
**LONDON BOROUGH OF BARNET
CIL VIABILITY REVIEW – UPDATE JANUARY 2021****1. Introduction**

- 1.1. In December 2019, BNP Paribas Real Estate undertook a review of development viability in the London Borough of Barnet to inform the potential for revisions to the Council's Community Infrastructure Levy ('CIL') Charging Schedule. The Council's CIL Charging Schedule came into effect on 1 May 2013 and there have been significant changes in market conditions over the intervening period up to the date of drafting our December 2019 report.
- 1.2. Shortly after our report had been finalised, in March 2020 the World Health Organisation declared coronavirus as a global pandemic. The UK government introduced a series of measures to combat the spread of coronavirus, including varying degrees of 'lockdown' measures which had a significant impact on economic activity. During the first period of lockdown, housing market construction and transactions were halted. However, during subsequent 'tier' restrictions and full lockdowns, both construction and transactions have been allowed to continue.
- 1.3. However, the hospitality, retail and hotel sectors have been adversely affected by the restrictions both on domestic expenditure, but also by restrictions on tourism, with overseas visitors effectively banned for much of 2020 and into 2021.
- 1.4. This note reviews the recommendations in our December 2019 report in the light of evidence that has become available over 2020. It should be read in conjunction with our December 2019 report.

2. Residential markets

- 2.1. During the first lockdown of 2020, transactions of residential properties all but ceased, resulting in significant uncertainty as to the impact of the restrictions on pricing. Since the first lockdown ended, there has been a significant recovery in the volume of sales, partly prompted by pent-up demand; a desire among some households for more space; and by the Stamp Duty Land Tax ('SDLT') holiday which discounts the amounts payable for most London properties. The impact of the SDLT holiday on demand is unlikely to be as significant in London as elsewhere in England as many properties are transacting above the £500,000 threshold, below which a nil rate currently applies.
- 2.2. In Barnet, Land Registry data between November 2019 (the base date for our December 2019 report) and November 2020 (the latest data available) indicates that average prices in the Borough increased from £522,552 to £526,127, or 0.68%. Prices were flat between December 2019 and March 2020 and the increase occurred after the lockdown.
- 2.3. Looking ahead, Savills' December 2020 '*UK Housing Market Update*' forecasts that house prices in London will remain unchanged over 2021, but increase by 1% in 2022, 4% in 2023 and 2% in 2024. Over the five years to 2024, Savills forecast that prices will grow by a cumulative 12.7% (against 20.4% growth across the UK as a whole).
- 2.4. We have therefore increased the values in our appraisals (see Figure 2.15.1 and paragraph 4.2 in our December 2019 report) by 0.68% to reflect the current position as at January 2021.

3. Commercial markets

- 3.1. In our December 2019 report, we adopted upper quartile rents for new build commercial floorspace, as noted at paragraph 4.11.

- 3.2. We have reviewed lettings of office, retail and industrial floorspace between December 2019 and January 2021 (attached as Appendix 1). Upper quartile rents over the period after December 2019 have not decreased, as summarised in Table 3.1.1.

Table 3.1.1: Commercial rents (lettings completed between December 2019 and January 2021)

Type	Upper quartile rent (December 2019)	Upper quartile rent (January 2021)
Offices	£38.57	£34.00
Retail	£46.94	£46.82
Industrial	£20.97	£15.79

- 3.3. Although rents have remained broadly unchanged to date, there are significant headwinds facing the retail sector in particular and, to a lesser extent, the office market. Retail has been badly affected by the lockdown measures introduced by the government and this has resulted in a number of national multiples collapsing into administration. This includes retailers who are 'anchors' in shopping centres, including Debenhams and Top Shop brands. The last twelve months has seen an acceleration of pre-existing trends towards on-line shopping, resulting in accelerating store closures and increased vacancies in the physical retailing space.
- 3.4. The future of offices is widely regarded as more secure, as most companies value having their staff physically together for at least part of the week. Most commentators do not consider that companies will seek to significantly reduce the amount of space they occupy, but there is clearly a degree of uncertainty as to future office utilisation once the population is vaccinated and lockdown measures finally end.
- 3.5. These factors are weighing on investment yields as investors either sit and wait, or those who are investing are adjusting their pricing to account for additional risk. Knight Frank's December 2020 yield guide suggests that between December 2019 and December 2020, yields on retail and offices have increased. This is echoed by CBRE's "UK Investment Yields" (January 2021) which indicates that between March 2020 and January 2021, investment yields for high street shops, shopping centres, leisure park and offices have also weakened. They report that yields for supermarkets, west end and city offices and industrial floorspace have strengthened.
- 3.6. Although Knight Frank's yield guide indicates that yields for hotels have remained unchanged at 3.5% to 4%, they note that market sentiment is negative. However, Oxford Economics forecasts that London visitor numbers will increase from their depressed levels in 2020/21 to 2019 levels in 2022. STR's 'Global London Hostels Forecast' May 2020 predicts a strong recovery in occupancy from 2022 onwards.
- 3.7. Table 3.7.1 summarises the yields applied in our December 2019 report (see paragraph 4.11) and our revised yields as at January 2021.

Table 3.7.1: Investment yields

Type	Investment yields December 2019	Investment yields January 2021
Retail	6.25%	7.50%
Retail supermarket	4.50%	4.25%
Offices	6.50%	6.75%

Type	Investment yields December 2019	Investment yields January 2021
Industrial and warehousing	5.00%	4.75%
Hotels	5.50%	5.50%
D1/D2	7.00%	7.00%

4. Build costs

- 4.1. The build costs in our December 2019 report were informed by the RICS 'Building Cost Information Service' as noted in paragraph 4.12.
- 4.2. Over the intervening period, the BCIS All-In Tender Price Index indicates that costs have fallen by 1.5%.
- 4.3. We have applied the updated BCIS costs (adjusted for Barnet) in our appraisals, as summarised in Table 4.3.1 and Appendix 2. These show the base costs only, to which additional allowances are applied for external work and sustainability uplifts as noted at paragraphs 4.12, 4.14 and 4.15 of our December 2019 report.

Table 4.3.1: Updated BCIS costs (base costs only)

Development type	BCIS cost code	Base cost per sq metre – December 2019	Base cost per sq metre – January 2021
Residential – houses	810.13 Estate housing terraced	£1,652	£1,592
Residential – flats (5 or fewer storeys)	816. Flats – generally	£1,883	£1,822
Residential (6 or more storeys)	816. Flats – 6 storey or above	£2,314	£2,193
Offices	320. Offices – generally	£2,344	£2,303
Industrial	282. Factories – Generally	£1,327	£1,310
Warehousing	284.2 Purpose built warehouses /stores	£1,255	£1,207
Hotels	852. Hotels	£2,585	£2,538
Student housing	856.2 Students' residences	£2,382	£2,345
Retail	345. Shops – Generally	£1,863	£1,818
Retail supermarkets	344. Hypermarkets, supermarkets	£2,003	£1,892
D1/D2 leisure	562.2 Gyms, fitness centres	£1,737	£2,474

5. Benchmark land values

- 5.1. We have also adjusted our benchmark land values to reflect the changes in yields outlined in paragraph 3.7. As noted in paragraphs 4.34 and 4.36 of our December 2019 report, two of the three benchmark land values are based on secondary office floorspace and secondary industrial floorspace. Yields for both of these uses have changed, as noted in Table 3.7.1 above. Secondary office benchmarks have reduced from £10.25 million (including 20% premium) to £9.6 million per hectare (including 20% premium), while the industrial floorspace

benchmark has increased from £4.55 million to £4.73 million per hectare (including 20% premium). The community land/greenfield benchmark land value of £1 million per hectare remains unchanged.

6. Revised appraisals

- 6.1. We have re-run our appraisals to reflect the changes outlined above (namely a marginal increase in residential sales values; a reduction in costs to reflect changes in BCIS data; and adjustments to commercial investment yields).
- 6.2. The outputs of our appraisals for residential development are attached as Appendix 3. These outputs adopt a consistent format with those included in our December 2019 report to facilitate comparison.
- 6.3. The outputs of our appraisals for non-residential development are summarised in Table 6.3.1 and shown next to the results from our December 2019 appraisals.

Table 6.3.1: Non-residential results (maximum CIL rates per square metre)

No	Description	Site area	GIA sqm	Secondary office BLV		Secondary Industrial BLV		Community/greenfield BLV	
				2019	2021	2019	2021	2019	2021
28	Offices	0.01	108	-	-	-	-	£63	£6
29	Offices	0.04	478	-	-	-	-	£45	-
30	Industrial	0.05	585	-	-	-	-	-	£2
31	Industrial	0.03	450	-	-	-	-	-	£2
32	Storage	0.05	815	-	-	-	-	£80	£252
33	Storage	0.07	975	-	-	-	-	-	£120
34	Leisure	0.05	1,675	-	-	-	-	-	-
35	Leisure	0.07	1,413	-	-	-	-	-	-
36	Retail (small scale comparison)	0.10	4,140	£493	£106	£617	£1,098	£1,414	£959
37	Retail (small scale comparison)	0.12	4,150	£494	£107	£618	£1,099	£1,415	£960
38	Retail (medium scale comparison)	0.17	8,400	£292	-	£524	£1,010	£1,385	£930
39	Retail (medium scale comparison)	0.13	8,400	£762	£361	£765	£1,241	£1,491	£1,036
40	Retail (large scale comparison)	0.32	12,725	£906	£497	£843	£1,316	£1,531	£1,075
41	Retail (large scale comparison)	0.14	12,275	£971	£562	£909	£1,381	£1,596	£1,141
42	Retail (large scale comparison)	0.43	20,875	£915	£510	£883	£1,357	£1,588	£1,132
43	Retail (convenience)	0.11	19,865	-	£599	£1,293	£738	£1,167	£1,757
44	Retail (convenience)	0.65	41,500	£15	£691	£1,338	£782	£1,182	£1,772
45	Retail (convenience)	0.33	62,375	£302	£960	£1,471	£908	£1,224	£1,814
46	Hotel	0.93	84,000	£353	£655	£828	£558	£665	£944

No	Description	Site area	GIA sqm	Secondary office BLV		Secondary Industrial BLV		Community/ greenfield BLV	
47	Hotel	1.40	126,000	£496	£789	£897	£623	£690	£969
48	Hotel -budget	1.38	165,500	£497	£790	£892	£618	£681	£960
49	Student	1.51	203,750	£194	£478	£599	£337	£412	£680
50	Student	0.26	4,975	£236	£518	£619	£356	£419	£686

7. Conclusions drawn from updated appraisals

7.1. In our December 2019 report (paragraph 7.4, we identified the following proposed rates:

Table 7.1.1: Proposed CIL rates (December 2019 report)

Development type	Zone	Adopted rate	Indexed rate	Proposed rate
Residential including C2, C3 and C4 use classes and sui generis HMOs	Zone A	£135	£202	£300
	Zone B ¹	£135	£202	£350
Hotels, student housing	Whole borough	£135	£202	£300
Retail	Whole borough	£135	£202	£202
Employment (former B use classes)	Whole borough	£0	£0	£20
All other uses	Whole Borough	£0	£0	£0

- 7.2. We have re-run the residential appraisals incorporating 35%, 30%, 25% and 20% affordable housing and these results show a marginal improvement in comparison to the results generated by our December 2019 appraisals. Consequently, we recommend that the rates proposed in our December 2019 can progress as planned.
- 7.3. Our updated office appraisals show less capacity to absorb CIL contributions than was previously the case, while the industrial and warehousing appraisals show improved capacity. The proposed nominal rate of £20 per square metre should be retained on both of these uses.
- 7.4. Retail uses show diminished capacity for CIL although the reduction is not sufficient to warrant a change to the existing rate of £135 per square metre (£202 per square metre after indexation).
- 7.5. Our appraisals for student housing indicate that the proposed rate can progress as planned. However, in the short term, hotels have been adversely affected by the lockdown measures, which have extended beyond initial expectations. Recovery in the tourism sector is likely to take longer than initially expected and this may depress demand for new hotel rooms in outer London. We would therefore advise the Council to maintain the existing rate of £135 per square metre (subject to indexation to £202 per square metre).
- 7.6. Our revised recommendations are summarised in Table 7.6.1.

¹ Golders Green and Hampstead



Table 7.6.1: Revised recommendations

Development type	Zone	Adopted rate	Indexed rate	Proposed rate
Residential including C2, C3 and C4 use classes and sui generis HMOs	Zone A	£135	£202	£300
	Zone B ²	£135	£202	£350
Hotels , Student housing	Whole borough	£135	£202	£300
Hotels	Whole borough	£135	£202	£300 £202
Retail	Whole borough	£135	£202	£202
Employment (former B use classes) and D2 leisure	Whole borough	£0	£0	£20
All other uses	Whole Borough	£0	£0	£0

BNP Paribas Real Estate
28 January 2021

² Golders Green and Hampstead

APPENDIX 1: OFFICE, RETAIL AND INDUSTRIAL LETTINGS

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
29/04/2020	29/05/2020	1 Sentinel Sq	London	GRND	100	80.00	Asking		8,000.00	Retail
03/03/2020	02/04/2020	61-63 Brent St	London	GRND	317	69.40	Achieved		22,000.00	Retail
26/07/2020	26/07/2020	1C Market Pl	London	GRND	345	56.52	Asking		19,500.00	Retail
03/03/2020	02/04/2020	893 Finchley Rd	London	GRND	760	48.03	Achieved		36,500.00	Retail
28/10/2020	27/11/2020	127 The Broadway	London	GRND	1,241	46.33	Asking	FRI	57,500.00	Retail
02/12/2019	02/12/2019	130 East End Rd	London	GRND	305	42.62	Effective	FRI	12,999.95	Retail
10/12/2019	10/12/2019	1175 Finchley Rd	London	GRND	1,138	42.18	Effective		47,999.62	Retail
16/01/2020	13/03/2020	70 High	London	GRND	866	40.42	Asking	FRI	35,000.00	Retail
02/11/2020	02/11/2020	91 Ballards Ln	London	GRND	546	39.38	Asking		21,500.00	Retail
27/01/2020	27/01/2020	19 Watling Ave	Harrow	GRND	800	37.50	Effective		29,999.73	Retail
05/03/2020	04/04/2020	224 High St	Barnet	GRND	605	37.19	Asking		22,500.00	Retail
26/11/2019	26/11/2019	1352 High Rd	London	GRND	623	35.31	Achieved		22,000.00	Retail
17/12/2020	05/01/2021	735 High Rd	London	GRND	340	35.29	Asking	FRI	12,000.00	Retail
07/08/2020	07/08/2020	20-22 Station Rd	Edgware	GRND	595	34.29	Asking		20,400.00	Retail
17/12/2019	17/12/2019	1293 High Rd	London	GRND	1,119	34.05	Effective		38,099.77	Retail
07/01/2020	07/01/2020	1295 High Rd	London	GRND	973	33.92	Effective		32,999.79	Retail
22/03/2020	22/03/2020	20 High St	Barnet	GRND	592	33.78	Achieved	FRI	20,000.00	Retail
28/02/2020	01/04/2020	232 High St	Barnet	GRND	475	33.68	Asking		16,000.00	Retail
11/07/2020	11/07/2020	113 High St	Barnet	GRND	1,270	33.13	Effective	FRI	42,074.11	Retail
01/06/2020	01/06/2020	6 Central Circus	London	GRND	950	32.63	Asking		31,000.00	Retail
28/10/2020	27/11/2020	865-865B High Rd	London	GRND	400	32.50	Achieved		13,000.00	Retail
27/07/2020	27/08/2020	105 Golders Green Rd	London	GRND	1,336	31.81	Effective		42,499.84	Retail
08/06/2020	07/09/2020	884 High Rd	London	GRND	1,135	31.72	Asking		36,000.00	Retail
11/06/2020	11/06/2020	139 The Broadway	London	GRND	450	31.11	Achieved	FRI	14,000.00	Retail
02/10/2020	04/11/2020	1a Wentworth Rd	Barnet	GRND	265	30.85	Effective	FRI	8,174.98	Retail
01/07/2020	31/07/2020	218 High St	Barnet	GRND	590	29.66	Asking		17,500.00	Retail
13/10/2020	13/10/2020	1019 Finchley Rd	London	GRND	700	28.57	Achieved		20,000.00	Retail
19/03/2020	18/04/2020	37 Market Pl	London	GRND	895	27.93	Asking		25,000.00	Retail
01/07/2020	01/07/2020	33 Watford Way	London	GRND	900	27.78	Asking		25,000.00	Retail
13/05/2020	01/06/2020	95 Colney Hatch Ln	London	GRND	611	27.77	Effective		16,970.06	Retail
21/01/2020	20/02/2020	95 Church Rd	Hendon	1st	1,591	26.71	Asking		42,500.00	Retail
30/11/2020	30/12/2020	118 Brent St	London	GRND	964	24.90	Asking		24,003.60	Retail
20/01/2020	20/01/2020	418-422 Watford Way	London	GRND	1,569	23.90	Achieved		37,500.00	Retail
19/03/2020	18/04/2020	91 Golders Green Rd	London	GRND	1,130	23.89	Asking		27,000.00	Retail
22/06/2020	22/06/2020	1-18 Hampden Sq	London	GRND	541	22.16	Effective	FRI	11,987.34	Retail
09/03/2020	09/03/2020	10 Potters Rd	Barnet	GRND	639	21.91	Achieved	FRI	14,000.00	Retail
16/12/2019	16/12/2019	418A Watford Way	London	GRND	2,143	21.47	Achieved		46,000.00	Retail
02/03/2020	02/03/2020	5 The Market Pl	London	GRND	890	21.07	Asking	FRI	18,750.00	Retail
26/07/2020	26/07/2020	82 Edgware Way	Edgware	GRND	886	20.88	Asking		18,500.00	Retail
30/05/2020	30/06/2020	246 Station Rd	Edgware	GRND	1,700	20.82	Asking		35,394.00	Retail
30/09/2020	01/10/2020	1324-1326 High Rd	London	GRND	3,224	20.16	Asking		64,995.84	Retail
01/09/2020	01/09/2020	31 The Broadway	London	GRND	1,500	20.00	Achieved	FRI	30,000.00	Retail
18/06/2020	18/06/2020	65-67A Woodhouse Rd	London	GRND	2,129	18.79	Effective	FRI	39,999.20	Retail
01/12/2020	01/12/2020	4 Vivian Ave	London	GRND	1,200	18.75	Asking		22,500.00	Retail
01/08/2020	01/08/2020	9b Albert Pl	London	GRND	390	17.95	Asking		7,000.00	Retail
30/12/2019	30/12/2019	1-18 Hampden Sq	London	GRND	1,604	17.92	Effective	FRI	28,748.31	Retail
30/10/2020	30/10/2020	615-619 Watford Way	London	GRND	2,687	17.68	Effective		47,499.77	Retail
30/08/2020	30/09/2020	94 Edgware Way	Edgware	GRND	1,345	16.36	Achieved		22,000.00	Retail
17/11/2020	27/12/2020	109-111 Golders Green Rd	London	GRND	3,114	16.06	Achieved	FRI	50,000.00	Retail
18/06/2020	18/07/2020	3 Cat HI	Barnet	GRND	668	15.72	Asking		10,500.00	Retail
07/09/2020	07/09/2020	1324-1326 High Rd	London	GRND,1	4,280	14.58	Achieved		62,400.00	Retail
25/08/2020	25/09/2020	758 Finchley Rd	London	GRND	1,385	14.44	Achieved	FRI	20,000.00	Retail
18/11/2020	08/01/2021	448 Finchley Rd	London	GRND	1,118	13.42	Achieved	FRI	15,000.00	Retail
30/11/2020	30/12/2020	68 High St	Edgware	GRND	450	0.08	Achieved		37.80	Retail

Sign Date	Start Date	Address	City	Floor	Total SF Leas	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
01/11/2019	01/11/2019	1379 High Rd	London	GRND	1,250	48.00	Effective	FRI	59,999.98	Office
07/11/2020	07/11/2020	High St	Edgware	2nd	1,435	41.32	Asking		59,294.20	Office
07/01/2020	07/01/2020	1A Bedford Rd	London	GRND	235	38.20	Effective		8,976.84	Office
01/02/2020	01/03/2020	2B Avenue Rd	London	1st	335	32.83	Achieved	FRI	10,998.05	Office
23/12/2019	23/12/2019	302 Regents P	London	1-2	5,067	32.50	Asking		164,677.50	Office
01/12/2019	10/01/2020	4 Albert Pl	London	2nd	513	25.34	Asking		12,999.42	Office
11/11/2019	10/01/2020	26-28 St Alba	London	GRND,1	7,570	25.00	Asking	FRI	189,250.00	Office
22/11/2019	26/12/2019	200 Brent St	London	GRND	558	22.40	Asking		12,499.20	Office
05/12/2019	05/12/2019	Moon Ln	Barnet	2nd	950	21.58	Achieved		20,501.00	Office
16/12/2019	16/12/2019	309 Ballards L	London	3rd	905	21.55	Achieved	FRI	19,502.75	Office
17/06/2020	17/06/2020	2A Alexandra	London	GRND,1	2,755	21.52	Effective	FRI	59,287.61	Office
01/01/2020	01/01/2020	3 Dollis Mews	London	GRND	930	20.29	Achieved		18,869.70	Office
30/01/2020	30/01/2020	169 High St	Barnet	1st	850	20.00	Achieved		17,000.00	Office
01/12/2020	07/12/2020	2-2A Accom	London	GRND	650	18.46	Achieved	FRI	11,999.00	Office
18/09/2020	18/10/2020	1 Hallswelle P	London	1-2	1,958	16.85	Asking	FRI	32,992.30	Office
01/11/2019	01/11/2019	The Hyde	London	9th	1,285	16.00	Asking		20,560.00	Office
20/11/2019	25/12/2019	King St	London	GRND	1,565	15.16	Asking		23,725.40	Office
06/12/2019	05/01/2020	54-58 High	Edgware	7th	3,088	15.00	Asking	FRI	46,320.00	Office
21/08/2020	21/08/2020	871 High Rd	London	GRND	1,950	12.82	Asking		24,999.00	Office

Sign Date	Start Date	Address	City	Floor	Total SF Leas	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
03/12/2020	03/12/2020	26A Devonshi	London	GRND	828	26.93	Achieved	FRI	22,298.04	Industrial
22/09/2020	28/11/2020	1 Garrick Rd	London	GRND,1	5,886	15.00	Achieved	FRI	88,290.00	Industrial
21/08/2020	20/09/2020	Hyde Estate R	London	GRND	1,250	13.60	Effective	FRI	16,999.47	Industrial
08/10/2020	08/10/2020	63-67 Lancas	Barnet	GRND,MEZZ	10,050	7.46	Achieved	FRI	74,973.00	Industrial

APPENDIX 2: UPDATED BCIS COSTS

£/m2 study

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

Last updated: 16-Jan-2021 00:38

› Rebased to London Borough of Barnet (123; sample 32)

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 (20)	1,310	296	727	1,084	1,603	4,896	102
Up to 500m2 GFA (20)	1,649	1,055	1,188	1,398	2,069	2,829	13
500 to 2000m2 GFA (20)	1,359	296	803	1,208	1,522	4,896	43
Over 2000m2 GFA (20)	1,168	533	680	895	1,559	2,778	46
282.1 Advance factories							
Generally (15)	1,016	529	710	1,010	1,280	1,847	36
Up to 500m2 GFA (15)	1,264	1,055	1,084	1,230	1,398	1,653	9
500 to 2000m2 GFA (15)	991	529	675	966	1,285	1,847	19
Over 2000m2 GFA (15)	797	611	631	782	913	1,083	8
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,446	566	880	1,379	1,806	2,829	22
Up to 500m2 GFA (20)	2,511	2,069	-	2,636	-	2,829	3
500 to 2000m2 GFA (20)	1,437	566	1,294	1,585	1,734	1,906	6
Over 2000m2 GFA (20)	1,205	596	754	942	1,645	2,778	13
282.2 Purpose built factories							
Generally (25)	1,514	296	801	1,265	2,265	4,896	58
Up to 500m2 GFA (25)	1,701	871	-	1,703	-	2,528	4
500 to 2000m2 GFA (25)	1,843	296	979	1,423	2,460	4,896	19
Over 2000m2 GFA (25)	1,313	428	715	1,196	1,846	2,579	35
282.22 Purpose built factories/Offices - mixed facilities (15)	1,088	544	911	1,080	1,199	1,918	24
284. Warehouses/stores							
Generally (15)	1,137	447	686	923	1,338	5,197	48
Up to 500m2 GFA (15)	2,071	744	1,146	1,446	2,466	5,197	8
500 to 2000m2 GFA (15)	1,060	531	801	996	1,226	1,814	16
Over 2000m2 GFA (15)	877	447	664	733	1,008	1,788	24
284.1 Advance warehouses/stores (15)	924	515	678	989	1,123	1,460	11
284.2 Purpose built warehouses/stores							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,207	447	730	912	1,357	5,197	35
Up to 500m ² GFA (15)	2,388	744	1,392	1,871	3,024	5,197	6
500 to 2000m ² GFA (15)	1,020	531	765	912	1,150	1,814	13
Over 2000m ² GFA (15)	916	447	664	786	1,079	1,788	16
284.5 Cold stores/refrigerated stores (25)	1,565	1,073	1,146	1,369	2,118	2,121	5
320. Offices							
Generally (15)	2,303	1,175	1,667	2,203	2,758	5,770	99
Air-conditioned							
Generally (15)	2,359	1,394	1,841	2,270	2,727	4,098	31
1-2 storey (15)	2,194	1,394	1,806	2,066	2,346	4,098	12
3-5 storey (15)	2,227	1,597	1,758	2,242	2,727	3,184	11
6 storey or above (15)	2,710	2,038	2,423	2,614	2,822	3,833	7
Not air-conditioned							
Generally (15)	2,281	1,175	1,648	2,205	2,799	3,987	47
1-2 storey (15)	2,240	1,254	1,566	2,163	2,803	3,770	24
3-5 storey (15)	2,314	1,175	1,653	2,290	2,837	3,987	21
6 storey or above (20)	2,795	2,164	-	2,902	-	3,211	4
342. Shopping centres (30)	1,639	1,313	-	1,557	-	2,127	4
343. Department stores (50)	1,771	621	1,403	1,405	2,102	3,328	5
344. Hypermarkets, supermarkets							
Generally (30)	1,892	795	1,332	1,681	2,537	3,285	30
Up to 1000m ² (30)	2,434	1,710	-	-	-	3,157	2
1000 to 7000m ² GFA (30)	1,874	795	1,211	1,666	2,542	3,285	25
7000 to 15000m ² (30)	1,592	-	-	-	-	-	1
Over 15000m ² GFA (30)	2,101	-	-	-	-	-	1
345. Shops							
Generally (30)	1,818	707	1,049	1,390	2,373	4,919	22
1-2 storey (30)	1,830	707	1,027	1,296	2,410	4,919	21
3-5 storey (30)	1,571	-	-	-	-	-	1
562.2 Gymnasias, fitness centres, etc (25)	2,474	1,035	1,376	2,758	3,358	4,060	7
810. Housing, mixed developments (15)	1,552	790	1,355	1,510	1,697	3,529	1231
810.1 Estate housing							
Generally (15)	1,551	750	1,324	1,495	1,697	5,431	1565
Single storey (15)	1,741	991	1,471	1,679	1,958	5,431	252
2-storey (15)	1,500	750	1,306	1,461	1,637	3,252	1208
3-storey (15)	1,593	967	1,302	1,528	1,784	3,212	100

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
4-storey or above (15)	3,263	1,584	2,621	2,927	4,357	4,823	5
810.11 Estate housing detached (15)	2,007	1,155	1,500	1,710	2,000	5,431	21
810.12 Estate housing semi detached							
Generally (15)	1,545	917	1,333	1,514	1,699	2,833	369
Single storey (15)	1,717	1,102	1,464	1,699	1,910	2,833	73
2-storey (15)	1,504	917	1,330	1,478	1,650	2,589	283
3-storey (15)	1,472	1,112	1,173	1,443	1,593	2,248	13
810.13 Estate housing terraced							
Generally (15)	1,592	967	1,306	1,506	1,753	4,823	304
Single storey (15)	1,780	1,188	1,516	1,683	2,051	2,543	30
2-storey (15)	1,540	975	1,301	1,480	1,700	3,252	225
3-storey (15)	1,596	967	1,285	1,501	1,755	3,212	47
4-storey or above (10)	4,590	4,357	-	-	-	4,823	2
816. Flats (apartments)							
Generally (15)	1,822	903	1,514	1,730	2,059	6,268	886
1-2 storey (15)	1,731	1,057	1,473	1,658	1,915	3,155	209
3-5 storey (15)	1,793	903	1,507	1,720	2,022	3,811	577
6 storey or above (15)	2,193	1,339	1,785	2,049	2,368	6,268	97
852. Hotels (15)	2,538	1,430	2,082	2,427	2,992	3,765	19
856.2 Students' residences, halls of residence, etc (15)	2,345	1,330	2,095	2,359	2,585	3,789	59

APPENDIX 3: RESIDENTIAL APPRAISAL OUTPUTS

Aff Hsg:	40%	Rented:	60%
		SO:	40%

				Zone A								Zone B		
Appraisal results - max CIL rates - BLV1				EUV per ha	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999	
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155	
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,115	£ 2,284	£ 2,453	£ 4,819	£ 5,157	
4	Very small residential (flats) 6 units	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772	
5	Small residential development (flats) 10 units	10	0.05	815	£ 52	£ 192	£ 331	£ 470	£ 610	£ 749	£ 888	£ 2,840	£ 3,119	
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,212	£ 1,381	£ 1,550	£ 1,719	£ 1,888	£ 2,056	£ 2,225	£ 4,591	£ 4,929	
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 477	£ 616	£ 756	£ 895	£ 1,034	£ 1,174	£ 1,313	£ 3,265	£ 3,543	
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,628	£ 1,797	£ 1,966	£ 2,135	£ 2,303	£ 2,472	£ 2,641	£ 5,007	£ 5,345	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 819	£ 963	£ 1,105	£ 1,248	£ 1,390	£ 1,532	£ 1,674	£ 3,665	£ 3,949	
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 479	£ 615	£ 751	£ 887	£ 1,023	£ 1,159	£ 1,295	£ 3,200	£ 3,470	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 68	£ 201	£ 333	£ 466	£ 598	£ 731	£ 864	£ 2,709	£ 2,972	
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ -	£ -	£ 109	£ 237	£ 364	£ 491	£ 2,267	£ 2,520	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ -	£ -	£ 102	£ 229	£ 355	£ 482	£ 608	£ 2,367	£ 2,618	
14	Large residential (flats) 150 units	150	0.14	12,275	£ -	£ 30	£ 159	£ 289	£ 418	£ 546	£ 674	£ 2,456	£ 2,710	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ -	£ 60	£ 184	£ 307	£ 431	£ 553	£ 676	£ 2,380	£ 2,622	
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ 87	£ 199	£ 319	£ 1,749	£ 1,968	
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ -	£ -	£ 29	£ 144	£ 259	£ 373	£ 1,943	£ 2,165	
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ -	£ 52	£ 159	£ 265	£ 1,714	£ 1,918	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ -	£ 3	£ 112	£ 220	£ 327	£ 434	£ 1,876	£ 2,077	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ -	£ -	£ 5	£ 109	£ 213	£ 315	£ 417	£ 1,769	£ 1,959	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ -	£ -	£ 57	£ 158	£ 255	£ 351	£ 446	£ 1,715	£ 1,893	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ -	£ -	£ 60	£ 151	£ 240	£ 327	£ 1,490	£ 1,653	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 89	£ 225	£ 361	£ 497	£ 634	£ 770	£ 906	£ 2,811	£ 3,081	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ -	£ -	£ 34	£ 159	£ 283	£ 408	£ 532	£ 2,256	£ 2,501	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ -	£ -	£ -	£ 34	£ 145	£ 256	£ 368	£ 1,919	£ 2,140	
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,485	£ 1,705	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,198	£ 1,417	

				Zone A								Zone B		
Appraisal results - max CIL rates - BLV2				EUV per ha	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484	
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560	
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561	
4	Very small residential (flats) 6 units	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041	
5	Small residential development (flats) 10 units	10	0.05	815	£ 501	£ 641	£ 780	£ 919	£ 1,059	£ 1,198	£ 1,338	£ 3,289	£ 3,568	
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 2,465	£ 2,634	£ 2,803	£ 5,168	£ 5,506	
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 729	£ 869	£ 1,008	£ 1,148	£ 1,287	£ 1,426	£ 1,566	£ 3,517	£ 3,796	
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,013	£ 2,182	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 3,026	£ 5,392	£ 5,729	
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,021	£ 1,165	£ 1,308	£ 1,450	£ 1,592	£ 1,734	£ 1,876	£ 3,867	£ 4,151	
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 703	£ 839	£ 975	£ 1,111	£ 1,247	£ 1,383	£ 1,520	£ 3,424	£ 3,695	
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 236	£ 369	£ 502	£ 634	£ 767	£ 899	£ 1,032	£ 2,878	£ 3,141	
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ -	£ 109	£ 236	£ 363	£ 490	£ 617	£ 2,394	£ 2,646	
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 48	£ 176	£ 304	£ 431	£ 557	£ 684	£ 810	£ 2,569	£ 2,820	
14	Large residential (flats) 150 units	150	0.14	12,275	£ -	£ 120	£ 249	£ 379	£ 508	£ 636	£ 764	£ 2,546	£ 2,800	
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 105	£ 228	£ 352	£ 476	£ 599	£ 722	£ 844	£ 2,548	£ 2,791	
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ 19	£ 132	£ 244	£ 1,794	£ 2,013	
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ -	£ 40	£ 156	£ 271	£ 385	£ 500	£ 2,070	£ 2,292	
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ -	£ 95	£ 202	£ 308	£ 1,757	£ 1,961	
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ -	£ 93	£ 202	£ 310	£ 417	£ 524	£ 1,966	£ 2,167	
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ -	£ -	£ 95	£ 199	£ 302	£ 405	£ 506	£ 1,859	£ 2,048	
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ -	£ 24	£ 125	£ 225	£ 323	£ 419	£ 513	£ 1,782	£ 1,960	
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ -	£ -	£ 25	£ 120	£ 211	£ 300	£ 387	£ 1,550	£ 1,713	
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 504	£ 640	£ 776	£ 912	£ 1,048	£ 1,184	£ 1,320	£ 3,225	£ 3,496	
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ -	£ 101	£ 227	£ 351	£ 476	£ 600	£ 725	£ 2,448	£ 2,694	
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ -	£ -	£ 102	£ 214	£ 325	£ 436	£ 547	£ 2,099	£ 2,319	
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ -	£ 95	£ 207	£ 318	£ 1,870	£ 2,090	
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,348	£ 1,566	

				Zone A								Zone B	
Appraisal results - max CIL rates - BLV3				EUV per ha	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222
5	Small residential development (flats) 10 units	10	0.05	815	£ 848	£ 988	£ 1,127	£ 1,267	£ 1,406	£ 1,545	£ 1,685	£ 3,590	£ 3,869
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,236	£ 2,405	£ 2,573	£ 2,742	£ 2,911	£ 3,080	£ 3,249	£ 5,555	£ 5,893
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 925	£ 1,064	£ 1,204	£ 1,343	£ 1,482	£ 1,622	£ 1,761	£ 3,687	£ 3,965
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,310	£ 2,479	£ 2,648	£ 2,817	£ 2,986	£ 3,155	£ 3,324	£ 5,649	£ 5,987
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,178	£ 1,321	£ 1,464	£ 1,606	£ 1,748	£ 1,890	£ 2,032	£ 4,002	£ 4,287
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 877	£ 1,013	£ 1,149	£ 1,285	£ 1,421	£ 1,557	£ 1,693	£ 3,575	£ 3,845
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 367	£ 499	£ 632	£ 764	£ 897	£ 1,030	£ 1,162	£ 2,991	£ 3,254
12	Large residential (flats) 100 units	100	0.13	8,400	£ -	£ 78	£ 206	£ 333	£ 461	£ 588	£ 715	£ 2,478	£ 2,731
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 205	£ 332	£ 460	£ 587	£ 714	£ 840	£ 966	£ 2,705	£ 2,955
14	Large residential (flats) 150 units	150	0.14	12,275	£ 60	£ 189	£ 319	£ 448	£ 577	£ 705	£ 833	£ 2,606	£ 2,860
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 235	£ 359	£ 482	£ 606	£ 730	£ 852	£ 974	£ 2,661	£ 2,904
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ -	£ -	£ 54	£ 167	£ 279	£ 1,824	£ 2,043
17	Large residential (flats) 500 units	500	0.65	41,500	£ -	£ 21	£ 137	£ 253	£ 368	£ 483	£ 597	£ 2,154	£ 2,376
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ -	£ -	£ 21	£ 128	£ 235	£ 341	£ 1,786	£ 1,989
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ -	£ 53	£ 163	£ 271	£ 379	£ 487	£ 593	£ 2,026	£ 2,227
20	Large residential												

Aff Hsg:	35%	Rented:	60%
		SO:	40%

				Zone A								Zone B		
Appraisal results - max CIL rates - BLV1				EUV per ha	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999		
2	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155		
3	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,115	£ 2,284	£ 2,453	£ 4,819	£ 5,157		
4	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772		
5	10	0.05	815	£ 176	£ 315	£ 455	£ 594	£ 734	£ 873	£ 1,012	£ 2,964	£ 3,243		
6	10	0.07	975	£ 1,277	£ 1,446	£ 1,615	£ 1,784	£ 1,953	£ 2,122	£ 2,291	£ 4,656	£ 4,994		
7	15	0.05	1,675	£ 568	£ 707	£ 847	£ 986	£ 1,126	£ 1,265	£ 1,404	£ 3,356	£ 3,635		
8	15	0.07	1,413	£ 1,661	£ 1,830	£ 1,999	£ 2,168	£ 2,337	£ 2,506	£ 2,675	£ 5,040	£ 5,378		
9	50	0.10	4,140	£ 887	£ 1,031	£ 1,173	£ 1,315	£ 1,457	£ 1,600	£ 1,742	£ 3,732	£ 4,017		
10	50	0.12	4,150	£ 565	£ 701	£ 837	£ 973	£ 1,110	£ 1,246	£ 1,382	£ 3,286	£ 3,566		
11	100	0.17	8,400	£ 180	£ 312	£ 445	£ 578	£ 710	£ 843	£ 976	£ 2,820	£ 3,083		
12	100	0.13	8,400	£ -	£ -	£ 115	£ 242	£ 370	£ 497	£ 624	£ 2,399	£ 2,651		
13	150	0.32	12,725	£ -	£ 97	£ 224	£ 351	£ 477	£ 603	£ 729	£ 2,488	£ 2,738		
14	150	0.14	12,275	£ 21	£ 150	£ 279	£ 408	£ 537	£ 664	£ 792	£ 2,573	£ 2,827		
15	250	0.43	20,875	£ 45	£ 168	£ 292	£ 416	£ 539	£ 661	£ 783	£ 2,486	£ 2,729		
16	250	0.11	19,865	£ -	£ -	£ -	£ -	£ 105	£ 217	£ 328	£ 1,875	£ 2,094		
17	500	0.65	41,500	£ -	£ -	£ 37	£ 153	£ 267	£ 382	£ 495	£ 2,062	£ 2,283		
18	750	0.33	62,375	£ -	£ -	£ -	£ 66	£ 173	£ 279	£ 384	£ 1,829	£ 2,031		
19	1,000	0.93	84,000	£ -	£ 5	£ 114	£ 222	£ 329	£ 436	£ 542	£ 1,978	£ 2,179		
20	1,500	1.40	126,000	£ -	£ 7	£ 111	£ 215	£ 318	£ 419	£ 519	£ 1,865	£ 2,054		
21	2,000	1.38	165,500	£ -	£ 56	£ 156	£ 254	£ 350	£ 445	£ 538	£ 1,802	£ 1,980		
22	2,500	1.51	203,750	£ -	£ -	£ 65	£ 156	£ 245	£ 333	£ 419	£ 1,576	£ 1,739		
23	50	0.26	4,975	£ 206	£ 342	£ 478	£ 614	£ 750	£ 886	£ 1,022	£ 2,927	£ 3,197		
24	250	0.44	18,315	£ -	£ 40	£ 164	£ 289	£ 413	£ 538	£ 661	£ 2,384	£ 2,630		
25	50	0.08	3,750	£ -	£ -	£ 45	£ 156	£ 268	£ 379	£ 490	£ 2,041	£ 2,261		
26	50	0.18	3,750	£ -	£ -	£ -	£ -	£ -	£ -	£ 89	£ 1,639	£ 1,860		
27	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,371	£ 1,590		

				Zone A								Zone B	
Appraisal results - max CIL rates - BLV2				EUV per ha	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484	
2	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560	
3	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561	
4	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041	
5	10	0.05	815	£ 591	£ 730	£ 869	£ 1,009	£ 1,148	£ 1,288	£ 1,427	£ 3,378	£ 3,657	
6	10	0.07	975	£ 1,810	£ 1,979	£ 2,148	£ 2,317	£ 2,486	£ 2,655	£ 2,824	£ 5,189	£ 5,527	
7	15	0.05	1,675	£ 801	£ 941	£ 1,080	£ 1,219	£ 1,359	£ 1,498	£ 1,637	£ 3,589	£ 3,868	
8	15	0.07	1,413	£ 2,017	£ 2,186	£ 2,355	£ 2,524	£ 2,693	£ 2,861	£ 3,030	£ 5,396	£ 5,734	
9	50	0.10	4,140	£ 1,074	£ 1,217	£ 1,360	£ 1,502	£ 1,644	£ 1,786	£ 1,928	£ 3,919	£ 4,203	
10	50	0.12	4,150	£ 772	£ 909	£ 1,045	£ 1,181	£ 1,317	£ 1,453	£ 1,589	£ 3,493	£ 3,764	
11	100	0.17	8,400	£ 335	£ 468	£ 601	£ 733	£ 866	£ 998	£ 1,131	£ 2,976	£ 3,239	
12	100	0.13	8,400	£ -	£ 105	£ 232	£ 359	£ 486	£ 614	£ 741	£ 2,516	£ 2,768	
13	150	0.32	12,725	£ 156	£ 283	£ 411	£ 537	£ 663	£ 790	£ 916	£ 2,674	£ 2,924	
14	150	0.14	12,275	£ 103	£ 233	£ 362	£ 491	£ 620	£ 747	£ 875	£ 2,656	£ 2,910	
15	250	0.43	20,875	£ 200	£ 324	£ 448	£ 571	£ 694	£ 816	£ 939	£ 2,642	£ 2,884	
16	250	0.11	19,865	£ -	£ -	£ -	£ 33	£ 146	£ 258	£ 369	£ 1,917	£ 2,135	
17	500	0.65	41,500	£ -	£ 38	£ 154	£ 269	£ 384	£ 498	£ 612	£ 2,179	£ 2,400	
18	750	0.33	62,375	£ -	£ -	£ -	£ 106	£ 212	£ 318	£ 424	£ 1,868	£ 2,070	
19	1,000	0.93	84,000	£ -	£ 88	£ 197	£ 305	£ 412	£ 519	£ 625	£ 2,061	£ 2,262	
20	1,500	1.40	126,000	£ -	£ 90	£ 194	£ 298	£ 400	£ 502	£ 602	£ 1,948	£ 2,137	
21	2,000	1.38	165,500	£ 17	£ 118	£ 218	£ 316	£ 412	£ 507	£ 600	£ 1,864	£ 2,042	
22	2,500	1.51	203,750	£ -	£ 26	£ 120	£ 212	£ 301	£ 388	£ 474	£ 1,632	£ 1,794	
23	50	0.26	4,975	£ 588	£ 725	£ 861	£ 997	£ 1,133	£ 1,269	£ 1,405	£ 3,309	£ 3,580	
24	250	0.44	18,315	£ 92	£ 217	£ 342	£ 466	£ 591	£ 716	£ 839	£ 2,562	£ 2,807	
25	50	0.08	3,750	£ -	£ 100	£ 211	£ 322	£ 433	£ 545	£ 656	£ 2,206	£ 2,427	
26	50	0.18	3,750	£ -	£ -	£ -	£ -	£ 110	£ 222	£ 333	£ 1,995	£ 2,215	
27	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,510	£ 1,728	

				Zone A								Zone B	
Appraisal results - max CIL rates - BLV3				EUV per ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809	
2	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831	
3	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831	
4	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222	
5	10	0.05	815	£ 911	£ 1,050	£ 1,190	£ 1,329	£ 1,469	£ 1,608	£ 1,747	£ 3,656	£ 3,935	
6	10	0.07	975	£ 2,223	£ 2,392	£ 2,560	£ 2,729	£ 2,898	£ 3,067	£ 3,236	£ 5,547	£ 5,884	
7	15	0.05	1,675	£ 981	£ 1,121	£ 1,260	£ 1,400	£ 1,539	£ 1,678	£ 1,818	£ 3,745	£ 4,024	
8	15	0.07	1,413	£ 2,291	£ 2,460	£ 2,629	£ 2,798	£ 2,967	£ 3,136	£ 3,305	£ 5,634	£ 5,972	
9	50	0.10	4,140	£ 1,218	£ 1,361	£ 1,504	£ 1,646	£ 1,788	£ 1,930	£ 2,072	£ 4,044	£ 4,328	
10	50	0.12	4,150	£ 933	£ 1,069	£ 1,205	£ 1,341	£ 1,477	£ 1,613	£ 1,749	£ 3,632	£ 3,903	
11	100	0.17	8,400	£ 455	£ 588	£ 721	£ 853	£ 986	£ 1,119	£ 1,251	£ 3,080	£ 3,343	
12	100	0.13	8,400	£ 66	£ 195	£ 322	£ 449	£ 576	£ 704	£ 831	£ 2,594	£ 2,846	
13	150	0.32	12,725	£ 300	£ 428	£ 555	£ 681	£ 808	£ 934	£ 1,060	£ 2,799	£ 3,050	
14	150	0.14	12,275	£ 168	£ 297	£ 426	£ 555	£ 684	£ 811	£ 939	£ 2,712	£ 2,965	
15	250	0.43	20,875	£ 320	£ 444	£ 568	£ 691	£ 814	£ 937	£ 1,059	£ 2,746	£ 2,988	
16	250	0.11	19,865	£ -	£ -	£ -	£ 65	£ 178	£ 290	£ 401	£ 1,945	£ 2,163	
17	500	0.65	41,500	£ 12	£ 128	£ 244	£ 359	£ 474	£ 588	£ 702	£ 2,257	£ 2,478	
18	750	0.33	62,375	£ -	£ -	£ 29	£ 136	£ 243	£ 349	£ 455	£ 1,895	£ 2,097	
19	1,000	0.93	84,000	£ 42	£ 152	£ 261	£ 369	£ 476	£ 583	£ 689	£ 2,116	£ 2,317	
20	1,500	1.40	126,000	£ 48	£ 154	£ 258	£ 362	£ 465	£ 566	£ 666	£ 2,004	£ 2,193	
21	2,000	1.38	165,500	£ 65	£ 166	£ 266	£ 364	£ 460	£ 555	£ 648	£ 1,906	£ 2,084	
22	2,500	1.51	203,750	£ -	£ 69	£ 163	£ 254	£ 343	£ 431	£ 517	£ 1,669	£ 1,831	
23	50	0.26	4,975	£ 884	£ 1,020	£ 1,156	£ 1,293	£ 1,429	£ 1,565	£ 1,701	£ 3,566	£ 3,836	
24	250	0.44	18,315	£ 229	£ 355	£ 479	£ 604	£ 728	£ 853	£ 976	£ 2,681	£ 2,926	
25	50	0.08	3,750	£ 117	£ 228	£ 339	£ 450	£ 562	£ 673	£ 784	£ 2,317	£ 2,538	
26	50	0.18	3,750	£ 51	£ 163	£ 274	£ 385	£ 496	£ 608	£ 719	£ 2,233	£ 2,453	
27	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ -	£ 76	£ 1,602	£ 1,821	

Aff Hsg:	30%	Rented:	60%
		SO:	40%

				EUV per ha		Zone A						Zone B	
						£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,115	£ 2,284	£ 2,453	£ 4,819	£ 5,157
4	Very small residential (flats) 6 units	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772
5	Small residential development (flats) 10 units	10	0.05	815	£ 282	£ 422	£ 561	£ 700	£ 840	£ 979	£ 1,119	£ 3,070	£ 3,349
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,334	£ 1,503	£ 1,672	£ 1,841	£ 2,010	£ 2,179	£ 2,348	£ 4,713	£ 5,051
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 646	£ 785	£ 925	£ 1,064	£ 1,204	£ 1,343	£ 1,482	£ 3,434	£ 3,713
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,690	£ 1,859	£ 2,028	£ 2,197	£ 2,366	£ 2,535	£ 2,704	£ 5,069	£ 5,407
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 945	£ 1,089	£ 1,231	£ 1,373	£ 1,515	£ 1,657	£ 1,800	£ 3,790	£ 4,074
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 640	£ 776	£ 912	£ 1,048	£ 1,184	£ 1,320	£ 1,456	£ 3,360	£ 3,630
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 276	£ 408	£ 541	£ 674	£ 806	£ 939	£ 1,072	£ 2,915	£ 3,178
12	Large residential (flats) 100 units	100	0.13	8,400	-	£ 102	£ 229	£ 357	£ 484	£ 611	£ 738	£ 2,512	£ 2,764
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 74	£ 202	£ 328	£ 455	£ 581	£ 707	£ 834	£ 2,591	£ 2,841
14	Large residential (flats) 150 units	150	0.14	12,275	£ 123	£ 252	£ 382	£ 510	£ 638	£ 766	£ 894	£ 2,674	£ 2,927
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 138	£ 261	£ 385	£ 508	£ 631	£ 753	£ 875	£ 2,578	£ 2,819
16	Large residential (flats) 250 units	250	0.11	19,865	-	£ -	£ -	£ 104	£ 216	£ 327	£ 439	£ 1,983	£ 2,202
17	Large residential (flats) 500 units	500	0.65	41,500	-	£ 28	£ 143	£ 258	£ 372	£ 486	£ 600	£ 2,163	£ 2,384
18	Large residential (flats) 750 units	750	0.33	62,375	-	£ -	£ 62	£ 169	£ 275	£ 381	£ 486	£ 1,925	£ 2,127
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	-	£ 100	£ 208	£ 315	£ 423	£ 529	£ 635	£ 2,065	£ 2,265
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	-	£ 98	£ 202	£ 305	£ 406	£ 507	£ 606	£ 1,948	£ 2,136
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 40	£ 140	£ 239	£ 335	£ 430	£ 524	£ 616	£ 1,877	£ 2,054
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	-	£ 56	£ 148	£ 237	£ 325	£ 411	£ 496	£ 1,650	£ 1,812
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 306	£ 442	£ 578	£ 714	£ 850	£ 986	£ 1,122	£ 3,026	£ 3,297
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 26	£ 151	£ 276	£ 400	£ 525	£ 648	£ 772	£ 2,494	£ 2,739
25	Older person's housing scheme (50 flats)	50	0.08	3,750	-	£ 39	£ 150	£ 261	£ 373	£ 484	£ 595	£ 2,144	£ 2,365
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	-	£ -	£ -	£ -	£ -	£ 111	£ 222	£ 1,772	£ 1,993
27	Older person's housing scheme (75 flats)	75	0.10	5,375	-	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,520	£ 1,739

				EUV per ha		Zone A						Zone B	
						4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561
4	Very small residential (flats) 6 units	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041
5	Small residential development (flats) 10 units	10	0.05	815	£ 667	£ 807	£ 946	£ 1,085	£ 1,225	£ 1,364	£ 1,503	£ 3,455	£ 3,734
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,829	£ 1,998	£ 2,167	£ 2,336	£ 2,505	£ 2,674	£ 2,843	£ 5,208	£ 5,546
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 863	£ 1,002	£ 1,141	£ 1,281	£ 1,420	£ 1,560	£ 1,699	£ 3,650	£ 3,929
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,020	£ 2,189	£ 2,358	£ 2,527	£ 2,696	£ 2,865	£ 3,034	£ 5,399	£ 5,737
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,119	£ 1,262	£ 1,404	£ 1,546	£ 1,688	£ 1,831	£ 1,973	£ 3,963	£ 4,248
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 832	£ 968	£ 1,104	£ 1,240	£ 1,376	£ 1,512	£ 1,649	£ 3,552	£ 3,823
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 420	£ 553	£ 685	£ 818	£ 951	£ 1,083	£ 1,216	£ 3,060	£ 3,323
12	Large residential (flats) 100 units	100	0.13	8,400	£ 83	£ 210	£ 338	£ 465	£ 592	£ 719	£ 847	£ 2,620	£ 2,872
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 247	£ 375	£ 502	£ 628	£ 754	£ 881	£ 1,007	£ 2,764	£ 3,014
14	Large residential (flats) 150 units	150	0.14	12,275	£ 200	£ 329	£ 459	£ 587	£ 715	£ 843	£ 971	£ 2,751	£ 3,004
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 282	£ 406	£ 529	£ 653	£ 775	£ 897	£ 1,020	£ 2,722	£ 2,964
16	Large residential (flats) 250 units	250	0.11	19,865	-	£ -	£ 29	£ 142	£ 254	£ 366	£ 477	£ 2,022	£ 2,240
17	Large residential (flats) 500 units	500	0.65	41,500	£ 20	£ 136	£ 252	£ 366	£ 481	£ 595	£ 708	£ 2,272	£ 2,492
18	Large residential (flats) 750 units	750	0.33	62,375	-	£ -	£ 99	£ 206	£ 312	£ 418	£ 523	£ 1,962	£ 2,164
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 68	£ 177	£ 285	£ 392	£ 500	£ 606	£ 712	£ 2,142	£ 2,342
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 70	£ 175	£ 279	£ 382	£ 483	£ 584	£ 683	£ 2,025	£ 2,213
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 98	£ 198	£ 297	£ 393	£ 488	£ 581	£ 674	£ 1,934	£ 2,112
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 13	£ 108	£ 199	£ 289	£ 376	£ 463	£ 548	£ 1,701	£ 1,863
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 661	£ 797	£ 933	£ 1,069	£ 1,205	£ 1,341	£ 1,478	£ 3,381	£ 3,652
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 191	£ 316	£ 441	£ 565	£ 690	£ 813	£ 937	£ 2,659	£ 2,904
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 82	£ 193	£ 304	£ 415	£ 527	£ 638	£ 749	£ 2,298	£ 2,519
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	-	£ -	£ 107	£ 219	£ 330	£ 441	£ 552	£ 2,102	£ 2,323
27	Older person's housing scheme (75 flats)	75	0.10	5,375	-	£ -	£ -	£ -	£ -	£ 109	£ 1,648	£ 1,867	£ 2,087

				EUV per ha		Zone A						Zone B	
						1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222
5	Small residential development (flats) 10 units	10	0.05	815	£ 965	£ 1,104	£ 1,244	£ 1,383	£ 1,522	£ 1,662	£ 1,801	£ 3,713	£ 3,992
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,211	£ 2,380	£ 2,549	£ 2,718	£ 2,887	£ 3,056	£ 3,225	£ 5,539	£ 5,877
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 1,030	£ 1,169	£ 1,309	£ 1,448	£ 1,588	£ 1,727	£ 1,866	£ 3,796	£ 4,074
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,275	£ 2,444	£ 2,613	£ 2,782	£ 2,951	£ 3,120	£ 3,289	£ 5,620	£ 5,958
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,252	£ 1,396	£ 1,538	£ 1,680	£ 1,822	£ 1,965	£ 2,107	£ 4,079	£ 4,364
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 981	£ 1,117	£ 1,253	£ 1,389	£ 1,525	£ 1,661	£ 1,797	£ 3,681	£ 3,952
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 532	£ 664	£ 797	£ 930	£ 1,062	£ 1,195	£ 1,328	£ 3,156	£ 3,419
12	Large residential (flats) 100 units	100	0.13	8,400	£ 167	£ 294	£ 421	£ 549	£ 676	£ 803	£ 930	£ 2,693	£ 2,945
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 381	£ 509	£ 636	£ 762	£ 888	£ 1,014	£ 1,141	£ 2,880	£ 3,130
14	Large residential (flats) 150 units	150	0.14	12,275	£ 260	£ 389	£ 518	£ 647	£ 775	£ 902	£ 1,030	£ 2,802	£ 3,056
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 394	£ 517	£ 641	£ 764	£ 887	£ 1,009	£ 1,131	£ 2,819	£ 3,061
16	Large residential (flats) 250 units	250	0.11	19,865	-	£ -	£ 59	£ 172	£ 284	£ 395	£ 507	£ 2,048	£ 2,266
17	Large residential (flats) 500 units	500	0.65	41,500	£ 104	£ 220	£ 335	£ 450	£ 564	£ 678	£ 791	£ 2,344	£ 2,565
18	Large residential (flats) 750 units	750	0.33	62,375	-	£ 20	£ 128	£ 234	£ 340	£ 446	£ 551	£ 1,987	£ 2,189
19													

Aff Hsg:	25%	Rented:	60%
		SO:	40%

				Zone A							Zone B		
				£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	
				£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,115	£ 2,284	£ 2,453	£ 4,819	£ 5,157
4	Very small residential (flats) 6 units	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772
5	Small residential development (flats) 10 units	10	0.05	815	£ 374	£ 514	£ 653	£ 792	£ 932	£ 1,071	£ 1,211	£ 3,162	£ 3,441
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,383	£ 1,552	£ 1,721	£ 1,890	£ 2,058	£ 2,227	£ 2,396	£ 4,762	£ 5,100
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 714	£ 853	£ 993	£ 1,132	£ 1,271	£ 1,411	£ 1,550	£ 3,502	£ 3,780
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,716	£ 1,884	£ 2,053	£ 2,222	£ 2,391	£ 2,560	£ 2,729	£ 5,094	£ 5,432
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 996	£ 1,139	£ 1,281	£ 1,423	£ 1,565	£ 1,708	£ 1,850	£ 3,840	£ 4,125
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 704	£ 840	£ 976	£ 1,112	£ 1,248	£ 1,384	£ 1,520	£ 3,424	£ 3,694
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 359	£ 492	£ 624	£ 757	£ 889	£ 1,022	£ 1,155	£ 2,998	£ 3,261
12	Large residential (flats) 100 units	100	0.13	8,400	£ 74	£ 201	£ 328	£ 455	£ 583	£ 710	£ 837	£ 2,610	£ 2,862
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 165	£ 292	£ 419	£ 545	£ 671	£ 798	£ 924	£ 2,680	£ 2,931
14	Large residential (flats) 150 units	150	0.14	12,275	£ 212	£ 341	£ 470	£ 598	£ 726	£ 854	£ 982	£ 2,761	£ 3,014
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 218	£ 342	£ 466	£ 588	£ 711	£ 833	£ 955	£ 2,657	£ 2,898
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ -	£ 88	£ 200	£ 312	£ 423	£ 534	£ 2,077	£ 2,295
17	Large residential (flats) 500 units	500	0.65	41,500	£ 4	£ 120	£ 234	£ 349	£ 463	£ 576	£ 690	£ 2,251	£ 2,471
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ 45	£ 152	£ 258	£ 364	£ 469	£ 574	£ 2,009	£ 2,211
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 73	£ 182	£ 289	£ 397	£ 503	£ 609	£ 714	£ 2,140	£ 2,340
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 73	£ 177	£ 280	£ 382	£ 483	£ 582	£ 680	£ 2,019	£ 2,207
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 113	£ 213	£ 310	£ 405	£ 499	£ 592	£ 684	£ 1,941	£ 2,118
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 36	£ 129	£ 219	£ 307	£ 393	£ 479	£ 563	£ 1,713	£ 1,875
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 392	£ 528	£ 665	£ 801	£ 937	£ 1,073	£ 1,209	£ 3,112	£ 3,383
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 123	£ 248	£ 372	£ 497	£ 621	£ 744	£ 868	£ 2,589	£ 2,835
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 19	£ 130	£ 241	£ 352	£ 464	£ 575	£ 686	£ 2,235	£ 2,455
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ 4	£ 116	£ 227	£ 338	£ 1,887	£ 2,108
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ -	£ 1	£ 111	£ 1,649	£ 1,867

				Zone A							Zone B		
				£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	£4,500,000	
				£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561
4	Very small residential (flats) 6 units	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041
5	Small residential development (flats) 10 units	10	0.05	815	£ 733	£ 873	£ 1,012	£ 1,152	£ 1,291	£ 1,430	£ 1,570	£ 3,521	£ 3,800
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,845	£ 2,014	£ 2,182	£ 2,351	£ 2,520	£ 2,689	£ 2,858	£ 5,224	£ 5,561
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 916	£ 1,055	£ 1,195	£ 1,334	£ 1,473	£ 1,613	£ 1,752	£ 3,704	£ 3,982
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,023	£ 2,192	£ 2,361	£ 2,530	£ 2,699	£ 2,868	£ 3,037	£ 5,402	£ 5,740
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,157	£ 1,301	£ 1,443	£ 1,585	£ 1,727	£ 1,869	£ 2,011	£ 4,002	£ 4,286
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 884	£ 1,020	£ 1,156	£ 1,292	£ 1,428	£ 1,564	£ 1,700	£ 3,603	£ 3,874
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 494	£ 626	£ 759	£ 892	£ 1,024	£ 1,157	£ 1,289	£ 3,132	£ 3,395
12	Large residential (flats) 100 units	100	0.13	8,400	£ 175	£ 302	£ 429	£ 556	£ 684	£ 811	£ 938	£ 2,711	£ 2,963
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 327	£ 454	£ 580	£ 707	£ 833	£ 959	£ 1,086	£ 2,842	£ 3,092
14	Large residential (flats) 150 units	150	0.14	12,275	£ 284	£ 413	£ 542	£ 670	£ 798	£ 926	£ 1,054	£ 2,833	£ 3,086
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 353	£ 477	£ 600	£ 723	£ 845	£ 968	£ 1,090	£ 2,791	£ 3,033
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ 11	£ 124	£ 236	£ 347	£ 459	£ 570	£ 2,113	£ 2,331
17	Large residential (flats) 500 units	500	0.65	41,500	£ 105	£ 221	£ 335	£ 450	£ 564	£ 678	£ 791	£ 2,352	£ 2,572
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ 79	£ 186	£ 292	£ 398	£ 503	£ 608	£ 2,043	£ 2,245
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 145	£ 254	£ 361	£ 468	£ 575	£ 681	£ 786	£ 2,212	£ 2,412
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 144	£ 249	£ 352	£ 454	£ 554	£ 654	£ 752	£ 2,091	£ 2,279
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 167	£ 266	£ 363	£ 459	£ 553	£ 646	£ 738	£ 1,995	£ 2,172
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 84	£ 177	£ 267	£ 355	£ 441	£ 526	£ 611	£ 1,761	£ 1,923
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 724	£ 860	£ 996	£ 1,132	£ 1,268	£ 1,404	£ 1,540	£ 3,444	£ 3,714
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 277	£ 402	£ 526	£ 651	£ 775	£ 898	£ 1,022	£ 2,743	£ 2,988
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 162	£ 274	£ 385	£ 496	£ 607	£ 718	£ 830	£ 2,378	£ 2,599
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ 90	£ 201	£ 312	£ 424	£ 535	£ 646	£ 2,195	£ 2,415
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ 10	£ 121	£ 231	£ 1,768	£ 1,987

				Zone A							Zone B		
				£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	
				£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm	
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222
5	Small residential development (flats) 10 units	10	0.05	815	£ 1,011	£ 1,151	£ 1,290	£ 1,429	£ 1,569	£ 1,708	£ 1,848	£ 3,762	£ 4,041
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,202	£ 2,371	£ 2,540	£ 2,709	£ 2,878	£ 3,046	£ 3,215	£ 5,533	£ 5,871
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 1,072	£ 1,211	£ 1,351	£ 1,490	£ 1,630	£ 1,769	£ 1,908	£ 3,839	£ 4,118
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,261	£ 2,430	£ 2,599	£ 2,768	£ 2,937	£ 3,106	£ 3,275	£ 5,609	£ 5,947
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,282	£ 1,426	£ 1,568	£ 1,710	£ 1,852	£ 1,994	£ 2,136	£ 4,110	£ 4,395
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 1,022	£ 1,159	£ 1,295	£ 1,431	£ 1,567	£ 1,703	£ 1,839	£ 3,724	£ 3,994
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 598	£ 730	£ 863	£ 996	£ 1,128	£ 1,261	£ 1,394	£ 3,223	£ 3,486
12	Large residential (flats) 100 units	100	0.13	8,400	£ 253	£ 380	£ 507	£ 635	£ 762	£ 889	£ 1,016	£ 2,778	£ 3,031
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 452	£ 579	£ 705	£ 832	£ 958	£ 1,084	£ 1,211	£ 2,950	£ 3,201
14	Large residential (flats) 150 units	150	0.14	12,275	£ 339	£ 469	£ 598	£ 726	£ 853	£ 981	£ 1,109	£ 2,881	£ 3,134
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 457	£ 581	£ 705	£ 827	£ 950	£ 1,072	£ 1,194	£ 2,882	£ 3,123
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ 39	£ 152	£ 264	£ 375	£ 487	£ 598	£ 2,137	£ 2,355
17	Large residential (flats) 500 units	500	0.65	41,500	£ 183	£ 299	£ 414	£ 528	£ 642	£ 756	£ 869	£ 2,419	£ 2,640
18	Large residential (flats) 750 units	750	0.33	62,375	£ -	£ 106	£ 213	£ 319	£ 425	£ 530	£ 635	£ 2,067	£ 2,268
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 201	£ 309	£ 417	£ 524	£ 630	£ 736	£ 842	£ 2,260	£ 2,460
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 200	£ 304	£ 407	£ 509	£ 610				

Aff Hsg:	20%	Rented:	60%
		SO:	40%

				Zone A										Zone B	
		EUV per ha		£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	£10,250,000	
		Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,282	£ 1,451	£ 1,620	£ 1,789	£ 1,958	£ 2,127	£ 2,296	£ 4,661	£ 4,999		
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,439	£ 1,608	£ 1,776	£ 1,945	£ 2,114	£ 2,283	£ 2,452	£ 4,818	£ 5,155		
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,440	£ 1,609	£ 1,778	£ 1,947	£ 2,115	£ 2,284	£ 2,453	£ 4,819	£ 5,157		
4	Very small residential (flats) 6 units	6	0.03	450	£ 705	£ 845	£ 984	£ 1,123	£ 1,263	£ 1,402	£ 1,542	£ 3,493	£ 3,772		
5	Small residential development (flats) 10 units	10	0.05	815	£ 455	£ 594	£ 734	£ 873	£ 1,012	£ 1,152	£ 1,291	£ 3,243	£ 3,521		
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,425	£ 1,594	£ 1,763	£ 1,932	£ 2,101	£ 2,270	£ 2,439	£ 4,804	£ 5,142		
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 773	£ 912	£ 1,052	£ 1,191	£ 1,331	£ 1,470	£ 1,609	£ 3,561	£ 3,840		
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 1,737	£ 1,906	£ 2,075	£ 2,244	£ 2,413	£ 2,582	£ 2,751	£ 5,116	£ 5,454		
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,040	£ 1,183	£ 1,325	£ 1,467	£ 1,609	£ 1,751	£ 1,894	£ 3,884	£ 4,169		
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 760	£ 896	£ 1,032	£ 1,169	£ 1,305	£ 1,441	£ 1,577	£ 3,480	£ 3,750		
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 432	£ 564	£ 697	£ 830	£ 962	£ 1,095	£ 1,227	£ 3,070	£ 3,333		
12	Large residential (flats) 100 units	100	0.13	8,400	£ 160	£ 287	£ 415	£ 542	£ 669	£ 796	£ 924	£ 2,695	£ 2,947		
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 245	£ 371	£ 498	£ 624	£ 750	£ 877	£ 1,003	£ 2,759	£ 3,009		
14	Large residential (flats) 150 units	150	0.14	12,275	£ 290	£ 419	£ 547	£ 675	£ 803	£ 931	£ 1,059	£ 2,837	£ 3,090		
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 289	£ 413	£ 536	£ 658	£ 781	£ 903	£ 1,025	£ 2,726	£ 2,967		
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ 60	£ 172	£ 284	£ 395	£ 507	£ 618	£ 2,159	£ 2,377		
17	Large residential (flats) 500 units	500	0.65	41,500	£ 84	£ 200	£ 314	£ 429	£ 542	£ 655	£ 769	£ 2,327	£ 2,548		
18	Large residential (flats) 750 units	750	0.33	62,375	£ 16	£ 124	£ 230	£ 336	£ 441	£ 546	£ 651	£ 2,082	£ 2,283		
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 145	£ 253	£ 360	£ 467	£ 573	£ 679	£ 783	£ 2,206	£ 2,406		
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 142	£ 245	£ 348	£ 449	£ 549	£ 648	£ 745	£ 2,081	£ 2,269		
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 177	£ 275	£ 371	£ 465	£ 558	£ 651	£ 743	£ 1,997	£ 2,175		
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 100	£ 191	£ 280	£ 367	£ 452	£ 537	£ 621	£ 1,769	£ 1,931		
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 468	£ 604	£ 740	£ 876	£ 1,012	£ 1,149	£ 1,285	£ 3,188	£ 3,458		
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 208	£ 332	£ 457	£ 581	£ 705	£ 828	£ 952	£ 2,672	£ 2,918		
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 98	£ 209	£ 321	£ 432	£ 543	£ 654	£ 766	£ 2,313	£ 2,534		
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ -	£ -	£ -	£ 106	£ 217	£ 328	£ 439	£ 1,988	£ 2,208		
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ -	£ 4	£ 115	£ 225	£ 1,761	£ 1,980		

				Zone A										Zone B	
		EUV per ha		4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000		
		Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	£ 1,767	£ 1,936	£ 2,105	£ 2,274	£ 2,443	£ 2,612	£ 2,781	£ 5,146	£ 5,484		
2	Very small residential (houses) 5 units	5	0.04	478	£ 1,843	£ 2,012	£ 2,181	£ 2,350	£ 2,519	£ 2,688	£ 2,857	£ 5,222	£ 5,560		
3	Very small residential (houses) 6 units	6	0.05	585	£ 1,844	£ 2,013	£ 2,182	£ 2,351	£ 2,519	£ 2,688	£ 2,857	£ 5,223	£ 5,561		
4	Very small residential (flats) 6 units	6	0.03	450	£ 975	£ 1,114	£ 1,253	£ 1,393	£ 1,532	£ 1,672	£ 1,811	£ 3,763	£ 4,041		
5	Small residential development (flats) 10 units	10	0.05	815	£ 792	£ 931	£ 1,070	£ 1,210	£ 1,349	£ 1,489	£ 1,628	£ 3,579	£ 3,858		
6	Small residential development (houses) 10 units	10	0.07	975	£ 1,858	£ 2,027	£ 2,196	£ 2,365	£ 2,534	£ 2,703	£ 2,872	£ 5,237	£ 5,575		
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 962	£ 1,102	£ 1,241	£ 1,381	£ 1,520	£ 1,659	£ 1,799	£ 3,750	£ 4,029		
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,026	£ 2,195	£ 2,364	£ 2,533	£ 2,702	£ 2,871	£ 3,040	£ 5,405	£ 5,743		
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,191	£ 1,334	£ 1,477	£ 1,619	£ 1,761	£ 1,903	£ 2,045	£ 4,036	£ 4,320		
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 929	£ 1,065	£ 1,201	£ 1,337	£ 1,473	£ 1,609	£ 1,745	£ 3,648	£ 3,919		
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 558	£ 691	£ 823	£ 956	£ 1,089	£ 1,221	£ 1,354	£ 3,196	£ 3,459		
12	Large residential (flats) 100 units	100	0.13	8,400	£ 255	£ 382	£ 509	£ 637	£ 764	£ 891	£ 1,018	£ 2,790	£ 3,042		
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 396	£ 523	£ 649	£ 776	£ 902	£ 1,028	£ 1,154	£ 2,910	£ 3,160		
14	Large residential (flats) 150 units	150	0.14	12,275	£ 357	£ 487	£ 615	£ 743	£ 870	£ 998	£ 1,126	£ 2,904	£ 3,158		
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 415	£ 539	£ 662	£ 784	£ 907	£ 1,029	£ 1,152	£ 2,852	£ 3,093		
16	Large residential (flats) 250 units	250	0.11	19,865	£ -	£ 94	£ 206	£ 318	£ 429	£ 541	£ 652	£ 2,192	£ 2,411		
17	Large residential (flats) 500 units	500	0.65	41,500	£ 179	£ 294	£ 409	£ 523	£ 637	£ 750	£ 863	£ 2,422	£ 2,642		
18	Large residential (flats) 750 units	750	0.33	62,375	£ 48	£ 156	£ 262	£ 368	£ 473	£ 578	£ 683	£ 2,115	£ 2,315		
19	Large residential (flats) 1,000 units	1,000	0.93	84,000	£ 212	£ 320	£ 428	£ 534	£ 640	£ 746	£ 851	£ 2,273	£ 2,474		
20	Large residential (flats) 1,500 units	1,500	1.40	126,000	£ 209	£ 313	£ 415	£ 516	£ 616	£ 715	£ 813	£ 2,148	£ 2,337		
21	Large residential (flats) 2,000 units	2,000	1.38	165,500	£ 227	£ 325	£ 421	£ 516	£ 609	£ 701	£ 793	£ 2,048	£ 2,225		
22	Large residential (flats) 2,500 units	2,500	1.51	203,750	£ 145	£ 236	£ 325	£ 411	£ 497	£ 582	£ 666	£ 1,814	£ 1,976		
23	Estate regeneration (small) 50 houses	50	0.26	4,975	£ 779	£ 915	£ 1,051	£ 1,187	£ 1,323	£ 1,459	£ 1,596	£ 3,499	£ 3,769		
24	Estate regeneration (large) 250 flats	250	0.44	18,315	£ 352	£ 476	£ 601	£ 725	£ 849	£ 973	£ 1,096	£ 2,817	£ 3,062		
25	Older person's housing scheme (50 flats)	50	0.08	3,750	£ 233	£ 344	£ 455	£ 567	£ 678	£ 789	£ 900	£ 2,448	£ 2,669		
26	Older person's housing scheme (25 houses, 25 flats)	50	0.18	3,750	£ 61	£ 172	£ 283	£ 394	£ 506	£ 617	£ 728	£ 2,276	£ 2,497		
27	Older person's housing scheme (75 flats)	75	0.10	5,375	£ -	£ -	£ -	£ 6	£ 117	£ 227	£ 337	£ 1,874	£ 2,092		

				Zone A										Zone B	
		EUV per ha		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000		
		Units	Site area	GIA sqm	£6,500 per sqm	£6,750 per sqm	£7,000 per sqm	£7,250 per sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£11,500 per sqm	£12,000 per sqm		
1	Very small residential (house) 1 unit	1	0.01	108	£ 2,142	£ 2,311	£ 2,480	£ 2,649	£ 2,818	£ 2,987	£ 3,156	£ 5,471	£ 5,809		
2	Very small residential (houses) 5 units	5	0.04	478	£ 2,155	£ 2,324	£ 2,493	£ 2,662	£ 2,831	£ 3,000	£ 3,169	£ 5,493	£ 5,831		
3	Very small residential (houses) 6 units	6	0.05	585	£ 2,156	£ 2,325	£ 2,494	£ 2,663	£ 2,832	£ 3,001	£ 3,170	£ 5,493	£ 5,831		
4	Very small residential (flats) 6 units	6	0.03	450	£ 1,183	£ 1,322	£ 1,462	£ 1,601	£ 1,741	£ 1,880	£ 2,019	£ 3,943	£ 4,222		
5	Small residential development (flats) 10 units	10	0.05	815	£ 1,052	£ 1,191	£ 1,331	£ 1,470	£ 1,610	£ 1,749	£ 1,888	£ 3,805	£ 4,084		
6	Small residential development (houses) 10 units	10	0.07	975	£ 2,193	£ 2,362	£ 2,531	£ 2,700	£ 2,869	£ 3,038	£ 3,207	£ 5,528	£ 5,865		
7	Small residential development (flats) 15 units	15	0.05	1,675	£ 1,109	£ 1,248	£ 1,388	£ 1,527	£ 1,667	£ 1,806	£ 1,945	£ 3,877	£ 4,156		
8	Small residential development (houses) 15 units	15	0.07	1,413	£ 2,249	£ 2,418	£ 2,587	£ 2,756	£ 2,925	£ 3,094	£ 3,263	£ 5,599	£ 5,936		
9	Medium residential dev (flats and houses) 50 units	50	0.10	4,140	£ 1,309	£ 1,452	£ 1,594	£ 1,736	£ 1,878	£ 2,020	£ 2,162	£ 4,137	£ 4,422		
10	Medium residential development (flats) 50 units	50	0.12	4,150	£ 1,059	£ 1,195	£ 1,331	£ 1,467	£ 1,603	£ 1,739	£ 1,875	£ 3,761	£ 4,032		
11	Large residential (flats and houses) 100 units	100	0.17	8,400	£ 656	£ 788	£ 921	£ 1,054	£ 1,186	£ 1,319	£ 1,451	£ 3,281	£ 3,544		
12	Large residential (flats) 100 units	100	0.13	8,400	£ 328	£ 455	£ 583	£ 710	£ 837	£ 964	£ 1,092	£ 2,853	£ 3,106		
13	Large residential (flats and houses) 150 units	150	0.32	12,725	£ 514	£ 640	£ 766	£ 893	£ 1,019	£ 1,145	£ 1,272	£ 3,012	£ 3,262		
14	Large residential (flats) 150 units	150	0.14	12,275	£ 409	£ 539	£ 667	£ 795	£ 922	£ 1,050	£ 1,178	£ 2,949	£ 3,203		
15	Large residential (flats and houses) 250 units	250	0.43	20,875	£ 513	£ 636	£ 760	£ 882	£ 1,004	£ 1,127	£ 1,249	£ 2,936	£ 3,178		
16	Large residential (flats) 250 units	250	0.11	19,865	£ 7	£ 120	£ 232	£ 344	£ 455	£ 567	£ 678	£ 2,215	£ 2,434		
17	Large residential (flats) 500 units	500	0.65	41,500	£ 252	£ 368	£ 482	£ 597	£						