	4,173,064	3,315,834	2,447,857	1,569,133	673,324	40%
16 Residential Large site - medium density	200	£8,892,285	22,618,824	21,019,837	19,398,816	17,755,763	16,090,679	14,403,561	12,694,411	10,963,230	9,201,564	7,412,325	5,600,884	45%
17 Residential Large site - high density	200	£3,704,603	22,811,371	21,212,562	19,591,721	17,948,847	16,283,941	14,597,003	12,888,032	11,157,029	9,398,715	7,609,657	5,798,399	50%
18 Residential Large site - medium density	500	£17,230,712	40,583,476	36,952,208	33,271,759	29,542,128	25,763,315	21,935,322	18,058,147	14,131,790	10,118,873	6,049,989	1,931,396	30%
19 Residential Large site - high density	500	£9,046,124	57,195,673	53,247,195	49,244,214	45,186,730	41,074,745	36,908,258	32,687,269	28,399,199	24,038,328	19,622,581	15,151,957	50%
20 Residential Large site - medium density	750	£25,846,069	79,561,392	74,046,634	68,455,761	62,788,771	57,045,665	51,226,444	45,331,106	39,346,982	33,255,436	27,087,241	20,842,396	45%
21 Residential Large site - high density	750	£13,784,570	56,794,214	51,728,478	46,590,091	41,383,034	36,107,307	30,762,911	25,324,319	19,788,656	14,183,667	8,479,906	2,665,537	40%
22 Residential Large site - medium density	1,000	£34,461,425	98,448,523	91,677,391	84,800,810	77,808,396	70,722,032	63,535,322	56,216,227	48,798,319	41,234,584	33,575,675	25,796,313	40%
23 Residential Large site - high density	1,000	£18,092,248	70,284,015	63,991,039	57,612,828	51,149,380	44,600,697	37,940,274	31,158,374	24,290,469	17,277,947	10,159,315	2,869,813	35%
24 Housing for Elderly (C3) - high density	40	£861,536	2,886,085	2,597,485	2,308,885	2,020,284	1,731,684	1,443,084	1,154,482	865,882	577,282	288,681	81	35%
25 Housing for Elderly (C3) - high density	60	£947,689	4,334,271	3,901,370	3,468,469	3,035,568	2,602,668	2,169,767	1,736,866	1,303,965	871,065	438,164	5,263	35%
26 Housing for Elderly (C2) extra care	70	£947,689	5,056,649	4,551,598	4,046,547	3,541,497	3,036,446	2,531,395	2,026,344	1,521,293	1,016,243	511,191	6,140	40%
34 Residential and light industrial co-location - medium density	25	£1,033,843	3,327,937	3,098,658	2,866,208	2,630,590	2,391,800	2,149,842	1,904,713	1,656,413	1,404,944	1,150,305	892,496	45%
35 Residential and light industrial co-location - medium density	50	£1,723,071	6,647,391	6,188,833	5,723,935	5,252,696	4,775,118	4,291,200	3,800,942	3,304,344	2,801,406	2,292,127	1,776,509	50%
36 Residential and light industrial co-location - high density	50	£904,612	6,615,031	6,156,473	5,691,575	5,220,336	4,742,758	4,258,839	3,768,581	3,271,984	2,769,046	2,259,767	1,744,149	50%
37 Co-living development (medium density) 200 beds	-	£2,153,839	10,537,669	10,132,086	9,726,504	9,320,921	8,915,339	8,509,757	8,104,173	7,698,591	7,293,008	6,887,426	6,481,843	50%
38 Co-living development (high density) 250 beds	-	£861,536	13,177,995	12,671,017	12,164,039	11,657,061	11,150,083	10,643,104	10,136,126	9,629,148	9,122,170	8,615,192	8,108,214	50%
39 Co-living development (high density) 300 beds	-	£861,536	15,818,322	15,209,948	14,601,575	13,993,201	13,384,827	12,776,453	12,168,079	11,559,705	10,951,332	10,342,958	9,734,583	50%

£6,635,335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	1,459,229	1,401,639	1,343,206	1,283,927	1,223,804	1,162,836	1,101,023	1,038,365	974,864	910,516	845,325	50%
2 Residential Small site - medium density	5	£265,413	1,465,272	1,407,721	1,349,325	1,290,085	1,230,000	1,169,070	1,107,295	1,044,676	981,212	916,904	851,751	50%
3 Residential Small site - higher density	9	£199,600	1,405,737	1,325,585	1,244,305	1,161,898	1,078,367	993,709	907,925	821,015	732,979	643,816	553,528	50%
4 Residential Small site - low density	10	£663,534	2,288,641	2,186,750	2,083,388	1,978,556	1,872,253	1,764,478	1,655,233	1,544,517	1,432,330	1,318,672	1,203,544	50%
5 Residential Small site - medium density	10	£331,767	1,802,769	1,708,447	1,612,790	1,515,795	1,417,463	1,317,794	1,216,788	1,114,446	1,010,767	905,750	799,397	50%
6 Residential Small site - higher density	10	£232,237	1,205,863	1,114,542	1,021,972	928,149	833,076	736,751	639,174	540,347	440,268	338,939	236,357	50%
7 Residential Medium site - low density	25	£1,990,601	5,464,635	5,213,636	4,959,027	4,700,808	4,438,978	4,173,539	3,904,488	3,631,828	3,355,558	3,075,676	2,792,185	50%
8 Residential Medium site - medium density	25	£796,240	5,005,675	4,762,418	4,515,683	4,265,471	4,011,785	3,754,621	3,493,981	3,229,866	2,962,273	2,691,205	2,416,660	50%
9 Residential Medium site - higher density	25	£564,004	3,014,657	2,786,357	2,554,929	2,320,372	2,082,688	1,841,875	1,597,935	1,350,867	1,100,671	847,345	590,894	50%
10 Residential Medium site - low density	50	£1,990,601	8,824,831	8,378,000	7,924,812	7,465,267	6,999,366	6,527,108	6,048,495	5,563,524	5,072,197	4,574,513	4,070,473	50%
11 Residential Medium site - medium density	50	£1,327,067	6,624,812	6,172,572	5,714,083	5,249,346	4,778,359	4,301,125	3,817,641	3,327,908	2,831,928	2,329,697	1,821,219	50%
12 Residential Medium site - higher density	50	£696,710	5,477,742	5,050,132	4,616,676	4,177,374	3,732,226	3,281,231	2,824,391	2,361,703	1,893,567	1,418,791	938,567	50%
13 Residential Large site - low density	100	£3,981,201	16,892,251	16,034,875	15,165,304	14,283,538	13,389,579	12,483,425	11,565,078	10,634,536	9,691,800	8,736,870	7,769,746	50%
14 Residential Large site - medium density	100	£2,654,134	12,577,225	11,709,019	10,828,826	9,936,648	9,032,485	8,116,336	7,188,201	6,248,081	5,295,975	4,331,885	3,355,808	50%
15 Residential Large site - high density	100	£1,396,738	9,090,748	8,298,002	7,494,509	6,680,268	5,855,281	5,019,546	4,173,064	3,315,834	2,447,857	1,569,133	673,324	45%
16 Residential Large site - medium density	200	£5,308,268	22,618,824	21,019,837	19,398,816	17,755,763	16,090,679	14,403,561	12,694,411	10,963,230	9,201,564	7,412,325	5,600,884	50%
17 Residential Large site - high density	200	£2,853,194	22,811,371	21,212,562	19,591,721	17,948,847	16,283,941	14,597,003	12,888,032	11,157,029	9,398,715	7,609,657	5,798,399	50%
18 Residential Large site - medium density	500	£13,270,671	40,583,476	36,952,208	33,271,759	29,542,128	25,763,315	21,935,322	18,058,147	14,131,790	10,118,873	6,049,989	1,931,396	35%
19 Residential Large site - high density	500	£6,967,102	57,195,673	53,247,195	49,244,214	45,186,730	41,074,745	36,908,258	32,687,269	28,399,199	24,038,328	19,622,581	15,151,957	50%
20 Residential Large site - medium density	750	£19,906,006	79,561,392	74,046,634	68,455,761	62,788,771	57,045,665	51,226,444	45,331,106	39,346,982	33,255,436	27,087,241	20,842,396	50%
21 Residential Large site - high density	750	£10,616,537	56,794,214	51,728,478	46,590,091	41,383,034	36,107,307	30,762,911	25,324,319	19,788,656	14,183,667	8,479,906	2,665,537	45%
22 Residential Large site - medium density	1,000	£26,541,342	98,448,523	91,677,391	84,800,810	77,808,396	70,722,032	63,535,322	56,216,227	48,798,319	41,234,584	33,575,675	25,796,313	45%
23 Residential Large site - high density	1,000	£13,934,205	70,284,015	63,991,039	57,612,828	51,149,380	44,600,697	37,940,274	31,158,374	24,290,469	17,277,947	10,159,315	2,869,813	40%
24 Housing for Elderly (C3) - high density	40	£663,534	2,886,085	2,597,485	2,308,885	2,020,284	1,731,684	1,443,084	1,154,482	865,882	577,282	288,681	81	35%
25 Housing for Elderly (C3) - high density	60	£729,887	4,334,271	3,901,370	3,468,469	3,035,568	2,602,668	2,169,767	1,736,866	1,303,965	871,065	438,164	5,263	40%
26 Housing for Elderly (C2) extra care	70	£729,887	5,056,649	4,551,598	4,046,547	3,541,497	3,036,446	2,531,395	2,026,344	1,521,293	1,016,243	511,191	6,140	40%
34 Residential and light industrial co-location - medium density	25	£796,240	3,327,937	3,098,658	2,866,208	2,6								

Appendix 10 - Build to Rent appraisal results

BLV 1

70% Social Rent, 30% Shared Ownership												
LP Ref	Site	No of units	Maximum affordable housing percentages in each value zone (values per square metre)									
			£6,031	£6,153	£6,276	£6,398	£6,521	£6,643	£6,765	£6,888	£7,010	
1	Residential Small site - low density	5	25%	30%	30%	35%	40%	40%	45%	45%	50%	
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	
3	Residential Small site - higher density	9	15%	20%	20%	25%	30%	35%	35%	40%	40%	
4	Residential Small site - low density	10	5%	10%	15%	20%	25%	30%	30%	35%	35%	
5	Residential Small site - medium density	10	15%	20%	25%	25%	30%	35%	35%	40%	40%	
6	Residential Small site - higher density	10	0%	0%	0%	0%	5%	10%	10%	15%	20%	
7	Residential Medium site - low density	25	0%	0%	0%	5%	10%	10%	15%	20%	25%	
8	Residential Medium site - medium density	25	25%	30%	35%	35%	40%	45%	45%	50%	50%	
9	Residential Medium site - higher density	25	0%	0%	0%	0%	5%	10%	15%	15%	20%	
10	Residential Medium site - low density	50	5%	10%	15%	20%	25%	30%	30%	35%	35%	
11	Residential Medium site - medium density	50	0%	0%	0%	5%	10%	10%	15%	20%	25%	
12	Residential Medium site - higher density	50	0%	0%	0%	5%	10%	15%	15%	20%	25%	
13	Residential Large site - low density	100	5%	10%	15%	20%	20%	25%	30%	30%	35%	
14	Residential Large site - medium density	100	0%	0%	0%	0%	5%	10%	15%	15%	20%	
15	Residential Large site - high density	100	0%	0%	0%	0%	0%	5%	10%	10%	15%	
16	Residential Large site - medium density	200	0%	0%	0%	0%	0%	5%	10%	10%	15%	
17	Residential Large site - high density	200	0%	0%	5%	10%	15%	20%	20%	25%	30%	
18	Residential Large site - medium density	500	0%	0%	0%	0%	0%	0%	0%	0%	0%	
19	Residential Large site - high density	500	0%	0%	5%	10%	15%	20%	25%	25%	30%	
20	Residential Large site - medium density	750	0%	0%	0%	0%	0%	5%	10%	10%	15%	
21	Residential Large site - high density	750	0%	0%	0%	0%	0%	0%	0%	5%	10%	
22	Residential Large site - medium density	1000	0%	0%	0%	0%	0%	0%	5%	10%	15%	
23	Residential Large site - high density	1000	0%	0%	0%	0%	0%	0%	0%	5%	10%	
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	0%	0%	0%	0%	0%	5%	
25	Housing for Elderly (C3) - high density	60	0%	0%	0%	0%	0%	0%	5%	5%	10%	
26	Housing for Elderly (C2) extra care	70	0%	0%	0%	0%	0%	0%	5%	10%	10%	
34	Residential and light industrial co-location - medium density	25	0%	0%	0%	0%	5%	10%	15%	15%	20%	
35	Residential and light industrial co-location - medium density	50	0%	0%	0%	5%	10%	15%	20%	20%	25%	
36	Residential and light industrial co-location - high density	50	5%	10%	15%	20%	20%	25%	30%	30%	35%	
37	Co-living development (medium density) 200 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%	
38	Co-living development (high density) 250 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%	
39	Co-living development (high density) 300 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%	

Note: the affordable housing requirements have been tested alongside the following other policies:
 10% Aff WS (20% discount, 50% in NE)
 EV charging
 BNG
 Accessibility
 NZC 5%
 UGF

BLV 2

70% Social Rent, 30% Shared Ownership												
LP Ref	Site	No of units	Maximum affordable housing percentages in each value zone (values per square metre)									
			£6,031	£6,153	£6,276	£6,398	£6,521	£6,643	£6,765	£6,888	£7,010	
1	Residential Small site - low density	5	40%	45%	45%	50%	50%	50%	50%	50%	50%	
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	
3	Residential Small site - higher density	9	20%	25%	25%	30%	35%	35%	40%	40%	45%	
4	Residential Small site - low density	10	20%	25%	30%	35%	35%	40%	40%	45%	45%	
5	Residential Small site - medium density	10	20%	25%	30%	35%	35%	40%	40%	45%	45%	
6	Residential Small site - higher density	10	0%	0%	0%	5%	10%	15%	15%	20%	25%	
7	Residential Medium site - low density	25	5%	10%	15%	20%	25%	25%	30%	35%	35%	
8	Residential Medium site - medium density	25	35%	40%	40%	45%	45%	50%	50%	50%	50%	
9	Residential Medium site - higher density	25	0%	0%	0%	5%	10%	15%	15%	20%	25%	
10	Residential Medium site - low density	50	15%	20%	25%	30%	35%	35%	40%	40%	45%	
11	Residential Medium site - medium density	50	0%	0%	5%	10%	15%	20%	20%	25%	30%	
12	Residential Medium site - higher density	50	0%	0%	0%	5%	10%	15%	20%	25%	25%	
13	Residential Large site - low density	100	15%	20%	25%	25%	30%	35%	35%	40%	40%	
14	Residential Large site - medium density	100	0%	0%	0%	5%	10%	15%	20%	25%	25%	
15	Residential Large site - high density	100	0%	0%	0%	0%	5%	10%	15%	15%	20%	
16	Residential Large site - medium density	200	0%	0%	0%	0%	5%	10%	15%	20%	20%	
17	Residential Large site - high density	200	0%	5%	10%	15%	15%	20%	25%	30%	30%	
18	Residential Large site - medium density	500	0%	0%	0%	0%	0%	0%	0%	0%	5%	
19	Residential Large site - high density	500	0%	5%	10%	15%	20%	25%	25%	30%	30%	
20	Residential Large site - medium density	750	0%	0%	0%	0%	5%	10%	15%	20%	20%	
21	Residential Large site - high density	750	0%	0%	0%	0%	0%	0%	5%	10%	15%	
22	Residential Large site - medium density	1000	0%	0%	0%	0%	5%	10%	15%	15%	20%	
23	Residential Large site - high density	1000	0%	0%	0%	0%	0%	0%	5%	10%	15%	
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	0%	0%	0%	0%	5%	10%	
25	Housing for Elderly (C3) - high density	60	0%	0%	0%	0%	0%	0%	5%	10%	15%	
26	Housing for Elderly (C2) extra care	70	0%	0%	0%	0%	0%	5%	10%	10%	15%	
34	Residential and light industrial co-location - medium density	25	0%	0%	5%	10%	10%	15%	20%	25%	25%	
35	Residential and light industrial co-location - medium density	50	0%	0%	5%	10%	15%	20%	25%	25%	30%	
36	Residential and light industrial co-location - high density	50	5%	10%	15%	20%	25%	30%	30%	35%	35%	
37	Co-living development (medium density) 200 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%	
38	Co-living development (high density) 250 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%	
39	Co-living development (high density) 300 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%	

BLV 3

70% Social Rent, 30% Shared Ownership												
LP Ref	Site	No of units	Maximum affordable housing percentages in each value zone (values per square metre)									
			£6,031	£6,153	£6,276	£6,398	£6,521	£6,643	£6,765	£6,888	£7,010	
1	Residential Small site - low density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	
3	Residential Small site - higher density	9	25%	30%	30%	35%	40%	40%	45%	45%	50%	
4	Residential Small site - low density	10	35%	40%	40%	45%	45%	50%	50%	50%	50%	
5	Residential Small site - medium density	10	30%	35%	35%	40%	40%	45%	45%	50%	50%	
6	Residential Small site - higher density	10	0%	0%	5%	10%	15%	15%	20%	25%	25%	
7	Residential Medium site - low density	25	20%	25%	30%	35%	35%	40%	40%	45%	45%	
8	Residential Medium site - medium density	25	40%	45%	45%	50%	50%	50%	50%	50%	50%	
9	Residential Medium site - higher density	25	0%	0%	5%	10%	15%	20%	20%	25%	25%	
10	Residential Medium site - low density	50	25%	30%	35%	35%	40%	45%	45%	45%	50%	
11	Residential Medium site - medium density	50	0%	5%	10%	15%	20%	25%	25%	30%	30%	
12	Residential Medium site - higher density	50	0%	0%	5%	10%	15%	20%	20%	25%	30%	
13	Residential Large site - low density	100	25%	30%	30%	35%	40%	40%	45%	45%	50%	
14	Residential Large site - medium density	100	0%	5%	10%	15%	15%	20%	25%	25%	30%	
15	Residential Large site - high density	100	0%	0%	0%	0%	5%	10%	15%	15%	20%	
16	Residential Large site - medium density	200	0%	0%	0%	0%	5%	10%	15%	20%	25%	
17	Residential Large site - high density	200	0%	5%	10%	15%	20%	25%	25%	30%	35%	
18	Residential Large site - medium density	500	0%	0%	0%	0%	0%	0%	0%	5%	10%	
19	Residential Large site - high density	500	5%	10%	15%	20%	20%	25%	30%	30%	35%	
20	Residential Large site - medium density	750	0%	0%	5%	10%	10%	15%	20%	25%	25%	
21	Residential Large site - high density	750	0%	0%	0%	0%	0%	5%	10%	15%	15%	
22	Residential Large site - medium density	1000	0%	0%	0%	5%	10%	15%	20%	20%	25%	
23	Residential Large site - high density	1000	0%	0%	0%	0%	0%	5%	10%	10%	15%	
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	0%	0%	0%	5%	10%	15%	
25	Housing for Elderly (C3) - high density	60	0%	0%	0%	0%	0%	0%	5%	10%	15%	
26	Housing for Elderly (C2) extra care	70	0%	0%	0%	0%	0%	5%	10%	15%	15%	
34	Residential and light industrial co-location - medium density	25	0%	5%	10%	15%	20%	20%	25%	30%	30%	
35	Residential and light industrial co-location - medium density	50	0%	5%	10%	15%	20%	25%	25%	30%	35%	
36	Residential and light industrial co-location - high density	50	10%	15%	20%	25%	25%	30%	35%	35%	40%	
37	Co-living development (medium density) 200 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%	
38	Co-living development (high density) 250 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%	
39	Co-living development (high density) 300 beds	0	50%	50%	50%	50%	50%	50%	50%	50%	50%	

BLV 4

70% Social Rent, 30% Shared Ownership												
LP Ref	Site	No of units	Maximum affordable housing percentages in each value zone (values per square metre)									
			£6,031	£6,153	£6,276	£6,398	£6,521	£6,643	£6,765	£6,888	£7,010	
1	Residential Small site - low density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	
2	Residential Small site - medium density	5	50%	50%	50%	50%	50%	50%	50%	50%	50%	
3	Residential Small site - higher density	9	30%	35%	35%	40%	45%	45%	50%	50%	50%	
4	Residential Small site - low density	10	50%	50%	50%	50%	50%	50%	50%	50%	50%	
5	Residential Small site - medium density	10	40%	40%	45%	45%	50%	50%	50%	50%	50%	
6	Residential Small site - higher density	10	0%	5%	10%	15%	20%	20%	25%	30%	30%	
7	Residential Medium site - low density	25	40%	45%	45%	50%	50%	50%	50%	50%	50%	
8	Residential Medium site - medium density	25	50%	50%	50%	50%	50%	50%	50%	50%	50%	
9	Residential Medium site - higher density	25	0%	5%	10%	15%	20%	25%	25%	30%	30%	
10	Residential Medium site - low density	50	35%	40%	45%	45%	50%	50%	50%	50%	50%	
11	Residential Medium site - medium density	50	5%	15%	15%	20%	25%	30%	30%	35%	35%	
12	Residential Medium site - higher density	50	0%	5%	10%	15%	20%	20%	25%	30%	30%	
13	Residential Large site - low density	100	35%	40%	40%	45%	45%	50%	50%	50%	50%	
14	Residential Large site - medium density	100	5%	10%	15%	20%	25%	25%	30%	35%	35%	
15	Residential Large site - high density	100	0%	0%	0%	5%	10%	15%	15%	20%	25%	
16	Residential Large site - medium density	200	0%	5%	10%	15%	20%	20%	25%	30%	30%	
17	Residential Large site - high density	200	5%	10%	15%	20%	25%	25%	30%	35%	35%	
18	Residential Large site - medium density	500	0%	0%	0%	0%	0%	5%	10%	15%	15%	
19	Residential Large site - high density	500	10%	15%	20%	20%	25%	30%	30%	35%	40%	
20	Residential Large site - medium density	750	0%	5%	10%	15%	20%	25%	25%	30%	35%	
21	Residential Large site - high density	750	0%	0%	0%	0%	5%	10%	15%	15%	20%	
22	Residential Large site - medium density	1000	0%	5%	10%	15%	20%	20%	25%	30%	30%	
23	Residential Large site - high density	1000	0%	0%	0%	0%	5%	10%	10%	15%	20%	
24	Housing for Elderly (C3) - high density	40	0%	0%	0%	0%	0%	5%	10%	15%	20%	
2												

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,250 ps/m

£8,615.356 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	703,592	669,554	635,029	600,017	564,518	528,533	492,060	455,099	417,653	379,718	341,297	25%	
2 Residential Small site - medium density	5	£344,614	709,634	675,635	641,149	606,175	570,714	534,767	498,332	461,910	424,001	386,106	347,723	50%	
3 Residential Small site - high density	9	£258,461	409,551	362,104	314,023	265,310	215,962	165,981	115,356	64,117	12,235	-40,939	94,958	15%	
4 Residential Small site - low density	10	£861,536	968,230	908,128	847,189	785,412	722,798	659,345	595,055	529,928	463,963	397,159	329,518	20%	
5 Residential Small site - medium density	10	£430,768	614,829	559,045	502,505	445,210	387,158	328,352	268,790	208,473	147,400	85,571	22,987	15%	
6 Residential Small site - high density	10	£301,537	132,653	77,887	22,418	-34,307	-92,115	-150,838	-209,877	-269,832	-330,591	-391,887	-453,988	5%	
7 Residential Medium site - low density	25	£2,584,007	2,227,755	2,079,603	1,929,398	1,777,139	1,622,828	1,466,464	1,308,045	1,147,574	985,050	820,472	653,842	20%	
8 Residential Medium site - medium density	25	£1,990,601	1,901,268	1,757,604	1,611,969	1,464,362	1,314,785	1,163,238	1,009,718	854,228	696,767	537,334	375,532	25%	
9 Residential Medium site - high density	25	£732,305	331,633	194,719	56,046	-55,768	-230,288	-376,596	-524,693	-674,579	-826,254	-974,717	-1,134,971	0%	
10 Residential Medium site - low density	50	£2,584,007	3,038,992	2,776,973	2,510,381	2,240,215	1,966,474	1,689,159	1,408,270	1,123,807	835,769	544,158	248,973	5%	
11 Residential Medium site - medium density	50	£1,723,071	1,116,277	847,158	574,542	298,429	18,820	-268,610	-559,901	-854,747	-1,153,147	-1,455,101	-1,760,609	0%	
12 Residential Medium site - high density	50	£904,612	357,813	102,963	-157,881	-423,318	-692,265	-964,522	-1,240,088	-1,518,964	-1,801,149	-2,086,644	-2,375,448	0%	
13 Residential Large site - low density	100	£3,939,812	5,676,483	5,115,453	4,665,597	4,148,915	3,625,409	3,095,077	2,557,920	2,013,938	1,463,128	905,494	334,305	5%	
14 Residential Large site - medium density	100	£3,446,142	1,902,899	1,381,366	853,081	318,037	-227,424	-784,954	-1,349,351	-1,920,615	-2,496,747	-3,083,748	-3,675,612	0%	
15 Residential Large site - high density	100	£1,813,532	377,948	-983,248	-1,354,655	-1,852,168	-2,355,788	-2,865,517	-3,381,352	-3,903,294	-4,431,344	-4,965,501	-5,505,765	0%	
16 Residential Large site - medium density	200	£6,892,285	2,434,917	1,473,545	499,801	-494,268	-1,509,087	-2,536,481	-3,590,213	-4,681,266	-5,744,998	-6,841,587	-7,950,976	0%	
17 Residential Large site - high density	200	£3,704,603	2,708,345	1,748,159	774,600	-214,788	-1,229,419	-2,296,624	-3,305,589	-4,376,391	-5,459,092	-6,558,390	-7,665,588	0%	
18 Residential Large site - low density	500	£17,230,712	8,622,733	5,864,142	3,133,660	10,451,582	12,820,284	15,217,650	17,643,658	20,098,310	22,581,603	25,093,540	27,634,119	0%	
19 Residential Large site - high density	500	£9,046,124	6,021,428	3,647,033	3,242,963	788,983	-1,740,938	-4,315,361	-6,921,437	-9,571,872	-12,290,676	-15,041,723	-17,825,013	0%	
20 Residential Large site - medium density	750	£25,846,069	10,298,757	6,584,693	3,587,440	97,193	-3,482,559	-7,108,424	-10,825,497	-14,604,029	-18,473,915	-22,419,499	-26,411,297	0%	
21 Residential Large site - high density	750	£13,784,570	5,302,004	3,856,383	11,804,883	15,033,589	18,446,351	21,891,863	25,358,398	28,875,965	32,434,534	36,034,134	39,674,757	0%	
22 Residential Large site - medium density	1,000	£34,461,425	12,184,439	7,997,693	3,756,524	607,852	-5,091,719	-9,676,239	-14,347,094	-19,145,036	-24,057,598	-29,087,172	-34,175,688	0%	
23 Residential Large site - high density	1,000	£18,092,248	7,755,070	11,768,131	15,830,804	20,017,092	24,266,745	28,644,069	33,073,617	37,555,389	42,089,385	46,675,604	51,314,047	0%	
24 Housing for Elderly (C3) - high density	40	£861,536	303,626	466,315	628,805	791,293	953,783	1,116,271	1,278,761	1,441,250	1,603,739	1,766,229	1,928,717	0%	
25 Housing for Elderly (C3) - high density	60	£947,889	450,513	694,247	937,981	1,181,715	1,425,448	1,669,181	1,912,915	2,156,649	2,400,383	2,644,117	2,887,850	0%	
26 Housing for Elderly (C2) extra care	70	£947,889	525,599	809,955	1,094,311	1,378,667	1,663,023	1,947,379	2,231,735	2,516,091	2,800,447	3,084,803	3,369,159	0%	
27 Retail (comparison)	-	£2,153,839	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	50%	
28 Retail (convenience)	-	£6,030,749	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	0%	
29 Office	-	£2,412,300	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	0%	
30 Industrial (40% plot ratio)	-	£2,384,007	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	0%	
31 Industrial (40% plot ratio)	-	£8,635,335	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	0%	
32 Warehousing/logistics (50% plot ratio)	-	£8,635,335	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	0%	
33 Warehousing/logistics (60% plot ratio)	-	£8,635,335	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	0%	
34 Residential and light industrial co-location - medium de	25	£1,033,843	638,389	502,748	364,326	224,127	82,149	62,616	210,530	360,254	511,784	665,124	820,270	10%	
35 Residential and light industrial co-location - medium de	50	£1,723,071	1,225,436	952,151	675,309	394,911	110,953	179,448	475,278	774,724	1,077,796	1,384,464	1,694,756	0%	
36 Residential and light industrial co-location - high densit	50	£2,584,007	1,237,938	964,652	687,810	407,412	123,456	166,741	462,572	762,019	1,065,080	1,371,758	1,682,051	0%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,006	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%	
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%	
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%	
40 Hotel (100 rooms)	-	£1,033,843	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	0%	
41 Hotel (125 rooms)	-	£947,889	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	0%	
42 Hotel (150 rooms)	-	£947,889	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	0%	
43 Leisure use	-	£2,584,007	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	0%	
44 Leisure use	-	£2,584,007	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	0%	
45 Leisure use	-	£2,584,007	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	0%	
46 Community use	-	£1,434,323	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	0%	
47 Community use	-	£1,345,673	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	0%	
48 Community use	-	£1,815,107	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	0%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635.335 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	703,592	669,554	635,029	600,017	564,518	528,533	492,060	455,099	417,653	379,718	341,297	40%	
2 Residential Small site - medium density	5	£265,413	709,634	675,635	641,149	606,175	570,714	534,767	498,332	461,910	424,001	386,106	347,723	50%	
3 Residential Small site - high density	9	£199,060	409,551	362,104	314,023	265,310	215,962	165,981	115,356	64,117	12,235	-40,939	94,958	20%	
4 Residential Small site - low density	10	£663,534	968,230	908,128	847,189	785,412	722,798	659,345	595,055	529,928	463,963	397,159	329,518	20%	
5 Residential Small site - medium density	10	£331,767	614,829	559,045	502,505	445,210	387,158	328,352	268,790	208,473	147,400	85,571	22,987	15%	
6 Residential Small site - high density	10	£232,812	132,653	77,887	22,418	-34,307	-92,115	-150,838	-209,877	-269,832	-330,591	-391,887	-453,988	5%	
7 Residential Medium site - low density	25	£1,990,601	2,227,755	2,079,603	1,929,398	1,777,139	1,622,828	1,466,464	1,308,045	1,147,574	985,050	820,472	653,842	20%	
8 Residential Medium site - medium density	25	£796,240	1,901,268	1,757,604	1,611,969	1,464,362	1,314,785	1,163,238	1,009,718</						

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,400 ps/m
£8,616.356 PER HA
AH tenure
Rented 70%
SO 30%
Frat Hms 0%

Description	No of units	BLV	Residual land values												Max AH								
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Residential Small site - low density	5	£516,921	744,946	709,089	672,720	635,837	598,441	560,532	522,108	483,174	443,724	403,762	363,286	323,000	282,811	242,622	202,433	162,244	122,055	81,866	41,677	0%	
2 Residential Small site - medium density	5	£344,614	750,988	715,170	678,839	641,995	604,637	566,766	528,388	489,485	450,074	410,155	369,712	328,350	286,988	245,626	204,264	162,902	121,540	80,178	38,816	0%	
3 Residential Small site - high density	9	£258,461	467,069	417,093	366,447	315,132	263,146	210,488	157,162	103,166	48,498	6,950	63,873	127,147	190,421	253,695	316,969	380,243	443,517	506,791	570,065	0%	
4 Residential Small site - low density	10	£861,536	1,042,124	978,774	914,539	849,419	783,415	716,525	648,752	580,094	510,550	440,123	368,811	297,502	226,193	154,884	83,575	12,266	-37,922	-107,196	-182,470	0%	
5 Residential Small site - medium density	10	£430,768	682,733	623,963	564,394	504,027	442,860	380,896	318,133	254,571	190,211	125,052	60,094	0%	0%	0%	0%	0%	0%	0%	0%	0%	
6 Residential Small site - high density	10	£301,537	196,583	138,986	80,666	21,602	-38,832	-100,376	-162,677	-225,735	-288,590	-351,445	-414,299	-477,154	-539,009	-600,864	-662,719	-724,574	-786,429	-848,284	-910,139	0%	
7 Residential Medium site - low density	25	£2,409,497	2,409,497	2,253,354	2,098,211	1,943,068	1,787,925	1,632,782	1,477,639	1,322,496	1,167,353	1,012,210	857,067	701,924	546,781	391,638	236,495	81,352	-34,191	-129,346	-218,501	0%	
8 Residential Medium site - medium density	25	£1,033,843	1,926,526	1,829,626	1,732,726	1,635,826	1,538,926	1,442,026	1,345,126	1,248,226	1,151,326	1,054,426	957,526	860,626	763,726	666,826	569,926	473,026	376,126	279,226	182,326	85,426	0%
9 Residential Medium site - high density	25	£732,305	491,405	347,467	201,667	54,006	-97,060	-250,940	-408,693	-567,337	-725,974	-884,611	-1,043,248	-1,201,885	-1,360,522	-1,519,159	-1,677,796	-1,836,433	-1,995,070	-2,153,707	-2,312,344	0%	
10 Residential Medium site - low density	50	£2,584,607	3,371,249	3,093,666	2,816,298	2,538,930	2,261,562	1,984,194	1,706,826	1,429,458	1,152,090	874,722	597,354	320,000	42,646	-234,706	-493,352	-752,000	-1,010,644	-1,269,288	-1,527,932	0%	
11 Residential Medium site - medium density	50	£1,723,071	1,441,789	1,158,359	871,223	584,087	296,951	-101,185	-389,321	-677,657	-965,993	-1,254,329	-1,542,665	-1,831,001	-2,119,337	-2,407,673	-2,696,009	-2,984,345	-3,272,681	-3,561,017	-3,849,353	0%	
12 Residential Medium site - high density	50	£904,612	684,179	395,658	124,086	-153,009	-439,840	-725,578	-1,011,316	-1,297,054	-1,582,792	-1,868,530	-2,154,268	-2,440,006	-2,725,744	-3,011,482	-3,297,220	-3,582,958	-3,868,696	-4,154,434	-4,440,172	0%	
13 Residential Large site - low density	100	£3,939,812	5,321,614	4,930,306	4,539,000	4,147,692	3,756,384	3,365,076	2,973,768	2,582,460	2,191,152	1,799,844	1,408,536	1,017,228	625,920	234,612	-156,704	-346,812	-536,920	-727,028	-917,136	0%	
14 Residential Large site - medium density	100	£3,446,142	2,538,491	1,994,610	1,457,112	919,614	382,116	-155,382	-441,720	-730,158	-1,019,596	-1,309,034	-1,598,472	-1,887,910	-2,177,348	-2,466,786	-2,756,224	-3,045,662	-3,335,100	-3,624,538	-3,913,976	0%	
15 Residential Large site - high density	100	£1,813,532	209,207	-298,637	-616,385	-1,340,616	-2,064,847	-2,789,078	-3,513,309	-4,237,540	-4,961,771	-5,686,002	-6,410,233	-7,134,464	-7,858,695	-8,582,926	-9,307,157	-10,031,388	-10,755,619	-11,479,850	-12,204,081	0%	
16 Residential Large site - low density	100	£6,892,285	3,659,172	2,643,971	1,628,770	613,569	-381,632	-869,831	-1,158,030	-1,446,229	-1,734,428	-2,022,627	-2,310,826	-2,599,025	-2,887,224	-3,175,423	-3,463,622	-3,751,821	-4,040,020	-4,328,219	-4,616,418	0%	
17 Residential Large site - medium density	200	£3,704,603	3,933,601	2,918,585	1,903,569	888,553	-124,464	-412,663	-700,862	-989,061	-1,277,260	-1,565,459	-1,853,658	-2,141,857	-2,430,056	-2,718,255	-3,006,454	-3,294,653	-3,582,852	-3,871,051	-4,159,250	0%	
18 Residential Large site - high density	200	£17,230,712	847,176	-328,628	-563,941	-800,254	-1,036,567	-1,272,880	-1,509,193	-1,745,506	-1,981,819	-2,218,132	-2,454,445	-2,690,758	-2,927,071	-3,163,384	-3,399,697	-3,636,010	-3,872,323	-4,108,636	-4,344,949	0%	
19 Residential Large site - low density	500	£9,046,124	10,986,643	8,483,844	5,981,045	3,478,246	91,047	-316,152	-632,304	-948,456	-1,264,608	-1,580,760	-1,896,912	-2,213,064	-2,529,216	-2,845,368	-3,161,520	-3,477,672	-3,793,824	-4,109,976	-4,426,128	0%	
20 Residential Large site - medium density	750	£25,846,069	14,514,857	10,985,415	7,456,108	3,926,801	87,313	-3,739,601	-7,479,202	-11,218,803	-15,058,404	-18,898,005	-22,737,606	-26,577,207	-30,416,808	-34,256,409	-38,096,010	-41,935,611	-45,775,212	-49,614,813	-53,454,414	0%	
21 Residential Large site - high density	750	£13,784,570	1,448,184	-4,775,964	-8,148,576	-11,618,763	-15,111,699	-18,720,658	-22,329,617	-25,938,576	-29,547,535	-33,156,494	-36,765,453	-40,374,412	-43,983,371	-47,592,330	-51,201,289	-54,810,248	-58,419,207	-62,028,166	-65,637,125	0%	
22 Residential Large site - low density	1,000	£34,461,425	17,495,457	13,090,433	8,612,061	4,076,285	-579,397	-3,374,791	-6,749,582	-10,124,373	-13,499,164	-16,873,955	-20,248,746	-23,623,537	-27,098,328	-30,473,119	-33,847,910	-37,222,701	-40,597,492	-43,972,283	-47,347,074	0%	
23 Residential Large site - medium density	1,000	£18,092,248	2,749,957	-6,923,834	-11,212,516	-15,504,628	-19,028,314	-22,579,657	-26,056,824	-29,582,991	-33,109,158	-36,635,325	-40,161,492	-43,687,659	-47,213,826	-50,740,000	-54,266,173	-57,792,346	-61,318,519	-64,844,692	-68,370,865	0%	
24 Housing for Elderly (C3) - high density	40	£861,536	107,316	-279,631	-451,945	-624,259	-796,574	-968,888	-1,141,203	-1,313,518	-1,485,833	-1,658,147	-1,830,462	-2,002,777	-2,175,092	-2,347,407	-2,519,722	-2,692,037	-2,864,352	-3,036,667	-3,208,982	0%	
25 Housing for Elderly (C3) - high density	60	£947,689	157,747	-414,219	-672,692	-931,165	-1,189,638	-1,448,111	-1,706,584	-1,965,057	-2,223,530	-2,482,003	-2,740,476	-3,000,000	-3,258,473	-3,516,946	-3,775,419	-4,033,892	-4,292,365	-4,550,838	-4,809,311	0%	
26 Housing for Elderly (C2) extra care	70	£947,689	181,706	-483,256	-784,806	-1,086,357	-1,387,907	-1,689,458	-1,991,009	-2,292,560	-2,594,111	-2,895,662	-3,197,213	-3,498,764	-3,799,315	-4,099,866	-4,399,417	-4,698,968	-4,998,519	-5,298,070	-5,597,621	0%	
27 Retail (comparison)	-	£2,153,839	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	50%	
28 Retail (convenience)	-	£2,020,645	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	0%	
29 Office	-	£2,412,300	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	0%	
30 Office	-	£2,304,607	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	0%	
31 Industrial (40% plot ratio)	-	£8,635,335	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	0%	
32 Warehousing/logistics (50% plot ratio)	-	£8,635,335	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	0%	
33 Warehousing/logistics (60% plot ratio)	-	£8,635,335	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	0%	
34 Residential and light industrial co-location - medium density	25	£796,240	803,359	650,507	513,772	366,156	218,655	65,274	-89,431	-247,117	-406,715	-565,222	-723,729	-882,236	-1,040,743	-1,199,250	-1,357,757	-1,516,264	-1,674,771	-1,833,278	0%		
35 Residential and light industrial co-location - medium density	50	£1,327,067	1,441,789	1,158,359	871,223	584,087	296,951	-101,185	-389,321	-677,657	-965,993	-1,254,329	-1,542,665	-1,831,001	-2,119,337	-2,407,673	-2,696,009	-2,984,345	-3,272,681	-3,561,017	-3,849,353	0%	
36 Residential and light industrial co-location - high density	50	£1,327,067	1,441,789	1,158,359	871,223	584,087	296,951	-101,185	-389,321	-677,657	-965,993	-1,254,329	-1,542,665	-1,831,001	-2,119,337	-2,407,673	-2,696,009	-2,984,345	-3,272,681	-3,561,017	-3,849,353	0%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,006	11,200,026	10,794,443	10,388,860	9,983,277	9,577,694	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	7,144,200	6,738,618	6,333,035	5,927,453	5,521,870	5,116,288	4,710,705	4,305,123	0%	
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,051	10,964,073	10,												

HARROW LOCAL PLAN VIABILITY BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) Sales value £6,563 per m

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH	
1 Residential Small site - low density	5	£516,921	786,299	748,624	710,410	671,657	632,364	592,532	552,160	511,248	469,797	427,806	385,276	45%	
2 Residential Small site - medium density	5	£344,614	792,342	754,706	716,530	677,515	637,556	596,766	555,132	512,648	470,214	427,806	385,276	45%	
3 Residential Small site - high density	9	£258,461	524,587	472,082	418,871	364,953	310,328	254,997	198,959	142,214	84,763	26,605	32,788	30%	
4 Residential Small site - low density	10	£861,536	1,116,020	1,049,420	981,889	913,426	844,032	773,706	702,449	630,260	557,139	483,089	408,104	25%	
5 Residential Small site - medium density	10	£430,768	750,637	688,880	626,284	562,844	498,563	433,441	367,476	300,670	233,022	164,532	95,201	30%	
6 Residential Small site - high density	10	£301,537	260,472	200,685	138,916	76,960	14,219	50,114	-115,478	-181,638	-248,598	-316,359	-384,910	20%	
7 Residential Medium site - low density	25	£2,584,607	2,591,239	2,427,104	2,260,686	2,093,828	1,926,970	1,760,112	1,593,254	1,426,396	1,259,538	1,092,680	925,822	75%	
8 Residential Medium site - medium density	25	£1,033,843	1,955,858	1,829,946	1,702,954	1,575,962	1,448,970	1,321,978	1,194,986	1,067,994	940,992	813,990	686,988	56%	
9 Residential Medium site - high density	25	£732,305	651,178	500,215	347,258	192,398	35,548	125,285	-288,693	-454,096	-621,494	-790,897	-962,275	15%	
10 Residential Large site - low density	50	£2,584,607	3,702,506	3,410,358	3,114,215	2,814,077	2,509,945	2,201,817	1,899,695	1,593,573	1,287,451	981,329	675,207	56%	
11 Residential Large site - medium density	50	£1,723,071	1,767,307	1,469,558	1,167,805	862,340	552,868	238,481	-79,087	-405,546	-735,979	-1,070,387	-1,408,768	15%	
12 Residential Large site - high density	50	£904,612	970,543	688,752	403,316	114,233	-181,413	-482,632	-787,558	-1,096,187	-1,408,521	-1,724,581	-2,044,305	10%	
13 Residential Large site - low density	100	£3,939,812	4,963,737	4,605,161	4,243,585	3,882,009	3,520,433	3,158,857	2,797,281	2,435,705	2,074,129	1,712,553	1,350,977	45%	
14 Residential Large site - medium density	100	£3,446,142	3,170,470	2,999,656	2,829,842	2,659,028	2,489,214	2,319,400	2,149,586	1,979,772	1,809,958	1,640,144	1,470,330	40%	
15 Residential Large site - high density	100	£1,813,532	1,780,281	1,605,033	1,429,784	1,254,535	1,079,286	904,037	728,788	553,539	378,290	203,041	27,792	25%	
16 Residential Large site - low density	200	£6,892,285	4,871,915	3,814,307	2,748,699	1,683,091	627,482	523,748	610,818	1,768,105	2,924,372	4,148,737	5,369,508	6,604,686	10%
17 Residential Large site - medium density	200	£3,704,603	5,141,928	4,086,221	3,030,514	1,974,807	919,100	330,962	1,488,000	2,639,312	3,863,731	5,084,311	6,319,297	15%	
18 Residential Large site - high density	500	£17,230,712	897,350	-587,103	-2,074,222	-5,622,975	-9,203,361	-10,845,530	-13,537,904	-16,230,277	-19,019,341	-21,808,405	-24,629,696	20%	
19 Residential Large site - low density	500	£9,046,124	13,955,858	13,023,994	12,092,130	11,160,266	10,228,402	9,296,538	8,364,674	7,432,810	6,500,946	5,569,082	4,637,218	35%	
20 Residential Large site - medium density	750	£25,846,069	18,705,297	15,016,137	11,326,717	7,637,297	3,947,877	2,000,000	370,778	4,451,650	8,591,246	12,843,859	17,175,383	21,615,289	40%
21 Residential Large site - high density	750	£13,784,570	2,455,478	-1,005,531	-4,551,223	-8,143,938	-11,840,902	-15,538,162	-19,231,100	-22,928,100	-26,625,100	-30,322,100	-34,019,100	25%	
22 Residential Large site - low density	1,000	£34,461,425	22,743,180	18,146,411	13,467,200	8,690,430	3,852,891	1,118,298	6,232,202	11,479,813	16,838,948	22,244,728	28,096,363	35%	
23 Residential Large site - medium density	1,000	£18,092,248	2,197,108	-2,152,717	-6,594,230	-11,165,589	-15,796,037	-20,566,367	-25,440,029	-30,423,708	-35,466,280	-40,567,743	-45,728,100	10%	
24 Housing for Elderly (C3) - high density	40	£861,536	87,759	-92,948	-275,985	-457,226	-639,308	-821,506	-1,003,647	-1,185,788	-1,367,929	-1,550,070	-1,732,211	0%	
25 Housing for Elderly (C3) - high density	60	£947,689	158,781	-134,192	-407,402	-680,613	-953,823	-1,227,033	-1,500,243	-1,773,453	-2,046,664	-2,319,874	-2,593,084	0%	
26 Housing for Elderly (C2) extra care	70	£947,689	158,781	-156,557	-475,302	-794,048	-1,112,793	-1,431,538	-1,750,284	-2,069,029	-2,387,775	-2,706,520	-3,025,265	0%	
27 Retail (comparison)	-	£2,153,839	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	50%	
28 Retail (convenience)	-	£6,030,749	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	0%	
29 Office	-	£2,412,300	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	0%	
30 Office (40% plot ratio)	-	£2,584,607	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	0%	
31 Industrial (40% plot ratio)	-	£8,635,335	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	0%	
32 Warehousing/logistics (50% plot ratio)	-	£8,635,335	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	0%	
33 Warehousing/logistics (60% plot ratio)	-	£8,635,335	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	0%	
34 Residential and light industrial co-location - medium density	25	£1,033,843	967,328	816,267	663,220	508,184	351,163	192,154	31,159	133,980	301,646	471,333	643,030	20%	
35 Residential and light industrial co-location - medium density	50	£1,723,071	1,881,314	1,579,191	1,273,094	963,024	648,961	330,964	8,973	322,176	657,509	996,882	1,340,237	25%	
36 Residential and light industrial co-location - high density	50	£2,584,607	1,881,314	1,579,191	1,273,094	963,024	648,961	330,964	8,973	322,176	657,509	996,882	1,340,237	25%	
37 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%	
38 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%	
39 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%	
40 Hotel (100 rooms)	-	£1,033,843	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	0%	
41 Hotel (125 rooms)	-	£947,689	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	0%	
42 Hotel (150 rooms)	-	£947,689	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	0%	
43 Leisure use	-	£2,584,607	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	0%	
44 Leisure use	-	£2,584,607	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	0%	
45 Leisure use	-	£2,584,607	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	0%	
46 Community use	-	£1,434,323	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	0%	
47 Community use	-	£1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	0%	
48 Community use	-	£1,815,107	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	0%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £6,635.335 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 Residential Small site - low density	5	£398,120	786,299	748,624	710,410	671,657	632,364	592,532	552,160	511,248	469,797	427,806	385,276	45%
2 Residential Small site - medium density	5	£265,145	792,342	754,706	716,530	677,515	637,556	596,766	555,132	512,648	470,214	427,806	385,276	45%
3 Residential Small site - high density	9	£199,060	524,587	472,082	418,871	364,953	310,328	254,997	198,959	142,214	84,763	26,605	32,788	30%
4 Residential Small site - low density	10	£663,534	1,116,020	1,049,420	981,889	913,426	844,032	773,706	702,449	630,260	557,139	483,089	408,104	25%
5 Residential Small site - medium density	10	£331,767	750,637	688,880	626,284	562,844	498,563	433,441	367,476	300,670	233,022	164,532	95,201	30%
6 Residential Small site - high density	10	£232,821	260,472	200,685	138,916	76,960	14,219	50,114	-115,478	-181,638	-248,598	-316,359	-384,910	20%
7 Residential Medium site - low density	25	£1,990,601	2,591,239	2,427,104	2,260,686	2,093,828	1,926,970	1,760,112	1,593,254	1,426,396	1,259,538	1,092,680	925,822	75%
8 Residential Medium site - medium density	25	£796,240	2,252,768	2,093,946	1,932,335	1,768,828	1,603,127	1,435,231	1,265,141	1,092,857	918,379	741,706	562,839	45%
9 Residential Medium site - high density	25	£564,004	651,178	500,215	347,258	192,398	35,548	125,285	-288,693	-454,096	-621,494	-790,897	-962,275	15%
10 Residential Large site - low density														

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,710 per m

£8,616.356 PER HA

AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516.921	827,852	788,106	748,102	707,478	666,287	624,531	582,208	539,322	495,889	451,850	407,285	50%
2 Residential Small site - medium density	5	£344.614	833,694	794,240	754,220	713,634	672,483	630,765	588,483	545,633	502,218	458,237	413,692	50%
3 Residential Small site - high density	9	£258.461	582,106	527,072	471,295	414,774	357,511	299,505	240,755	181,262	121,027	60,047	1,703	35%
4 Residential Small site - low density	10	£861.536	1,189,914	1,120,065	1,049,238	977,433	904,650	830,886	756,146	680,426	603,728	526,053	447,397	20%
5 Residential Small site - medium density	10	£430.768	816,539	753,798	688,172	621,661	554,265	485,985	416,819	346,768	275,834	204,013	131,309	35%
6 Residential Small site - high density	10	£301.537	324,381	281,185	197,164	132,317	66,645	145	68,277	137,542	207,646	278,589	350,371	45%
7 Residential Medium site - low density	25	£2,584.607	2,772,980	2,600,855	2,426,331	2,249,407	2,070,085	1,888,362	1,704,241	1,517,720	1,328,800	1,137,480	943,761	50%
8 Residential Medium site - medium density	25	£1,033.843	2,426,331	2,261,671	2,092,519	1,921,061	1,747,297	1,571,227	1,392,852	1,212,171	1,029,184	843,952	656,293	35%
9 Residential Medium site - high density	25	£732.305	810,951	652,963	492,910	330,792	166,611	364	170,693	343,855	519,114	696,471	875,928	10%
10 Residential Medium site - low density	50	£2,584.607	4,033,763	3,727,049	3,416,131	3,101,008	2,781,680	2,458,146	2,130,408	1,798,465	1,462,315	1,121,962	777,404	20%
11 Residential Medium site - medium density	50	£1,723.071	2,092,814	1,780,758	1,464,586	1,144,296	819,889	491,365	158,724	180,946	527,395	878,030	1,232,849	5%
12 Residential Medium site - high density	50	£904.612	1,276,908	981,647	682,545	379,604	72,822	241,688	561,292	884,798	1,212,207	1,543,519	1,878,733	5%
13 Residential Large site - low density	100	£3,969.814	7,607,878	7,020,015	6,424,101	5,820,137	5,208,122	4,588,057	3,959,942	3,323,777	2,679,561	2,027,294	1,366,977	20%
14 Residential Large site - medium density	100	£3,446.142	9,002,449	8,203,847	7,397,965	6,583,031	5,768,097	4,953,163	4,138,229	3,323,300	2,508,371	1,693,442	978,513	10%
15 Residential Large site - high density	100	£1,813.532	1,371,355	817,219	255,965	317,513	902,409	1,494,538	2,093,897	2,700,490	3,314,314	3,933,370	4,563,658	0%
16 Residential Large site - low density	170	£6,892,285	6,078,067	4,969,144	3,845,698	2,694,994	1,528,023	346,349	863,932	2,094,822	3,350,607	4,633,469	5,931,541	5%
17 Residential Large site - medium density	200	£3,704.603	6,348,079	5,239,340	4,116,074	2,969,976	1,803,191	621,702	583,888	1,814,589	3,065,601	4,348,277	5,646,152	10%
18 Residential Large site - high density	500	£17,230.712	6,596,762	2,962,681	544,502	3,218,818	5,926,529	6,667,638	11,485,027	14,344,606	17,238,209	20,165,835	23,127,484	0%
19 Residential Large site - low density	500	£9,046.124	16,923,019	14,157,344	11,355,267	8,516,842	5,642,070	2,730,951	242,099	3,318,984	6,433,349	9,602,049	12,850,157	10%
20 Residential Large site - medium density	750	£25,846.069	22,850,116	19,006,572	15,095,446	11,092,814	7,038,965	2,933,886	1,288,067	5,626,966	10,051,890	14,572,597	19,217,285	5%
21 Residential Large site - high density	750	£13,784.570	6,293,015	2,720,392	956,717	4,725,348	8,550,103	12,478,938	16,455,617	20,555,672	24,707,588	28,908,307	33,157,828	0%
22 Residential Large site - low density	1,000	£34,461.425	27,990,903	23,163,398	18,272,522	13,304,593	8,222,679	3,076,598	2,235,030	7,682,434	13,278,931	19,017,258	24,926,211	0%
23 Residential Large site - medium density	1,000	£18,092.248	7,057,968	2,969,169	2,052,540	1,116,338	16,575,928	21,647,072	26,857,867	32,154,726	37,513,813	42,935,126	48,363,126	0%
24 Housing for Elderly (C3) - high density	40	£861.536	281,108	92,231	86,226	290,192	482,157	674,123	866,089	1,058,055	1,250,020	1,441,986	1,633,962	0%
25 Housing for Elderly (C3) - high density	60	£947.889	426,804	143,489	182,113	430,081	718,010	1,005,959	1,293,907	1,581,856	1,869,805	2,157,752	2,445,701	0%
26 Housing for Elderly (C2) extra care	70	£947.889	497,938	167,403	165,798	501,738	837,679	1,173,618	1,509,559	1,845,498	2,181,438	2,517,378	2,853,318	0%
27 Retail (comparison)	-	£2,153.839	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	50%
28 Retail (convenience)	-	£6,030.749	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	0%
29 Office	-	£2,412.300	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	0%
30 Office	-	£2,584.607	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	0%
31 Industrial (40% plot ratio)	-	£6,635.336	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	0%
32 Warehousing/logistics (50% plot ratio)	-	£6,635.336	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	0%
33 Warehousing/logistics (60% plot ratio)	-	£6,635.336	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	0%
34 Residential and light industrial co-location - medium de	25	£1,033.843	1,131,298	973,028	812,666	650,213	485,669	319,035	150,309	20,842	196,577	374,438	554,424	20%
35 Residential and light industrial co-location - medium de	50	£1,723.071	2,208,252	1,892,711	1,571,988	1,247,062	917,955	584,726	247,275	95,901	447,371	803,091	1,163,062	5%
36 Residential and light industrial co-location - high density	100	£3,969.814	2,221,754	1,906,216	1,584,949	1,269,833	930,496	597,227	259,776	83,165	434,665	790,386	1,150,357	20%
37 Co-living development (medium density) 200 beds	50	£2,584.607	11,605,608	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	20%
38 Co-living development (high density) 250 beds	50	£861.536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
39 Co-living development (high density) 300 beds	50	£861.536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%
40 Hotel (100 rooms)	-	£1,033.843	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	0%
41 Hotel (125 rooms)	-	£947.889	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	0%
42 Hotel (150 rooms)	-	£947.889	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	0%
43 Leisure use	-	£2,584.607	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	0%
44 Leisure use	-	£2,584.607	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	0%
45 Leisure use	-	£2,584.607	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	0%
46 Community use	-	£1,434.323	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	0%
47 Community use	-	£1,345.673	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	0%
48 Community use	-	£1,815.107	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	0%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635.336 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398.120	827,852	788,106	748,102	707,478	666,287	624,531	582,208	539,322	495,889	451,850	407,285	50%
2 Residential Small site - medium density	5	£265.413	833,694	794,240	754,220	713,634	672,483	630,765	588,483	545,633	502,218	458,237	413,692	50%
3 Residential Small site - high density	9	£199.060	582,106	527,072	471,295	414,774	357,511	299,505	240,755	181,262	121,027	60,047	1,703	35%
4 Residential Small site - low density	10	£663.534	1,189,914	1,120,065	1,049,238	977,433	904,650	830,886	756,146	680,426	603,728	526,053	447,397	20%
5 Residential Small site - medium density	10	£331.767	816,539	753,798	688,172	621,661	554,265	485,985	416,819	346,768	275,834	204,013	131,309	35%
6 Residential Small site - high density	10	£232.821	324,381	281,185	197,164	132,317	66,645	145	68,277	137,542	207,646	278,589	350,371	45%
7 Residential Medium site - low density	25	£1,990.601	2,772,980	2,600,855	2,426,331	2,249,407	2,070,085	1,888,362	1,704,241	1,517,720	1,328,800	1,137,480	943,761	50%
8 Residential Medium site - medium density	25	£796.240	2,426,331	2,261,671	2,092,519	1,921,061	1,747,297	1,571,227	1,392,852	1,212,171	1,029,184	843,952	656,293	35%

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,875 per pm

£8,615.356 PER HA

AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	869,006	827,695	785,792	743,297	700,210	656,531	612,260	567,997	521,941	475,894	429,255	40%	
2 Residential Small site - medium density	5	£344,814	875,048	833,776	791,911	749,455	706,406	662,765	618,532	573,708	528,290	482,262	435,680	50%	
3 Residential Small site - higher density	9	£258,461	639,623	582,061	523,719	464,596	404,695	344,013	282,552	220,311	157,290	93,490	29,910	35%	
4 Residential Small site - low density	10	£861,536	1,263,809	1,190,711	1,116,588	1,041,440	965,266	888,067	809,843	730,593	650,317	569,017	486,690	30%	
5 Residential Small site - medium density	10	£430,768	886,443	818,716	750,062	680,478	609,968	538,529	466,162	392,667	318,644	243,494	167,415	25%	
6 Residential Small site - higher density	10	£301,537	388,290	322,284	255,413	187,674	119,069	49,599	-21,077	-83,445	-166,694	-240,822	-315,832	20%	
7 Residential Medium site - low density	25	£2,584,607	2,604,268	2,429,094	2,252,703	2,073,294	1,891,468	1,707,224	1,520,504	1,331,485	1,139,990	946,077	749,747	40%	
8 Residential Medium site - medium density	25	£1,990,601	2,954,721	2,774,606	2,591,975	2,408,530	2,219,170	2,028,996	1,836,306	1,641,102	1,443,383	1,243,149	1,040,401	25%	
9 Residential Medium site - higher density	25	£564,004	970,724	805,710	638,531	469,196	297,674	123,998	-52,692	-233,613	-416,736	-602,058	-789,580	15%	
10 Residential Medium site - low density	50	£2,584,607	4,365,020	4,043,742	3,718,048	3,387,939	3,053,416	2,714,475	2,371,121	2,023,351	1,671,185	1,314,564	953,547	5%	
11 Residential Medium site - medium density	50	£1,723,071	2,416,328	2,091,959	1,761,268	1,426,522	1,086,912	743,250	395,262	42,952	-318,612	-685,673	-1,056,929	10%	
12 Residential Medium site - higher density	50	£904,612	1,583,273	1,274,541	961,774	644,973	324,138	744	-335,026	-673,410	-1,015,893	-1,362,477	-1,713,160	5%	
13 Residential Large site - low density	100	£3,939,812	4,321,070	3,834,868	3,348,289	2,861,299	2,374,210	1,887,221	1,395,693	904,704	412,716	-163,277	-534,399	20%	
14 Residential Large site - medium density	100	£3,446,142	4,434,429	3,908,036	3,373,368	2,838,414	2,303,414	1,767,178	1,231,099	536,825	150,252	-854,633	-1,567,535	10%	
15 Residential Large site - higher density	100	£1,813,532	1,952,430	1,372,743	785,573	190,916	-417,949	-1,037,543	-1,664,746	-2,299,554	-2,941,971	-3,591,993	-4,240,623	5%	
16 Residential Large site - low density	200	£6,892,285	7,284,216	6,122,262	4,945,017	3,752,480	2,532,298	1,293,686	39,592	-1,250,099	-2,556,171	-3,897,429	-5,238,395	0%	
17 Residential Large site - medium density	200	£3,704,603	7,554,231	6,392,456	5,215,393	4,023,039	2,807,468	1,589,039	315,131	-969,868	-2,275,751	-3,612,232	-4,973,007	0%	
18 Residential Large site - higher density	200	£17,230,712	2,984,700	4,637,927	7,653,271	10,489,890	13,499,698	16,519,690	19,542,140	22,565,708	25,589,322	28,612,936	31,636,550	0%	
19 Residential Large site - low density	500	£9,046,124	16,861,999	16,994,094	14,059,608	11,087,611	8,076,123	5,027,003	1,939,652	-1,238,927	-4,501,625	-7,803,749	-11,191,871	0%	
20 Residential Large site - medium density	750	£25,846,069	27,014,936	22,978,170	18,889,225	14,744,753	10,497,496	6,196,344	1,841,298	-2,671,419	-7,273,931	-11,997,802	-16,819,280	0%	
21 Residential Large site - higher density	750	£13,784,570	10,112,305	6,381,164	2,595,342	-1,309,254	-5,305,831	-9,374,713	-13,540,513	-17,782,244	-22,131,099	-26,333,031	-30,585,519	0%	
22 Residential Large site - low density	1,000	£34,461,425	33,192,693	28,180,384	23,055,441	17,863,795	12,592,467	7,198,637	1,733,786	-3,940,070	-9,752,352	-15,707,394	-21,843,058	0%	
23 Residential Large site - medium density	1,000	£18,092,248	11,883,567	7,206,272	2,449,400	-2,458,947	-7,480,324	-12,636,275	-17,899,745	-23,292,027	-28,843,173	-34,459,883	-40,142,153	0%	
24 Housing for Elderly (C3) - high density	40	£861,536	474,456	275,912	77,368	-123,158	-324,949	-526,740	-728,531	-930,322	-1,132,113	-1,333,905	-1,535,696	0%	
25 Housing for Elderly (C3) - high density	60	£947,689	836,297	488,845	141,383	-209,429	-562,564	-915,698	-1,268,833	-1,621,968	-1,975,102	-2,328,237	-2,681,371	0%	
26 Housing for Elderly (C2) extra care	70	£947,689	836,297	488,845	141,383	-209,429	-562,564	-915,698	-1,268,833	-1,621,968	-1,975,102	-2,328,237	-2,681,371	0%	
27 Retail (comparison)	-	£2,153,839	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	50%	
28 Retail (convenience)	-	£6,030,749	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	0%	
29 Office	-	£2,412,300	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	0%	
30 Industrial (40% plot ratio)	-	£2,584,607	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	0%	
31 Warehouse/logistics (50% plot ratio)	-	£8,615,356	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	0%	
32 Warehouse/logistics (60% plot ratio)	-	£8,615,356	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	0%	
33 Residential and light industrial co-location - medium density	25	£1,033,843	1,266,267	1,129,767	962,112	792,241	620,178	445,915	269,400	90,809	-91,508	-277,542	-465,807	20%	
34 Residential and light industrial co-location - high density	25	£1,723,071	2,537,191	2,206,230	1,870,880	1,531,999	1,187,008	836,488	485,577	128,276	-237,233	-609,302	-985,831	10%	
35 Residential and light industrial co-location - low density	50	£3,939,812	2,549,693	2,218,731	1,883,381	1,543,640	1,199,509	850,989	498,078	140,777	-224,527	-596,596	-973,125	5%	
36 Co-living development (medium density) 200 beds	-	£2,153,839	11,605,006	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	25%	
37 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%	
38 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%	
40 Hotel (100 rooms)	-	£1,033,843	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	0%	
41 Hotel (125 rooms)	-	£947,689	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	0%	
42 Hotel (150 rooms)	-	£947,689	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	0%	
43 Leisure use	-	£2,584,607	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	0%	
44 Leisure use	-	£2,584,607	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	0%	
45 Leisure use	-	£2,584,607	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	0%	
46 Community use	-	£1,434,323	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	0%	
47 Community use	-	£1,345,673	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	0%	
48 Community use	-	£1,815,107	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	0%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635.335 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	869,006	827,695	785,792	743,297	700,210	656,531	612,260	567,997	521,941	475,894	429,255	50%	
2 Residential Small site - medium density	5	£265,415	875,048	833,776	791,911	749,455	706,406	662,765	618,532	573,708	528,290	482,262	435,680	50%	
3 Residential Small site - higher density	9	£199,060	639,623	582,061	523,719	464,596	404,695	344,013	282,552	220,311	157,290	93,490	29,910	35%	
4 Residential Small site - low density	10	£663,534	1,263,809	1,190,711	1,116,588	1,041,440	965,266	888,067	809,843	730,593	650,317	569,017	486,690	30%	
5 Residential Small site - medium density	10	£331,767	886,443	818,716	750,062	680,478	609,968	538,529	466,162	392,667	318,644	243,494	167,415	25%	
6 Residential Small site - higher density	10	£232,812	388,290	322,284	255,413	187,674	119,069	49,599	-21,077	-83,445	-166,694	-240,822	-315,832	20%	
7 Residential Medium site - low density	25	£1,990,601	2,604,268	2,429,094	2,252,703	2,073,294	1,891,468	1,707,224	1,520,504	1,331,485	1,139,990	946,077	749,747	40%	
8 Residential Medium site - medium density	25	£1,402,073	2,954,721	2,774,606	2,591,975	2,408,530	2,219,170	2,028,996	1,836,306	1,641,102	1,443,383	1,243,149	1,040,401	25%	
9 Residential Medium site - higher density	25	£564,004	970,724	805,710	638,531	469,196	297,674	123,998	-52,692	-233,613	-416,736	-602,058	-789,580	15	

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,031 ps/m

£8,615.356 PER HA

AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	910,359	867,230	823,483	779,117	734,133	688,531	642,310	595,471	548,013	499,938	451,244	40%	
2 Residential Small site - medium density	5	£344,814	916,402	873,311	829,602	785,274	740,329	694,765	648,583	601,782	554,363	506,326	457,670	35%	
3 Residential Small site - higher density	9	£258,461	697,142	637,050	576,142	514,418	451,877	388,521	324,348	259,359	193,554	128,932	59,494	30%	
4 Residential Small site - low density	10	£861,536	1,337,704	1,261,356	1,183,938	1,105,447	1,025,883	945,247	863,538	780,759	696,906	611,981	525,984	30%	
5 Residential Small site - medium density	10	£430,768	954,347	883,634	811,950	739,296	665,670	591,073	515,505	438,966	361,456	282,979	203,523	25%	
6 Residential Small site - higher density	10	£301,537	452,199	383,383	313,661	243,932	171,495	99,052	25,703	49,348	125,742	203,057	281,293	20%	
7 Residential Medium site - low density	25	£1,336,362	2,948,357	2,747,619	2,575,619	2,424,253	2,286,256	2,160,628	2,045,787	1,941,624	1,847,148	1,752,363	1,667,374	15%	
8 Residential Medium site - medium density	25	£1,043,843	2,787,018	2,597,716	2,412,886	2,235,527	2,065,638	1,903,221	1,744,275	1,588,800	1,439,299	1,294,763	1,151,191	10%	
9 Residential Medium site - higher density	25	£732,305	1,130,496	958,459	784,152	607,579	428,739	247,631	64,256	123,372	314,354	507,641	703,232	5%	
10 Residential Medium site - low density	50	£2,584,607	4,696,277	4,360,434	4,019,965	3,674,870	3,325,150	2,970,805	2,611,833	2,248,236	1,880,014	1,507,165	1,129,690	30%	
11 Residential Medium site - medium density	50	£1,723,071	2,743,841	2,403,159	2,057,948	1,708,207	1,353,935	995,134	631,801	263,939	110,229	493,318	881,008	25%	
12 Residential Medium site - higher density	50	£904,612	1,889,638	1,567,435	1,241,004	910,343	575,454	236,336	108,761	462,021	819,579	1,181,435	1,547,589	20%	
13 Residential Large site - low density	100	£3,939,812	8,894,142	8,249,723	7,596,437	6,943,284	6,283,264	5,623,264	4,963,310	4,303,424	3,643,595	2,983,828	2,324,061	25%	
14 Residential Large site - medium density	100	£3,446,142	5,066,408	4,412,231	3,749,371	3,077,827	2,397,600	1,708,890	1,002,940	287,634	443,604	1,188,484	1,942,299	20%	
15 Residential Large site - higher density	100	£1,813,532	2,527,624	1,928,266	1,315,179	694,237	65,441	580,550	1,235,594	1,898,620	2,569,627	3,248,618	3,935,587	15%	
16 Residential Large site - low density	200	£6,892,285	8,490,369	7,275,381	6,044,336	4,797,235	3,534,077	2,241,023	929,214	405,375	1,771,687	3,161,390	4,585,250	10%	
17 Residential Large site - medium density	200	£3,704,603	8,760,382	7,545,575	6,314,713	5,067,793	3,804,817	2,516,377	1,204,753	125,143	1,491,287	2,876,192	4,296,861	5%	
18 Residential Large site - higher density	500	£17,230,712	9,972,657	7,207,683	4,496,807	1,863,918	1,372,859	4,372,144	7,408,345	10,508,804	13,675,946	16,860,699	20,123,062	0%	
19 Residential Large site - low density	500	£9,946,124	22,787,074	19,793,356	16,799,945	13,657,180	10,510,175	7,323,056	4,095,821	827,596	2,569,901	6,022,303	9,533,585	25%	
20 Residential Large site - medium density	750	£25,846,069	31,169,756	26,950,846	22,676,042	18,345,343	13,956,027	9,458,792	4,904,988	279,587	4,529,123	9,423,006	14,437,505	20%	
21 Residential Large site - higher density	750	£13,784,570	13,931,595	10,032,524	6,082,996	2,072,937	2,070,653	6,300,183	10,625,409	15,033,267	19,556,291	24,157,755	28,813,210	15%	
22 Residential Large site - low density	1,000	£34,461,425	36,367,083	33,136,708	27,837,053	22,409,316	16,910,237	11,320,677	5,608,166	205,711	6,243,894	12,438,248	18,799,095	10%	
23 Residential Large site - medium density	1,000	£18,092,248	16,704,608	11,819,696	6,896,969	1,827,385	3,381,400	8,715,323	14,173,231	19,777,310	25,531,621	31,405,952	37,340,180	5%	
24 Housing for Elderly (C3) - high density	40	£861,536	667,804	459,592	251,382	43,170	167,740	379,358	590,974	802,591	1,014,208	1,225,824	1,437,441	0%	
25 Housing for Elderly (C3) - high density	60	£947,689	1,006,848	694,531	382,214	69,897	248,384	563,810	817,235	1,186,660	1,516,085	1,833,511	2,150,936	0%	
26 Housing for Elderly (C2) extra care	70	£947,689	1,174,656	810,286	445,916	81,546	287,449	657,779	1,028,108	1,398,437	1,768,766	2,139,098	2,509,425	0%	
27 Retail (comparison)	-	£2,153,839	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	50%	
28 Retail (convenience)	-	£6,030,749	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	0%	
29 Office	-	£2,412,300	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	0%	
30 Industrial (40% plot ratio)	-	£2,584,607	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	0%	
31 Warehouse/logistics (50% plot ratio)	-	£8,635,335	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	0%	
32 Warehouse/logistics (60% plot ratio)	-	£8,635,335	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	0%	
33 Residential and light industrial co-location - medium density	25	£1,033,843	1,459,237	1,286,547	1,111,558	934,270	754,682	572,796	388,611	202,127	13,343	180,847	377,192	10%	
34 Residential and light industrial co-location - medium density	50	£1,723,071	2,865,130	2,519,751	2,169,772	1,815,196	1,458,022	1,092,249	723,878	350,909	27,094	415,511	808,600	15%	
35 Residential and light industrial co-location - high density	50	£2,584,607	4,696,277	4,360,434	4,019,965	3,674,870	3,325,150	2,970,805	2,611,833	2,248,236	1,880,014	1,507,165	1,129,690	20%	
36 Co-living development (medium density) 200 beds	-	£2,153,839	11,200,026	10,794,443	10,388,960	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	7,144,199	30%	
37 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%	
38 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%	
40 Hotel (100 rooms)	-	£1,033,843	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	0%	
41 Hotel (125 rooms)	-	£947,689	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	0%	
42 Hotel (150 rooms)	-	£947,689	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	0%	
43 Leisure use	-	£2,584,607	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	0%	
44 Leisure use	-	£2,584,607	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	0%	
45 Leisure use	-	£2,584,607	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	0%	
46 Community use	-	£1,434,323	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	0%	
47 Community use	-	£1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	0%	
48 Community use	-	£1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	0%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635.335 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	910,359	867,230	823,483	779,117	734,133	688,531	642,310	595,471	548,013	499,938	451,244	40%	
2 Residential Small site - medium density	5	£265,413	916,402	873,311	829,602	785,274	740,329	694,765	648,583	601,782	554,363	506,326	457,670	35%	
3 Residential Small site - higher density	9	£199,060	697,142	637,050	576,142	514,418	451,877	388,521	324,348	259,359	193,554	128,932	59,494	30%	
4 Residential Small site - low density	10	£663,534	1,337,704	1,261,356	1,183,938	1,105,447	1,025,883	945,247	863,538	780,759	696,906	611,981	525,984	40%	
5 Residential Small site - medium density	10	£331,767	954,347	883,634	811,950	739,296	665,670	591,073	515,505	438,966	361,456	282,979	203,523	30%	
6 Residential Small site - higher density	10	£232,821	452,199	383,383	313,661	243,932	171,495	99,052	25,703	49,348	125,742	203,057	281,293	25%	
7 Residential Medium site - low density	25	£1,990,601	3,136,463	2,948,357	2,757,619	2,564,253	2,368,256	2,169,628	1,968,371	1,764,484	1,557,967	1,348,818	1,137,641	20%	
8 Residential Medium site - medium density	25	£796,240	2,780,018	2,597,716	2,412,886	2,225,527	2,035,638	1,843,221	1,648,275	1,450,800	1,256,795	1,048,263	843,201	15%	
9 Residential Medium site - higher density	25	£564,004	1,130,496	958,459	784,152	607,579	428,739	247,631	64,256	123,372					

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,188 ps/m

£8,615.356 PER HA

AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	951,713	906,765	861,714	814,937	768,056	720,530	672,360	623,545	574,086	523,962	473,233	50%	
2 Residential Small site - medium density	5	£244,614	957,755	912,846	867,292	821,094	774,252	726,764	678,632	629,856	580,435	530,370	479,659	50%	
3 Residential Small site - high density	9	£258,461	957,755	912,846	867,292	821,094	774,252	726,764	678,632	629,856	580,435	530,370	479,659	50%	
4 Residential Small site - low density	10	£861,536	1,411,599	1,332,003	1,251,288	1,169,454	1,086,506	1,002,428	917,236	830,926	743,495	654,945	565,277	50%	
5 Residential Small site - medium density	10	£430,768	1,022,250	948,551	873,839	798,113	721,372	643,617	564,848	485,065	404,267	322,456	239,630	50%	
6 Residential Small site - high density	10	£301,537	516,108	444,482	371,910	296,389	223,921	148,506	72,143	5,252	-84,790	-165,290	-246,754	50%	
7 Residential Medium site - low density	25	£2,584,607	3,316,205	3,122,107	2,923,264	2,721,675	2,517,341	2,310,261	2,100,438	1,887,866	1,672,549	1,454,488	1,233,681	50%	
8 Residential Medium site - medium density	25	£1,990,601	2,956,768	2,765,739	2,573,069	2,377,759	2,179,808	1,979,216	1,775,968	1,570,114	1,361,602	1,150,449	936,655	50%	
9 Residential Medium site - high density	25	£564,004	1,260,269	1,111,206	929,773	745,973	559,803	371,265	180,358	13,130	-211,974	-413,225	-616,885	50%	
10 Residential Medium site - low density	50	£2,584,607	5,027,534	4,677,126	4,321,882	3,961,801	3,596,886	3,227,134	2,852,548	2,473,122	2,088,962	1,699,766	1,305,835	50%	
11 Residential Medium site - medium density	50	£1,723,071	3,069,353	2,714,360	2,354,630	1,990,163	1,620,959	1,247,018	868,340	484,924	96,772	-300,960	-705,089	50%	
12 Residential Medium site - high density	50	£904,612	2,196,003	1,860,330	1,520,233	1,175,713	826,770	473,403	115,614	-250,633	-623,295	-1,000,393	-1,382,017	50%	
13 Residential Large site - low density	100	£3,939,812	9,537,273	8,864,576	8,182,626	7,491,357	6,790,835	6,081,037	5,361,965	4,633,616	3,895,992	3,149,094	2,392,919	50%	
14 Residential Large site - medium density	100	£3,446,142	8,696,387	8,016,423	7,325,374	6,625,240	5,914,022	5,192,719	4,469,054	3,723,102	2,976,576	2,230,431	1,483,636	50%	
15 Residential Large site - high density	100	£1,813,532	3,106,123	2,477,380	1,844,786	1,197,557	542,105	123,557	-806,443	-1,497,685	-2,197,283	-2,905,240	-3,621,552	50%	
16 Residential Large site - medium density	200	£6,892,285	6,892,285	6,892,285	6,892,285	6,892,285	6,892,285	6,892,285	6,892,285	6,892,285	6,892,285	6,892,285	6,892,285	50%	
17 Residential Large site - high density	200	£3,704,603	9,966,533	8,998,693	7,414,032	6,112,548	4,794,242	3,459,114	2,094,375	708,000	-706,783	-2,150,469	-3,626,716	50%	
18 Residential Large site - medium density	500	£17,230,712	12,660,605	9,777,445	6,896,777	4,000,000	1,100,000	899,422	2,224,368	5,391,447	8,597,119	11,894,815	15,238,130	50%	
19 Residential Large site - high density	500	£9,046,124	25,713,149	22,580,775	19,426,850	16,221,376	12,944,228	9,619,109	6,251,990	2,842,673	-638,177	-2,420,857	-7,886,853	50%	
20 Residential Large site - low density	750	£25,846,069	35,290,341	30,922,984	26,462,858	21,944,201	17,367,010	12,721,241	7,968,675	3,156,860	-1,784,314	-6,869,472	-12,082,725	50%	
21 Residential Large site - medium density	750	£13,784,570	17,738,834	13,683,864	9,564,001	5,391,238	1,145,783	3,248,425	7,715,910	12,309,831	16,960,642	21,782,479	26,640,899	50%	
22 Residential Large site - high density	1,000	£4,541,472	43,541,472	38,083,586	32,553,134	26,950,116	21,215,028	15,401,851	9,479,077	3,441,122	-2,775,840	-9,186,017	-15,772,057	50%	
23 Residential Large site - low density	1,000	£18,092,248	21,458,428	16,422,902	11,285,183	6,030,996	894,868	4,829,399	10,491,157	16,276,369	22,220,068	28,352,022	34,556,207	50%	
24 Housing for Elderly (C3) - high density	40	£861,536	861,536	861,536	861,536	861,536	861,536	861,536	861,536	861,536	861,536	861,536	861,536	50%	
25 Housing for Elderly (C3) - high density	60	£947,889	1,513,016	1,311,728	750,440	369,152	-12,334	399,858	787,383	1,174,900	1,562,430	1,949,954	2,337,478	50%	
26 Housing for Elderly (C2) extra care	70	£947,889	1,513,016	1,311,728	750,440	369,152	-12,334	399,858	787,383	1,174,900	1,562,430	1,949,954	2,337,478	50%	
27 Retail (comparison)	-	£2,153,839	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	50%	
28 Retail (convenience)	-	£6,030,749	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	50%	
29 Office	-	£2,412,300	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	50%	
30 Office	-	£2,584,607	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	50%	
31 Industrial (40% plot ratio)	-	£8,635,336	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	50%	
32 Warehousing/logistics (50% plot ratio)	-	£8,635,336	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	50%	
33 Warehousing/logistics (60% plot ratio)	-	£8,635,336	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	50%	
34 Residential and light industrial co-location - medium density	25	£1,033,843	1,623,207	1,443,307	1,261,004	1,076,299	889,160	696,678	507,762	313,443	116,721	-83,752	-288,576	50%	
35 Residential and light industrial co-location - medium density	50	£1,723,071	3,193,069	2,833,271	2,468,665	2,099,254	1,725,035	1,346,010	962,180	573,543	180,098	-221,720	-631,368	50%	
36 Residential and light industrial co-location - high density	50	£2,584,607	2,196,003	1,860,330	1,520,233	1,175,713	826,770	473,403	115,614	-250,633	-623,295	-1,000,393	-1,382,017	50%	
37 Co-living development (medium density) 200 beds	50	£2,584,607	11,605,608	11,200,026	10,794,443	10,388,960	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	50%	
38 Co-living development (high density) 250 beds	50	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%	
39 Co-living development (high density) 300 beds	50	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%	
40 Hotel (100 rooms)	-	£1,033,843	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	50%	
41 Hotel (125 rooms)	-	£947,889	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	50%	
42 Hotel (150 rooms)	-	£947,889	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	50%	
43 Leisure use	-	£2,584,607	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	50%	
44 Leisure use	-	£2,584,607	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	50%	
45 Leisure use	-	£1,434,323	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	50%	
46 Community use	-	£1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	50%	
47 Community use	-	£1,815,107	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	50%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635.336 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	951,713	906,765	861,714	814,937	768,056	720,530	672,360	623,545	574,086	523,962	473,233	50%	
2 Residential Small site - medium density	5	£265,413	957,755	912,846	867,292	821,094	774,252	726,764	678,632	629,856	580,435	530,370	479,659	50%	
3 Residential Small site - high density	9	£199,060	957,755	912,846	867,292	821,094	774,252	726,764	678,632	629,856	580,435	530,370	479,659	50%	
4 Residential Small site - low density	10	£663,534	1,411,599	1,332,003	1,251,288	1,169,454	1,086,506	1,002,428	917,236	830,926	743,495	654,945	565,277	50%	
5 Residential Small site - medium density	10	£331,767	1,022,250	948,551	873,839	798,113	721,372	643,617	564,848	485,065	404,267	322,456	239,630	50%	
6 Residential Small site - high density	10	£232,212	516,108	444,482	371,910	296,389	223,921	148,506	72,143	5,252	-84,790	-165,290	-246,754	50%	
7 Residential Medium site - low density	25	£1,990,601	3,316,205	3,122,107	2,923,264	2,721,675	2,517,341	2,310,261	2,100,438	1,887,866	1,672,549	1,454,488	1,233,681	50%	
8 Residential Medium site - medium density	25	£990,300	2,956,768	2,765,739	2,573,069	2,377,759	2,179,808	1,979,216	1,775,968	1,570,114	1,361,602	1,150,449	936,655	50%	
9 Residential Medium site - high density	25	£564,004	1,260,269	1,111,206	929,773	745,973	559,803	371,265							

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,344 ps/m

£8,615.356 PER HA

AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£516,921	993,067	946,301	898,864	850,757	801,979	752,529	702,410	651,619	600,158	548,026	495,223	45%
2 Residential Small site - medium density	5	£244,614	993,067	946,301	898,864	850,757	801,979	752,529	702,410	651,619	600,158	548,026	495,223	50%
3 Residential Small site - higher density	9	£258,461	812,178	747,029	680,989	614,061	546,243	477,537	407,941	337,456	266,081	193,818	120,684	40%
4 Residential Small site - low density	10	£861,536	1,485,494	1,402,649	1,318,638	1,233,461	1,147,118	1,059,609	970,933	881,091	790,083	697,910	604,570	35%
5 Residential Small site - medium density	10	£430,768	1,096,154	1,013,470	935,728	856,930	777,075	696,161	614,191	531,164	447,079	361,937	275,737	40%
6 Residential Small site - higher density	10	£301,537	580,017	505,581	430,158	353,746	276,346	197,960	118,583	38,219	-43,838	-127,529	-212,215	15%
7 Residential Medium site - low density	25	£2,584,607	3,499,946	3,295,856	3,088,908	2,879,908	2,666,427	2,450,894	2,232,502	2,011,248	1,787,132	1,560,157	1,330,321	50%
8 Residential Medium site - medium density	25	£1,733,843	3,131,518	2,933,762	2,733,253	2,529,992	2,323,979	2,115,214	1,903,698	1,689,428	1,472,407	1,252,634	1,030,109	35%
9 Residential Medium site - higher density	25	£732,305	1,450,043	1,263,954	1,075,396	884,306	690,867	494,898	296,459	95,500	-109,594	-318,810	-530,537	20%
10 Residential Medium site - low density	50	£2,584,607	3,538,791	4,993,818	4,623,798	4,248,734	3,868,621	3,483,463	3,093,259	2,698,008	2,297,711	1,892,367	1,481,978	15%
11 Residential Medium site - medium density	50	£1,723,071	3,394,866	3,025,560	2,651,311	2,272,118	1,887,981	1,498,901	1,104,878	705,911	302,000	-108,602	-529,168	20%
12 Residential Medium site - higher density	50	£904,612	2,502,368	2,153,224	1,799,463	1,441,083	1,078,085	710,471	338,238	-99,244	-426,951	-819,352	-1,216,445	20%
13 Residential Large site - low density	100	£1,180,410	10,180,406	9,479,431	8,788,772	8,048,431	7,318,406	6,578,697	5,829,305	5,070,229	4,301,470	3,523,027	2,734,901	30%
14 Residential Large site - medium density	100	£3,446,142	6,336,396	5,620,614	4,901,377	4,172,653	3,434,444	2,686,749	1,929,589	1,158,570	372,363	-430,378	-1,248,973	25%
15 Residential Large site - higher density	100	£1,813,532	3,672,622	3,024,706	2,368,309	1,700,877	1,018,769	328,071	-377,291	-1,096,750	-1,824,940	-2,561,662	-3,307,516	15%
16 Residential Large site - medium density	200	£6,892,285	10,902,672	9,581,617	8,242,975	6,886,745	5,512,926	4,121,520	2,708,459	1,283,407	-202,720	-1,707,614	-3,238,959	20%
17 Residential Large site - higher density	200	£3,704,603	11,172,685	9,851,812	8,513,351	7,157,303	5,783,667	4,392,443	2,983,831	1,539,130	76,450	-1,427,008	-2,953,570	25%
18 Residential Large site - medium density	500	£17,230,712	15,348,553	12,347,207	9,306,946	6,226,872	3,107,884	76,651	-3,374,589	-6,712,891	-10,113,683	-13,595,562	-17,116,639	0%
19 Residential Large site - higher density	500	£9,046,124	28,639,225	25,388,194	22,093,756	18,785,818	15,374,658	11,915,160	8,408,159	4,857,274	1,262,507	-2,459,412	-6,257,632	25%
20 Residential Large site - low density	750	£25,846,069	39,389,915	34,851,715	30,249,675	25,543,059	20,775,274	15,946,317	11,032,363	6,019,112	943,936	-4,338,196	-9,272,945	20%
21 Residential Large site - medium density	750	£13,784,570	21,502,612	17,320,189	13,045,007	8,699,464	4,298,615	196,669	-4,850,083	-9,586,384	-14,435,619	-19,407,204	-24,488,590	10%
22 Residential Large site - higher density	1,000	£34,461,425	48,671,729	43,030,463	37,299,215	31,432,115	25,519,163	19,462,577	13,328,643	7,057,522	661,074	-5,988,722	-12,776,442	5%
23 Residential Large site - high density	1,000	£18,092,248	26,212,247	20,967,703	15,694,693	10,210,838	4,888,957	973,518	6,812,435	12,817,477	18,967,164	25,298,092	31,763,233	30%
24 Housing for Elderly (C3) - high density	40	£861,536	1,054,901	826,954	599,408	371,862	144,316	84,562	315,859	547,127	778,395	1,009,663	1,240,931	0%
25 Housing for Elderly (C3) - high density	60	£947,689	1,586,893	1,245,574	904,254	562,935	221,616	121,661	468,563	815,465	1,162,366	1,509,268	1,856,169	10%
26 Housing for Elderly (C2) extra care	70	£947,689	1,851,375	1,453,170	1,054,963	656,758	258,552	141,938	546,657	951,375	1,356,095	1,760,813	2,165,531	15%
27 Retail (comparison)	-	£2,153,839	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	50%
28 Retail (convenience)	-	£6,030,749	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	0%
29 Office	-	£2,412,300	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	0%
30 Industrial (40% plot ratio)	-	£2,584,607	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	0%
31 Warehouse/logistics (50% plot ratio)	-	£8,615,356	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	0%
32 Warehouse/logistics (60% plot ratio)	-	£8,615,356	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	0%
33 Residential and light industrial co-location - medium density	25	£1,033,843	1,787,176	1,600,067	1,410,451	1,218,327	1,023,696	826,558	626,913	424,760	220,099	12,931	199,961	15%
34 Residential and light industrial co-location - high density	25	£1,723,071	3,521,008	3,146,791	2,767,558	2,383,310	1,994,048	1,599,772	1,200,481	796,175	386,856	-27,929	-454,138	20%
35 Residential and light industrial co-location - medium density	50	£3,994,812	10,180,406	9,479,431	8,788,772	8,048,431	7,318,406	6,578,697	5,829,305	5,070,229	4,301,470	3,523,027	2,734,901	30%
36 Co-living development (medium density) 200 beds	-	£2,153,839	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	7,144,201	50%
37 Co-living development (high density) 250 beds	-	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%
38 Co-living development (high density) 300 beds	-	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%
40 Hotel (100 rooms)	-	£1,033,843	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	0%
41 Hotel (125 rooms)	-	£947,689	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	0%
42 Hotel (150 rooms)	-	£947,689	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	0%
43 Leisure use	-	£2,584,607	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	0%
44 Leisure use	-	£2,584,607	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	0%
45 Leisure use	-	£2,584,607	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	0%
46 Community use	-	£1,434,323	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	0%
47 Community use	-	£1,345,673	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	0%
48 Community use	-	£1,815,107	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	1,603,479	0%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635.335 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
1 Residential Small site - low density	5	£398,120	993,067	946,301	898,864	850,757	801,979	752,529	702,410	651,619	600,158	548,026	495,223	45%
2 Residential Small site - medium density	5	£265,413	993,067	946,301	898,864	850,757	801,979	752,529	702,410	651,619	600,158	548,026	495,223	50%
3 Residential Small site - higher density	9	£199,060	812,178	747,029	680,989	614,061	546,243	477,537	407,941	337,456	266,081	193,818	120,684	40%
4 Residential Small site - low density	10	£663,534	1,485,494	1,402,649	1,318,638	1,233,461	1,147,118	1,059,609	970,933	881,091	790,083	697,910	604,570	35%
5 Residential Small site - medium density	10	£331,767	1,096,154	1,013,470	935,728	856,930	777,075	696,161	614,191	531,164	447,079	361,937	275,737	40%
6 Residential Small site - higher density	10	£237,890	580,017	505,581	430,158	353,746	276,346	197,960	118,583	38,219	-43,838	-127,529	-212,215	15%
7 Residential Medium site - low density	25	£1,990,601	3,499,946	3,295,856	3,088,908	2,879,908	2,666,427	2,450,894	2,232,502	2,011,248	1,787,132	1,560,157	1,330,321	50%
8 Residential Medium site - medium density	25	£796,240	3,131,518	2,933,762	2,733,253	2,529,992	2,323,979	2,115,214	1,903,698	1,689,428	1,472,407	1,252,634	1,030,109	35%
9 Residential Medium site - higher density	25	£564,004	1,450,043	1,263,954	1,075,396	884,306								

HARROW LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,500 ps/m

£8,615.356 PER HA

AH tenure Rented 70% SO 30% Frst Hms 0%

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£516,921	1,034,419	985,836	936,355	886,576	835,901	784,530	732,460	679,694	626,230	572,070	517,212	50%	
2 Residential Small site - medium density	5	£344,614	1,040,462	991,916	942,674	892,734	842,097	790,764	738,733	686,004	632,579	578,458	523,639	50%	
3 Residential Small site - higher density	9	£258,461	869,697	802,018	733,413	663,883	593,427	522,045	449,738	376,504	302,345	227,260	151,250	50%	
4 Residential Small site - low density	10	£861,536	1,558,389	1,473,295	1,385,988	1,297,488	1,207,735	1,116,789	1,024,638	931,257	836,672	740,875	643,863	35%	
5 Residential Small site - medium density	10	£430,768	1,158,057	1,078,387	997,617	915,747	832,776	748,705	663,534	577,262	489,890	401,417	311,844	45%	
6 Residential Small site - higher density	10	£301,537	643,926	566,680	488,406	409,104	328,772	247,412	165,024	81,607	2,885	89,758	177,676	20%	
7 Residential Medium site - low density	25	£2,584,607	3,681,698	3,469,609	3,254,552	3,039,520	2,815,512	2,591,528	2,364,566	2,134,630	1,901,716	1,665,826	1,426,960	35%	
8 Residential Medium site - medium density	25	£1,990,601	3,071,268	2,858,785	2,643,337	2,428,225	2,212,511	2,001,409	1,806,743	1,583,213	1,354,819	1,123,563	896,210	30%	
9 Residential Medium site - higher density	25	£732,305	1,609,816	1,416,702	1,221,016	1,022,760	821,931	618,531	412,560	204,017	7,214	224,365	444,190	25%	
10 Residential Medium site - low density	50	£2,584,607	5,690,048	5,310,510	4,925,716	4,535,685	4,140,357	3,739,793	3,333,971	2,922,894	2,506,590	2,084,959	1,658,121	20%	
11 Residential Medium site - medium density	50	£1,723,071	3,720,378	3,336,760	2,947,992	2,554,073	2,155,005	1,750,785	1,341,416	926,896	507,227	82,407	353,248	35%	
12 Residential Medium site - higher density	50	£904,612	2,808,733	2,446,119	2,079,692	1,706,453	1,329,402	947,538	560,863	169,374	230,637	838,310	1,050,874	30%	
13 Residential Large site - low density	100	£3,699,812	10,823,537	10,094,285	9,354,941	8,605,505	7,845,977	7,076,357	6,296,548	5,506,842	4,706,948	3,898,960	3,076,882	30%	
14 Residential Large site - medium density	100	£3,446,142	6,962,346	6,224,807	5,477,381	4,720,067	3,952,867	3,175,780	2,388,805	1,581,944	776,777	51,325	902,311	25%	
15 Residential Large site - high density	100	£1,813,532	4,245,120	3,572,034	2,890,100	2,199,321	1,495,433	777,110	51,026	695,814	1,452,597	2,218,485	2,993,481	20%	
16 Residential Large site - medium density	200	£6,892,285	12,106,824	10,734,736	9,342,294	7,931,500	6,502,352	5,054,849	3,588,994	2,094,537	572,403	984,159	2,588,976	15%	
17 Residential Large site - higher density	200	£3,704,603	12,378,836	11,004,930	9,612,671	8,202,058	6,773,052	5,325,771	3,860,098	2,370,260	848,310	703,557	2,288,180	35%	
18 Residential Large site - low density	500	£17,230,712	18,033,621	14,916,969	11,756,515	8,555,142	5,312,848	2,029,634	1,357,851	4,828,804	8,341,764	11,952,994	15,616,427	0%	
19 Residential Large site - high density	500	£9,046,124	31,563,300	28,185,614	24,760,682	21,290,445	17,774,962	14,211,213	10,564,327	6,871,675	3,133,256	677,967	4,628,410	30%	
20 Residential Large site - medium density	750	£25,846,069	43,489,488	38,771,035	33,589,399	29,141,919	24,183,537	19,161,346	14,075,347	8,881,364	3,602,075	1,806,920	7,385,776	25%	
21 Residential Large site - high density	750	£13,784,570	25,266,300	20,918,478	16,513,541	12,007,691	7,431,638	2,797,854	1,984,249	6,883,136	11,906,397	17,031,927	22,296,281	15%	
22 Residential Large site - medium density	1,000	£34,461,425	53,778,993	47,923,093	41,985,295	35,914,113	29,763,795	23,523,303	17,141,975	10,673,922	4,045,895	2,760,487	9,802,114	20%	
23 Residential Large site - higher density	1,000	£18,092,248	30,950,952	25,512,502	19,987,455	14,390,719	8,847,471	2,831,806	3,191,468	9,377,499	15,715,882	22,244,160	28,970,260	25%	
24 Housing for Elderly (C3) - high density	40	£861,536	1,247,849	1,010,636	773,422	536,209	298,994	81,780	178,302	419,395	660,489	901,582	1,142,675	15%	
25 Housing for Elderly (C3) - high density	60	£947,689	1,247,849	1,010,636	773,422	536,209	298,994	81,780	178,302	419,395	660,489	901,582	1,142,675	20%	
26 Housing for Elderly (C2) extra care	70	£947,689	2,189,735	1,774,611	1,359,487	944,363	529,239	114,115	305,932	727,844	1,149,758	1,571,672	1,993,584	15%	
27 Retail (comparison)	-	£2,153,839	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	2,416,110	50%	
28 Retail (convenience)	-	£6,030,749	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	1,424,522	0%	
29 Office	-	£2,412,300	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	882,281	0%	
30 Industrial (40% plot ratio)	-	£2,584,607	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	1,304,736	0%	
31 Warehouse/logistics (50% plot ratio)	-	£8,615,356	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	160,475	0%	
32 Warehouse/logistics (60% plot ratio)	-	£8,615,356	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	217,047	0%	
33 Warehouse/logistics (60% plot ratio)	-	£8,615,356	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	273,618	0%	
34 Residential and light industrial co-location - medium de	25	£1,033,843	1,951,146	1,756,827	1,559,897	1,360,356	1,158,203	953,439	746,063	536,076	323,478	108,268	111,345	20%	
35 Residential and light industrial co-location - medium de	50	£1,723,071	3,848,948	3,460,310	3,066,451	2,667,367	2,263,062	1,853,534	1,438,782	1,018,808	593,612	163,192	276,307	25%	
36 Residential and light industrial co-location - high densit	100	£3,699,812	10,823,537	10,094,285	9,354,941	8,605,505	7,845,977	7,076,357	6,296,548	5,506,842	4,706,948	3,898,960	3,076,882	35%	
37 Co-living development (medium density) 200 beds	50	£2,153,839	11,200,026	10,794,443	10,388,860	9,983,277	9,577,695	9,172,112	8,766,530	8,360,948	7,955,365	7,549,783	7,144,199	40%	
38 Co-living development (high density) 250 beds	50	£861,536	14,512,919	14,005,941	13,498,963	12,991,985	12,485,007	11,978,029	11,471,050	10,964,072	10,457,094	9,950,116	9,443,138	50%	
39 Co-living development (high density) 300 beds	50	£861,536	17,420,231	16,811,857	16,203,484	15,595,109	14,986,735	14,378,362	13,769,988	13,161,614	12,553,240	11,944,866	11,336,492	50%	
40 Hotel (100 rooms)	-	£1,033,843	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	761,554	0%	
41 Hotel (125 rooms)	-	£947,689	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	1,038,128	0%	
42 Hotel (150 rooms)	-	£947,689	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	1,351,578	0%	
43 Leisure use	-	£2,584,607	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	1,337,933	0%	
44 Leisure use	-	£2,584,607	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	1,600,714	0%	
45 Leisure use	-	£2,584,607	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	1,866,721	0%	
46 Community use	-	£1,434,323	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	1,076,994	0%	
47 Community use	-	£1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	1,340,237	0%	
48 Community use	-	£1,815,107	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	1,603,478	0%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,635.335 PER HA

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Residential Small site - low density	5	£398,120	1,034,419	985,836	936,355	886,576	835,901	784,530	732,460	679,694	626,230	572,070	517,212	50%	
2 Residential Small site - medium density	5	£265,413	1,040,462	991,916	942,674	892,734	842,097	790,764	738,733	686,004	632,579	578,458	523,639	50%	
3 Residential Small site - higher density	9	£199,060	869,697	802,018	733,413	663,883	593,427	522,045	449,738	376,504	302,345	227,260	151,250	50%	
4 Residential Small site - low density	10	£663,534	1,558,389	1,473,295	1,385,988	1,297,488	1,207,735	1,116,789	1,024,638	931,257	836,672	740,875	643,863	45%	
5 Residential Small site - medium density	10	£331,767	1,158,057	1,078,387	997,617	915,747	832,776	748,705	663,534	577,262	489,890	401,417	311,844	45%	
6 Residential Small site - higher density	10	£232,212	643,926	566,680	488,406	409,104	328,772	247,412	165,024	81,607	2,885	89,758	177,676	25%	
7 Residential Medium site - low density	25	£1,990,601	3,681,698	3,469,609	3,254,552	3,039,520	2,815,512	2,591,528	2,364,566	2,134,630	1,901,716	1,665,826	1,426,960	35%	
8 Residential Medium site - medium density	25	£796,240	3,071,268	2,858,785	2,643,337	2,428,225									

Appendix 11 - Potential alternative CIL rates testing

BLV 1

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£316,921	972	882	791	699	606	511	415	318	219	119	18	
2 Residential Small site - medium density	442	£344,614	1,375	1,285	1,195	1,103	1,009	915	819	722	623	523	422	
3 Residential Small site - higher density	796	£258,461	650	579	507	435	361	287	211	134	57	-	-	
4 Residential Small site - low density	895	£861,536	623	544	464	383	301	218	133	48	-	-	-	
5 Residential Small site - medium density	885	£430,768	687	612	537	461	383	305	225	144	63	-	-	
6 Residential Small site - higher density	885	£391,537	269	196	122	47	-	-	-	-	-	-	-	
7 Residential Medium site - low density	2,222	£2,584,607	340	261	182	101	20	-	-	-	-	-	-	
8 Residential Medium site - medium density	2,212	£1,033,843	862	806	728	650	570	360	408	325	241	156	69	
9 Residential Medium site - higher density	2,212	£732,305	279	206	132	57	-	-	-	-	-	-	-	
10 Residential Medium site - low density	4,423	£2,584,607	573	503	432	359	286	211	136	60	-	-	-	
11 Residential Medium site - medium density	4,423	£1,723,071	328	256	183	110	36	-	-	-	-	-	-	
12 Residential Medium site - higher density	4,423	£904,612	323	255	186	116	45	-	-	-	-	-	-	
13 Residential Large site - low density	8,847	£5,169,214	516	448	380	311	240	169	97	24	-	-	-	
14 Residential Large site - medium density	8,847	£3,446,142	279	210	141	70	-	-	-	-	-	-	-	
15 Residential Large site - high density	9,047	£1,813,532	181	119	58	-	-	-	-	-	-	-	-	
16 Residential Large site - medium density	17,694	£6,892,285	186	122	58	-	-	-	-	-	-	-	-	
17 Residential Large site - high density	18,094	£3,704,603	376	314	251	187	122	57	-	-	-	-	-	
18 Residential Large site - medium density	44,234	£17,230,712	-	-	-	-	-	-	-	-	-	-	-	
19 Residential Large site - high density	44,834	£9,046,124	401	339	276	212	148	82	15	-	-	-	-	
20 Residential Large site - medium density	66,352	£25,946,069	173	114	54	-	-	-	-	-	-	-	-	
21 Residential Large site - high density	67,352	£13,784,570	102	48	-	-	-	-	-	-	-	-	-	
22 Residential Large site - medium density	88,469	£34,461,425	135	80	34	-	-	-	-	-	-	-	-	
23 Residential Large site - high density	89,969	£18,092,248	83	32	-	-	-	-	-	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£861,536	41	-	-	-	-	-	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£947,689	125	54	-	-	-	-	-	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£947,689	157	86	15	-	-	-	-	-	-	-	-	
27 Retail (comparison)	4,000	£2,153,839	232	232	232	232	232	232	232	232	232	232	232	
28 Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£2,412,300	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£1,033,843	238	176	116	55	-	-	-	-	-	-	-	
35 Residential and light industrial co-location - medium density	5,173	£1,723,071	303	241	178	114	50	-	-	-	-	-	-	
36 Residential and light industrial co-location - high density	5,423	£904,612	443	383	323	262	200	138	75	10	-	-	-	
37 Co-living development (medium density) 200 beds	3,600	£2,153,839	2,625	2,513	2,400	2,288	2,175	2,062	1,950	1,837	1,724	1,612	1,499	
38 Co-living development (high density) 250 beds	4,500	£861,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,245	2,132	2,020	1,907	
39 Co-living development (high density) 300 beds	5,400	£861,536	3,066	2,954	2,841	2,728	2,616	2,503	2,390	2,278	2,165	2,052	1,940	
40 Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	3,438	£947,689	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	4,500	£947,689	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	2,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	3,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,000	£1,434,323	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	2,500	£1,345,673	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-	

BLV 2

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£398,120	1,240	1,151	1,060	968	874	790	694	586	488	388	287	
2 Residential Small site - medium density	442	£265,413	1,554	1,464	1,374	1,282	1,188	1,094	998	901	802	702	601	
3 Residential Small site - higher density	796	£199,060	724	654	582	509	436	361	286	209	132	53	-	
4 Residential Small site - low density	895	£663,534	604	524	443	361	278	195	112	29	-	-	-	
5 Residential Small site - medium density	885	£331,724	649	569	488	405	322	239	156	73	12	2	6	
6 Residential Small site - higher density	885	£232,237	347	274	200	125	49	-	-	-	-	-	-	
7 Residential Medium site - low density	2,222	£1,990,601	607	529	449	369	287	204	120	36	-	-	-	
8 Residential Medium site - medium density	2,212	£796,240	990	913	836	757	678	597	515	432	348	263	177	
9 Residential Medium site - higher density	2,212	£584,034	355	282	208	133	57	-	-	-	-	-	-	
10 Residential Medium site - low density	4,423	£1,990,601	708	637	566	493	420	346	270	194	117	38	-	
11 Residential Medium site - medium density	4,423	£1,327,067	417	346	273	199	125	49	-	-	-	-	-	
12 Residential Medium site - higher density	4,423	£696,710	370	302	233	163	92	20	-	-	-	-	-	
13 Residential Large site - low density	8,847	£3,981,201	670	583	514	445	375	303	231	158	84	9	-	
14 Residential Large site - medium density	8,847	£2,554,134	369	300	230	159	88	15	-	-	-	-	-	
15 Residential Large site - high density	9,047	£1,396,738	228	165	103	39	-	-	-	-	-	-	-	
16 Residential Large site - medium density	17,694	£5,308,268	275	212	147	82	15	-	-	-	-	-	-	
17 Residential Large site - high density	18,094	£2,853,194	423	361	298	234	169	104	37	-	-	-	-	
18 Residential Large site - medium density	44,234	£13,270,671	28	-	-	-	-	-	-	-	-	-	-	
19 Residential Large site - high density	44,834	£6,947,102	448	386	323	259	194	128	61	-	-	-	-	
20 Residential Large site - medium density	66,352	£19,906,008	262	203	144	83	21	-	-	-	-	-	-	
21 Residential Large site - high density	67,352	£10,616,537	149	95	40	-	-	-	-	-	-	-	-	
22 Residential Large site - medium density	88,469	£26,541,342	225	170	114	57	-	-	-	-	-	-	-	
23 Residential Large site - high density	89,969	£13,934,205	129	76	27	-	-	-	-	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£863,534	112	41	-	-	-	-	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£729,887	176	105	34	-	-	-	-	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£729,887	201	130	59	-	-	-	-	-	-	-	-	
27 Retail (comparison)	4,000	£1,658,834	356	356	356	356	356	356	356	356	356	356	356	
28 Retail (convenience)	4,000	£4,644,735	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£1,857,894	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£796,240	323	264	204	143	81	19	-	-	-	-	-	
35 Residential and light industrial co-location - medium density	5,173	£1,327,067	380	318	255	191	126	60	-	-	-	-	-	
36 Residential and light industrial co-location - high density	5,423	£696,710	481	422	362	301	239	176	113	49	-	-	-	
37 Co-living development (medium density) 200 beds	3,600	£1,658,834	2,763	2,650	2,537	2,424	2,312	2,200	2,087	1,974	1,862	1,749	1,636	
38 Co-living development (high density) 250 beds	4,500	£863,534	3,078	2,965	2,852	2,740	2,627	2,514	2,402	2,290	2,176	2,064	1,951	
39 Co-living development (high density) 300 beds	5,400	£863,534	3,103	2,990	2,878	2,765	2,652	2,540	2,427	2,314	2,202	2,089	1,976	
40 Hotel (100 rooms)	2,500	£796,240	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	3,438	£729,887	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	4,500	£729,887	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	2,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	3,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,000	£1,104,880	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	2,500	£1,036,404	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,243,915	-	-	-	-	-	-	-	-	-	-	-	

BLV 3

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£297,228	1,468	1,379	1,288	1,196	1,103	1,008	912	814	716	619	515	
2 Residential Small site - medium density	442	£198,152	1,706	1,617	1,526	1,434	1,340	1,246	1,150	1,053	954	854	753	
3 Residential Small site - higher density	796	£148,614	788	717	645	573	499	424	349	272	195	117	37	
4 Residential Small site - low density	895	£495,380	1,032	953	873	792	710	627	543	457	370	283	194	
5 Residential Small site - medium density	885	£247,690	894	819	744	668	590	511	432	351	270	187	103	
6 Residential Small site - higher density	885	£173,383	414	341	267	192	116	39</						

BLV 1	Description	Floor areas	BLV	Residual land values												
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Residential Small site - low density	442	£516,921	1,070	976	881	784	687	591	497	403	309	215	121	27	70
2	Residential Small site - medium density	442	£344,614	1,473	1,379	1,284	1,188	1,090	991	890	788	685	580	474		
3	Residential Small site - higher density	796	£258,461	726	652	577	501	423	345	266	186	105	23	-	-	-
4	Residential Small site - low density	895	£861,536	710	627	543	458	372	285	196	107	16	-	-	-	-
5	Residential Small site - medium density	895	£430,768	768	690	610	531	449	367	284	199	114	27	-	-	-
6	Residential Small site - higher density	895	£391,537	345	269	191	113	34	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,212	£2,584,607	426	344	260	176	90	4	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,212	£1,033,843	966	886	805	722	639	556	468	381	293	204	114		
9	Residential Medium site - higher density	2,212	£732,305	355	278	201	123	43	-	-	-	-	-	-	-	-
10	Residential Large site - low density	4,423	£2,584,607	652	578	503	427	350	272	193	113	32	-	-	-	-
11	Residential Large site - medium density	4,423	£1,723,071	406	330	254	177	99	19	-	-	-	-	-	-	-
12	Residential Large site - higher density	4,423	£904,612	396	325	252	179	104	29	-	-	-	-	-	-	-
13	Residential Large site - low density	8,847	£5,169,214	592	522	450	377	303	228	153	76	-	-	-	-	-
14	Residential Large site - medium density	8,847	£3,446,142	354	282	209	135	60	-	-	-	-	-	-	-	-
15	Residential Large site - higher density	9,047	£1,813,532	248	183	117	50	-	-	-	-	-	-	-	-	-
16	Residential Large site - medium density	17,694	£6,892,285	257	191	123	54	-	-	-	-	-	-	-	-	-
17	Residential Large site - high density	18,094	£3,704,603	446	381	315	248	180	111	41	-	-	-	-	-	-
18	Residential Large site - medium density	44,234	£17,230,712	1	-	-	-	-	-	-	-	-	-	-	-	-
19	Residential Large site - high density	44,834	£9,046,124	470	405	339	272	204	135	65	-	-	-	-	-	-
20	Residential Large site - medium density	66,352	£25,946,069	238	176	114	50	-	-	-	-	-	-	-	-	-
21	Residential Large site - high density	67,352	£13,784,570	161	104	47	-	-	-	-	-	-	-	-	-	-
22	Residential Large site - medium density	88,469	£34,461,425	196	138	80	21	-	-	-	-	-	-	-	-	-
23	Residential Large site - high density	89,969	£18,092,248	138	85	31	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,800	£861,536	114	39	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,200	£947,689	197	123	48	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	4,900	£947,689	229	155	80	6	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£2,153,839	232	232	232	232	232	232	232	232	232	232	232	232	232
28	Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£2,412,300	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Residential and light industrial co-location - medium density	2,712	£1,033,843	299	237	174	110	46	-	-	-	-	-	-	-	-
35	Residential and light industrial co-location - medium density	5,173	£1,723,071	370	305	239	172	104	36	-	-	-	-	-	-	-
36	Residential and light industrial co-location - high density	5,423	£904,612	506	444	381	317	253	187	121	54	-	-	-	-	-
37	Co-living development (medium density) 200 beds	3,600	£2,153,839	2,625	2,513	2,400	2,288	2,175	2,062	1,950	1,837	1,724	1,612	1,499		
38	Co-living development (high density) 250 beds	4,500	£861,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,245	2,132	2,020	1,907		
39	Co-living development (high density) 300 beds	5,400	£861,536	3,066	2,954	2,841	2,728	2,616	2,503	2,390	2,278	2,165	2,052	1,940		
40	Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-	-	-
41	Hotel (125 rooms)	3,438	£947,689	-	-	-	-	-	-	-	-	-	-	-	-	-
42	Hotel (150 rooms)	4,500	£947,689	-	-	-	-	-	-	-	-	-	-	-	-	-
43	Leisure use	2,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	3,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£1,434,323	-	-	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£1,345,673	-	-	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-	-	-

BLV 2	Description	Floor areas	BLV	Residual land values												
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Residential Small site - low density	442	£398,120	1,339	1,245	1,150	1,053	955	856	755	653	550	445	339		
2	Residential Small site - medium density	442	£265,413	1,652	1,559	1,463	1,367	1,269	1,170	1,069	967	864	760	654		
3	Residential Small site - higher density	796	£199,060	800	726	651	575	498	420	341	261	180	97	14		
4	Residential Small site - low density	895	£663,534	931	848	765	683	594	508	418	328	237	145	52		
5	Residential Small site - medium density	895	£331,707	880	802	723	642	561	479	396	311	226	139	51		
6	Residential Small site - higher density	895	£232,237	423	347	270	191	112	31	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,212	£1,990,601	693	611	528	443	358	271	183	94	4	-	-	-	-
8	Residential Medium site - medium density	2,212	£796,240	1,073	993	912	830	746	662	576	489	401	312	221		
9	Residential Medium site - higher density	2,212	£584,034	431	354	277	199	119	39	-	-	-	-	-	-	-
10	Residential Medium site - low density	4,423	£1,990,601	786	713	638	562	485	407	328	247	166	84	1		
11	Residential Medium site - medium density	4,423	£1,327,067	495	420	343	266	188	109	29	-	-	-	-	-	-
12	Residential Medium site - higher density	4,423	£696,710	447	372	299	226	151	76	-	-	-	-	-	-	-
13	Residential Large site - low density	8,847	£3,981,201	723	656	584	511	437	363	287	210	132	54	-	-	-
14	Residential Large site - medium density	8,847	£2,654,134	444	372	299	226	150	74	-	-	-	-	-	-	-
15	Residential Large site - high density	9,047	£1,396,738	294	229	163	97	29	-	-	-	-	-	-	-	-
16	Residential Large site - medium density	17,694	£5,308,268	347	280	212	144	74	4	-	-	-	-	-	-	-
17	Residential Large site - high density	18,094	£2,853,194	493	428	362	295	227	158	88	18	-	-	-	-	-
18	Residential Large site - medium density	44,234	£13,270,671	60	29	-	-	-	-	-	-	-	-	-	-	-
19	Residential Large site - high density	44,834	£8,947,102	517	451	385	318	250	182	112	40	-	-	-	-	-
20	Residential Large site - medium density	66,352	£19,906,008	327	266	203	140	75	10	-	-	-	-	-	-	-
21	Residential Large site - high density	67,352	£10,616,537	208	151	94	36	-	-	-	-	-	-	-	-	-
22	Residential Large site - medium density	88,469	£26,541,342	286	228	170	110	50	-	-	-	-	-	-	-	-
23	Residential Large site - high density	89,969	£13,934,205	184	132	78	23	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,800	£863,534	185	110	35	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,200	£729,887	249	174	100	25	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	4,900	£729,887	274	199	125	50	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£1,658,834	356	356	356	356	356	356	356	356	356	356	356	356	356
28	Retail (convenience)	4,000	£4,644,735	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,857,894	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£6,635,335	-	-	-	-									

BLV 1

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£516,921	1,168	1,070	971	873	767	663	558	451	343	234	123	
2 Residential Small site - medium density	442	£344,814	1,572	1,474	1,374	1,273	1,171	1,067	962	855	747	638	527	
3 Residential Small site - higher density	796	£258,461	802	724	646	566	486	404	321	238	153	67	-	
4 Residential Small site - low density	895	£861,536	797	710	623	534	444	352	260	166	71	-	-	
5 Residential Small site - medium density	885	£430,768	848	767	684	601	516	430	342	254	165	74	-	
6 Residential Small site - higher density	885	£351,537	421	341	261	178	96	12	-	-	-	-	-	
7 Residential Medium site - low density	2,222	£2,584,607	512	428	339	250	161	70	-	-	-	-	-	
8 Residential Medium site - medium density	2,212	£1,033,843	1,050	966	881	795	707	360	529	438	346	253	158	
9 Residential Medium site - higher density	2,212	£732,305	431	351	270	189	106	22	-	-	-	-	-	
10 Residential Medium site - low density	4,423	£2,584,607	731	654	575	496	415	333	251	167	82	-	-	
11 Residential Medium site - medium density	4,423	£1,723,071	483	404	325	244	162	79	-	-	-	-	-	
12 Residential Medium site - higher density	4,423	£904,612	469	394	319	242	164	86	6	-	-	-	-	
13 Residential Large site - low density	8,847	£5,169,214	669	595	520	443	366	288	208	128	46	-	-	
14 Residential Large site - medium density	8,847	£3,446,142	429	354	278	200	122	42	-	-	-	-	-	
15 Residential Large site - high density	9,047	£1,813,532	315	247	178	108	38	-	-	-	-	-	-	
16 Residential Large site - medium density	17,694	£6,892,285	329	259	188	116	44	-	-	-	-	-	-	
17 Residential Large site - high density	18,094	£3,704,603	516	448	379	309	237	165	92	18	-	-	-	
18 Residential Large site - medium density	44,234	£17,230,712	64	-	-	-	-	-	-	-	-	-	-	
19 Residential Large site - high density	44,834	£9,046,124	539	471	401	331	260	188	115	41	-	-	-	
20 Residential Large site - medium density	66,352	£25,846,069	303	238	173	107	39	-	-	-	-	-	-	
21 Residential Large site - high density	67,352	£13,784,570	220	160	100	40	-	-	-	-	-	-	-	
22 Residential Large site - medium density	88,469	£34,461,425	257	197	136	74	11	-	-	-	-	-	-	
23 Residential Large site - high density	89,969	£18,092,248	193	138	82	25	-	-	-	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£861,536	187	108	30	-	-	-	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£947,689	270	192	113	35	-	-	-	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£947,689	302	224	146	67	-	-	-	-	-	-	-	
27 Retail (comparison)	4,000	£2,153,839	232	232	232	232	232	232	232	232	232	232	232	
28 Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£2,412,300	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£1,033,843	363	298	232	168	98	29	-	-	-	-	-	
35 Residential and light industrial co-location - medium density	5,173	£1,723,071	437	369	300	230	159	87	14	-	-	-	-	
36 Residential and light industrial co-location - high density	5,423	£904,612	570	505	439	372	305	236	167	97	26	-	-	
37 Co-living development (medium density) 200 beds	3,600	£2,153,839	2,625	2,513	2,400	2,288	2,175	2,062	1,950	1,837	1,724	1,612	1,499	
38 Co-living development (high density) 250 beds	4,500	£861,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,245	2,132	2,020	1,907	
39 Co-living development (high density) 300 beds	5,400	£861,536	3,066	2,954	2,841	2,728	2,616	2,503	2,390	2,278	2,165	2,052	1,940	
40 Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	3,438	£947,689	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	4,500	£947,689	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	2,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	3,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,000	£1,434,323	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	2,500	£1,345,673	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-	

BLV 2

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£398,120	1,437	1,339	1,239	1,138	1,036	932	827	720	612	502	391	
2 Residential Small site - medium density	442	£265,413	1,751	1,653	1,553	1,452	1,350	1,246	1,141	1,034	926	817	706	
3 Residential Small site - higher density	796	£199,060	876	799	720	641	560	479	396	312	227	142	55	
4 Residential Small site - low density	895	£663,534	1,018	932	844	755	665	574	481	387	292	196	98	
5 Residential Small site - medium density	885	£331,787	460	378	296	214	132	51	-	-	-	-	-	
6 Residential Small site - higher density	885	£232,237	499	420	339	257	174	90	5	-	-	-	-	
7 Residential Medium site - low density	2,222	£1,990,601	779	693	606	518	428	346	266	182	98	13	-	
8 Residential Medium site - medium density	2,212	£796,240	1,157	1,073	988	902	815	726	637	546	454	360	266	
9 Residential Medium site - higher density	2,212	£584,034	597	427	346	265	182	98	13	-	-	-	-	
10 Residential Medium site - low density	4,423	£1,990,601	865	788	710	630	549	468	385	301	216	130	43	
11 Residential Medium site - medium density	4,423	£1,327,067	572	494	414	333	252	169	85	0	-	-	-	
12 Residential Medium site - higher density	4,423	£696,710	516	441	366	289	211	133	53	-	-	-	-	
13 Residential Large site - low density	8,847	£3,981,201	803	729	654	578	500	422	342	262	181	98	15	
14 Residential Large site - medium density	8,847	£2,654,134	519	444	367	291	211	132	51	-	-	-	-	
15 Residential Large site - high density	9,047	£1,396,738	361	293	224	154	84	12	-	-	-	-	-	
16 Residential Large site - medium density	17,694	£5,308,268	419	349	278	206	133	59	-	-	-	-	-	
17 Residential Large site - high density	18,094	£2,853,194	563	495	426	356	284	212	139	65	-	-	-	
18 Residential Large site - medium density	44,234	£13,270,671	153	89	24	-	-	-	-	-	-	-	-	
19 Residential Large site - high density	44,834	£8,947,102	585	517	448	378	307	235	162	88	12	-	-	
20 Residential Large site - medium density	66,352	£19,906,008	392	328	262	196	129	61	-	-	-	-	-	
21 Residential Large site - high density	67,352	£10,616,537	267	207	147	87	25	-	-	-	-	-	-	
22 Residential Large site - medium density	88,469	£26,541,342	346	286	225	163	100	36	-	-	-	-	-	
23 Residential Large site - high density	89,969	£13,934,205	239	184	128	71	13	-	-	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£863,534	257	179	101	23	-	-	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£729,887	322	244	165	87	9	-	-	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£729,887	347	268	190	112	34	-	-	-	-	-	-	
27 Retail (comparison)	4,000	£1,658,834	356	356	356	356	356	356	356	356	356	356	356	
28 Retail (convenience)	4,000	£4,644,735	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£1,857,894	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£796,240	451	386	320	253	186	117	48	-	-	-	-	
35 Residential and light industrial co-location - high density	5,173	£696,710	618	545	478	411	343	275	205	135	64	-	-	
36 Co-living development (medium density) 200 beds	3,600	£1,658,834	2,743	2,628	2,508	2,392	2,277	2,160	2,043	1,926	1,809	1,692	1,575	
37 Co-living development (high density) 250 beds	4,500	£863,534	3,078	2,965	2,852	2,740	2,627	2,514	2,402	2,289	2,176	2,064	1,951	
38 Co-living development (high density) 300 beds	5,400	£863,534	3,103	2,990	2,878	2,765	2,652	2,540	2,427	2,314	2,202	2,089	1,976	
40 Hotel (100 rooms)	2,500	£796,240	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	3,438	£729,887	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	4,500	£729,887	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	2,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	3,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,000	£1,104,880	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	2,500	£1,036,404	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,243,915	-	-	-	-	-	-	-	-	-	-	-	

BLV 3

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£297,228	1,665	1,567	1,467	1,366	1,264	1,160	1,055	948	840	730	619	
2 Residential Small site - medium density	442	£198,152	1,903	1,805	1,705	1,604	1,502	1,398	1,293	1,186	1,078	969	858	
3 Residential Small site - higher density	796	£148,614	940	862	784	704	624	542	459	376	291	205	118	
4 Residential Small site - low density	895	£495,380	1,200	1,120	1,032	943	853	761	669</					

BLV 1

Description	Floor areas	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	442	£516,921	1,267	1,164	1,060	957	848	743	630	518	406	291	175
2 Residential Small site - medium density	442	£344,614	1,670	1,568	1,464	1,358	1,252	1,143	1,033	922	809	695	579
3 Residential Small site - higher density	796	£258,461	878	797	715	632	548	463	377	289	201	111	20
4 Residential Small site - low density	895	£861,536	884	793	702	609	515	419	323	225	126	25	-
5 Residential Small site - medium density	895	£430,768	929	844	758	671	582	492	401	309	216	121	25
6 Residential Small site - higher density	895	£311,537	497	414	330	245	158	71	-	-	-	-	-
7 Residential Medium site - low density	2,212	£2,584,607	598	508	417	325	232	137	41	-	-	-	-
8 Residential Medium site - medium density	2,212	£1,033,843	1,133	1,046	957	867	776	684	590	495	399	301	203
9 Residential Medium site - higher density	2,212	£732,305	507	424	340	254	168	81	-	-	-	-	-
10 Residential Medium site - low density	4,423	£2,584,607	809	729	647	564	480	398	308	220	131	42	-
11 Residential Medium site - medium density	4,423	£1,723,071	660	478	395	311	226	139	52	-	-	-	-
12 Residential Medium site - higher density	4,423	£904,612	542	464	385	305	224	142	59	-	-	-	-
13 Residential Large site - low density	8,847	£5,169,214	745	668	589	510	429	347	264	180	95	8	-
14 Residential Large site - medium density	8,847	£3,446,142	505	426	346	265	183	100	16	-	-	-	-
15 Residential Large site - high density	9,047	£1,813,532	381	310	239	166	92	17	-	-	-	-	-
16 Residential Large site - medium density	17,694	£6,892,285	400	328	254	179	103	25	-	-	-	-	-
17 Residential Large site - high density	18,094	£3,704,603	586	515	443	369	295	220	143	66	-	-	-
18 Residential Large site - medium density	44,234	£17,230,712	127	60	-	-	-	-	-	-	-	-	-
19 Residential Large site - high density	44,834	£9,046,124	607	536	464	391	317	241	165	88	10	-	-
20 Residential Large site - medium density	66,352	£25,946,069	368	300	232	163	93	22	-	-	-	-	-
21 Residential Large site - high density	67,352	£13,784,570	278	217	154	91	26	-	-	-	-	-	-
22 Residential Large site - medium density	88,469	£34,461,425	317	255	191	126	61	-	-	-	-	-	-
23 Residential Large site - high density	89,969	£18,092,248	248	190	132	73	13	-	-	-	-	-	-
24 Housing for Elderly (C3) - high density	2,800	£861,536	259	177	96	14	-	-	-	-	-	-	-
25 Housing for Elderly (C3) - high density	4,200	£947,689	343	261	179	97	15	-	-	-	-	-	-
26 Housing for Elderly (C2) extra care	4,900	£947,689	375	293	211	129	47	-	-	-	-	-	-
27 Retail (comparison)	4,000	£2,153,839	232	232	232	232	232	232	232	232	232	232	232
28 Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-
29 Office	10,000	£2,412,300	-	-	-	-	-	-	-	-	-	-	-
30 Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
31 Industrial (40% plot ratio)	4,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-
32 Warehousing/logistics (50% plot ratio)	5,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-
33 Warehousing/logistics (60% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-
34 Residential and light industrial co-location - medium density	2,712	£1,033,843	427	369	290	221	150	79	6	-	-	-	-
35 Residential and light industrial co-location - medium density	5,173	£1,723,071	604	433	361	288	214	139	63	-	-	-	-
36 Residential and light industrial co-location - high density	5,423	£904,612	634	566	497	428	357	286	213	140	66	-	-
37 Co-living development (medium density) 200 beds	3,600	£2,153,839	2,625	2,513	2,400	2,288	2,175	2,062	1,950	1,837	1,724	1,612	1,499
38 Co-living development (high density) 250 beds	4,500	£861,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,245	2,132	2,020	1,907
39 Co-living development (high density) 300 beds	5,400	£861,536	3,066	2,954	2,841	2,728	2,616	2,503	2,390	2,278	2,165	2,052	1,940
40 Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-
41 Hotel (125 rooms)	3,438	£947,689	-	-	-	-	-	-	-	-	-	-	-
42 Hotel (150 rooms)	4,500	£947,689	-	-	-	-	-	-	-	-	-	-	-
43 Leisure use	2,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
44 Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
45 Leisure use	3,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-
46 Community use	2,000	£1,434,323	-	-	-	-	-	-	-	-	-	-	-
47 Community use	2,500	£1,345,673	-	-	-	-	-	-	-	-	-	-	-
48 Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-

BLV 2

Description	Floor areas	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	442	£398,120	1,535	1,433	1,329	1,224	1,117	1,008	898	787	674	560	444
2 Residential Small site - medium density	442	£265,413	1,849	1,747	1,643	1,537	1,431	1,322	1,212	1,101	988	874	758
3 Residential Small site - higher density	796	£199,060	952	872	790	707	623	538	451	364	275	186	95
4 Residential Small site - low density	895	£663,534	1,105	1,015	923	830	736	641	544	446	347	246	144
5 Residential Small site - medium density	895	£331,537	1,041	956	870	782	694	604	513	421	327	233	137
6 Residential Small site - higher density	895	£232,237	575	492	408	323	237	149	61	-	-	-	-
7 Residential Medium site - low density	2,212	£1,990,601	865	776	685	592	499	404	308	211	112	12	-
8 Residential Medium site - medium density	2,212	£796,240	1,241	1,153	1,065	975	883	791	697	602	506	409	310
9 Residential Medium site - higher density	2,212	£584,034	583	500	416	330	244	157	68	-	-	-	-
10 Residential Medium site - low density	4,423	£1,990,601	944	863	781	698	614	529	442	355	266	176	85
11 Residential Medium site - medium density	4,423	£1,327,067	650	568	485	400	315	229	141	53	-	-	-
12 Residential Medium site - higher density	4,423	£696,710	589	511	432	352	271	189	106	22	-	-	-
13 Residential Large site - low density	8,847	£3,981,201	880	802	724	644	563	481	398	314	229	143	55
14 Residential Large site - medium density	8,847	£2,654,134	594	515	436	356	273	190	108	21	-	-	-
15 Residential Large site - high density	9,047	£1,396,738	427	357	285	212	138	64	-	-	-	-	-
16 Residential Large site - medium density	17,694	£5,308,268	490	417	343	268	192	115	37	-	-	-	-
17 Residential Large site - high density	18,094	£2,853,194	633	562	490	416	342	267	190	113	35	-	-
18 Residential Large site - medium density	44,234	£13,270,871	216	150	62	14	-	-	-	-	-	-	-
19 Residential Large site - high density	44,834	£8,947,102	654	583	510	437	363	288	212	135	56	-	-
20 Residential Large site - medium density	66,352	£19,906,008	457	390	322	252	182	111	39	-	-	-	-
21 Residential Large site - high density	67,352	£10,616,537	325	264	201	138	73	8	-	-	-	-	-
22 Residential Large site - medium density	88,469	£26,541,342	407	344	280	216	150	84	16	-	-	-	-
23 Residential Large site - high density	89,969	£13,934,205	294	237	178	119	59	-	-	-	-	-	-
24 Housing for Elderly (C3) - high density	2,800	£863,534	330	248	166	84	2	-	-	-	-	-	-
25 Housing for Elderly (C3) - high density	4,200	£729,887	394	313	231	149	67	-	-	-	-	-	-
26 Housing for Elderly (C2) extra care	4,900	£729,887	419	337	256	174	92	10	-	-	-	-	-
27 Retail (comparison)	4,000	£1,658,834	356	356	356	356	356	356	356	356	356	356	356
28 Retail (convenience)	4,000	£4,644,735	-	-	-	-	-	-	-	-	-	-	-
29 Office	10,000	£1,857,894	-	-	-	-	-	-	-	-	-	-	-
30 Office	15,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-
31 Industrial (40% plot ratio)	4,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-
32 Warehousing/logistics (50% plot ratio)	5,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-
33 Warehousing/logistics (60% plot ratio)	6,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-
34 Residential and light industrial co-location - medium density	2,712	£796,240	514	447	378	308	238	166	94	21	-	-	-
35 Residential and light industrial co-location - high density	5,173	£696,710	670	604	536	466	395	324	252	178	104	29	-
36 Co-living development (medium density) 200 beds	3,600	£1,658,834	2,763	2,650	2,537	2,424	2,310	2,197	2,084	1,971	1,858	1,745	1,632
37 Co-living development (high density) 250 beds	4,500	£863,534	3,078	2,965	2,852	2,740	2,627	2,514	2,402	2,289	2,176	2,064	1,951
38 Co-living development (high density) 300 beds	5,400	£863,534	3,103	2,990	2,878	2,765	2,652	2,540	2,427	2,314	2,202	2,089	1,976
40 Hotel (100 rooms)	2,500	£796,240	-	-	-	-	-	-	-	-	-	-	-
41 Hotel (125 rooms)	3,438	£729,887	-	-	-	-	-	-	-	-	-	-	-
42 Hotel (150 rooms)	4,500	£729,887	-	-	-	-	-	-	-	-	-	-	-
43 Leisure use	2,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-
44 Leisure use	3,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-
45 Leisure use	3,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-
46 Community use	2,000	£1,104,880	-	-	-	-	-	-	-	-	-	-	-
47 Community use	2,500	£1,036,404	-	-	-	-	-	-	-	-	-	-	-
48 Community use	3,000	£1,243,915	-	-	-	-	-	-	-	-	-	-	-

BLV 3

Description	Floor areas	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	442	£297,228	1,764	1,661	1,557	1,452	1,345	1,236	1,126	1,015	902	788	672
2 Residential Small site - medium density	442	£198,152	2,001	1,899	1,795	1,690	1,583	1,474	1,364	1,253	1,140	1,026	910
3 Residential Small site - higher density	796	£148,614	1,018	935	853	770	686	601	51				

BLV 1

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£316,921	1,365	1,268	1,150	1,040	929	813	701	585	467	348	227	
2 Residential Small site - medium density	442	£344,614	1,768	1,662	1,553	1,444	1,332	1,219	1,105	989	871	752	631	
3 Residential Small site - higher density	796	£258,461	954	870	784	698	611	522	432	341	249	155	61	
4 Residential Small site - low density	895	£861,536	971	876	781	684	586	487	386	284	180	76	-	
5 Residential Small site - medium density	895	£430,768	1,010	921	832	741	648	555	460	364	266	168	68	
6 Residential Small site - higher density	895	£391,537	673	627	581	535	489	443	397	351	305	259	213	
7 Residential Medium site - low density	2,212	£2,584,607	684	591	496	400	302	203	103	2	-	-	-	
8 Residential Medium site - medium density	2,212	£1,033,843	1,217	1,126	1,033	940	845	748	651	552	452	350	247	
9 Residential Medium site - higher density	2,212	£732,305	583	496	409	320	230	139	47	-	-	-	-	
10 Residential Medium site - low density	4,423	£2,584,607	688	604	518	432	346	254	162	69	24	181	87	
11 Residential Medium site - medium density	4,423	£1,723,071	638	552	466	380	294	208	118	16	-	-	-	
12 Residential Medium site - higher density	4,423	£904,612	615	534	451	368	284	198	112	24	-	-	-	
13 Residential Large site - low density	8,847	£5,169,214	821	741	659	576	491	406	319	232	143	53	-	
14 Residential Large site - medium density	8,847	£3,446,142	580	498	415	330	245	159	71	-	-	-	-	
15 Residential Large site - high density	9,047	£1,313,532	448	374	299	224	147	69	-	-	-	-	-	
16 Residential Large site - medium density	17,694	£6,892,285	471	395	319	241	161	81	-	-	-	-	-	
17 Residential Large site - high density	18,094	£3,704,603	655	581	506	430	353	274	194	114	32	-	-	
18 Residential Large site - medium density	44,234	£17,230,712	190	120	50	-	-	-	-	-	-	-	-	
19 Residential Large site - high density	44,834	£9,046,124	675	601	527	450	373	295	215	135	54	-	-	
20 Residential Large site - medium density	66,352	£2,946,069	432	362	291	219	146	72	-	-	-	-	-	
21 Residential Large site - high density	67,352	£13,784,570	336	272	208	142	75	7	-	-	-	-	-	
22 Residential Large site - medium density	88,469	£3,461,425	377	312	246	179	111	42	-	-	-	-	-	
23 Residential Large site - high density	89,969	£18,092,248	302	243	182	121	58	-	-	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£861,536	332	246	161	75	-	-	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£947,689	415	330	244	159	73	-	-	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£947,689	448	362	276	191	105	20	-	-	-	-	-	
27 Retail (comparison)	4,000	£2,153,839	232	232	232	232	232	232	232	232	232	232	232	
28 Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£2,412,300	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£1,033,843	890	420	348	278	202	128	53	-	-	-	-	
35 Residential and light industrial co-location - medium density	5,173	£1,723,071	670	496	421	345	268	190	111	31	-	-	-	
36 Residential and light industrial co-location - high density	5,423	£904,612	697	627	555	483	409	335	260	183	106	28	-	
37 Co-living development (medium density) 200 beds	3,600	£2,153,839	2,625	2,513	2,400	2,288	2,175	2,062	1,950	1,837	1,724	1,612	1,499	
38 Co-living development (high density) 250 beds	4,500	£861,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,245	2,132	2,020	1,907	
39 Co-living development (high density) 300 beds	5,400	£861,536	3,066	2,954	2,841	2,728	2,616	2,503	2,390	2,278	2,165	2,052	1,940	
40 Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	3,438	£947,689	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	4,500	£947,689	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	2,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	3,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,000	£1,434,323	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	2,500	£1,345,673	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-	

BLV 2

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£398,120	1,634	1,527	1,419	1,309	1,197	1,084	970	854	736	617	496	
2 Residential Small site - medium density	442	£265,413	1,948	1,841	1,733	1,623	1,511	1,398	1,284	1,168	1,050	931	810	
3 Residential Small site - higher density	796	£199,060	1,028	944	859	773	685	596	507	416	323	230	135	
4 Residential Small site - low density	895	£663,534	1,192	1,096	1,002	905	808	708	607	505	402	297	191	
5 Residential Small site - medium density	895	£331,537	1,122	1,033	944	852	759	667	572	476	378	280	180	
6 Residential Small site - higher density	895	£232,237	651	565	478	389	299	208	116	22	-	-	-	
7 Residential Medium site - low density	2,212	£1,990,601	951	858	763	667	570	471	371	269	167	63	-	
8 Residential Medium site - medium density	2,212	£796,240	1,324	1,233	1,141	1,047	952	856	758	659	559	458	355	
9 Residential Medium site - higher density	2,212	£584,034	659	573	485	398	307	215	123	30	-	-	-	
10 Residential Medium site - low density	4,423	£1,990,601	1,022	938	853	766	679	590	499	408	315	222	127	
11 Residential Medium site - medium density	4,423	£1,327,067	727	642	555	468	379	289	198	105	12	-	-	
12 Residential Medium site - higher density	4,423	£696,710	662	581	498	415	331	245	159	71	-	-	-	
13 Residential Large site - low density	8,847	£3,981,201	955	875	793	710	626	540	454	366	277	187	96	
14 Residential Large site - medium density	8,847	£2,454,134	669	587	504	420	335	248	161	72	-	-	-	
15 Residential Large site - high density	9,047	£1,396,738	494	420	345	270	193	115	36	-	-	-	-	
16 Residential Large site - medium density	17,694	£5,308,268	561	485	408	330	251	171	89	7	-	-	-	
17 Residential Large site - high density	18,094	£2,853,194	702	628	553	477	400	321	241	161	79	-	-	
18 Residential Large site - medium density	44,234	£13,270,671	279	210	140	69	-	-	-	-	-	-	-	
19 Residential Large site - high density	44,834	£8,947,102	722	648	573	497	419	341	262	181	100	17	-	
20 Residential Large site - medium density	66,352	£19,906,008	521	452	381	309	236	161	86	10	-	-	-	
21 Residential Large site - high density	67,352	£10,616,537	383	319	255	189	122	54	-	-	-	-	-	
22 Residential Large site - medium density	88,469	£26,541,342	467	402	336	268	200	131	61	-	-	-	-	
23 Residential Large site - high density	89,969	£13,934,205	348	289	228	167	104	41	-	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£863,534	403	317	232	146	61	-	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£729,887	467	382	296	211	125	40	-	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£729,887	492	406	321	235	150	64	-	-	-	-	-	
27 Retail (comparison)	4,000	£1,658,834	356	356	356	356	356	356	356	356	356	356	356	
28 Retail (convenience)	4,000	£4,644,735	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£1,857,894	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£796,240	578	507	436	363	290	216	140	64	-	-	-	
35 Residential and light industrial co-location - high density	5,173	£696,710	736	665	594	521	448	373	298	222	144	66	-	
36 Co-living development (medium density) 200 beds	3,600	£1,658,834	2,458	2,345	2,232	2,120	2,007	1,894	1,781	1,668	1,554	1,441	1,328	
37 Co-living development (high density) 250 beds	4,500	£863,534	3,078	2,965	2,852	2,740	2,627	2,514	2,402	2,289	2,176	2,064	1,951	
38 Co-living development (high density) 300 beds	5,400	£863,534	3,103	2,990	2,878	2,765	2,652	2,540	2,427	2,314	2,202	2,089	1,976	
40 Hotel (100 rooms)	2,500	£796,240	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	3,438	£729,887	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	4,500	£729,887	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	2,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	3,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,000	£1,104,880	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	2,500	£1,036,404	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,243,915	-	-	-	-	-	-	-	-	-	-	-	

BLV 3

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£297,228	1,862	1,755	1,647	1,537	1,425	1,312	1,198	1,082	964	845	724	
2 Residential Small site - medium density	442	£198,152	2,100	1,993	1,885	1,775	1,663	1,550	1,436	1,320	1,202	1,083	963	
3 Residential Small site - higher density	796	£148,614	1,062	978										

BLV 1

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£516,921	1,464	1,363	1,240	1,125	1,009	892	773	652	529	405	280	
2 Residential Small site - medium density	442	£344,614	1,867	1,756	1,643	1,529	1,413	1,296	1,176	1,056	933	809	684	
3 Residential Small site - higher density	796	£258,461	1,030	942	854	764	673	581	487	393	297	200	101	
4 Residential Small site - low density	895	£861,536	1,058	960	860	760	658	554	449	343	235	126	16	
5 Residential Small site - medium density	895	£430,768	1,091	999	905	805	714	617	519	419	317	215	111	
6 Residential Small site - higher density	895	£311,537	649	559	469	376	283	188	93	-	-	-	-	
7 Residential Medium site - low density	2,222	£2,584,607	770	673	574	474	373	270	166	60	-	-	-	
8 Residential Medium site - medium density	2,212	£1,033,843	1,301	1,206	1,110	1,012	913	813	711	609	504	399	292	
9 Residential Medium site - higher density	2,212	£732,305	659	569	478	386	293	198	102	5	-	-	-	
10 Residential Medium site - low density	4,423	£2,584,607	966	876	789	700	608	516	422	327	231	133	34	
11 Residential Medium site - medium density	4,423	£1,723,973	715	626	536	445	353	260	164	66	-	-	-	
12 Residential Medium site - higher density	4,423	£904,612	688	603	518	431	344	255	165	74	-	-	-	
13 Residential Large site - low density	8,847	£5,169,214	897	813	728	641	554	465	375	284	191	97	2	
14 Residential Large site - medium density	8,847	£3,446,142	655	570	483	396	307	217	126	33	-	-	-	
15 Residential Large site - high density	9,047	£1,813,532	515	436	360	281	201	121	39	-	-	-	-	
16 Residential Large site - medium density	17,694	£6,892,285	542	463	383	302	220	137	52	-	-	-	-	
17 Residential Large site - high density	18,094	£3,704,603	724	647	569	490	410	328	245	161	76	-	-	
18 Residential Large site - medium density	44,234	£17,230,712	253	181	108	34	-	-	-	-	-	-	-	
19 Residential Large site - high density	44,834	£9,046,124	743	666	589	510	429	348	265	182	97	11	-	
20 Residential Large site - medium density	66,352	£25,946,069	496	423	350	275	199	122	44	-	-	-	-	
21 Residential Large site - high density	67,352	£13,784,570	394	328	261	193	123	52	-	-	-	-	-	
22 Residential Large site - medium density	88,469	£34,461,425	437	369	301	231	161	89	16	-	-	-	-	
23 Residential Large site - high density	89,969	£18,092,248	356	295	232	168	103	37	-	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£861,536	405	316	226	137	48	-	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£947,689	488	399	310	221	131	42	-	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£947,689	520	431	342	253	164	74	-	-	-	-	-	
27 Retail (comparison)	4,000	£2,153,839	232	232	232	232	232	232	232	232	232	232	232	
28 Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£2,412,300	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£1,033,843	554	481	406	331	255	177	99	19	-	-	-	
35 Residential and light industrial co-location - medium density	5,173	£1,723,071	637	560	482	403	323	242	160	77	-	-	-	
36 Residential and light industrial co-location - high density	5,423	£904,612	761	688	613	538	462	384	306	226	146	65	-	
37 Co-living development (medium density) 200 beds	3,600	£2,153,839	2,625	2,513	2,400	2,288	2,175	2,062	1,950	1,837	1,724	1,612	1,499	
38 Co-living development (high density) 250 beds	4,500	£861,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,245	2,132	2,020	1,907	
39 Co-living development (high density) 300 beds	5,400	£861,536	3,066	2,954	2,841	2,728	2,616	2,503	2,390	2,278	2,165	2,052	1,940	
40 Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	3,438	£947,689	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	4,500	£947,689	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	2,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	3,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,000	£1,434,323	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	2,500	£1,345,673	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-	

BLV 2

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£398,120	1,732	1,621	1,508	1,394	1,278	1,160	1,041	920	796	674	548	
2 Residential Small site - medium density	442	£265,413	2,046	1,935	1,822	1,708	1,592	1,475	1,355	1,235	1,112	988	863	
3 Residential Small site - higher density	796	£199,060	1,104	1,017	928	839	748	655	562	467	371	274	176	
4 Residential Small site - low density	895	£663,534	1,279	1,181	1,082	981	879	775	670	564	456	347	237	
5 Residential Small site - medium density	895	£331,111	1,293	1,111	1,017	922	828	729	630	531	429	327	223	
6 Residential Small site - higher density	895	£232,237	727	647	565	483	391	297	171	74	-	-	-	
7 Residential Medium site - low density	2,222	£1,990,601	1,037	940	842	742	640	537	433	328	221	113	3	
8 Residential Medium site - medium density	2,212	£796,240	1,408	1,313	1,217	1,120	1,021	920	819	716	612	506	399	
9 Residential Medium site - higher density	2,212	£584,034	735	645	554	462	369	274	179	83	-	-	-	
10 Residential Medium site - low density	4,423	£1,990,601	1,100	1,012	924	834	743	650	557	462	365	268	169	
11 Residential Medium site - medium density	4,423	£1,327,067	805	716	626	535	442	349	254	158	61	-	-	
12 Residential Medium site - higher density	4,423	£896,710	735	650	565	478	391	302	212	121	28	-	-	
13 Residential Large site - low density	8,847	£3,981,201	1,031	947	862	776	688	599	509	418	325	232	137	
14 Residential Large site - medium density	8,847	£2,654,134	745	659	573	485	396	306	215	123	29	-	-	
15 Residential Large site - high density	9,047	£1,396,738	561	484	406	327	248	167	85	2	-	-	-	
16 Residential Large site - medium density	17,694	£5,308,268	631	553	473	392	310	228	141	55	-	-	-	
17 Residential Large site - high density	18,094	£2,853,194	771	694	616	537	457	375	292	208	123	37	-	
18 Residential Large site - medium density	44,234	£13,270,671	342	270	197	123	48	-	-	-	-	-	-	
19 Residential Large site - high density	44,834	£8,947,102	713	635	556	476	394	312	228	143	57	-	-	
20 Residential Large site - medium density	66,352	£19,906,008	586	513	439	365	289	212	134	55	-	-	-	
21 Residential Large site - high density	67,352	£10,616,537	441	375	308	240	170	99	28	-	-	-	-	
22 Residential Large site - medium density	88,469	£26,541,342	526	459	390	321	250	178	105	31	-	-	-	
23 Residential Large site - high density	89,969	£13,934,205	403	341	278	214	140	84	16	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£863,534	475	386	297	208	119	30	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£729,887	540	451	362	272	183	94	5	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£729,887	565	476	386	297	208	119	30	-	-	-	-	
27 Retail (comparison)	4,000	£1,658,834	356	356	356	356	356	356	356	356	356	356	356	
28 Retail (convenience)	4,000	£4,644,735	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£1,857,894	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£796,240	642	568	494	419	342	265	186	107	27	-	-	
35 Residential and light industrial co-location - high density	5,173	£896,710	719	626	552	476	400	319	236	153	69	-	-	
36 Co-living development (medium density) 200 beds	44,234	£3,981,201	2,625	2,513	2,400	2,288	2,175	2,062	1,950	1,837	1,724	1,612	1,499	
37 Co-living development (high density) 250 beds	4,500	£1,033,843	3,078	2,965	2,852	2,740	2,627	2,514	2,402	2,289	2,176	2,064	1,951	
38 Co-living development (high density) 300 beds	5,400	£863,534	3,103	2,990	2,878	2,765	2,652	2,540	2,427	2,314	2,202	2,089	1,976	
39 Co-living development (high density) 300 beds	2,500	£796,240	-	-	-	-	-	-	-	-	-	-	-	
40 Hotel (100 rooms)	3,438	£729,887	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	4,500	£729,887	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	2,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	3,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	2,000	£1,104,880	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,500	£1,036,404	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	3,000	£1,243,915	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,243,915	-	-	-	-	-	-	-	-	-	-	-	

BLV 3

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£297,228	1,960	1,849	1,736	1,622	1,506	1,389	1,269	1,149	1,026	902	776	

BLV 1

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£516,921	1,562	1,447	1,339	1,211	1,090	968	844	719	591	463	332	
2 Residential Small site - medium density	442	£344,814	1,965	1,850	1,733	1,614	1,494	1,372	1,248	1,122	995	867	736	
3 Residential Small site - higher density	796	£258,461	1,106	1,015	923	830	735	640	543	444	345	244	142	
4 Residential Small site - low density	895	£861,536	1,144	1,043	940	835	729	621	512	402	290	177	62	
5 Residential Small site - medium density	895	£430,768	1,172	1,076	979	880	781	680	577	473	368	262	154	
6 Residential Small site - higher density	895	£391,537	725	632	538	442	345	247	148	47	-	-	-	
7 Residential Medium site - low density	2,212	£2,584,607	856	755	653	549	444	337	229	119	8	-	-	
8 Residential Medium site - medium density	2,212	£1,033,843	1,384	1,286	1,186	1,085	982	878	772	665	557	447	336	
9 Residential Medium site - higher density	2,212	£732,305	735	642	548	452	355	257	158	57	-	-	-	
10 Residential Medium site - low density	4,423	£2,584,607	1,044	953	861	767	672	576	479	381	281	179	76	
11 Residential Medium site - medium density	4,423	£1,723,973	793	700	607	512	416	319	221	121	20	-	-	
12 Residential Medium site - higher density	4,423	£904,612	761	673	584	494	403	311	218	123	27	-	-	
13 Residential Large site - low density	8,847	£5,169,214	973	885	797	707	616	524	430	336	239	142	43	
14 Residential Large site - medium density	8,847	£3,446,142	730	642	552	461	368	275	180	84	-	-	-	
15 Residential Large site - high density	9,047	£1,813,532	581	501	421	339	256	172	87	11	-	-	-	
16 Residential Large site - medium density	17,694	£6,892,285	613	531	448	364	278	192	104	15	-	-	-	
17 Residential Large site - high density	18,094	£3,704,603	793	713	632	550	467	382	296	209	120	31	-	
18 Residential Large site - medium density	44,234	£17,230,712	316	241	165	88	10	-	-	-	-	-	-	
19 Residential Large site - high density	44,834	£9,046,124	811	731	650	569	486	401	315	228	140	51	-	
20 Residential Large site - medium density	66,352	£25,946,069	560	485	408	331	253	173	91	9	-	-	-	
21 Residential Large site - high density	67,352	£13,784,570	452	383	314	243	171	98	24	-	-	-	-	
22 Residential Large site - medium density	88,469	£34,461,425	496	426	355	283	210	136	60	-	-	-	-	
23 Residential Large site - high density	89,969	£18,092,248	411	346	281	216	148	80	10	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£861,536	477	385	292	199	106	13	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£947,689	561	468	375	282	190	97	4	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£947,689	593	500	407	315	222	129	36	-	-	-	-	
27 Retail (comparison)	4,000	£2,153,839	232	232	232	232	232	232	232	232	232	232	232	
28 Retail (convenience)	4,000	£6,030,749	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£2,412,300	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£8,615,356	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£1,033,843	618	542	464	386	307	226	145	63	-	-	-	
35 Residential and light industrial co-location - medium density	5,173	£1,723,071	704	624	543	461	378	294	208	122	35	-	-	
36 Residential and light industrial co-location - high density	5,423	£904,612	825	748	671	593	514	433	352	270	186	102	16	
37 Co-living development (medium density) 200 beds	3,600	£2,153,839	2,625	2,513	2,400	2,288	2,175	2,062	1,950	1,837	1,724	1,612	1,499	
38 Co-living development (high density) 250 beds	4,500	£861,536	3,034	2,921	2,808	2,696	2,583	2,470	2,358	2,245	2,132	2,020	1,907	
39 Co-living development (high density) 300 beds	5,400	£861,536	3,066	2,954	2,841	2,728	2,616	2,503	2,390	2,278	2,165	2,052	1,940	
40 Hotel (100 rooms)	2,500	£1,033,843	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	3,438	£947,689	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	4,500	£947,689	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	2,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,000	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	3,500	£2,584,607	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,000	£1,434,323	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	2,500	£1,345,673	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,615,107	-	-	-	-	-	-	-	-	-	-	-	

BLV 2

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£398,120	1,831	1,715	1,598	1,479	1,359	1,237	1,113	987	860	731	601	
2 Residential Small site - medium density	442	£265,413	2,144	2,029	1,912	1,793	1,673	1,551	1,427	1,302	1,174	1,046	915	
3 Residential Small site - higher density	796	£199,060	1,180	1,090	998	904	810	714	617	519	419	318	216	
4 Residential Small site - low density	895	£663,524	1,366	1,264	1,161	1,056	950	843	734	623	511	398	283	
5 Residential Small site - medium density	895	£331,188	1,188	1,087	983	879	772	665	558	450	340	229	118	
6 Residential Small site - higher density	895	£232,237	803	710	616	521	424	326	228	130	24	-	-	
7 Residential Medium site - low density	2,212	£1,990,601	1,124	1,023	920	816	711	604	496	386	275	163	49	
8 Residential Medium site - medium density	2,212	£796,240	1,492	1,393	1,293	1,192	1,089	985	880	773	665	555	444	
9 Residential Medium site - higher density	2,212	£584,034	811	718	624	528	431	333	234	133	31	-	-	
10 Residential Medium site - low density	4,423	£1,990,601	1,178	1,087	995	901	807	711	613	515	415	313	211	
11 Residential Medium site - medium density	4,423	£1,327,067	882	790	696	602	506	409	310	210	109	7	-	
12 Residential Medium site - higher density	4,423	£696,710	808	720	631	541	450	358	265	170	74	-	-	
13 Residential Large site - low density	8,847	£3,981,201	1,107	1,020	931	841	750	658	565	470	374	276	177	
14 Residential Large site - medium density	8,847	£2,654,134	820	731	641	551	460	368	275	174	77	-	-	
15 Residential Large site - high density	9,047	£1,396,738	627	548	467	385	302	218	133	47	-	-	-	
16 Residential Large site - medium density	17,694	£5,308,268	702	620	537	453	368	282	193	104	14	-	-	
17 Residential Large site - high density	18,094	£2,853,194	841	760	679	597	514	429	343	256	168	78	-	
18 Residential Large site - medium density	44,234	£13,270,671	405	331	255	178	100	21	-	-	-	-	-	
19 Residential Large site - high density	44,834	£6,947,102	857	778	697	615	532	447	361	275	187	77	7	
20 Residential Large site - medium density	66,352	£19,906,008	650	574	498	421	342	262	181	99	15	-	-	
21 Residential Large site - high density	67,352	£10,616,537	499	430	361	290	218	145	71	-	-	-	-	
22 Residential Large site - medium density	88,469	£26,541,342	585	516	445	373	300	225	149	73	-	-	-	
23 Residential Large site - high density	89,969	£13,934,205	457	393	328	262	194	128	57	-	-	-	-	
24 Housing for Elderly (C3) - high density	2,800	£863,534	548	455	363	270	177	84	-	-	-	-	-	
25 Housing for Elderly (C3) - high density	4,200	£729,887	613	520	427	334	241	149	56	-	-	-	-	
26 Housing for Elderly (C2) extra care	4,900	£729,887	637	545	452	359	266	173	81	-	-	-	-	
27 Retail (comparison)	4,000	£1,658,834	356	356	356	356	356	356	356	356	356	356	356	
28 Retail (convenience)	4,000	£4,644,735	-	-	-	-	-	-	-	-	-	-	-	
29 Office	10,000	£1,857,894	-	-	-	-	-	-	-	-	-	-	-	
30 Office	15,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
31 Industrial (40% plot ratio)	4,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
32 Warehousing/logistics (50% plot ratio)	5,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
33 Warehousing/logistics (60% plot ratio)	6,000	£6,635,335	-	-	-	-	-	-	-	-	-	-	-	
34 Residential and light industrial co-location - medium density	2,712	£796,240	705	629	552	474	394	314	233	150	67	-	-	
35 Residential and light industrial co-location - high density	5,173	£996,710	863	787	710	631	552	472	390	308	224	140	54	
36 Co-living development (medium density) 200 beds	3,600	£1,658,834	2,663	2,550	2,437	2,324	2,207	2,094	1,981	1,868	1,754	1,641	1,528	
37 Co-living development (high density) 250 beds	4,500	£863,534	3,078	2,965	2,852	2,740	2,627	2,514	2,402	2,289	2,176	2,064	1,951	
38 Co-living development (high density) 300 beds	5,400	£863,534	3,103	2,990	2,878	2,765	2,652	2,540	2,427	2,314	2,202	2,089	1,976	
40 Hotel (100 rooms)	2,500	£796,240	-	-	-	-	-	-	-	-	-	-	-	
41 Hotel (125 rooms)	3,438	£729,887	-	-	-	-	-	-	-	-	-	-	-	
42 Hotel (150 rooms)	4,500	£729,887	-	-	-	-	-	-	-	-	-	-	-	
43 Leisure use	2,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
44 Leisure use	3,000	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
45 Leisure use	3,500	£1,990,601	-	-	-	-	-	-	-	-	-	-	-	
46 Community use	2,000	£1,104,880	-	-	-	-	-	-	-	-	-	-	-	
47 Community use	2,500	£1,036,404	-	-	-	-	-	-	-	-	-	-	-	
48 Community use	3,000	£1,243,915	-	-	-	-	-	-	-	-	-	-	-	

BLV 3

Description	Floor areas	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	442	£297,228	2,059	1,943	1,826	1,707	1,587	1,465	1,341	1,215	1,088	959	829	
2 Residential Small site - medium density	442	£198,152	2,296	2,181										