BNP PARIBAS REAL ESTATE

Real Estate for a changing world

Summary of Old Oak and Park Royal Development Corporation Whole Plan Viability Assessment

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Prepared for

Old Oak and Park Royal Development Corporation

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1 Introduction

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

1.2 In terms of methodology, we adopted standard residual valuation approaches to test the impact on viability of the OPDC's policies. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site and scheme by scheme basis.

1.3 In light of the above we would highlight that the purpose of this viability study is to support the OPDC's emerging policies through Examination in Public by providing evidence to show that the requirements set out within the NPPF are met. That is, that the policy requirements for development set out within the plan do not threaten the ability of the sites and scale of that development to be developed viably.

1.4 As an area wide study this assessment makes overall judgements as to viability within the Old Oak and Park Royal Development Corporation and does not account for individual site circumstances. The assessment should not be relied upon for individual site applications. Notwithstanding this, we note that some judgement has been made within this study with regard to the individual characteristics of the sites tested. However the schemes tested on these sites are based on assessments of likely development capacity on the sites by the OPDC and in this regard they may differ from actual planning applications that will come forward on these sites and scheme specific testing may still be required at the point where they come forward.

1.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

2 Methodology

2.1 The study methodology compares the residual land values of a range of development typologies on sites throughout the OPDC's area to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the OPDC's policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the OPDC's requirements will not adversely impact on viability.

2.2 The study utilises the residual land value method of calculating the value of each development typology. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements, Section 106

DRAFT

contributions, CIL[1] and developer's profit). The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.

2.3 The viability analysis in this study provides a high level understanding of the viability of potential development sites in the context of the cumulative impact of the OPDC's emerging planning policies. It should be noted that some sites may require more detailed site and scheme specific viability analysis when they come forward through the development management process.

3 Summary of findings and recommendations

3.1 The NPPF states that the cumulative impact of emerging local planning authority standards and policies "*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*". This report and its supporting appendices tests this proposition within the Old Oak and Park Royal Development Corporation.

3.2 Development value is finite and in the OPDC's area, where development is primarily sourced from previously developed sites, it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. In setting and assessing its policy requirements when determining planning applications, the OPDC has to prioritise its requirements due to finite development value.

3.3 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the OPDC's requirements. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the OPDC's policies and requirements. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation following changes in market conditions i.e. an improvement in sales values by comparison to build costs and the development value versus the existing use and competing uses for the site.

3.4 We have tested the impact of the OPDC's overarching strategic affordable housing policy target (50%) as well as a range of affordable housing levels between the target and 0% and other requirements (including planning contributions, wheelchair accessibility, SUDS and attenuation and Carbon Emissions). The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the OPDC's area, particularly where lower sales values might be achieved or on sites with higher existing use values, the OPDC will need to apply its policies flexibly. In this regard we consider the OPDC's proposed flexible approach to their policies identified as having cost implications will assist in the delivery of the identified growth in the emerging local plan.

3.5 As expected, the results of our testing identifies that as the affordable housing percentage is progressively reduced from 50%, the number of viable scenarios increases and residual land values increase across all scenarios. This does not imply that the target should be reduced, as the schemes that could otherwise have accommodated a higher proportion of affordable housing would no longer be required to do so. Providing the target is applied flexibly, the schemes on the margins of viability would still be able to come forward, but at levels of affordable housing below the 50% strategic target. This approach would maximise the overall quantum of affordable housing, even if the actual 50% strategic target is achieved in a small number of live cases.

[1] Mayoral CIL indexed as appropriate and the OPDC Preliminary draft Charging Schedule CIL.

DRAFT

3.6 The results of our appraisals therefore support the OPDC's proposed Policies SP4 'Thriving Communities' and H2 'Affordable Housing' target seeking 50% affordable housing in developments across the OPDC area, and demonstrate that maintaining this strategic target from the existing London boroughs, from which the OPDC area is formed, remains a reasonable approach. We consider that the OPDC could stand to lose affordable housing from schemes were they to reduce its existing and proposed affordable housing target from 50%, as developers of schemes which could deliver higher levels of affordable housing would simply submit schemes offering levels of affordable housing at the new reduced threshold.

3.7 The base position appraisals tested assume a 30% 70% tenure split of social rent (at London Affordable Rent levels) and intermediate units (tested as shared ownership) in line with Policy H2. We have also undertaken sensitivity testing of the intermediate affordable housing tenure at 50% Shared ownership and 50% London Living Rent. We consider that the flexibility in Policy H2 with respect to the mix of tenure will allow the OPDC to consider the delivery of sites on a case by case basis over the life of the plan so that they are best able to address the housing needs of their area.

3.8 Policy H3 'Housing Mix' identifies the accessibility requirements for new residential developments in line with Building regulation M4(2) 'accessible and adaptable dwellings' and 10% as Building regulation M4(3) being easily adaptable to 'wheelchair user dwellings'. Policy EU3 'Water' sets out that development is required to demonstrate how it manages and reduces the amount of water usage, run-off and discharge from the site, through the use of appropriate water reuse and SUD techniques. Policy EU9 'Minimising Carbon Emissions and Overheating' sets out the CO2 emission reduction standards that development will be required to meet. This ensures that following the revocation of the Code for Sustainable Homes, new development still contributes towards lowering energy use and carbon emissions in line with the requirements of the London Plan. The results of our appraisals identify that the for planning contributions, accessible units, water and sustainability requirements will have an impact on the viability of schemes and in some cases the cumulative impact of these policy requirements is identified as being the tipping point for schemes' viable delivery along with affordable housing. Our appraisals identify that in some instances when these requirements are incorporated, the levels of affordable housing reduce by between 5% to 25% to accommodate them. In all cases the assumed planning contributions have the most significant impact.

3.9 We note that Policy EU8 'Sustainable materials' supports the use of sustainable materials and in particular that these are sourced from reused and recycled content. It also seeks z minimum of 20% of the total material value of new buildings, infrastructure and landscape works should derive from reused or recycled content. WT Partnership Cost Consultants have advised that depending on the form of construction used by the Developer this could equate to circa 10-15% of the construction cost (based on materials being 50-70% of the cost x 20%). They have identified that a 2009 report produced by Sweetts indicated that 10% was achievable without any cost effect and probably by normal practices and 15% was achievable using best practice but with a cost effect. WT Partnership are unaware of any recent studies providing updated information on this and highlight that it is extremely difficult to quantify the likely cost, if any, of a 20% requirement for materials to derive from reused or recycled content.

3.10 BNP Paribas Real Estate would also highlight that the technology and methods to deliver sustainability measures continues to be researched and developed. In line with recent trends and as widely acknowledged by the industry, such costs are likely to continue to reduce in the future as new technology and methods of attaining sustainable development are discovered.

3.11 The results of our appraisals of mixed use schemes assessing the cumulative impact of both the aforementioned policies and the requirement for affordable workspace as required by policies SP5 'Economic resilience' and E2 'New employment floorspace' have identified that this requirement is deliverable in mixed use schemes however has varying degrees of

DRAFT

impact on viability. Our appraisals have identified that where 10% of employment floorspace is provided as affordable workspace, the reduction in the quantum of viable affordable housing deliverable in a mixed use is between 0% to 20%, but in general is on average circa 5%.

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

3.13 The NPPF identifies at Para 173 that, "*Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable.*" On the basis of the results of this study, BNP Paribas Real Estate considers that the OPDC's policies build in an appropriate level of flexibility where policies are identified as having cost implications. BNP Paribas Real Estate supports the OPDC's flexible approach to the implementation of its policies which allows the OPDC to strike a balance between achieving its sustainability objectives, including meeting needs for affordable housing and ensuring that developments generate competitive returns to willing landowners and willing developers. We consider that this approach will assist the OPDC, as and where appropriate, in lightening the *"scale of obligations and policy burdens"* (Para 174 of the NPPF) to ensure that sites are, as far as possible, able to be developed viably.

3.14 This study demonstrates that the OPDC's existing flexible approach to applying the affordable housing and sustainability policy requirements ensures that these objectives are balanced appropriately to facilitate the growth envisaged by the OPDC's plans throughout the economic cycle.

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Appendix 1 - Appraisal results with Social Rent (at London Affordable Rent) and Shared Ownership (at current costs and values)

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Appendix 2 - Appraisal results with Social Rent (at London Affordable Rent), Shared Ownership and London Living Rent (at current costs and values)

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Appendix 3 - Appraisal results with Social Rent (at London Affordable Rent) and Shared Ownership (10% sales value growth and 5% cost inflation)

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Appendix 4 - Appraisal results with Social Rent (at London Affordable Rent) and Shared Ownership (5% drop in sales values)

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Appendix 5 - Appraisal results of mixed use schemes

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

Low Density		Value Area	£675 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,036,530	£2,563,478	£2,415,847	£2,148,349	£476,482
30% SE @LAR : 70% SO	5%	£6,718,885	£1,519,487	£1,372,113	£1,105,605	-£560,074
30% SE @LAR : 70% SO	10%	£5,388,980	£463,233	£316,090	£50,523	-£1,609,269
30% SE @LAR : 70% SO	15%	£4,046,973	-£605,121	-£752,063	-£1,018,735	-£2,670,940
30% SE @LAR : 70% SO	20%	£2,693,023	-£1,685,419	-£1,832,187	-£2,096,012	-£3,744,922
30% SE @LAR : 70% SO	25%	£1,327,289	-£2,777,500	-£2,924,122	-£3,187,147	-£4,831,053
30% SE @LAR : 70% SO	30%	-£50,070	-£3,881,207	-£4,027,709	-£4,289,980	-£5,940,906
30% SE @LAR : 70% SO	35%	-£1,438,896	-£4,996,380	-£5,142,791	-£5,408,080	-£7,067,780
30% SE @LAR : 70% SO	40%	-£2,839,028	-£6,137,551	-£6,286,130	-£6,551,007	-£8,206,489
30% SE @LAR : 70% SO	45%	-£4,250,308	-£7,292,536	-£7,441,078	-£7,705,325	-£9,356,870
30% SE @LAR : 70% SO	50%	-£5,680,399	-£8,458,680	-£8,607,210	-£8,870,871	-£10,518,754

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£1,556,530	-£3,916,522	-£4,064,153	-£4,331,651	-£6,003,518
30% SE @LAR : 70% SO	5%	£238,885	-£4,960,513	-£5,107,887	-£5,374,395	-£7,040,074
30% SE @LAR : 70% SO	10%	-£1,091,020	-£6,016,767	-£6,163,910	-£6,429,477	-£8,089,269
30% SE @LAR : 70% SO	15%	-£2,433,027	-£7,085,121	-£7,232,063	-£7,496,735	-£9,150,940
30% SE @LAR : 70% SO	20%	-£3,786,977	-£8,165,419	-£8,312,187	-£8,576,012	-£10,224,922
30% SE @LAR : 70% SO	25%	-£5,152,711	-£9,257,500	-£9,404,122	-£9,667,147	-£11,311,053
30% SE @LAR : 70% SO	30%	-£6,530,070	-£10,361,207	-£10,507,709	-£10,769,980	-£12,420,906
30% SE @LAR : 70% SO	35%	-£7,918,896	-£11,476,380	-£11,622,791	-£11,888,080	-£13,547,780
30% SE @LAR : 70% SO	40%	-£9,319,028	-£12,617,551	-£12,766,130	-£13,031,007	-£14,686,489
30% SE @LAR : 70% SO	45%	-£10,730,308	-£13,772,536	-£13,921,078	-£14,185,325	-£15,836,870
30% SE @LAR : 70% SO	50%	-£12,160,399	-£14,938,680	-£15,087,210	-£15,350,871	-£16,998,754

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

Low Density		Value Area	£700 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,362,761	£10,889,709	£10,742,077	£10,474,579	£8,802,712
30% SE @LAR : 70% SO	5%	£14,924,678	£9,725,278	£9,577,906	£9,311,397	£7,645,718
30% SE @LAR : 70% SO	10%	£13,474,335	£8,548,588	£8,401,445	£8,135,878	£6,476,085
30% SE @LAR : 70% SO	15%	£12,011,889	£7,359,795	£7,212,853	£6,948,181	£5,293,977
30% SE @LAR : 70% SO	20%	£10,537,501	£6,159,060	£6,012,292	£5,748,467	£4,099,557
30% SE @LAR : 70% SO	25%	£9,051,330	£4,946,541	£4,799,919	£4,536,894	£2,892,988
30% SE @LAR : 70% SO	30%	£7,553,532	£3,722,396	£3,575,894	£3,313,624	£1,674,483
30% SE @LAR : 70% SO	35%	£6,044,269	£2,486,786	£2,340,374	£2,078,814	£444,058
30% SE @LAR : 70% SO	40%	£4,523,699	£1,239,868	£1,093,521	£832,626	-£810,152
30% SE @LAR : 70% SO	45%	£2,991,981	-£18,475	-£167,017	-£431,263	-£2,082,807
30% SE @LAR : 70% SO	50%	£1,449,273	-£1,306,893	-£1,455,424	-£1,719,085	-£3,366,968

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,202,761	£5,729,709	£5,582,077	£5,314,579	£3,642,712
30% SE @LAR : 70% SO	5%	£9,764,678	£4,565,278	£4,417,906	£4,151,397	£2,485,718
30% SE @LAR : 70% SO	10%	£8,314,335	£3,388,588	£3,241,445	£2,975,878	£1,316,085
30% SE @LAR : 70% SO	15%	£6,851,889	£2,199,795	£2,052,853	£1,788,181	£133,977
30% SE @LAR : 70% SO	20%	£5,377,501	£999,060	£852,292	£588,467	-£1,060,443
30% SE @LAR : 70% SO	25%	£3,891,330	-£213,459	-£360,081	-£623,106	-£2,267,012
30% SE @LAR : 70% SO	30%	£2,393,532	-£1,437,604	-£1,584,106	-£1,846,376	-£3,485,567
30% SE @LAR : 70% SO	35%	£884,269	-£2,673,214	-£2,819,626	-£3,081,186	-£4,715,942
30% SE @LAR : 70% SO	40%	-£636,301	-£3,920,132	-£4,066,479	-£4,327,374	-£5,970,152
30% SE @LAR : 70% SO	45%	-£2,168,019	-£5,178,475	-£5,327,017	-£5,591,263	-£7,242,807
30% SE @LAR : 70% SO	50%	-£3,710,727	-£6,466,893	-£6,615,424	-£6,879,085	-£8,526,968

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,082,761	£2,609,709	£2,462,077	£2,194,579	£522,712
30% SE @LAR : 70% SO	5%	£6,644,678	£1,445,278	£1,297,906	£1,031,397	-£634,282
30% SE @LAR : 70% SO	10%	£5,194,335	£268,588	£121,445	-£144,122	-£1,803,915
30% SE @LAR : 70% SO	15%	£3,731,889	-£920,205	-£1,067,147	-£1,331,819	-£2,986,023
30% SE @LAR : 70% SO	20%	£2,257,501	-£2,120,940	-£2,267,708	-£2,531,533	-£4,180,443
30% SE @LAR : 70% SO	25%	£771,330	-£3,333,459	-£3,480,081	-£3,743,106	-£5,387,012
30% SE @LAR : 70% SO	30%	-£726,468	-£4,557,604	-£4,704,106	-£4,966,376	-£6,605,567
30% SE @LAR : 70% SO	35%	-£2,235,731	-£5,793,214	-£5,939,626	-£6,201,186	-£7,835,942
30% SE @LAR : 70% SO	40%	-£3,756,301	-£7,040,132	-£7,186,479	-£7,447,374	-£9,090,152
30% SE @LAR : 70% SO	45%	-£5,288,019	-£8,298,475	-£8,447,017	-£8,711,263	-£10,362,807
30% SE @LAR : 70% SO	50%	-£6,830,727	-£9,586,893	-£9,735,424	-£9,999,085	-£11,646,968

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,482,761	£2,009,709	£1,862,077	£1,594,579	-£77,288
30% SE @LAR : 70% SO	5%	£6,044,678	£845,278	£697,906	£431,397	-£1,234,282
30% SE @LAR : 70% SO	10%	£4,594,335	-£331,412	-£478,555	-£744,122	-£2,403,915
30% SE @LAR : 70% SO	15%	£3,131,889	-£1,520,205	-£1,667,147	-£1,931,819	-£3,586,023
30% SE @LAR : 70% SO	20%	£1,657,501	-£2,720,940	-£2,867,708	-£3,131,533	-£4,780,443
30% SE @LAR : 70% SO	25%	£171,330	-£3,933,459	-£4,080,081	-£4,343,106	-£5,987,012
30% SE @LAR : 70% SO	30%	-£1,326,468	-£5,157,604	-£5,304,106	-£5,566,376	-£7,205,567
30% SE @LAR : 70% SO	35%	-£2,835,731	-£6,393,214	-£6,539,626	-£6,801,186	-£8,435,942
30% SE @LAR : 70% SO	40%	-£4,356,301	-£7,640,132	-£7,786,479	-£8,047,374	-£9,690,152
30% SE @LAR : 70% SO	45%	-£5,888,019	-£8,898,475	-£9,047,017	-£9,311,263	-£10,962,807
30% SE @LAR : 70% SO	50%	-£7,430,727	-£10,186,893	-£10,335,424	-£10,599,085	-£12,246,968

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,722,761	-£750,291	-£897,923	-£1,165,421	-£2,837,288
30% SE @LAR : 70% SO	5%	£3,284,678	-£1,914,722	-£2,062,094	-£2,328,603	-£3,994,282
30% SE @LAR : 70% SO	10%	£1,834,335	-£3,091,412	-£3,238,555	-£3,504,122	-£5,163,915
30% SE @LAR : 70% SO	15%	£371,889	-£4,280,205	-£4,427,147	-£4,691,819	-£6,346,023
30% SE @LAR : 70% SO	20%	-£1,102,499	-£5,480,940	-£5,627,708	-£5,891,533	-£7,540,443
30% SE @LAR : 70% SO	25%	-£2,588,670	-£6,693,459	-£6,840,081	-£7,103,106	-£8,747,012
30% SE @LAR : 70% SO	30%	-£4,086,468	-£7,917,604	-£8,064,106	-£8,326,376	-£9,965,567
30% SE @LAR : 70% SO	35%	-£5,595,731	-£9,153,214	-£9,299,626	-£9,561,186	-£11,195,942
30% SE @LAR : 70% SO	40%	-£7,116,301	-£10,400,132	-£10,546,479	-£10,807,374	-£12,450,152
30% SE @LAR : 70% SO	45%	-£8,648,019	-£11,658,475	-£11,807,017	-£12,071,263	-£13,722,807
30% SE @LAR : 70% SO	50%	-£10,190,727	-£12,946,893	-£13,095,424	-£13,359,085	-£15,006,968

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

Low Density		Value Area	£725 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,345,177	£8,895,939	£8,748,308	£8,480,809	£6,808,943
30% SE @LAR : 70% SO	5%	£12,796,613	£7,611,071	£7,463,698	£7,197,189	£5,531,511
30% SE @LAR : 70% SO	10%	£11,235,976	£6,313,942	£6,166,799	£5,901,232	£4,241,440
30% SE @LAR : 70% SO	15%	£9,656,806	£5,004,712	£4,857,771	£4,593,098	£2,938,894
30% SE @LAR : 70% SO	20%	£8,061,980	£3,683,538	£3,536,771	£3,272,946	£1,624,035
30% SE @LAR : 70% SO	25%	£6,455,370	£2,350,582	£2,203,960	£1,940,935	£297,029
30% SE @LAR : 70% SO	30%	£4,837,135	£1,005,999	£859,496	£597,226	-£1,041,964
30% SE @LAR : 70% SO	35%	£3,207,435	-£350,050	-£496,460	-£758,021	-£2,392,777
30% SE @LAR : 70% SO	40%	£1,566,426	-£1,717,405	-£1,863,752	-£2,124,647	-£3,755,250
30% SE @LAR : 70% SO	45%	-£85,730	-£3,095,909	-£3,242,217	-£3,502,493	-£5,129,216
30% SE @LAR : 70% SO	50%	-£1,748,875	-£4,485,402	-£4,631,700	-£4,891,399	-£6,535,182

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,225,177	£5,775,939	£5,628,308	£5,360,809	£3,688,943
30% SE @LAR : 70% SO	5%	£9,676,613	£4,491,071	£4,343,698	£4,077,189	£2,411,511
30% SE @LAR : 70% SO	10%	£8,115,976	£3,193,942	£3,046,799	£2,781,232	£1,121,440
30% SE @LAR : 70% SO	15%	£6,536,806	£1,884,712	£1,737,771	£1,473,098	-£181,106
30% SE @LAR : 70% SO	20%	£4,941,980	£563,538	£416,771	£152,946	-£1,495,965
30% SE @LAR : 70% SO	25%	£3,335,370	-£769,418	-£916,040	-£1,179,065	-£2,822,971
30% SE @LAR : 70% SO	30%	£1,717,135	-£2,114,001	-£2,260,504	-£2,522,774	-£4,161,964
30% SE @LAR : 70% SO	35%	£87,435	-£3,470,050	-£3,616,460	-£3,878,021	-£5,512,777
30% SE @LAR : 70% SO	40%	-£1,553,574	-£4,837,405	-£4,983,752	-£5,244,647	-£6,875,250
30% SE @LAR : 70% SO	45%	-£3,205,730	-£6,215,909	-£6,362,217	-£6,622,493	-£8,249,216
30% SE @LAR : 70% SO	50%	-£4,868,875	-£7,605,402	-£7,751,700	-£8,011,399	-£9,655,182

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£10,625,177	£5,175,939	£5,028,308	£4,760,809	£3,088,943
30% SE @LAR : 70% SO	5%	£9,076,613	£3,891,071	£3,743,698	£3,477,189	£1,811,511
30% SE @LAR : 70% SO	10%	£7,515,976	£2,593,942	£2,446,799	£2,181,232	£521,440
30% SE @LAR : 70% SO	15%	£5,936,806	£1,284,712	£1,137,771	£873,098	-£781,106
30% SE @LAR : 70% SO	20%	£4,341,980	-£36,462	-£183,229	-£447,054	-£2,095,965
30% SE @LAR : 70% SO	25%	£2,735,370	-£1,369,418	-£1,516,040	-£1,779,065	-£3,422,971
30% SE @LAR : 70% SO	30%	£1,117,135	-£2,714,001	-£2,860,504	-£3,122,774	-£4,761,964
30% SE @LAR : 70% SO	35%	-£512,565	-£4,070,050	-£4,216,460	-£4,478,021	-£6,112,777
30% SE @LAR : 70% SO	40%	-£2,153,574	-£5,437,405	-£5,583,752	-£5,844,647	-£7,475,250
30% SE @LAR : 70% SO	45%	-£3,805,730	-£6,815,909	-£6,962,217	-£7,222,493	-£8,849,216
30% SE @LAR : 70% SO	50%	-£5,468,875	-£8,205,402	-£8,351,700	-£8,611,399	-£10,255,182

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,865,177	£2,415,939	£2,268,308	£2,000,809	£328,943
30% SE @LAR : 70% SO	5%	£6,316,613	£1,131,071	£983,698	£717,189	-£948,489
30% SE @LAR : 70% SO	10%	£4,755,976	-£166,058	-£313,201	-£578,768	-£2,238,560
30% SE @LAR : 70% SO	15%	£3,176,806	-£1,475,288	-£1,622,229	-£1,886,902	-£3,541,106
30% SE @LAR : 70% SO	20%	£1,581,980	-£2,796,462	-£2,943,229	-£3,207,054	-£4,855,965
30% SE @LAR : 70% SO	25%	-£24,630	-£4,129,418	-£4,276,040	-£4,539,065	-£6,182,971
30% SE @LAR : 70% SO	30%	-£1,642,865	-£5,474,001	-£5,620,504	-£5,882,774	-£7,521,964
30% SE @LAR : 70% SO	35%	-£3,272,565	-£6,830,050	-£6,976,460	-£7,238,021	-£8,872,777
30% SE @LAR : 70% SO	40%	-£4,913,574	-£8,197,405	-£8,343,752	-£8,604,647	-£10,235,250
30% SE @LAR : 70% SO	45%	-£6,565,730	-£9,575,909	-£9,722,217	-£9,982,493	-£11,609,216
30% SE @LAR : 70% SO	50%	-£8,228,875	-£10,965,402	-£11,111,700	-£11,371,399	-£13,015,182

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

Low Density		Value Area	£750 per sq ft

No Units	300
Site Area	1. Ha

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

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£17,473,052	£12,062,169	£11,914,538	£11,647,039	£9,975,173
30% SE @LAR : 70% SO	5%	£15,805,187	£10,656,648	£10,509,274	£10,242,765	£8,577,086
30% SE @LAR : 70% SO	10%	£14,125,247	£9,238,864	£9,091,721	£8,826,154	£7,166,362
30% SE @LAR : 70% SO	15%	£12,433,389	£7,808,979	£7,662,038	£7,397,365	£5,743,160
30% SE @LAR : 70% SO	20%	£10,729,770	£6,367,151	£6,220,384	£5,956,559	£4,307,648
30% SE @LAR : 70% SO	25%	£9,014,545	£4,913,540	£4,766,918	£4,503,894	£2,859,987
30% SE @LAR : 70% SO	30%	£7,279,439	£3,448,303	£3,301,800	£3,039,530	£1,400,341
30% SE @LAR : 70% SO	35%	£5,529,084	£1,971,601	£1,825,190	£1,563,629	-£71,127
30% SE @LAR : 70% SO	40%	£3,767,422	£483,591	£337,245	£76,348	-£1,554,253
30% SE @LAR : 70% SO	45%	£1,994,612	-£1,015,568	-£1,161,876	-£1,422,152	-£3,048,875
30% SE @LAR : 70% SO	50%	£210,812	-£2,525,714	-£2,672,012	-£2,931,711	-£4,554,827

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,353,052	£8,942,169	£8,794,538	£8,527,039	£6,855,173
30% SE @LAR : 70% SO	5%	£12,685,187	£7,536,648	£7,389,274	£7,122,765	£5,457,086
30% SE @LAR : 70% SO	10%	£11,005,247	£6,118,864	£5,971,721	£5,706,154	£4,046,362
30% SE @LAR : 70% SO	15%	£9,313,389	£4,688,979	£4,542,038	£4,277,365	£2,623,160
30% SE @LAR : 70% SO	20%	£7,609,770	£3,247,151	£3,100,384	£2,836,559	£1,187,648
30% SE @LAR : 70% SO	25%	£5,894,545	£1,793,540	£1,646,918	£1,383,894	-£260,013
30% SE @LAR : 70% SO	30%	£4,159,439	£328,303	£181,800	-£80,470	-£1,719,659
30% SE @LAR : 70% SO	35%	£2,409,084	-£1,148,399	-£1,294,810	-£1,556,371	-£3,191,127
30% SE @LAR : 70% SO	40%	£647,422	-£2,636,409	-£2,782,755	-£3,043,652	-£4,674,253
30% SE @LAR : 70% SO	45%	-£1,125,388	-£4,135,568	-£4,281,876	-£4,542,152	-£6,168,875
30% SE @LAR : 70% SO	50%	-£2,909,188	-£5,645,714	-£5,792,012	-£6,051,711	-£7,674,827

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£13,753,052	£8,342,169	£8,194,538	£7,927,039	£6,255,173
30% SE @LAR : 70% SO	5%	£12,085,187	£6,936,648	£6,789,274	£6,522,765	£4,857,086
30% SE @LAR : 70% SO	10%	£10,405,247	£5,518,864	£5,371,721	£5,106,154	£3,446,362
30% SE @LAR : 70% SO	15%	£8,713,389	£4,088,979	£3,942,038	£3,677,365	£2,023,160
30% SE @LAR : 70% SO	20%	£7,009,770	£2,647,151	£2,500,384	£2,236,559	£587,648
30% SE @LAR : 70% SO	25%	£5,294,545	£1,193,540	£1,046,918	£783,894	-£860,013
30% SE @LAR : 70% SO	30%	£3,559,439	-£271,697	-£418,200	-£680,470	-£2,319,659
30% SE @LAR : 70% SO	35%	£1,809,084	-£1,748,399	-£1,894,810	-£2,156,371	-£3,791,127
30% SE @LAR : 70% SO	40%	£47,422	-£3,236,409	-£3,382,755	-£3,643,652	-£5,274,253
30% SE @LAR : 70% SO	45%	-£1,725,388	-£4,735,568	-£4,881,876	-£5,142,152	-£6,768,875
30% SE @LAR : 70% SO	50%	-£3,509,188	-£6,245,714	-£6,392,012	-£6,651,711	-£8,274,827

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£10,993,052	£5,582,169	£5,434,538	£5,167,039	£3,495,173
30% SE @LAR : 70% SO	5%	£9,325,187	£4,176,648	£4,029,274	£3,762,765	£2,097,086
30% SE @LAR : 70% SO	10%	£7,645,247	£2,758,864	£2,611,721	£2,346,154	£686,362
30% SE @LAR : 70% SO	15%	£5,953,389	£1,328,979	£1,182,038	£917,365	-£736,840
30% SE @LAR : 70% SO	20%	£4,249,770	-£112,849	-£259,616	-£523,441	-£2,172,352
30% SE @LAR : 70% SO	25%	£2,534,545	-£1,566,460	-£1,713,082	-£1,976,106	-£3,620,013
30% SE @LAR : 70% SO	30%	£799,439	-£3,031,697	-£3,178,200	-£3,440,470	-£5,079,659
30% SE @LAR : 70% SO	35%	-£950,916	-£4,508,399	-£4,654,810	-£4,916,371	-£6,551,127
30% SE @LAR : 70% SO	40%	-£2,712,578	-£5,996,409	-£6,142,755	-£6,403,652	-£8,034,253
30% SE @LAR : 70% SO	45%	-£4,485,388	-£7,495,568	-£7,641,876	-£7,902,152	-£9,528,875
30% SE @LAR : 70% SO	50%	-£6,269,188	-£9,005,714	-£9,152,012	-£9,411,711	-£11,034,827

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

Low Density		Value Area	£775 per sq ft

No Units	300
Site Area	1. Ha

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

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

Low Density		Value Area	£800 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,008,805	£14,618,008	£14,472,596	£14,209,117	£12,562,377
30% SE @LAR : 70% SO	5%	£18,087,218	£12,965,960	£12,820,802	£12,558,298	£10,917,652
30% SE @LAR : 70% SO	10%	£16,153,555	£11,301,837	£11,156,905	£10,895,330	£9,260,482
30% SE @LAR : 70% SO	15%	£14,207,975	£9,625,797	£9,481,064	£9,220,368	£7,585,652
30% SE @LAR : 70% SO	20%	£12,250,633	£7,937,995	£7,793,432	£7,533,572	£5,893,483
30% SE @LAR : 70% SO	25%	£10,281,686	£6,238,588	£6,094,170	£5,833,072	£4,189,166
30% SE @LAR : 70% SO	30%	£8,301,291	£4,520,825	£4,374,322	£4,112,052	£2,472,863
30% SE @LAR : 70% SO	35%	£6,309,606	£2,787,466	£2,641,055	£2,379,494	£744,738
30% SE @LAR : 70% SO	40%	£4,306,784	£1,042,800	£896,454	£635,557	-£995,045
30% SE @LAR : 70% SO	45%	£2,292,984	-£713,014	-£859,324	-£1,119,599	-£2,746,323
30% SE @LAR : 70% SO	50%	£256,707	-£2,479,818	-£2,626,116	-£2,885,815	-£4,508,932

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

Low Density		Value Area	£825 per sq ft

No Units	300	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£26,856,682	£21,465,884	£21,320,471	£21,056,993	£19,410,253
30% SE @LAR : 70% SO	5%	£24,794,617	£19,673,359	£19,528,200	£19,265,697	£17,625,051
30% SE @LAR : 70% SO	10%	£22,720,477	£17,868,759	£17,723,827	£17,462,251	£15,827,403
30% SE @LAR : 70% SO	15%	£20,634,419	£16,052,241	£15,907,508	£15,646,813	£14,017,469
30% SE @LAR : 70% SO	20%	£18,536,601	£14,223,962	£14,079,400	£13,819,540	£12,195,410
30% SE @LAR : 70% SO	25%	£16,427,176	£12,384,078	£12,239,660	£11,980,588	£10,361,388
30% SE @LAR : 70% SO	30%	£14,306,305	£10,532,746	£10,388,445	£10,130,116	£8,506,181
30% SE @LAR : 70% SO	35%	£12,174,140	£8,670,122	£8,525,912	£8,268,282	£6,635,904
30% SE @LAR : 70% SO	40%	£10,030,842	£6,791,813	£6,645,467	£6,384,570	£4,753,968
30% SE @LAR : 70% SO	45%	£7,876,565	£4,893,847	£4,747,537	£4,487,263	£2,860,538
30% SE @LAR : 70% SO	50%	£5,711,466	£2,984,892	£2,838,593	£2,578,895	£955,777

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,736,682	£18,345,884	£18,200,471	£17,936,993	£16,290,253
30% SE @LAR : 70% SO	5%	£21,674,617	£16,553,359	£16,408,200	£16,145,697	£14,505,051
30% SE @LAR : 70% SO	10%	£19,600,477	£14,748,759	£14,603,827	£14,342,251	£12,707,403
30% SE @LAR : 70% SO	15%	£17,514,419	£12,932,241	£12,787,508	£12,526,813	£10,897,469
30% SE @LAR : 70% SO	20%	£15,416,601	£11,103,962	£10,959,400	£10,699,540	£9,075,410
30% SE @LAR : 70% SO	25%	£13,307,176	£9,264,078	£9,119,660	£8,860,588	£7,241,388
30% SE @LAR : 70% SO	30%	£11,186,305	£7,412,746	£7,268,445	£7,010,116	£5,386,181
30% SE @LAR : 70% SO	35%	£9,054,140	£5,550,122	£5,405,912	£5,148,282	£3,515,904
30% SE @LAR : 70% SO	40%	£6,910,842	£3,671,813	£3,525,467	£3,264,570	£1,633,968
30% SE @LAR : 70% SO	45%	£4,756,565	£1,773,847	£1,627,537	£1,367,263	-£259,462
30% SE @LAR : 70% SO	50%	£2,591,466	-£135,108	-£281,407	-£541,105	-£2,164,223

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,136,682	£17,745,884	£17,600,471	£17,336,993	£15,690,253
30% SE @LAR : 70% SO	5%	£21,074,617	£15,953,359	£15,808,200	£15,545,697	£13,905,051
30% SE @LAR : 70% SO	10%	£19,000,477	£14,148,759	£14,003,827	£13,742,251	£12,107,403
30% SE @LAR : 70% SO	15%	£16,914,419	£12,332,241	£12,187,508	£11,926,813	£10,297,469
30% SE @LAR : 70% SO	20%	£14,816,601	£10,503,962	£10,359,400	£10,099,540	£8,475,410
30% SE @LAR : 70% SO	25%	£12,707,176	£8,664,078	£8,519,660	£8,260,588	£6,641,388
30% SE @LAR : 70% SO	30%	£10,586,305	£6,812,746	£6,668,445	£6,410,116	£4,786,181
30% SE @LAR : 70% SO	35%	£8,454,140	£4,950,122	£4,805,912	£4,548,282	£2,915,904
30% SE @LAR : 70% SO	40%	£6,310,842	£3,071,813	£2,925,467	£2,664,570	£1,033,968
30% SE @LAR : 70% SO	45%	£4,156,565	£1,173,847	£1,027,537	£767,263	-£859,462
30% SE @LAR : 70% SO	50%	£1,991,466	-£735,108	-£881,407	-£1,141,105	-£2,764,223

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,376,682	£14,985,884	£14,840,471	£14,576,993	£12,930,253
30% SE @LAR : 70% SO	5%	£18,314,617	£13,193,359	£13,048,200	£12,785,697	£11,145,051
30% SE @LAR : 70% SO	10%	£16,240,477	£11,388,759	£11,243,827	£10,982,251	£9,347,403
30% SE @LAR : 70% SO	15%	£14,154,419	£9,572,241	£9,427,508	£9,166,813	£7,537,469
30% SE @LAR : 70% SO	20%	£12,056,601	£7,743,962	£7,599,400	£7,339,540	£5,715,410
30% SE @LAR : 70% SO	25%	£9,947,176	£5,904,078	£5,759,660	£5,500,588	£3,881,388
30% SE @LAR : 70% SO	30%	£7,826,305	£4,052,746	£3,908,445	£3,650,116	£2,026,181
30% SE @LAR : 70% SO	35%	£5,694,140	£2,190,122	£2,045,912	£1,788,282	£155,904
30% SE @LAR : 70% SO	40%	£3,550,842	£311,813	£165,467	-£95,430	-£1,726,032
30% SE @LAR : 70% SO	45%	£1,396,565	-£1,586,153	-£1,732,463	-£1,992,737	-£3,619,462
30% SE @LAR : 70% SO	50%	-£768,534	-£3,495,108	-£3,641,407	-£3,901,105	-£5,524,223

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

Low Density		Value Area	£850 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

Medium Density		Value Area	£675 per sq ft

No Units	405
Site Area	1. Ha

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

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

Medium Density		Value Area	£700 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£3,276,713	-£4,083,107	-£4,277,290	-£4,671,360	-£7,164,424
30% SE @LAR : 70% SO	5%	£1,554,766	-£5,441,289	-£5,638,091	-£6,036,865	-£8,529,201
30% SE @LAR : 70% SO	10%	-£185,158	-£6,834,156	-£7,030,651	-£7,428,188	-£9,912,795
30% SE @LAR : 70% SO	15%	-£1,942,855	-£8,245,067	-£8,441,292	-£8,837,664	-£11,314,987
30% SE @LAR : 70% SO	20%	-£3,718,120	-£9,673,812	-£9,869,806	-£10,265,083	-£12,735,564
30% SE @LAR : 70% SO	25%	-£5,516,096	-£11,120,184	-£11,315,981	-£11,710,234	-£14,174,311
30% SE @LAR : 70% SO	30%	-£7,353,489	-£12,583,971	-£12,779,610	-£13,172,906	-£15,631,013
30% SE @LAR : 70% SO	35%	-£9,208,088	-£14,064,965	-£14,260,481	-£14,652,891	-£17,105,452
30% SE @LAR : 70% SO	40%	-£11,079,686	-£15,562,955	-£15,758,386	-£16,149,976	-£18,597,417
30% SE @LAR : 70% SO	45%	-£12,968,070	-£17,077,735	-£17,273,115	-£17,663,953	-£20,106,689
30% SE @LAR : 70% SO	50%	-£14,873,034	-£18,609,093	-£18,804,459	-£19,194,610	-£21,633,054

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£156,713	-£7,203,107	-£7,397,290	-£7,791,360	-£10,284,424
30% SE @LAR : 70% SO	5%	-£1,565,234	-£8,561,289	-£8,758,091	-£9,156,865	-£11,649,201
30% SE @LAR : 70% SO	10%	-£3,305,158	-£9,954,156	-£10,150,651	-£10,548,188	-£13,032,795
30% SE @LAR : 70% SO	15%	-£5,062,855	-£11,365,067	-£11,561,292	-£11,957,664	-£14,434,987
30% SE @LAR : 70% SO	20%	-£6,838,120	-£12,793,812	-£12,989,806	-£13,385,083	-£15,855,564
30% SE @LAR : 70% SO	25%	-£8,636,096	-£14,240,184	-£14,435,981	-£14,830,234	-£17,294,311
30% SE @LAR : 70% SO	30%	-£10,473,489	-£15,703,971	-£15,899,610	-£16,292,906	-£18,751,013
30% SE @LAR : 70% SO	35%	-£12,328,088	-£17,184,965	-£17,380,481	-£17,772,891	-£20,225,452
30% SE @LAR : 70% SO	40%	-£14,199,686	-£18,682,955	-£18,878,386	-£19,269,976	-£21,717,417
30% SE @LAR : 70% SO	45%	-£16,088,070	-£20,197,735	-£20,393,115	-£20,783,953	-£23,226,689
30% SE @LAR : 70% SO	50%	-£17,993,034	-£21,729,093	-£21,924,459	-£22,314,610	-£24,753,054

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£443,287	-£7,803,107	-£7,997,290	-£8,391,360	-£10,884,424
30% SE @LAR : 70% SO	5%	-£2,165,234	-£9,161,289	-£9,358,091	-£9,756,865	-£12,249,201
30% SE @LAR : 70% SO	10%	-£3,905,158	-£10,554,156	-£10,750,651	-£11,148,188	-£13,632,795
30% SE @LAR : 70% SO	15%	-£5,662,855	-£11,965,067	-£12,161,292	-£12,557,664	-£15,034,987
30% SE @LAR : 70% SO	20%	-£7,438,120	-£13,393,812	-£13,589,806	-£13,985,083	-£16,455,564
30% SE @LAR : 70% SO	25%	-£9,236,096	-£14,840,184	-£15,035,981	-£15,430,234	-£17,894,311
30% SE @LAR : 70% SO	30%	-£11,073,489	-£16,303,971	-£16,499,610	-£16,892,906	-£19,351,013
30% SE @LAR : 70% SO	35%	-£12,928,088	-£17,784,965	-£17,980,481	-£18,372,891	-£20,825,452
30% SE @LAR : 70% SO	40%	-£14,799,686	-£19,282,955	-£19,478,386	-£19,869,976	-£22,317,417
30% SE @LAR : 70% SO	45%	-£16,688,070	-£20,797,735	-£20,993,115	-£21,383,953	-£23,826,689
30% SE @LAR : 70% SO	50%	-£18,593,034	-£22,329,093	-£22,524,459	-£22,914,610	-£25,353,054

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£3,203,287	-£10,563,107	-£10,757,290	-£11,151,360	-£13,644,424
30% SE @LAR : 70% SO	5%	-£4,925,234	-£11,921,289	-£12,118,091	-£12,516,865	-£15,009,201
30% SE @LAR : 70% SO	10%	-£6,665,158	-£13,314,156	-£13,510,651	-£13,908,188	-£16,392,795
30% SE @LAR : 70% SO	15%	-£8,422,855	-£14,725,067	-£14,921,292	-£15,317,664	-£17,794,987
30% SE @LAR : 70% SO	20%	-£10,198,120	-£16,153,812	-£16,349,806	-£16,745,083	-£19,215,564
30% SE @LAR : 70% SO	25%	-£11,996,096	-£17,600,184	-£17,795,981	-£18,190,234	-£20,654,311
30% SE @LAR : 70% SO	30%	-£13,833,489	-£19,063,971	-£19,259,610	-£19,652,906	-£22,111,013
30% SE @LAR : 70% SO	35%	-£15,688,088	-£20,544,965	-£20,740,481	-£21,132,891	-£23,585,452
30% SE @LAR : 70% SO	40%	-£17,559,686	-£22,042,955	-£22,238,386	-£22,629,976	-£25,077,417
30% SE @LAR : 70% SO	45%	-£19,448,070	-£23,557,735	-£23,753,115	-£24,143,953	-£26,586,689
30% SE @LAR : 70% SO	50%	-£21,353,034	-£25,089,093	-£25,284,459	-£25,674,610	-£28,113,054

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

Medium Density		Value Area	£725 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£12,475,100	£5,115,280	£4,921,097	£4,527,027	£2,064,087
30% SE @LAR : 70% SO	5%	£10,601,051	£3,609,222	£3,415,378	£3,022,598	£567,718
30% SE @LAR : 70% SO	10%	£8,709,023	£2,085,186	£1,891,644	£1,500,081	-£961,637
30% SE @LAR : 70% SO	15%	£6,799,222	£543,376	£350,099	-£40,931	-£2,518,253
30% SE @LAR : 70% SO	20%	£4,871,855	-£1,031,503	-£1,227,496	-£1,622,773	-£4,093,255
30% SE @LAR : 70% SO	25%	£2,927,127	-£2,632,298	-£2,828,095	-£3,222,348	-£5,686,426
30% SE @LAR : 70% SO	30%	£965,245	-£4,250,509	-£4,446,148	-£4,889,444	-£7,297,551
30% SE @LAR : 70% SO	35%	-£1,029,050	-£5,885,927	-£6,081,443	-£6,473,853	-£8,926,415
30% SE @LAR : 70% SO	40%	-£3,055,071	-£7,538,341	-£7,733,772	-£8,125,362	-£10,572,803
30% SE @LAR : 70% SO	45%	-£5,097,881	-£9,207,545	-£9,402,925	-£9,793,763	-£12,236,499
30% SE @LAR : 70% SO	50%	-£7,157,268	-£10,893,326	-£11,088,693	-£11,478,844	-£13,917,289

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,315,100	-£44,720	-£238,903	-£632,973	-£3,095,913
30% SE @LAR : 70% SO	5%	£5,441,051	-£1,550,778	-£1,744,622	-£2,137,402	-£4,592,282
30% SE @LAR : 70% SO	10%	£3,549,023	-£3,074,814	-£3,268,356	-£3,659,919	-£6,121,637
30% SE @LAR : 70% SO	15%	£1,639,222	-£4,616,624	-£4,809,901	-£5,200,931	-£7,678,253
30% SE @LAR : 70% SO	20%	-£288,145	-£6,191,503	-£6,387,496	-£6,782,773	-£9,253,255
30% SE @LAR : 70% SO	25%	-£2,232,873	-£7,792,298	-£7,988,095	-£8,382,348	-£10,846,426
30% SE @LAR : 70% SO	30%	-£4,194,755	-£9,410,509	-£9,606,148	-£9,999,444	-£12,457,551
30% SE @LAR : 70% SO	35%	-£6,189,050	-£11,045,927	-£11,241,443	-£11,633,853	-£14,086,415
30% SE @LAR : 70% SO	40%	-£8,215,071	-£12,698,341	-£12,893,772	-£13,285,362	-£15,732,803
30% SE @LAR : 70% SO	45%	-£10,257,881	-£14,367,545	-£14,562,925	-£14,953,763	-£17,396,499
30% SE @LAR : 70% SO	50%	-£12,317,268	-£16,053,326	-£16,248,693	-£16,638,844	-£19,077,289

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,195,100	-£3,164,720	-£3,358,903	-£3,752,973	-£6,215,913
30% SE @LAR : 70% SO	5%	£2,321,051	-£4,670,778	-£4,864,622	-£5,257,402	-£7,712,282
30% SE @LAR : 70% SO	10%	£429,023	-£6,194,814	-£6,388,356	-£6,779,919	-£9,241,637
30% SE @LAR : 70% SO	15%	-£1,460,778	-£7,736,624	-£7,929,901	-£8,320,931	-£10,798,253
30% SE @LAR : 70% SO	20%	-£3,408,145	-£9,311,503	-£9,507,496	-£9,902,773	-£12,373,255
30% SE @LAR : 70% SO	25%	-£5,352,873	-£10,912,298	-£11,108,095	-£11,502,348	-£13,966,426
30% SE @LAR : 70% SO	30%	-£7,314,755	-£12,530,509	-£12,726,148	-£13,119,444	-£15,577,551
30% SE @LAR : 70% SO	35%	-£9,309,050	-£14,165,927	-£14,361,443	-£14,753,853	-£17,206,415
30% SE @LAR : 70% SO	40%	-£11,335,071	-£15,818,341	-£16,013,772	-£16,405,362	-£18,852,803
30% SE @LAR : 70% SO	45%	-£13,377,881	-£17,487,545	-£17,682,925	-£18,073,763	-£20,516,499
30% SE @LAR : 70% SO	50%	-£15,437,268	-£19,173,326	-£19,368,693	-£19,758,844	-£22,197,289

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£3,595,100	-£3,764,720	-£3,958,903	-£4,352,973	-£6,815,913
30% SE @LAR : 70% SO	5%	£1,721,051	-£5,270,778	-£5,464,622	-£5,857,402	-£8,312,282
30% SE @LAR : 70% SO	10%	-£170,977	-£6,794,814	-£6,988,356	-£7,379,919	-£9,841,637
30% SE @LAR : 70% SO	15%	-£2,080,778	-£8,336,624	-£8,529,901	-£8,920,931	-£11,398,253
30% SE @LAR : 70% SO	20%	-£4,008,145	-£9,911,503	-£10,107,496	-£10,502,773	-£12,973,255
30% SE @LAR : 70% SO	25%	-£5,952,873	-£11,512,298	-£11,708,095	-£12,102,348	-£14,566,426
30% SE @LAR : 70% SO	30%	-£7,914,755	-£13,130,509	-£13,326,148	-£13,719,444	-£16,177,551
30% SE @LAR : 70% SO	35%	-£9,909,050	-£14,765,927	-£14,961,443	-£15,353,853	-£17,806,415
30% SE @LAR : 70% SO	40%	-£11,935,071	-£16,418,341	-£16,613,772	-£17,005,362	-£19,452,803
30% SE @LAR : 70% SO	45%	-£13,977,881	-£18,087,545	-£18,282,925	-£18,673,763	-£21,116,499
30% SE @LAR : 70% SO	50%	-£16,037,268	-£19,773,326	-£19,968,693	-£20,358,844	-£22,797,289

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£835,100	-£6,524,720	-£6,718,903	-£7,112,973	-£9,575,913
30% SE @LAR : 70% SO	5%	-£1,038,949	-£8,030,778	-£8,224,622	-£8,617,402	-£11,072,282
30% SE @LAR : 70% SO	10%	-£2,930,977	-£9,554,814	-£9,748,356	-£10,139,919	-£12,601,637
30% SE @LAR : 70% SO	15%	-£4,840,778	-£11,096,624	-£11,289,901	-£11,680,931	-£14,158,253
30% SE @LAR : 70% SO	20%	-£6,768,145	-£12,671,503	-£12,867,496	-£13,262,773	-£15,733,255
30% SE @LAR : 70% SO	25%	-£8,712,873	-£14,272,298	-£14,468,095	-£14,862,348	-£17,326,426
30% SE @LAR : 70% SO	30%	-£10,674,755	-£15,890,509	-£16,086,148	-£16,479,444	-£18,937,551
30% SE @LAR : 70% SO	35%	-£12,669,050	-£17,525,927	-£17,721,443	-£18,113,853	-£20,566,415
30% SE @LAR : 70% SO	40%	-£14,695,071	-£19,178,341	-£19,373,772	-£19,765,362	-£22,212,803
30% SE @LAR : 70% SO	45%	-£16,737,881	-£20,847,545	-£21,042,925	-£21,433,763	-£23,876,499
30% SE @LAR : 70% SO	50%	-£18,797,268	-£22,533,326	-£22,728,693	-£23,118,844	-£25,557,289

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

Medium Density		Value Area	£750 per sq ft

No Units	405	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,353,486	£3,993,668	£3,799,485	£3,405,414	£942,474
30% SE @LAR : 70% SO	5%	£9,327,050	£2,335,222	£2,141,377	£1,748,597	-£706,283
30% SE @LAR : 70% SO	10%	£7,282,634	£658,798	£465,256	£73,693	-£2,373,573
30% SE @LAR : 70% SO	15%	£5,220,445	-£1,035,400	-£1,228,677	-£1,619,092	-£4,059,183
30% SE @LAR : 70% SO	20%	£3,140,691	-£2,747,165	-£2,940,212	-£3,329,548	-£5,772,100
30% SE @LAR : 70% SO	25%	£1,043,576	-£4,476,288	-£4,669,145	-£5,057,472	-£7,519,984
30% SE @LAR : 70% SO	30%	-£1,070,694	-£6,238,781	-£6,434,420	-£6,827,717	-£9,285,822
30% SE @LAR : 70% SO	35%	-£3,201,913	-£8,028,911	-£8,224,428	-£8,616,838	-£11,069,400
30% SE @LAR : 70% SO	40%	-£5,352,769	-£9,836,040	-£10,031,470	-£10,423,061	-£12,870,500
30% SE @LAR : 70% SO	45%	-£7,550,291	-£11,659,955	-£11,855,336	-£12,246,174	-£14,688,910
30% SE @LAR : 70% SO	50%	-£9,764,392	-£13,500,450	-£13,695,816	-£14,085,968	-£16,524,412

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,233,486	£873,668	£679,485	£285,414	-£2,177,526
30% SE @LAR : 70% SO	5%	£6,207,050	-£784,778	-£978,623	-£1,371,403	-£3,826,283
30% SE @LAR : 70% SO	10%	£4,162,634	-£2,461,202	-£2,654,744	-£3,046,307	-£5,493,573
30% SE @LAR : 70% SO	15%	£2,100,445	-£4,155,400	-£4,348,677	-£4,739,092	-£7,179,183
30% SE @LAR : 70% SO	20%	£20,691	-£5,867,165	-£6,060,212	-£6,449,548	-£8,892,100
30% SE @LAR : 70% SO	25%	-£2,076,424	-£7,596,288	-£7,789,145	-£8,177,472	-£10,639,984
30% SE @LAR : 70% SO	30%	-£4,190,694	-£9,358,781	-£9,554,420	-£9,947,717	-£12,405,822
30% SE @LAR : 70% SO	35%	-£6,321,913	-£11,148,911	-£11,344,428	-£11,736,838	-£14,189,400
30% SE @LAR : 70% SO	40%	-£8,472,769	-£12,956,040	-£13,151,470	-£13,543,061	-£15,990,500
30% SE @LAR : 70% SO	45%	-£10,670,291	-£14,779,955	-£14,975,336	-£15,366,174	-£17,808,910
30% SE @LAR : 70% SO	50%	-£12,884,392	-£16,620,450	-£16,815,816	-£17,205,968	-£19,644,412

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,633,486	£273,668	£79,485	-£314,586	-£2,777,526
30% SE @LAR : 70% SO	5%	£5,607,050	-£1,384,778	-£1,578,623	-£1,971,403	-£4,426,283
30% SE @LAR : 70% SO	10%	£3,562,634	-£3,061,202	-£3,254,744	-£3,646,307	-£6,093,573
30% SE @LAR : 70% SO	15%	£1,500,445	-£4,755,400	-£4,948,677	-£5,339,092	-£7,779,183
30% SE @LAR : 70% SO	20%	-£579,309	-£6,467,165	-£6,660,212	-£7,049,548	-£9,492,100
30% SE @LAR : 70% SO	25%	-£2,676,424	-£8,196,288	-£8,389,145	-£8,777,472	-£11,239,984
30% SE @LAR : 70% SO	30%	-£4,790,694	-£9,958,781	-£10,154,420	-£10,547,717	-£13,005,822
30% SE @LAR : 70% SO	35%	-£6,921,913	-£11,748,911	-£11,944,428	-£12,336,838	-£14,789,400
30% SE @LAR : 70% SO	40%	-£9,072,769	-£13,556,040	-£13,751,470	-£14,143,061	-£16,590,500
30% SE @LAR : 70% SO	45%	-£11,270,291	-£15,379,955	-£15,575,336	-£15,966,174	-£18,408,910
30% SE @LAR : 70% SO	50%	-£13,484,392	-£17,220,450	-£17,415,816	-£17,805,968	-£20,244,412

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,873,486	-£2,486,332	-£2,680,515	-£3,074,586	-£5,537,526
30% SE @LAR : 70% SO	5%	£2,847,050	-£4,144,778	-£4,338,623	-£4,731,403	-£7,186,283
30% SE @LAR : 70% SO	10%	£802,634	-£5,821,202	-£6,014,744	-£6,406,307	-£8,853,573
30% SE @LAR : 70% SO	15%	-£1,259,555	-£7,515,400	-£7,708,677	-£8,099,092	-£10,539,183
30% SE @LAR : 70% SO	20%	-£3,339,309	-£9,227,165	-£9,420,212	-£9,809,548	-£12,252,100
30% SE @LAR : 70% SO	25%	-£5,436,424	-£10,956,288	-£11,149,145	-£11,537,472	-£13,999,984
30% SE @LAR : 70% SO	30%	-£7,550,694	-£12,718,781	-£12,914,420	-£13,307,717	-£15,765,822
30% SE @LAR : 70% SO	35%	-£9,681,913	-£14,508,911	-£14,704,428	-£15,096,838	-£17,549,400
30% SE @LAR : 70% SO	40%	-£11,832,769	-£16,316,040	-£16,511,470	-£16,903,061	-£19,350,500
30% SE @LAR : 70% SO	45%	-£14,030,291	-£18,139,955	-£18,335,336	-£18,726,174	-£21,168,910
30% SE @LAR : 70% SO	50%	-£16,244,392	-£19,980,450	-£20,175,816	-£20,565,968	-£23,004,412

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

Medium Density		Value Area	£775 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,906,925	£1,552,055	£1,357,871	£963,801	-£1,499,139
30% SE @LAR : 70% SO	5%	£6,733,334	-£258,494	-£452,338	-£845,119	-£3,299,999
30% SE @LAR : 70% SO	10%	£4,536,815	-£2,087,022	-£2,280,564	-£2,672,126	-£5,119,392
30% SE @LAR : 70% SO	15%	£2,322,523	-£3,933,323	-£4,126,599	-£4,517,014	-£6,957,105
30% SE @LAR : 70% SO	20%	£90,666	-£5,797,189	-£5,990,237	-£6,379,574	-£8,812,927
30% SE @LAR : 70% SO	25%	-£2,158,553	-£7,678,417	-£7,871,273	-£8,259,600	-£10,686,645
30% SE @LAR : 70% SO	30%	-£4,424,926	-£9,576,800	-£9,769,498	-£10,156,884	-£12,592,360
30% SE @LAR : 70% SO	35%	-£6,708,247	-£11,492,130	-£11,685,390	-£12,077,800	-£14,530,361
30% SE @LAR : 70% SO	40%	-£9,008,310	-£13,451,425	-£13,646,856	-£14,038,446	-£16,485,886
30% SE @LAR : 70% SO	45%	-£11,324,908	-£15,429,766	-£15,625,146	-£16,015,983	-£18,458,720
30% SE @LAR : 70% SO	50%	-£13,688,625	-£17,424,685	-£17,620,050	-£18,010,201	-£20,448,646

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

Medium Density		Value Area	£800 per sq ft

No Units	405	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,254,356	£8,950,441	£8,756,258	£8,362,188	£5,899,249
30% SE @LAR : 70% SO	5%	£13,922,631	£6,967,033	£6,773,189	£6,380,408	£3,925,528
30% SE @LAR : 70% SO	10%	£11,573,201	£4,965,646	£4,772,104	£4,380,541	£1,933,275
30% SE @LAR : 70% SO	15%	£9,202,331	£2,946,484	£2,753,208	£2,362,794	-£77,297
30% SE @LAR : 70% SO	20%	£6,797,613	£909,758	£716,710	£327,373	-£2,105,979
30% SE @LAR : 70% SO	25%	£4,375,535	-£1,144,330	-£1,337,185	-£1,725,512	-£4,152,558
30% SE @LAR : 70% SO	30%	£1,936,302	-£3,215,572	-£3,408,270	-£3,795,657	-£6,216,820
30% SE @LAR : 70% SO	35%	-£519,879	-£5,303,761	-£5,496,340	-£5,882,852	-£8,298,838
30% SE @LAR : 70% SO	40%	-£2,992,802	-£7,408,694	-£7,601,187	-£7,986,893	-£10,429,860
30% SE @LAR : 70% SO	45%	-£5,482,261	-£9,549,237	-£9,744,617	-£10,135,454	-£12,578,191
30% SE @LAR : 70% SO	50%	-£7,988,049	-£11,719,652	-£11,915,019	-£12,305,170	-£14,743,615

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£12,894,356	£5,590,441	£5,396,258	£5,002,188	£2,539,249
30% SE @LAR : 70% SO	5%	£10,562,631	£3,607,033	£3,413,189	£3,020,408	£565,528
30% SE @LAR : 70% SO	10%	£8,213,201	£1,605,646	£1,412,104	£1,020,541	-£1,426,725
30% SE @LAR : 70% SO	15%	£5,842,331	-£413,516	-£606,792	-£997,206	-£3,437,297
30% SE @LAR : 70% SO	20%	£3,437,613	-£2,450,242	-£2,643,290	-£3,032,627	-£5,465,979
30% SE @LAR : 70% SO	25%	£1,015,535	-£4,504,330	-£4,697,185	-£5,085,512	-£7,512,558
30% SE @LAR : 70% SO	30%	-£1,423,698	-£6,575,572	-£6,768,270	-£7,155,657	-£9,576,820
30% SE @LAR : 70% SO	35%	-£3,879,879	-£8,663,761	-£8,856,340	-£9,242,852	-£11,658,838
30% SE @LAR : 70% SO	40%	-£6,352,802	-£10,768,694	-£10,961,187	-£11,346,893	-£13,789,860
30% SE @LAR : 70% SO	45%	-£8,842,261	-£12,909,237	-£13,104,617	-£13,495,454	-£15,938,191
30% SE @LAR : 70% SO	50%	-£11,348,049	-£15,079,652	-£15,275,019	-£15,665,170	-£18,103,615

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

Medium Density		Value Area	£825 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,361,786	£16,108,829	£15,914,645	£15,520,575	£13,057,635
30% SE @LAR : 70% SO	5%	£20,851,627	£13,944,756	£13,750,912	£13,358,131	£10,903,251
30% SE @LAR : 70% SO	10%	£18,323,761	£11,762,703	£11,569,161	£11,177,599	£8,730,333
30% SE @LAR : 70% SO	15%	£15,778,390	£9,562,879	£9,369,602	£8,979,187	£6,539,096
30% SE @LAR : 70% SO	20%	£13,215,719	£7,345,486	£7,152,440	£6,763,103	£4,329,750
30% SE @LAR : 70% SO	25%	£10,630,599	£5,110,735	£4,917,880	£4,529,553	£2,102,507
30% SE @LAR : 70% SO	30%	£8,010,702	£2,858,828	£2,666,130	£2,278,744	-£142,420
30% SE @LAR : 70% SO	35%	£5,373,856	£589,974	£397,396	£10,883	-£2,404,819
30% SE @LAR : 70% SO	40%	£2,720,270	-£1,695,622	-£1,888,115	-£2,273,821	-£4,684,479
30% SE @LAR : 70% SO	45%	£50,147	-£3,997,754	-£4,190,198	-£4,575,163	-£7,008,974
30% SE @LAR : 70% SO	50%	-£2,636,306	-£6,333,858	-£6,529,224	-£6,919,375	-£9,357,819

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,241,786	£12,988,829	£12,794,645	£12,400,575	£9,937,635
30% SE @LAR : 70% SO	5%	£17,731,627	£10,824,756	£10,630,912	£10,238,131	£7,783,251
30% SE @LAR : 70% SO	10%	£15,203,761	£8,642,703	£8,449,161	£8,057,599	£5,610,333
30% SE @LAR : 70% SO	15%	£12,658,390	£6,442,879	£6,249,602	£5,859,187	£3,419,096
30% SE @LAR : 70% SO	20%	£10,095,719	£4,225,486	£4,032,440	£3,643,103	£1,209,750
30% SE @LAR : 70% SO	25%	£7,510,599	£1,990,735	£1,797,880	£1,409,553	-£1,017,493
30% SE @LAR : 70% SO	30%	£4,890,702	-£261,172	-£453,870	-£841,256	-£3,262,420
30% SE @LAR : 70% SO	35%	£2,253,856	-£2,530,026	-£2,722,604	-£3,109,117	-£5,524,819
30% SE @LAR : 70% SO	40%	-£399,730	-£4,915,622	-£5,008,115	-£5,393,821	-£7,804,479
30% SE @LAR : 70% SO	45%	-£3,069,853	-£7,117,754	-£7,310,198	-£7,695,163	-£10,128,974
30% SE @LAR : 70% SO	50%	-£5,756,306	-£9,453,858	-£9,649,224	-£10,039,375	-£12,477,819

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£19,641,786	£12,388,829	£12,194,645	£11,800,575	£9,337,635
30% SE @LAR : 70% SO	5%	£17,131,627	£10,224,756	£10,030,912	£9,638,131	£7,183,251
30% SE @LAR : 70% SO	10%	£14,603,761	£8,042,703	£7,849,161	£7,457,599	£5,010,333
30% SE @LAR : 70% SO	15%	£12,058,390	£5,842,879	£5,649,602	£5,259,187	£2,819,096
30% SE @LAR : 70% SO	20%	£9,495,719	£3,625,486	£3,432,440	£3,043,103	£609,750
30% SE @LAR : 70% SO	25%	£6,910,599	£1,390,735	£1,197,880	£809,553	-£1,617,493
30% SE @LAR : 70% SO	30%	£4,290,702	-£861,172	-£1,053,870	-£1,441,256	-£3,862,420
30% SE @LAR : 70% SO	35%	£1,653,856	-£3,130,026	-£3,322,604	-£3,709,117	-£6,124,819
30% SE @LAR : 70% SO	40%	-£999,730	-£5,415,622	-£5,608,115	-£5,993,821	-£8,404,479
30% SE @LAR : 70% SO	45%	-£3,669,853	-£7,717,754	-£7,910,198	-£8,295,163	-£10,728,974
30% SE @LAR : 70% SO	50%	-£6,356,306	-£10,053,858	-£10,249,224	-£10,639,375	-£13,077,819

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,881,786	£9,628,829	£9,434,645	£9,040,575	£6,577,635
30% SE @LAR : 70% SO	5%	£14,371,627	£7,464,756	£7,270,912	£6,878,131	£4,423,251
30% SE @LAR : 70% SO	10%	£11,843,761	£5,282,703	£5,089,161	£4,697,599	£2,250,333
30% SE @LAR : 70% SO	15%	£9,298,390	£3,082,879	£2,889,602	£2,499,187	£59,096
30% SE @LAR : 70% SO	20%	£6,735,719	£865,486	£672,440	£283,103	-£2,150,250
30% SE @LAR : 70% SO	25%	£4,150,599	-£1,369,265	-£1,562,120	-£1,950,447	-£4,377,493
30% SE @LAR : 70% SO	30%	£1,530,702	-£3,621,172	-£3,813,870	-£4,201,256	-£6,622,420
30% SE @LAR : 70% SO	35%	-£1,106,144	-£5,890,026	-£6,082,604	-£6,469,117	-£8,884,819
30% SE @LAR : 70% SO	40%	-£3,759,730	-£8,175,622	-£8,368,115	-£8,753,821	-£11,164,479
30% SE @LAR : 70% SO	45%	-£6,429,853	-£10,477,754	-£10,670,198	-£11,055,163	-£13,488,974
30% SE @LAR : 70% SO	50%	-£9,116,306	-£12,813,858	-£13,009,224	-£13,399,375	-£15,837,819

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

Medium Density		Value Area	£850 per sq ft

No Units	405	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£24,229,218	£16,980,008	£16,788,744	£16,400,596	£13,974,672
30% SE @LAR : 70% SO	5%	£21,540,131	£14,653,382	£14,462,452	£14,075,574	£11,640,475
30% SE @LAR : 70% SO	10%	£18,833,338	£12,309,050	£12,118,417	£11,732,738	£9,286,396
30% SE @LAR : 70% SO	15%	£16,109,041	£9,937,778	£9,744,502	£9,354,087	£6,913,995
30% SE @LAR : 70% SO	20%	£13,367,444	£7,539,224	£7,346,176	£6,956,839	£4,523,487
30% SE @LAR : 70% SO	25%	£10,608,749	£5,123,309	£4,930,454	£4,542,127	£2,115,082
30% SE @LAR : 70% SO	30%	£7,833,160	£2,690,240	£2,497,542	£2,110,155	-£311,008
30% SE @LAR : 70% SO	35%	£5,024,106	£240,223	£47,645	-£338,867	-£2,754,570
30% SE @LAR : 70% SO	40%	£2,189,355	-£2,226,536	-£2,419,029	-£2,804,734	-£5,215,392
30% SE @LAR : 70% SO	45%	-£661,930	-£4,709,830	-£4,902,274	-£5,287,238	-£7,693,263
30% SE @LAR : 70% SO	50%	-£3,529,545	-£7,209,454	-£7,401,885	-£7,786,172	-£10,217,082

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,869,218	£13,620,008	£13,428,744	£13,040,596	£10,614,672
30% SE @LAR : 70% SO	5%	£18,180,131	£11,293,382	£11,102,452	£10,715,574	£8,280,475
30% SE @LAR : 70% SO	10%	£15,473,338	£8,949,050	£8,758,417	£8,372,738	£5,926,396
30% SE @LAR : 70% SO	15%	£12,749,041	£6,577,778	£6,384,502	£5,994,087	£3,553,995
30% SE @LAR : 70% SO	20%	£10,007,444	£4,179,224	£3,986,176	£3,596,839	£1,163,487
30% SE @LAR : 70% SO	25%	£7,248,749	£1,763,309	£1,570,454	£1,182,127	-£1,244,918
30% SE @LAR : 70% SO	30%	£4,473,160	-£669,760	-£862,458	-£1,249,845	-£3,671,008
30% SE @LAR : 70% SO	35%	£1,664,106	-£3,119,777	-£3,312,355	-£3,698,867	-£6,114,570
30% SE @LAR : 70% SO	40%	-£1,170,645	-£5,586,536	-£5,779,029	-£6,164,734	-£8,575,392
30% SE @LAR : 70% SO	45%	-£4,021,930	-£8,069,830	-£8,262,274	-£8,647,238	-£11,053,263
30% SE @LAR : 70% SO	50%	-£6,889,545	-£10,569,454	-£10,761,885	-£11,146,172	-£13,577,082

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

High Density		Value Area	£675 per sq ft

No Units	600
Site Area	1. Ha

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

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

High Density		Value Area	£700 per sq ft

No Units	600	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£12,476,134	-£24,237,897	-£24,526,701	-£25,196,520	-£29,382,892
30% SE @LAR : 70% SO	5%	-£14,761,050	-£25,934,725	-£26,223,025	-£26,890,811	-£31,064,480
30% SE @LAR : 70% SO	10%	-£17,076,495	-£27,662,082	-£27,949,933	-£28,615,808	-£32,777,532
30% SE @LAR : 70% SO	15%	-£19,422,146	-£29,419,644	-£29,707,100	-£30,371,185	-£34,521,713
30% SE @LAR : 70% SO	20%	-£21,797,678	-£31,207,087	-£31,494,203	-£32,156,615	-£36,296,692
30% SE @LAR : 70% SO	25%	-£24,202,766	-£33,024,088	-£33,310,917	-£33,971,775	-£38,102,134
30% SE @LAR : 70% SO	30%	-£26,637,088	-£34,870,321	-£35,156,918	-£35,816,337	-£39,937,706
30% SE @LAR : 70% SO	35%	-£29,100,318	-£36,745,464	-£37,031,881	-£37,689,977	-£41,803,075
30% SE @LAR : 70% SO	40%	-£31,592,134	-£38,649,191	-£38,935,483	-£39,592,368	-£43,697,908
30% SE @LAR : 70% SO	45%	-£34,112,210	-£40,581,179	-£40,867,398	-£41,523,187	-£45,621,871
30% SE @LAR : 70% SO	50%	-£36,660,224	-£42,541,106	-£42,827,302	-£43,482,106	-£47,574,631

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£24,116,134	-£35,877,897	-£36,166,701	-£36,836,520	-£41,022,892
30% SE @LAR : 70% SO	5%	-£26,401,050	-£37,574,725	-£37,863,025	-£38,530,811	-£42,704,480
30% SE @LAR : 70% SO	10%	-£28,716,495	-£39,302,082	-£39,589,933	-£40,255,808	-£44,417,532
30% SE @LAR : 70% SO	15%	-£31,062,146	-£41,059,644	-£41,347,100	-£42,011,185	-£46,161,713
30% SE @LAR : 70% SO	20%	-£33,437,678	-£42,847,087	-£43,134,203	-£43,796,615	-£47,936,692
30% SE @LAR : 70% SO	25%	-£35,842,766	-£44,664,088	-£44,950,917	-£45,611,775	-£49,742,134
30% SE @LAR : 70% SO	30%	-£38,277,088	-£46,510,321	-£46,796,918	-£47,456,337	-£51,577,706
30% SE @LAR : 70% SO	35%	-£40,740,318	-£48,385,464	-£48,671,881	-£49,329,977	-£53,443,075
30% SE @LAR : 70% SO	40%	-£43,232,134	-£50,289,191	-£50,575,483	-£51,232,368	-£55,337,908
30% SE @LAR : 70% SO	45%	-£45,752,210	-£52,221,179	-£52,507,398	-£53,163,187	-£57,261,871
30% SE @LAR : 70% SO	50%	-£48,300,224	-£54,181,106	-£54,467,302	-£55,122,106	-£59,214,631

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

High Density		Value Area	£725 per sq ft

No Units	600	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£11,807,995	-£23,569,758	-£23,858,562	-£24,528,381	-£28,714,753
30% SE @LAR : 70% SO	5%	-£14,310,228	-£25,483,902	-£25,772,202	-£26,439,989	-£30,613,657
30% SE @LAR : 70% SO	10%	-£16,842,989	-£27,428,576	-£27,716,426	-£28,382,302	-£32,544,026
30% SE @LAR : 70% SO	15%	-£19,405,956	-£29,403,454	-£29,690,910	-£30,354,995	-£34,505,524
30% SE @LAR : 70% SO	20%	-£21,998,804	-£31,408,214	-£31,695,330	-£32,357,741	-£36,497,819
30% SE @LAR : 70% SO	25%	-£24,621,208	-£33,442,531	-£33,729,360	-£34,390,217	-£38,520,577
30% SE @LAR : 70% SO	30%	-£27,272,846	-£35,506,080	-£35,792,677	-£36,452,096	-£40,573,466
30% SE @LAR : 70% SO	35%	-£29,953,394	-£37,598,540	-£37,884,956	-£38,543,053	-£42,656,151
30% SE @LAR : 70% SO	40%	-£32,662,526	-£39,719,583	-£40,005,874	-£40,662,761	-£44,768,300
30% SE @LAR : 70% SO	45%	-£35,399,919	-£41,868,888	-£42,155,106	-£42,810,896	-£46,909,579
30% SE @LAR : 70% SO	50%	-£38,165,249	-£44,046,131	-£44,332,327	-£44,987,131	-£49,079,656

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£14,927,995	-£26,689,758	-£26,978,562	-£27,648,381	-£31,834,753
30% SE @LAR : 70% SO	5%	-£17,430,228	-£28,603,902	-£28,892,202	-£29,559,989	-£33,733,657
30% SE @LAR : 70% SO	10%	-£19,962,989	-£30,548,576	-£30,836,426	-£31,502,302	-£35,664,026
30% SE @LAR : 70% SO	15%	-£22,525,956	-£32,523,454	-£32,810,910	-£33,474,995	-£37,625,524
30% SE @LAR : 70% SO	20%	-£25,118,804	-£34,528,214	-£34,815,330	-£35,477,741	-£39,617,819
30% SE @LAR : 70% SO	25%	-£27,741,208	-£36,562,531	-£36,849,360	-£37,510,217	-£41,640,577
30% SE @LAR : 70% SO	30%	-£30,392,846	-£38,626,080	-£38,912,677	-£39,572,096	-£43,693,466
30% SE @LAR : 70% SO	35%	-£33,073,394	-£40,718,540	-£41,004,956	-£41,663,053	-£45,776,151
30% SE @LAR : 70% SO	40%	-£35,782,526	-£42,839,583	-£43,125,874	-£43,782,761	-£47,888,300
30% SE @LAR : 70% SO	45%	-£38,519,919	-£44,988,888	-£45,275,106	-£45,930,896	-£50,029,579
30% SE @LAR : 70% SO	50%	-£41,285,249	-£47,166,131	-£47,452,327	-£48,107,131	-£52,199,656

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£15,527,995	-£27,289,758	-£27,578,562	-£28,248,381	-£32,434,753
30% SE @LAR : 70% SO	5%	-£18,030,228	-£29,203,902	-£29,492,202	-£30,159,989	-£34,333,657
30% SE @LAR : 70% SO	10%	-£20,562,989	-£31,148,576	-£31,436,426	-£32,102,302	-£36,264,026
30% SE @LAR : 70% SO	15%	-£23,125,956	-£33,123,454	-£33,410,910	-£34,074,995	-£38,225,524
30% SE @LAR : 70% SO	20%	-£25,718,804	-£35,128,214	-£35,415,330	-£36,077,741	-£40,217,819
30% SE @LAR : 70% SO	25%	-£28,341,208	-£37,162,531	-£37,449,360	-£38,110,217	-£42,240,577
30% SE @LAR : 70% SO	30%	-£30,992,846	-£39,226,080	-£39,512,677	-£40,172,096	-£44,293,466
30% SE @LAR : 70% SO	35%	-£33,673,394	-£41,318,540	-£41,604,956	-£42,263,053	-£46,376,151
30% SE @LAR : 70% SO	40%	-£36,382,526	-£43,439,583	-£43,725,874	-£44,382,761	-£48,488,300
30% SE @LAR : 70% SO	45%	-£39,119,919	-£45,588,888	-£45,875,106	-£46,530,896	-£50,629,579
30% SE @LAR : 70% SO	50%	-£41,885,249	-£47,766,131	-£48,052,327	-£48,707,131	-£52,799,656

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£18,287,995	-£30,049,758	-£30,338,562	-£31,008,381	-£35,194,753
30% SE @LAR : 70% SO	5%	-£20,790,228	-£31,963,902	-£32,252,202	-£32,919,989	-£37,093,657
30% SE @LAR : 70% SO	10%	-£23,322,989	-£33,908,576	-£34,196,426	-£34,862,302	-£39,024,026
30% SE @LAR : 70% SO	15%	-£25,885,956	-£35,883,454	-£36,170,910	-£36,834,995	-£40,985,524
30% SE @LAR : 70% SO	20%	-£28,478,804	-£37,888,214	-£38,175,330	-£38,837,741	-£42,977,819
30% SE @LAR : 70% SO	25%	-£31,101,208	-£39,922,531	-£40,209,360	-£40,870,217	-£45,000,577
30% SE @LAR : 70% SO	30%	-£33,752,846	-£41,986,080	-£42,272,677	-£42,932,096	-£47,053,466
30% SE @LAR : 70% SO	35%	-£36,433,394	-£44,078,540	-£44,364,956	-£45,023,053	-£49,136,151
30% SE @LAR : 70% SO	40%	-£39,142,526	-£46,199,583	-£46,485,874	-£47,142,761	-£51,248,300
30% SE @LAR : 70% SO	45%	-£41,879,919	-£48,348,888	-£48,635,106	-£49,290,896	-£53,389,579
30% SE @LAR : 70% SO	50%	-£44,645,249	-£50,526,131	-£50,812,327	-£51,467,131	-£55,559,656

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

High Density		Value Area	£750 per sq ft

No Units	600	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£5,979,856	-£17,741,619	-£18,030,423	-£18,700,242	-£22,886,614
30% SE @LAR : 70% SO	5%	-£8,699,828	-£19,873,504	-£20,161,803	-£20,829,590	-£25,003,259
30% SE @LAR : 70% SO	10%	-£11,450,330	-£22,035,917	-£22,323,767	-£22,989,643	-£27,151,367
30% SE @LAR : 70% SO	15%	-£14,231,037	-£24,228,535	-£24,515,990	-£25,180,075	-£29,330,605
30% SE @LAR : 70% SO	20%	-£17,041,624	-£26,451,034	-£26,738,150	-£27,400,562	-£31,540,639
30% SE @LAR : 70% SO	25%	-£19,881,769	-£28,703,091	-£28,989,919	-£29,650,777	-£33,781,138
30% SE @LAR : 70% SO	30%	-£22,751,146	-£30,984,380	-£31,270,976	-£31,930,396	-£36,051,765
30% SE @LAR : 70% SO	35%	-£25,649,433	-£33,294,578	-£33,580,996	-£34,239,092	-£38,352,190
30% SE @LAR : 70% SO	40%	-£28,576,304	-£35,633,363	-£35,919,653	-£36,576,540	-£40,682,079
30% SE @LAR : 70% SO	45%	-£31,531,438	-£38,000,407	-£38,286,625	-£38,942,415	-£43,041,098
30% SE @LAR : 70% SO	50%	-£34,514,508	-£40,395,389	-£40,681,586	-£41,336,390	-£45,428,915

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£9,099,856	-£20,861,619	-£21,150,423	-£21,820,242	-£26,006,614
30% SE @LAR : 70% SO	5%	-£11,819,828	-£22,993,504	-£23,281,803	-£23,949,590	-£28,123,259
30% SE @LAR : 70% SO	10%	-£14,570,330	-£25,155,917	-£25,443,767	-£26,109,643	-£30,271,367
30% SE @LAR : 70% SO	15%	-£17,351,037	-£27,348,535	-£27,635,990	-£28,300,075	-£32,450,605
30% SE @LAR : 70% SO	20%	-£20,161,624	-£29,571,034	-£29,858,150	-£30,520,562	-£34,660,639
30% SE @LAR : 70% SO	25%	-£23,001,769	-£31,823,091	-£32,109,919	-£32,770,777	-£36,901,138
30% SE @LAR : 70% SO	30%	-£25,871,146	-£34,104,380	-£34,390,976	-£35,050,396	-£39,171,765
30% SE @LAR : 70% SO	35%	-£28,769,433	-£36,414,578	-£36,700,996	-£37,359,092	-£41,472,190
30% SE @LAR : 70% SO	40%	-£31,696,304	-£38,753,363	-£39,039,653	-£39,696,540	-£43,802,079
30% SE @LAR : 70% SO	45%	-£34,651,438	-£41,120,407	-£41,406,625	-£42,062,415	-£46,161,098
30% SE @LAR : 70% SO	50%	-£37,634,508	-£43,515,389	-£43,801,586	-£44,456,390	-£48,548,915

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£12,459,856	-£24,221,619	-£24,510,423	-£25,180,242	-£29,366,614
30% SE @LAR : 70% SO	5%	-£15,179,828	-£26,353,504	-£26,641,803	-£27,309,590	-£31,483,259
30% SE @LAR : 70% SO	10%	-£17,930,330	-£28,515,917	-£28,803,767	-£29,469,643	-£33,631,367
30% SE @LAR : 70% SO	15%	-£20,711,037	-£30,708,535	-£30,995,990	-£31,660,075	-£35,810,605
30% SE @LAR : 70% SO	20%	-£23,521,624	-£32,931,034	-£33,218,150	-£33,880,562	-£38,020,639
30% SE @LAR : 70% SO	25%	-£26,361,769	-£35,183,091	-£35,469,919	-£36,130,777	-£40,261,138
30% SE @LAR : 70% SO	30%	-£29,231,146	-£37,464,380	-£37,750,976	-£38,410,396	-£42,531,765
30% SE @LAR : 70% SO	35%	-£32,129,433	-£39,774,578	-£40,060,996	-£40,719,092	-£44,832,190
30% SE @LAR : 70% SO	40%	-£35,056,304	-£42,113,363	-£42,399,653	-£43,056,540	-£47,162,079
30% SE @LAR : 70% SO	45%	-£38,011,438	-£44,480,407	-£44,766,625	-£45,422,415	-£49,521,098
30% SE @LAR : 70% SO	50%	-£40,994,508	-£46,875,389	-£47,161,586	-£47,816,390	-£51,908,915

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

High Density		Value Area	£775 per sq ft

No Units	600	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,933,014	-£6,753,480	-£7,042,284	-£7,712,103	-£11,998,475
30% SE @LAR : 70% SO	5%	£2,039,869	-£9,102,681	-£9,390,980	-£10,058,768	-£14,232,436
30% SE @LAR : 70% SO	10%	-£896,824	-£11,482,411	-£11,770,261	-£12,436,136	-£16,597,860
30% SE @LAR : 70% SO	15%	-£3,894,847	-£13,892,345	-£14,179,800	-£14,843,886	-£18,994,414
30% SE @LAR : 70% SO	20%	-£6,922,751	-£16,332,161	-£16,619,276	-£17,281,688	-£21,421,766
30% SE @LAR : 70% SO	25%	-£9,980,211	-£18,801,533	-£19,088,363	-£19,749,220	-£23,879,580
30% SE @LAR : 70% SO	30%	-£13,066,906	-£21,300,140	-£21,586,736	-£22,246,155	-£26,367,625
30% SE @LAR : 70% SO	35%	-£16,182,509	-£23,827,655	-£24,114,072	-£24,772,169	-£28,885,206
30% SE @LAR : 70% SO	40%	-£19,326,697	-£26,383,755	-£26,670,046	-£27,326,933	-£31,432,472
30% SE @LAR : 70% SO	45%	-£22,499,146	-£28,968,115	-£29,254,334	-£29,910,123	-£34,008,807
30% SE @LAR : 70% SO	50%	-£25,699,533	-£31,580,414	-£31,866,611	-£32,521,415	-£36,613,940

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

High Density		Value Area	£800 per sq ft

No Units	600	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£5,513,562	-£6,085,341	-£6,374,145	-£7,043,964	-£11,230,336
30% SE @LAR : 70% SO	5%	£2,375,960	-£8,682,729	-£8,971,029	-£9,638,816	-£13,812,484
30% SE @LAR : 70% SO	10%	-£791,712	-£11,310,646	-£11,598,496	-£12,264,372	-£16,426,096
30% SE @LAR : 70% SO	15%	-£3,989,135	-£13,968,768	-£14,256,224	-£14,920,308	-£19,070,838
30% SE @LAR : 70% SO	20%	-£7,247,361	-£16,656,772	-£16,943,887	-£17,606,299	-£21,746,376
30% SE @LAR : 70% SO	25%	-£10,553,010	-£19,374,332	-£19,661,161	-£20,322,018	-£24,452,379
30% SE @LAR : 70% SO	30%	-£13,887,891	-£22,121,125	-£22,407,722	-£23,067,141	-£27,188,511
30% SE @LAR : 70% SO	35%	-£17,251,682	-£24,896,828	-£25,183,246	-£25,841,341	-£29,954,440
30% SE @LAR : 70% SO	40%	-£20,644,058	-£27,701,115	-£27,987,406	-£28,644,293	-£32,749,832
30% SE @LAR : 70% SO	45%	-£24,064,695	-£30,533,664	-£30,819,882	-£31,475,671	-£35,574,355
30% SE @LAR : 70% SO	50%	-£27,513,268	-£33,394,150	-£33,680,346	-£34,335,151	-£38,427,675

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£2,393,562	-£9,205,341	-£9,494,145	-£10,163,964	-£14,350,336
30% SE @LAR : 70% SO	5%	-£744,040	-£11,802,729	-£12,091,029	-£12,758,816	-£16,932,484
30% SE @LAR : 70% SO	10%	-£3,911,712	-£14,430,646	-£14,718,496	-£15,384,372	-£19,546,096
30% SE @LAR : 70% SO	15%	-£7,108,135	-£17,088,768	-£17,376,224	-£18,040,308	-£22,190,838
30% SE @LAR : 70% SO	20%	-£10,367,361	-£19,776,772	-£20,063,887	-£20,726,299	-£24,866,376
30% SE @LAR : 70% SO	25%	-£13,673,010	-£22,494,332	-£22,781,161	-£23,442,018	-£27,572,379
30% SE @LAR : 70% SO	30%	-£17,007,891	-£25,241,125	-£25,527,722	-£26,187,141	-£30,308,511
30% SE @LAR : 70% SO	35%	-£20,371,682	-£28,016,828	-£28,303,246	-£28,961,341	-£33,074,440
30% SE @LAR : 70% SO	40%	-£23,764,058	-£30,821,115	-£31,107,406	-£31,764,293	-£35,869,832
30% SE @LAR : 70% SO	45%	-£27,184,695	-£33,653,664	-£33,939,882	-£34,595,671	-£38,694,355
30% SE @LAR : 70% SO	50%	-£30,633,268	-£36,514,150	-£36,800,346	-£37,455,151	-£41,547,675

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£966,438	-£12,565,341	-£12,854,145	-£13,523,964	-£17,710,336
30% SE @LAR : 70% SO	5%	-£4,104,040	-£15,162,729	-£15,451,029	-£16,118,816	-£20,292,484
30% SE @LAR : 70% SO	10%	-£7,271,712	-£17,790,646	-£18,078,496	-£18,744,372	-£22,906,096
30% SE @LAR : 70% SO	15%	-£10,469,135	-£20,448,768	-£20,736,224	-£21,400,308	-£25,550,838
30% SE @LAR : 70% SO	20%	-£13,727,361	-£23,136,772	-£23,423,887	-£24,086,299	-£28,226,376
30% SE @LAR : 70% SO	25%	-£17,033,010	-£25,854,332	-£26,141,161	-£26,802,018	-£30,932,379
30% SE @LAR : 70% SO	30%	-£20,367,891	-£28,601,125	-£28,887,722	-£29,547,141	-£33,668,511
30% SE @LAR : 70% SO	35%	-£23,731,682	-£31,376,828	-£31,663,246	-£32,321,341	-£36,434,440
30% SE @LAR : 70% SO	40%	-£27,124,058	-£34,181,115	-£34,467,406	-£35,124,293	-£39,229,832
30% SE @LAR : 70% SO	45%	-£30,544,695	-£37,013,664	-£37,299,882	-£37,955,671	-£42,054,355
30% SE @LAR : 70% SO	50%	-£33,993,268	-£39,874,150	-£40,160,346	-£40,815,151	-£44,907,675

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

High Density		Value Area	£825 per sq ft

No Units	600	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,254,111	-£330,886	-£615,350	-£1,275,102	-£5,402,197
30% SE @LAR : 70% SO	5%	£7,860,618	-£3,145,129	-£3,429,095	-£4,086,847	-£8,244,140
30% SE @LAR : 70% SO	10%	£4,437,056	-£6,002,097	-£6,289,947	-£6,955,823	-£11,117,547
30% SE @LAR : 70% SO	15%	£983,741	-£8,920,014	-£9,207,470	-£9,871,554	-£14,022,084
30% SE @LAR : 70% SO	20%	-£2,499,004	-£11,867,813	-£12,154,927	-£12,817,340	-£16,957,417
30% SE @LAR : 70% SO	25%	-£6,023,846	-£14,845,168	-£15,131,997	-£15,792,854	-£19,923,215
30% SE @LAR : 70% SO	30%	-£9,618,522	-£17,851,756	-£18,138,353	-£18,797,771	-£22,919,142
30% SE @LAR : 70% SO	35%	-£13,242,107	-£20,887,254	-£21,173,671	-£21,831,767	-£25,944,866
30% SE @LAR : 70% SO	40%	-£16,894,278	-£23,951,336	-£24,237,627	-£24,894,514	-£29,000,053
30% SE @LAR : 70% SO	45%	-£20,574,710	-£27,043,680	-£27,329,898	-£27,985,687	-£32,084,371
30% SE @LAR : 70% SO	50%	-£24,283,079	-£30,163,961	-£30,450,157	-£31,104,961	-£35,197,486

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,134,111	-£3,450,886	-£3,735,350	-£4,395,102	-£8,522,197
30% SE @LAR : 70% SO	5%	£4,740,618	-£6,265,129	-£6,549,095	-£7,206,847	-£11,364,140
30% SE @LAR : 70% SO	10%	£1,317,056	-£9,122,097	-£9,409,947	-£10,075,823	-£14,237,547
30% SE @LAR : 70% SO	15%	-£2,136,259	-£12,040,014	-£12,327,470	-£12,991,554	-£17,142,084
30% SE @LAR : 70% SO	20%	-£5,619,004	-£14,987,813	-£15,274,927	-£15,937,340	-£20,077,417
30% SE @LAR : 70% SO	25%	-£9,143,846	-£17,965,168	-£18,251,997	-£18,912,854	-£23,043,215
30% SE @LAR : 70% SO	30%	-£12,738,522	-£20,971,756	-£21,258,353	-£21,917,771	-£26,039,142
30% SE @LAR : 70% SO	35%	-£16,362,107	-£24,007,254	-£24,293,671	-£24,951,767	-£29,064,866
30% SE @LAR : 70% SO	40%	-£20,014,278	-£27,071,336	-£27,357,627	-£28,014,514	-£32,120,053
30% SE @LAR : 70% SO	45%	-£23,694,710	-£30,163,680	-£30,449,898	-£31,105,687	-£35,204,371
30% SE @LAR : 70% SO	50%	-£27,403,079	-£33,283,961	-£33,570,157	-£34,224,961	-£38,317,486

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,534,111	-£4,050,886	-£4,335,350	-£4,995,102	-£9,122,197
30% SE @LAR : 70% SO	5%	£4,140,618	-£6,865,129	-£7,149,095	-£7,806,847	-£11,964,140
30% SE @LAR : 70% SO	10%	£717,056	-£9,722,097	-£10,009,947	-£10,675,823	-£14,837,547
30% SE @LAR : 70% SO	15%	-£2,736,259	-£12,640,014	-£12,927,470	-£13,591,554	-£17,742,084
30% SE @LAR : 70% SO	20%	-£6,219,004	-£15,587,813	-£15,874,927	-£16,537,340	-£20,677,417
30% SE @LAR : 70% SO	25%	-£9,743,846	-£18,565,168	-£18,851,997	-£19,512,854	-£23,643,215
30% SE @LAR : 70% SO	30%	-£13,338,522	-£21,571,756	-£21,858,353	-£22,517,771	-£26,639,142
30% SE @LAR : 70% SO	35%	-£16,962,107	-£24,607,254	-£24,893,671	-£25,551,767	-£29,664,866
30% SE @LAR : 70% SO	40%	-£20,614,278	-£27,671,336	-£27,957,627	-£28,614,514	-£32,720,053
30% SE @LAR : 70% SO	45%	-£24,294,710	-£30,763,680	-£31,049,898	-£31,705,687	-£35,804,371
30% SE @LAR : 70% SO	50%	-£28,003,079	-£33,883,961	-£34,170,157	-£34,824,961	-£38,917,486

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,774,111	-£6,810,886	-£7,095,350	-£7,755,102	-£11,882,197
30% SE @LAR : 70% SO	5%	£1,380,618	-£9,625,129	-£9,909,095	-£10,566,847	-£14,724,140
30% SE @LAR : 70% SO	10%	-£2,042,944	-£12,482,097	-£12,769,947	-£13,435,823	-£17,597,547
30% SE @LAR : 70% SO	15%	-£5,496,259	-£15,400,014	-£15,687,470	-£16,351,554	-£20,502,084
30% SE @LAR : 70% SO	20%	-£8,979,004	-£18,347,813	-£18,634,927	-£19,297,340	-£23,437,417
30% SE @LAR : 70% SO	25%	-£12,503,846	-£21,325,168	-£21,611,997	-£22,272,854	-£26,403,215
30% SE @LAR : 70% SO	30%	-£16,098,522	-£24,331,756	-£24,618,353	-£25,277,771	-£29,399,142
30% SE @LAR : 70% SO	35%	-£19,722,107	-£27,367,254	-£27,653,671	-£28,311,767	-£32,424,866
30% SE @LAR : 70% SO	40%	-£23,374,278	-£30,431,336	-£30,717,627	-£31,374,514	-£35,480,053
30% SE @LAR : 70% SO	45%	-£27,054,710	-£33,523,680	-£33,809,898	-£34,465,687	-£38,564,371
30% SE @LAR : 70% SO	50%	-£30,763,079	-£36,643,961	-£36,930,157	-£37,584,961	-£41,677,486

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

High Density		Value Area	£850 per sq ft

No Units	600
Site Area	1. Ha

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

Residual land values:

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

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

Low Density		Value Area	£675 per sq ft

No Units	300
Site Area	1. Ha

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£13,196,530	£7,723,478	£7,575,847	£7,308,349	£5,636,482
30% SE @LAR : 70% SO	5%	£11,324,995	£6,125,595	£5,978,223	£5,711,714	£4,046,035
30% SE @LAR : 70% SO	10%	£9,441,198	£4,515,451	£4,368,308	£4,102,741	£2,442,949
30% SE @LAR : 70% SO	15%	£7,545,301	£2,893,207	£2,746,265	£2,481,592	£827,388
30% SE @LAR : 70% SO	20%	£5,637,459	£1,259,018	£1,112,251	£848,425	-£812,699
30% SE @LAR : 70% SO	25%	£3,717,835	-£392,858	-£541,718	-£808,755	-£2,477,745
30% SE @LAR : 70% SO	30%	£1,786,584	-£2,075,748	-£2,224,485	-£2,490,758	-£4,154,958
30% SE @LAR : 70% SO	35%	-£158,514	-£3,770,278	-£3,918,923	-£4,184,475	-£5,844,175
30% SE @LAR : 70% SO	40%	-£2,142,352	-£5,476,288	-£5,624,868	-£5,889,745	-£7,545,227
30% SE @LAR : 70% SO	45%	-£4,137,508	-£7,193,616	-£7,342,157	-£7,606,404	-£9,257,948
30% SE @LAR : 70% SO	50%	-£6,143,820	-£8,922,101	-£9,070,631	-£9,334,293	-£10,982,175

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,036,530	£2,563,478	£2,415,847	£2,148,349	£476,482
30% SE @LAR : 70% SO	5%	£6,164,995	£965,595	£818,223	£551,714	-£1,113,965
30% SE @LAR : 70% SO	10%	£4,281,198	-£644,549	-£791,692	-£1,057,259	-£2,717,051
30% SE @LAR : 70% SO	15%	£2,385,301	-£2,266,793	-£2,413,735	-£2,678,408	-£4,332,612
30% SE @LAR : 70% SO	20%	£477,459	-£3,900,982	-£4,047,749	-£4,311,575	-£5,972,699
30% SE @LAR : 70% SO	25%	-£1,442,165	-£5,552,858	-£5,701,718	-£5,968,755	-£7,637,745
30% SE @LAR : 70% SO	30%	-£3,373,416	-£7,235,748	-£7,384,485	-£7,650,758	-£9,314,958
30% SE @LAR : 70% SO	35%	-£5,318,514	-£8,930,278	-£9,078,923	-£9,344,475	-£11,004,175
30% SE @LAR : 70% SO	40%	-£7,302,352	-£10,636,288	-£10,784,868	-£11,049,745	-£12,705,227
30% SE @LAR : 70% SO	45%	-£9,297,508	-£12,353,616	-£12,502,157	-£12,766,404	-£14,417,948
30% SE @LAR : 70% SO	50%	-£11,303,820	-£14,082,101	-£14,230,631	-£14,494,293	-£16,142,175

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,916,530	-£556,522	-£704,153	-£971,651	-£2,643,518
30% SE @LAR : 70% SO	5%	£3,044,995	-£2,154,405	-£2,301,777	-£2,568,286	-£4,233,965
30% SE @LAR : 70% SO	10%	£1,161,198	-£3,764,549	-£3,911,692	-£4,177,259	-£5,837,051
30% SE @LAR : 70% SO	15%	-£734,699	-£5,386,793	-£5,533,735	-£5,798,408	-£7,452,612
30% SE @LAR : 70% SO	20%	-£2,642,541	-£7,020,982	-£7,167,749	-£7,431,575	-£9,092,699
30% SE @LAR : 70% SO	25%	-£4,562,165	-£8,672,858	-£8,821,718	-£9,088,755	-£10,757,745
30% SE @LAR : 70% SO	30%	-£6,493,416	-£10,355,748	-£10,504,485	-£10,770,758	-£12,434,958
30% SE @LAR : 70% SO	35%	-£8,438,514	-£12,050,278	-£12,198,923	-£12,464,475	-£14,124,175
30% SE @LAR : 70% SO	40%	-£10,422,352	-£13,756,288	-£13,904,868	-£14,169,745	-£15,825,227
30% SE @LAR : 70% SO	45%	-£12,417,508	-£15,473,616	-£15,622,157	-£15,886,404	-£17,537,948
30% SE @LAR : 70% SO	50%	-£14,423,820	-£17,202,101	-£17,350,631	-£17,614,293	-£19,262,175

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,316,530	-£1,156,522	-£1,304,153	-£1,571,651	-£3,243,518
30% SE @LAR : 70% SO	5%	£2,444,995	-£2,754,405	-£2,901,777	-£3,168,286	-£4,833,965
30% SE @LAR : 70% SO	10%	£561,198	-£4,364,549	-£4,511,692	-£4,777,259	-£6,437,051
30% SE @LAR : 70% SO	15%	-£1,334,699	-£5,986,793	-£6,133,735	-£6,398,408	-£8,052,612
30% SE @LAR : 70% SO	20%	-£3,242,541	-£7,620,982	-£7,767,749	-£8,031,575	-£9,692,699
30% SE @LAR : 70% SO	25%	-£5,162,165	-£9,272,858	-£9,421,718	-£9,688,755	-£11,357,745
30% SE @LAR : 70% SO	30%	-£7,093,416	-£10,955,748	-£11,104,485	-£11,370,758	-£13,034,958
30% SE @LAR : 70% SO	35%	-£9,038,514	-£12,650,278	-£12,798,923	-£13,064,475	-£14,724,175
30% SE @LAR : 70% SO	40%	-£11,022,352	-£14,356,288	-£14,504,868	-£14,769,745	-£16,425,227
30% SE @LAR : 70% SO	45%	-£13,017,508	-£16,073,616	-£16,222,157	-£16,486,404	-£18,137,948
30% SE @LAR : 70% SO	50%	-£15,023,820	-£17,802,101	-£17,950,631	-£18,214,293	-£19,862,175

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£1,556,530	-£3,916,522	-£4,064,153	-£4,331,651	-£6,003,518
30% SE @LAR : 70% SO	5%	-£315,005	-£5,514,405	-£5,661,777	-£5,928,286	-£7,593,965
30% SE @LAR : 70% SO	10%	-£2,198,802	-£7,124,549	-£7,271,692	-£7,537,259	-£9,197,051
30% SE @LAR : 70% SO	15%	-£4,094,699	-£8,746,793	-£8,893,735	-£9,158,408	-£10,812,612
30% SE @LAR : 70% SO	20%	-£6,002,541	-£10,380,982	-£10,527,749	-£10,791,575	-£12,452,699
30% SE @LAR : 70% SO	25%	-£7,922,165	-£12,032,858	-£12,181,718	-£12,448,755	-£14,117,745
30% SE @LAR : 70% SO	30%	-£9,853,416	-£13,715,748	-£13,864,485	-£14,130,758	-£15,794,958
30% SE @LAR : 70% SO	35%	-£11,798,514	-£15,410,278	-£15,558,923	-£15,824,475	-£17,484,175
30% SE @LAR : 70% SO	40%	-£13,782,352	-£17,116,288	-£17,264,868	-£17,529,745	-£19,185,227
30% SE @LAR : 70% SO	45%	-£15,777,508	-£18,833,616	-£18,982,157	-£19,246,404	-£20,897,948
30% SE @LAR : 70% SO	50%	-£17,783,820	-£20,562,101	-£20,710,631	-£20,974,293	-£22,622,175

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

Low Density		Value Area	£700 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,362,761	£10,889,709	£10,742,077	£10,474,579	£8,802,712
30% SE @LAR : 70% SO	5%	£14,351,850	£9,152,452	£9,005,078	£8,738,569	£7,072,890
30% SE @LAR : 70% SO	10%	£12,328,680	£7,402,933	£7,255,790	£6,990,223	£5,330,430
30% SE @LAR : 70% SO	15%	£10,293,407	£5,641,312	£5,494,371	£5,229,698	£3,575,494
30% SE @LAR : 70% SO	20%	£8,246,191	£3,867,750	£3,720,982	£3,457,156	£1,808,246
30% SE @LAR : 70% SO	25%	£6,187,191	£2,082,402	£1,935,781	£1,672,756	£28,849
30% SE @LAR : 70% SO	30%	£4,116,567	£285,431	£138,928	-£126,224	-£1,789,425
30% SE @LAR : 70% SO	35%	£2,034,476	-£1,546,246	-£1,694,891	-£1,960,442	-£3,620,142
30% SE @LAR : 70% SO	40%	-£59,821	-£3,393,758	-£3,542,336	-£3,807,213	-£5,462,695
30% SE @LAR : 70% SO	45%	-£2,196,478	-£5,252,587	-£5,401,128	-£5,665,375	-£7,316,920
30% SE @LAR : 70% SO	50%	-£4,344,292	-£7,122,573	-£7,271,103	-£7,534,764	-£9,182,647

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,202,761	£5,729,709	£5,582,077	£5,314,579	£3,642,712
30% SE @LAR : 70% SO	5%	£9,191,850	£3,992,452	£3,845,078	£3,578,569	£1,912,890
30% SE @LAR : 70% SO	10%	£7,168,680	£2,242,933	£2,095,790	£1,830,223	£170,430
30% SE @LAR : 70% SO	15%	£5,133,407	£481,312	£334,371	£69,698	-£1,584,506
30% SE @LAR : 70% SO	20%	£3,086,191	-£1,292,250	-£1,439,018	-£1,702,844	-£3,351,754
30% SE @LAR : 70% SO	25%	£1,027,191	-£3,077,598	-£3,224,219	-£3,487,244	-£5,131,151
30% SE @LAR : 70% SO	30%	-£1,043,433	-£4,874,569	-£5,021,072	-£5,285,224	-£6,949,425
30% SE @LAR : 70% SO	35%	-£3,125,524	-£6,706,246	-£6,854,891	-£7,120,442	-£8,780,142
30% SE @LAR : 70% SO	40%	-£5,219,821	-£8,553,758	-£8,702,336	-£8,967,213	-£10,622,695
30% SE @LAR : 70% SO	45%	-£7,356,478	-£10,412,587	-£10,561,128	-£10,825,375	-£12,476,920
30% SE @LAR : 70% SO	50%	-£9,504,292	-£12,282,573	-£12,431,103	-£12,694,764	-£14,342,647

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,082,761	£2,609,709	£2,462,077	£2,194,579	£522,712
30% SE @LAR : 70% SO	5%	£6,071,850	£872,452	£725,078	£458,569	-£1,207,110
30% SE @LAR : 70% SO	10%	£4,048,680	-£877,067	-£1,024,210	-£1,289,777	-£2,949,570
30% SE @LAR : 70% SO	15%	£2,013,407	-£2,638,688	-£2,785,629	-£3,050,302	-£4,704,506
30% SE @LAR : 70% SO	20%	-£33,809	-£4,412,250	-£4,559,018	-£4,822,844	-£6,471,754
30% SE @LAR : 70% SO	25%	-£2,092,809	-£6,197,598	-£6,344,219	-£6,607,244	-£8,251,151
30% SE @LAR : 70% SO	30%	-£4,163,433	-£7,994,569	-£8,141,072	-£8,405,224	-£10,069,425
30% SE @LAR : 70% SO	35%	-£6,245,524	-£9,826,246	-£9,974,891	-£10,240,442	-£11,900,142
30% SE @LAR : 70% SO	40%	-£8,339,821	-£11,673,758	-£11,822,336	-£12,087,213	-£13,742,695
30% SE @LAR : 70% SO	45%	-£10,476,478	-£13,532,587	-£13,681,128	-£13,945,375	-£15,596,920
30% SE @LAR : 70% SO	50%	-£12,624,292	-£15,402,573	-£15,551,103	-£15,814,764	-£17,462,647

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,482,761	£2,009,709	£1,862,077	£1,594,579	-£77,288
30% SE @LAR : 70% SO	5%	£5,471,850	£272,452	£125,078	-£141,431	-£1,807,110
30% SE @LAR : 70% SO	10%	£3,448,680	-£1,477,067	-£1,624,210	-£1,889,777	-£3,549,570
30% SE @LAR : 70% SO	15%	£1,413,407	-£3,238,688	-£3,385,629	-£3,650,302	-£5,304,506
30% SE @LAR : 70% SO	20%	-£633,809	-£5,012,250	-£5,159,018	-£5,422,844	-£7,071,754
30% SE @LAR : 70% SO	25%	-£2,692,809	-£6,797,598	-£6,944,219	-£7,207,244	-£8,851,151
30% SE @LAR : 70% SO	30%	-£4,763,433	-£8,594,569	-£8,741,072	-£9,005,224	-£10,669,425
30% SE @LAR : 70% SO	35%	-£6,845,524	-£10,426,246	-£10,574,891	-£10,840,442	-£12,500,142
30% SE @LAR : 70% SO	40%	-£8,939,821	-£12,273,758	-£12,422,336	-£12,687,213	-£14,342,695
30% SE @LAR : 70% SO	45%	-£11,076,478	-£14,132,587	-£14,281,128	-£14,545,375	-£16,196,920
30% SE @LAR : 70% SO	50%	-£13,224,292	-£16,002,573	-£16,151,103	-£16,414,764	-£18,062,647

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,722,761	-£750,291	-£897,923	-£1,165,421	-£2,837,288
30% SE @LAR : 70% SO	5%	£2,711,850	-£2,487,548	-£2,634,922	-£2,901,431	-£4,567,110
30% SE @LAR : 70% SO	10%	£688,680	-£4,237,067	-£4,384,210	-£4,649,777	-£6,309,570
30% SE @LAR : 70% SO	15%	-£1,346,593	-£5,998,688	-£6,145,629	-£6,410,302	-£8,064,506
30% SE @LAR : 70% SO	20%	-£3,393,809	-£7,772,250	-£7,919,018	-£8,182,844	-£9,831,754
30% SE @LAR : 70% SO	25%	-£5,452,809	-£9,557,598	-£9,704,219	-£9,967,244	-£11,611,151
30% SE @LAR : 70% SO	30%	-£7,523,433	-£11,354,569	-£11,501,072	-£11,765,224	-£13,429,425
30% SE @LAR : 70% SO	35%	-£9,605,524	-£13,186,246	-£13,334,891	-£13,600,442	-£15,260,142
30% SE @LAR : 70% SO	40%	-£11,699,821	-£15,033,758	-£15,182,336	-£15,447,213	-£17,102,695
30% SE @LAR : 70% SO	45%	-£13,836,478	-£16,892,587	-£17,041,128	-£17,305,375	-£18,956,920
30% SE @LAR : 70% SO	50%	-£15,984,292	-£18,762,573	-£18,911,103	-£19,174,764	-£20,822,647

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

Low Density		Value Area	£725 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£19,505,177	£14,055,939	£13,908,308	£13,640,809	£11,968,943
30% SE @LAR : 70% SO	5%	£17,373,743	£12,179,307	£12,031,934	£11,765,425	£10,099,746
30% SE @LAR : 70% SO	10%	£15,216,160	£10,290,413	£10,143,270	£9,877,703	£8,217,911
30% SE @LAR : 70% SO	15%	£13,041,512	£8,389,418	£8,242,478	£7,977,804	£6,323,600
30% SE @LAR : 70% SO	20%	£10,854,922	£6,476,481	£6,329,713	£6,065,888	£4,416,977
30% SE @LAR : 70% SO	25%	£8,656,548	£4,551,759	£4,405,138	£4,142,113	£2,498,206
30% SE @LAR : 70% SO	30%	£6,446,549	£2,615,412	£2,468,910	£2,206,640	£567,450
30% SE @LAR : 70% SO	35%	£4,225,083	£667,600	£521,188	£259,628	-£1,396,110
30% SE @LAR : 70% SO	40%	£1,992,311	-£1,311,226	-£1,459,806	-£1,724,683	-£3,380,165
30% SE @LAR : 70% SO	45%	-£255,449	-£3,311,557	-£3,460,098	-£3,724,346	-£5,375,890
30% SE @LAR : 70% SO	50%	-£2,544,764	-£5,323,044	-£5,471,575	-£5,735,236	-£7,383,119

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,345,177	£8,895,939	£8,748,308	£8,480,809	£6,808,943
30% SE @LAR : 70% SO	5%	£12,213,743	£7,019,307	£6,871,934	£6,605,425	£4,939,746
30% SE @LAR : 70% SO	10%	£10,056,160	£5,130,413	£4,983,270	£4,717,703	£3,057,911
30% SE @LAR : 70% SO	15%	£7,881,512	£3,229,418	£3,082,478	£2,817,804	£1,163,600
30% SE @LAR : 70% SO	20%	£5,694,922	£1,316,481	£1,169,713	£905,888	-£743,023
30% SE @LAR : 70% SO	25%	£3,496,548	-£608,241	-£754,862	-£1,017,887	-£2,661,794
30% SE @LAR : 70% SO	30%	£1,286,549	-£2,544,588	-£2,691,090	-£2,953,360	-£4,592,550
30% SE @LAR : 70% SO	35%	-£934,917	-£4,492,400	-£4,638,812	-£4,900,372	-£6,556,110
30% SE @LAR : 70% SO	40%	-£3,167,689	-£6,471,226	-£6,619,806	-£6,884,683	-£8,540,165
30% SE @LAR : 70% SO	45%	-£5,415,449	-£8,471,557	-£8,620,098	-£8,884,346	-£10,535,890
30% SE @LAR : 70% SO	50%	-£7,704,764	-£10,483,044	-£10,631,575	-£10,895,236	-£12,543,119

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,225,177	£5,775,939	£5,628,308	£5,360,809	£3,688,943
30% SE @LAR : 70% SO	5%	£9,093,743	£3,899,307	£3,751,934	£3,485,425	£1,819,746
30% SE @LAR : 70% SO	10%	£6,936,160	£2,010,413	£1,863,270	£1,597,703	-£62,089
30% SE @LAR : 70% SO	15%	£4,761,512	£109,418	-£37,522	-£302,196	-£1,956,400
30% SE @LAR : 70% SO	20%	£2,574,922	-£1,803,519	-£1,950,287	-£2,214,112	-£3,863,023
30% SE @LAR : 70% SO	25%	£376,548	-£3,728,241	-£3,874,862	-£4,137,887	-£5,781,794
30% SE @LAR : 70% SO	30%	-£1,833,451	-£5,664,588	-£5,811,090	-£6,073,360	-£7,712,550
30% SE @LAR : 70% SO	35%	-£4,054,917	-£7,612,400	-£7,758,812	-£8,020,372	-£9,676,110
30% SE @LAR : 70% SO	40%	-£6,287,689	-£9,591,226	-£9,739,806	-£10,004,683	-£11,660,165
30% SE @LAR : 70% SO	45%	-£8,535,449	-£11,591,557	-£11,740,098	-£12,004,346	-£13,655,890
30% SE @LAR : 70% SO	50%	-£10,824,764	-£13,603,044	-£13,751,575	-£14,015,236	-£15,663,119

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£10,625,177	£5,175,939	£5,028,308	£4,760,809	£3,088,943
30% SE @LAR : 70% SO	5%	£8,493,743	£3,299,307	£3,151,934	£2,885,425	£1,219,746
30% SE @LAR : 70% SO	10%	£6,336,160	£1,410,413	£1,263,270	£997,703	-£662,089
30% SE @LAR : 70% SO	15%	£4,161,512	-£490,582	-£637,522	-£902,196	-£2,556,400
30% SE @LAR : 70% SO	20%	£1,974,922	-£2,403,519	-£2,550,287	-£2,814,112	-£4,463,023
30% SE @LAR : 70% SO	25%	-£223,452	-£4,328,241	-£4,474,862	-£4,737,887	-£6,381,794
30% SE @LAR : 70% SO	30%	-£2,433,451	-£6,264,588	-£6,411,090	-£6,673,360	-£8,312,550
30% SE @LAR : 70% SO	35%	-£4,654,917	-£8,212,400	-£8,358,812	-£8,620,372	-£10,276,110
30% SE @LAR : 70% SO	40%	-£6,887,689	-£10,191,226	-£10,339,806	-£10,604,683	-£12,260,165
30% SE @LAR : 70% SO	45%	-£9,135,449	-£12,191,557	-£12,340,098	-£12,604,346	-£14,255,890
30% SE @LAR : 70% SO	50%	-£11,424,764	-£14,203,044	-£14,351,575	-£14,615,236	-£16,263,119

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,865,177	£2,415,939	£2,268,308	£2,000,809	£328,943
30% SE @LAR : 70% SO	5%	£5,733,743	£539,307	£391,934	£125,425	-£1,540,254
30% SE @LAR : 70% SO	10%	£3,576,160	-£1,349,587	-£1,496,730	-£1,762,297	-£3,422,089
30% SE @LAR : 70% SO	15%	£1,401,512	-£3,250,582	-£3,397,522	-£3,662,196	-£5,316,400
30% SE @LAR : 70% SO	20%	-£785,078	-£5,163,519	-£5,310,287	-£5,574,112	-£7,223,023
30% SE @LAR : 70% SO	25%	-£2,983,452	-£7,088,241	-£7,234,862	-£7,497,887	-£9,141,794
30% SE @LAR : 70% SO	30%	-£5,193,451	-£9,024,588	-£9,171,090	-£9,433,360	-£11,072,550
30% SE @LAR : 70% SO	35%	-£7,414,917	-£10,972,400	-£11,118,812	-£11,380,372	-£13,036,110
30% SE @LAR : 70% SO	40%	-£9,647,689	-£12,951,226	-£13,099,806	-£13,364,683	-£15,020,165
30% SE @LAR : 70% SO	45%	-£11,895,449	-£14,951,557	-£15,100,098	-£15,364,346	-£17,015,890
30% SE @LAR : 70% SO	50%	-£14,184,764	-£16,963,044	-£17,111,575	-£17,375,236	-£19,023,119

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

Low Density		Value Area	£750 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£22,633,052	£17,222,169	£17,074,538	£16,807,039	£15,135,173
30% SE @LAR : 70% SO	5%	£20,363,770	£15,206,054	£15,058,681	£14,792,173	£13,126,494
30% SE @LAR : 70% SO	10%	£18,082,414	£13,177,678	£13,030,535	£12,764,968	£11,105,175
30% SE @LAR : 70% SO	15%	£15,789,140	£11,137,201	£10,990,259	£10,725,587	£9,071,382
30% SE @LAR : 70% SO	20%	£13,463,221	£9,084,780	£8,938,012	£8,674,186	£7,025,276
30% SE @LAR : 70% SO	25%	£11,125,364	£7,020,575	£6,873,954	£6,610,929	£4,967,022
30% SE @LAR : 70% SO	30%	£8,775,882	£4,944,746	£4,798,243	£4,535,972	£2,896,783
30% SE @LAR : 70% SO	35%	£6,414,933	£2,857,450	£2,711,039	£2,449,478	£814,722
30% SE @LAR : 70% SO	40%	£4,042,678	£758,846	£612,500	£351,604	-£1,298,513
30% SE @LAR : 70% SO	45%	£1,659,274	-£1,371,516	-£1,520,057	-£1,784,305	-£3,435,849
30% SE @LAR : 70% SO	50%	-£746,334	-£3,524,615	-£3,673,145	-£3,936,807	-£5,584,689

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£17,473,052	£12,062,169	£11,914,538	£11,647,039	£9,975,173
30% SE @LAR : 70% SO	5%	£15,203,770	£10,046,054	£9,898,681	£9,632,173	£7,966,494
30% SE @LAR : 70% SO	10%	£12,922,414	£8,017,678	£7,870,535	£7,604,968	£5,945,175
30% SE @LAR : 70% SO	15%	£10,629,140	£5,977,201	£5,830,259	£5,565,587	£3,911,382
30% SE @LAR : 70% SO	20%	£8,303,221	£3,924,780	£3,778,012	£3,514,186	£1,865,276
30% SE @LAR : 70% SO	25%	£5,965,364	£1,860,575	£1,713,954	£1,450,929	-£192,978
30% SE @LAR : 70% SO	30%	£3,615,882	-£215,254	-£361,757	-£624,028	-£2,263,217
30% SE @LAR : 70% SO	35%	£1,254,933	-£2,302,550	-£2,448,961	-£2,710,522	-£4,345,278
30% SE @LAR : 70% SO	40%	-£1,117,322	-£4,401,154	-£4,547,500	-£4,808,396	-£6,458,513
30% SE @LAR : 70% SO	45%	-£3,500,726	-£6,531,516	-£6,680,057	-£6,944,305	-£8,595,849
30% SE @LAR : 70% SO	50%	-£5,906,334	-£8,684,615	-£8,833,145	-£9,096,807	-£10,744,689

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,353,052	£8,942,169	£8,794,538	£8,527,039	£6,855,173
30% SE @LAR : 70% SO	5%	£12,083,770	£6,926,054	£6,778,681	£6,512,173	£4,846,494
30% SE @LAR : 70% SO	10%	£9,802,414	£4,897,678	£4,750,535	£4,484,968	£2,825,175
30% SE @LAR : 70% SO	15%	£7,509,140	£2,857,201	£2,710,259	£2,445,587	£791,382
30% SE @LAR : 70% SO	20%	£5,183,221	£804,780	£658,012	£394,186	-£1,254,724
30% SE @LAR : 70% SO	25%	£2,845,364	-£1,259,425	-£1,406,046	-£1,669,071	-£3,312,978
30% SE @LAR : 70% SO	30%	£495,882	-£3,335,254	-£3,481,757	-£3,744,028	-£5,383,217
30% SE @LAR : 70% SO	35%	-£1,865,067	-£5,422,550	-£5,568,961	-£5,830,522	-£7,465,278
30% SE @LAR : 70% SO	40%	-£4,237,322	-£7,521,154	-£7,667,500	-£7,928,396	-£9,578,513
30% SE @LAR : 70% SO	45%	-£6,620,726	-£9,651,516	-£9,800,057	-£10,064,305	-£11,715,849
30% SE @LAR : 70% SO	50%	-£9,026,334	-£11,804,615	-£11,953,145	-£12,216,807	-£13,864,689

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£13,753,052	£8,342,169	£8,194,538	£7,927,039	£6,255,173
30% SE @LAR : 70% SO	5%	£11,483,770	£6,326,054	£6,178,681	£5,912,173	£4,246,494
30% SE @LAR : 70% SO	10%	£9,202,414	£4,297,678	£4,150,535	£3,884,968	£2,225,175
30% SE @LAR : 70% SO	15%	£6,909,140	£2,257,201	£2,110,259	£1,845,587	£191,382
30% SE @LAR : 70% SO	20%	£4,583,221	£204,780	£58,012	-£205,814	-£1,854,724
30% SE @LAR : 70% SO	25%	£2,245,364	-£1,859,425	-£2,006,046	-£2,269,071	-£3,912,978
30% SE @LAR : 70% SO	30%	-£104,118	-£3,935,254	-£4,081,757	-£4,344,028	-£5,983,217
30% SE @LAR : 70% SO	35%	-£2,465,067	-£6,022,550	-£6,168,961	-£6,430,522	-£8,065,278
30% SE @LAR : 70% SO	40%	-£4,837,322	-£8,121,154	-£8,267,500	-£8,528,396	-£10,178,513
30% SE @LAR : 70% SO	45%	-£7,220,726	-£10,251,516	-£10,400,057	-£10,664,305	-£12,315,849
30% SE @LAR : 70% SO	50%	-£9,626,334	-£12,404,615	-£12,553,145	-£12,816,807	-£14,464,689

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£10,993,052	£5,582,169	£5,434,538	£5,167,039	£3,495,173
30% SE @LAR : 70% SO	5%	£8,723,770	£3,566,054	£3,418,681	£3,152,173	£1,486,494
30% SE @LAR : 70% SO	10%	£6,442,414	£1,537,678	£1,390,535	£1,124,968	-£534,825
30% SE @LAR : 70% SO	15%	£4,149,140	-£502,799	-£649,741	-£914,413	-£2,568,618
30% SE @LAR : 70% SO	20%	£1,823,221	-£2,555,220	-£2,701,988	-£2,965,814	-£4,614,724
30% SE @LAR : 70% SO	25%	-£514,636	-£4,619,425	-£4,766,046	-£5,029,071	-£6,672,978
30% SE @LAR : 70% SO	30%	-£2,864,118	-£6,695,254	-£6,841,757	-£7,104,028	-£8,743,217
30% SE @LAR : 70% SO	35%	-£5,225,067	-£8,782,550	-£8,928,961	-£9,190,522	-£10,825,278
30% SE @LAR : 70% SO	40%	-£7,597,322	-£10,881,154	-£11,027,500	-£11,288,396	-£12,938,513
30% SE @LAR : 70% SO	45%	-£9,980,726	-£13,011,516	-£13,160,057	-£13,424,305	-£15,075,849
30% SE @LAR : 70% SO	50%	-£12,386,334	-£15,164,615	-£15,313,145	-£15,576,807	-£17,224,689

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

Low Density		Value Area	£775 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£25,760,929	£20,370,131	£20,224,719	£19,961,240	£18,301,403
30% SE @LAR : 70% SO	5%	£23,395,800	£18,274,542	£18,128,071	£17,861,562	£16,195,883
30% SE @LAR : 70% SO	10%	£21,018,596	£16,150,227	£16,003,083	£15,737,517	£14,077,724
30% SE @LAR : 70% SO	15%	£18,629,475	£14,012,908	£13,865,967	£13,601,294	£11,947,090
30% SE @LAR : 70% SO	20%	£16,228,592	£11,863,647	£11,716,879	£11,453,053	£9,804,143
30% SE @LAR : 70% SO	25%	£13,807,390	£9,702,601	£9,555,980	£9,292,954	£7,649,048
30% SE @LAR : 70% SO	30%	£11,361,067	£7,529,931	£7,383,428	£7,121,158	£5,481,968
30% SE @LAR : 70% SO	35%	£8,903,278	£5,345,794	£5,199,383	£4,937,822	£3,303,066
30% SE @LAR : 70% SO	40%	£6,434,181	£3,150,350	£3,004,004	£2,743,108	£1,112,506
30% SE @LAR : 70% SO	45%	£3,953,937	£943,759	£797,450	£537,174	-£1,106,174
30% SE @LAR : 70% SO	50%	£1,462,704	-£1,293,258	-£1,441,789	-£1,705,450	-£3,353,332

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,600,929	£15,210,131	£15,064,719	£14,801,240	£13,141,403
30% SE @LAR : 70% SO	5%	£18,235,800	£13,114,542	£12,968,071	£12,701,562	£11,035,883
30% SE @LAR : 70% SO	10%	£15,858,596	£10,990,227	£10,843,083	£10,577,517	£8,917,724
30% SE @LAR : 70% SO	15%	£13,469,475	£8,852,908	£8,705,967	£8,441,294	£6,787,090
30% SE @LAR : 70% SO	20%	£11,068,592	£6,703,647	£6,556,879	£6,293,053	£4,644,143
30% SE @LAR : 70% SO	25%	£8,647,390	£4,542,601	£4,395,980	£4,132,954	£2,489,048
30% SE @LAR : 70% SO	30%	£6,201,067	£2,369,931	£2,223,428	£1,961,158	£321,968
30% SE @LAR : 70% SO	35%	£3,743,278	£185,794	£39,383	-£222,178	-£1,856,934
30% SE @LAR : 70% SO	40%	£1,274,181	-£2,009,650	-£2,155,996	-£2,416,892	-£4,047,494
30% SE @LAR : 70% SO	45%	-£1,206,063	-£4,216,241	-£4,362,550	-£4,622,826	-£6,266,174
30% SE @LAR : 70% SO	50%	-£3,697,296	-£6,453,258	-£6,601,789	-£6,865,450	-£8,513,332

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£17,480,929	£12,090,131	£11,944,719	£11,681,240	£10,021,403
30% SE @LAR : 70% SO	5%	£15,115,800	£9,994,542	£9,848,071	£9,581,562	£7,915,883
30% SE @LAR : 70% SO	10%	£12,738,596	£7,870,227	£7,723,083	£7,457,517	£5,797,724
30% SE @LAR : 70% SO	15%	£10,349,475	£5,732,908	£5,585,967	£5,321,294	£3,667,090
30% SE @LAR : 70% SO	20%	£7,948,592	£3,583,647	£3,436,879	£3,173,053	£1,524,143
30% SE @LAR : 70% SO	25%	£5,527,390	£1,422,601	£1,275,980	£1,012,954	-£630,952
30% SE @LAR : 70% SO	30%	£3,081,067	-£750,069	-£896,572	-£1,158,842	-£2,798,032
30% SE @LAR : 70% SO	35%	£623,278	-£2,934,206	-£3,080,617	-£3,342,178	-£4,976,934
30% SE @LAR : 70% SO	40%	-£1,845,819	-£5,129,650	-£5,275,996	-£5,536,892	-£7,167,494
30% SE @LAR : 70% SO	45%	-£4,326,063	-£7,336,241	-£7,482,550	-£7,742,826	-£9,386,174
30% SE @LAR : 70% SO	50%	-£6,817,296	-£9,573,258	-£9,721,789	-£9,985,450	-£11,633,332

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,880,929	£11,490,131	£11,344,719	£11,081,240	£9,421,403
30% SE @LAR : 70% SO	5%	£14,515,800	£9,394,542	£9,248,071	£8,981,562	£7,315,883
30% SE @LAR : 70% SO	10%	£12,138,596	£7,270,227	£7,123,083	£6,857,517	£5,197,724
30% SE @LAR : 70% SO	15%	£9,749,475	£5,132,908	£4,985,967	£4,721,294	£3,067,090
30% SE @LAR : 70% SO	20%	£7,348,592	£2,983,647	£2,836,879	£2,573,053	£924,143
30% SE @LAR : 70% SO	25%	£4,927,390	£822,601	£675,980	£412,954	-£1,230,952
30% SE @LAR : 70% SO	30%	£2,481,067	-£1,350,069	-£1,496,572	-£1,758,842	-£3,398,032
30% SE @LAR : 70% SO	35%	£23,278	-£3,534,206	-£3,680,617	-£3,942,178	-£5,576,934
30% SE @LAR : 70% SO	40%	-£2,445,819	-£5,729,650	-£5,875,996	-£6,136,892	-£7,767,494
30% SE @LAR : 70% SO	45%	-£4,926,063	-£7,936,241	-£8,082,550	-£8,342,826	-£9,986,174
30% SE @LAR : 70% SO	50%	-£7,417,296	-£10,173,258	-£10,321,789	-£10,585,450	-£12,233,332

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,120,929	£8,730,131	£8,584,719	£8,321,240	£6,661,403
30% SE @LAR : 70% SO	5%	£11,755,800	£6,634,542	£6,488,071	£6,221,562	£4,555,883
30% SE @LAR : 70% SO	10%	£9,378,596	£4,510,227	£4,363,083	£4,097,517	£2,437,724
30% SE @LAR : 70% SO	15%	£6,989,475	£2,372,908	£2,225,967	£1,961,294	£307,090
30% SE @LAR : 70% SO	20%	£4,588,592	£223,647	£76,879	-£186,947	-£1,835,857
30% SE @LAR : 70% SO	25%	£2,167,390	-£1,937,399	-£2,084,020	-£2,347,046	-£3,990,952
30% SE @LAR : 70% SO	30%	-£278,933	-£4,110,069	-£4,256,572	-£4,518,842	-£6,158,032
30% SE @LAR : 70% SO	35%	-£2,736,722	-£6,294,206	-£6,440,617	-£6,702,178	-£8,336,934
30% SE @LAR : 70% SO	40%	-£5,205,819	-£8,489,650	-£8,635,996	-£8,896,892	-£10,527,494
30% SE @LAR : 70% SO	45%	-£7,686,063	-£10,696,241	-£10,842,550	-£11,102,826	-£12,746,174
30% SE @LAR : 70% SO	50%	-£10,177,296	-£12,933,258	-£13,081,789	-£13,345,450	-£14,993,332

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

Low Density		Value Area	£800 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£28,888,805	£23,498,008	£23,352,596	£23,089,117	£21,442,377
30% SE @LAR : 70% SO	5%	£26,378,163	£21,256,905	£21,111,747	£20,849,244	£19,208,598
30% SE @LAR : 70% SO	10%	£23,855,446	£19,003,728	£18,858,796	£18,597,220	£16,949,425
30% SE @LAR : 70% SO	15%	£21,320,811	£16,737,343	£16,590,401	£16,325,729	£14,671,524
30% SE @LAR : 70% SO	20%	£18,774,415	£14,440,817	£14,294,050	£14,030,224	£12,381,313
30% SE @LAR : 70% SO	25%	£16,216,414	£12,132,507	£11,985,885	£11,722,860	£10,078,954
30% SE @LAR : 70% SO	30%	£13,643,706	£9,812,570	£9,666,068	£9,403,798	£7,764,609
30% SE @LAR : 70% SO	35%	£11,038,653	£7,481,169	£7,334,758	£7,073,197	£5,438,441
30% SE @LAR : 70% SO	40%	£8,422,291	£5,138,461	£4,992,115	£4,731,218	£3,100,616
30% SE @LAR : 70% SO	45%	£5,794,782	£2,784,603	£2,638,294	£2,378,019	£751,295
30% SE @LAR : 70% SO	50%	£3,156,283	£419,758	£273,460	£13,761	-£1,633,912

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,728,805	£18,338,008	£18,192,596	£17,929,117	£16,282,377
30% SE @LAR : 70% SO	5%	£21,218,163	£16,096,905	£15,951,747	£15,689,244	£14,048,598
30% SE @LAR : 70% SO	10%	£18,695,446	£13,843,728	£13,698,796	£13,437,220	£11,789,425
30% SE @LAR : 70% SO	15%	£16,160,811	£11,577,343	£11,430,401	£11,165,729	£9,511,524
30% SE @LAR : 70% SO	20%	£13,614,415	£9,280,817	£9,134,050	£8,870,224	£7,221,313
30% SE @LAR : 70% SO	25%	£11,056,414	£6,972,507	£6,825,885	£6,562,860	£4,918,954
30% SE @LAR : 70% SO	30%	£8,483,706	£4,652,570	£4,506,068	£4,243,798	£2,604,609
30% SE @LAR : 70% SO	35%	£5,878,653	£2,321,169	£2,174,758	£1,913,197	£278,441
30% SE @LAR : 70% SO	40%	£3,262,291	-£21,539	-£167,885	-£428,782	-£2,059,384
30% SE @LAR : 70% SO	45%	£634,782	-£2,375,397	-£2,521,706	-£2,781,981	-£4,408,705
30% SE @LAR : 70% SO	50%	-£2,003,717	-£4,740,242	-£4,886,540	-£5,146,239	-£6,793,912

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,608,805	£15,218,008	£15,072,596	£14,809,117	£13,162,377
30% SE @LAR : 70% SO	5%	£18,098,163	£12,976,905	£12,831,747	£12,569,244	£10,928,598
30% SE @LAR : 70% SO	10%	£15,575,446	£10,723,728	£10,578,796	£10,317,220	£8,669,425
30% SE @LAR : 70% SO	15%	£13,040,811	£8,457,343	£8,310,401	£8,045,729	£6,391,524
30% SE @LAR : 70% SO	20%	£10,494,415	£6,160,817	£6,014,050	£5,750,224	£4,101,313
30% SE @LAR : 70% SO	25%	£7,936,414	£3,852,507	£3,705,885	£3,442,860	£1,798,954
30% SE @LAR : 70% SO	30%	£5,363,706	£1,532,570	£1,386,068	£1,123,798	-£515,391
30% SE @LAR : 70% SO	35%	£2,758,653	-£798,831	-£945,242	-£1,206,803	-£2,841,559
30% SE @LAR : 70% SO	40%	£142,291	-£3,141,539	-£3,287,885	-£3,548,782	-£5,179,384
30% SE @LAR : 70% SO	45%	-£2,485,218	-£5,495,397	-£5,641,706	-£5,901,981	-£7,528,705
30% SE @LAR : 70% SO	50%	-£5,123,717	-£7,860,242	-£8,006,540	-£8,266,239	-£9,913,912

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,008,805	£14,618,008	£14,472,596	£14,209,117	£12,562,377
30% SE @LAR : 70% SO	5%	£17,498,163	£12,376,905	£12,231,747	£11,969,244	£10,328,598
30% SE @LAR : 70% SO	10%	£14,975,446	£10,123,728	£9,978,796	£9,717,220	£8,069,425
30% SE @LAR : 70% SO	15%	£12,440,811	£7,857,343	£7,710,401	£7,445,729	£5,791,524
30% SE @LAR : 70% SO	20%	£9,894,415	£5,560,817	£5,414,050	£5,150,224	£3,501,313
30% SE @LAR : 70% SO	25%	£7,336,414	£3,252,507	£3,105,885	£2,842,860	£1,198,954
30% SE @LAR : 70% SO	30%	£4,763,706	£932,570	£786,068	£523,798	-£1,115,391
30% SE @LAR : 70% SO	35%	£2,158,653	-£1,398,831	-£1,545,242	-£1,806,803	-£3,441,559
30% SE @LAR : 70% SO	40%	-£457,709	-£3,741,539	-£3,887,885	-£4,148,782	-£5,779,384
30% SE @LAR : 70% SO	45%	-£3,085,218	-£6,095,397	-£6,241,706	-£6,501,981	-£8,128,705
30% SE @LAR : 70% SO	50%	-£5,723,717	-£8,460,242	-£8,606,540	-£8,866,239	-£10,513,912

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£17,248,805	£11,858,008	£11,712,596	£11,449,117	£9,802,377
30% SE @LAR : 70% SO	5%	£14,738,163	£9,616,905	£9,471,747	£9,209,244	£7,568,598
30% SE @LAR : 70% SO	10%	£12,215,446	£7,363,728	£7,218,796	£6,957,220	£5,309,425
30% SE @LAR : 70% SO	15%	£9,680,811	£5,097,343	£4,950,401	£4,685,729	£3,031,524
30% SE @LAR : 70% SO	20%	£7,134,415	£2,800,817	£2,654,050	£2,390,224	£741,313
30% SE @LAR : 70% SO	25%	£4,576,414	£492,507	£345,885	£82,860	-£1,561,046
30% SE @LAR : 70% SO	30%	£2,003,706	-£1,827,430	-£1,973,932	-£2,236,202	-£3,875,391
30% SE @LAR : 70% SO	35%	-£601,347	-£4,158,831	-£4,305,242	-£4,566,803	-£6,201,559
30% SE @LAR : 70% SO	40%	-£3,217,709	-£6,501,539	-£6,647,885	-£6,908,782	-£8,539,384
30% SE @LAR : 70% SO	45%	-£5,845,218	-£8,855,397	-£9,001,706	-£9,261,981	-£10,888,705
30% SE @LAR : 70% SO	50%	-£8,483,717	-£11,220,242	-£11,366,540	-£11,626,239	-£13,273,912

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

Low Density		Value Area	£825 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£32,016,682	£26,625,884	£26,480,471	£26,216,993	£24,570,253
30% SE @LAR : 70% SO	5%	£29,357,604	£24,236,346	£24,091,188	£23,828,684	£22,188,039
30% SE @LAR : 70% SO	10%	£26,686,451	£21,834,733	£21,689,801	£21,428,225	£19,793,378
30% SE @LAR : 70% SO	15%	£24,003,381	£19,421,202	£19,276,469	£19,015,775	£17,386,431
30% SE @LAR : 70% SO	20%	£21,308,549	£16,995,911	£16,851,349	£16,591,488	£14,946,616
30% SE @LAR : 70% SO	25%	£18,602,112	£14,547,578	£14,400,956	£14,137,931	£12,494,025
30% SE @LAR : 70% SO	30%	£15,884,228	£12,077,411	£11,930,908	£11,668,637	£10,029,448
30% SE @LAR : 70% SO	35%	£13,153,260	£9,595,777	£9,449,366	£9,187,805	£7,553,049
30% SE @LAR : 70% SO	40%	£10,386,667	£7,102,836	£6,956,490	£6,695,593	£5,064,992
30% SE @LAR : 70% SO	45%	£7,608,926	£4,598,748	£4,452,439	£4,192,163	£2,565,440
30% SE @LAR : 70% SO	50%	£4,820,196	£2,083,670	£1,937,372	£1,677,673	£54,556

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£26,856,682	£21,465,884	£21,320,471	£21,056,993	£19,410,253
30% SE @LAR : 70% SO	5%	£24,197,604	£19,076,346	£18,931,188	£18,668,684	£17,028,039
30% SE @LAR : 70% SO	10%	£21,526,451	£16,674,733	£16,529,801	£16,268,225	£14,633,378
30% SE @LAR : 70% SO	15%	£18,843,381	£14,261,202	£14,116,469	£13,855,775	£12,226,431
30% SE @LAR : 70% SO	20%	£16,148,549	£11,835,911	£11,691,349	£11,431,488	£9,786,616
30% SE @LAR : 70% SO	25%	£13,442,112	£9,387,578	£9,240,956	£8,977,931	£7,334,025
30% SE @LAR : 70% SO	30%	£10,724,228	£6,917,411	£6,770,908	£6,508,637	£4,869,448
30% SE @LAR : 70% SO	35%	£7,993,260	£4,435,777	£4,289,366	£4,027,805	£2,393,049
30% SE @LAR : 70% SO	40%	£5,226,667	£1,942,836	£1,796,490	£1,535,593	-£95,008
30% SE @LAR : 70% SO	45%	£2,448,926	-£561,252	-£707,561	-£967,837	-£2,594,560
30% SE @LAR : 70% SO	50%	-£339,804	-£3,076,330	-£3,222,628	-£3,482,327	-£5,105,444

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,736,682	£18,345,884	£18,200,471	£17,936,993	£16,290,253
30% SE @LAR : 70% SO	5%	£21,077,604	£15,956,346	£15,811,188	£15,548,684	£13,908,039
30% SE @LAR : 70% SO	10%	£18,406,451	£13,554,733	£13,409,801	£13,148,225	£11,513,378
30% SE @LAR : 70% SO	15%	£15,723,381	£11,141,202	£10,996,469	£10,735,775	£9,106,431
30% SE @LAR : 70% SO	20%	£13,028,549	£8,715,911	£8,571,349	£8,311,488	£6,666,616
30% SE @LAR : 70% SO	25%	£10,322,112	£6,267,578	£6,120,956	£5,857,931	£4,214,025
30% SE @LAR : 70% SO	30%	£7,604,228	£3,797,411	£3,650,908	£3,388,637	£1,749,448
30% SE @LAR : 70% SO	35%	£4,873,260	£1,315,777	£1,169,366	£907,805	-£726,951
30% SE @LAR : 70% SO	40%	£2,106,667	-£1,177,164	-£1,323,510	-£1,584,407	-£3,215,008
30% SE @LAR : 70% SO	45%	-£671,074	-£3,681,252	-£3,827,561	-£4,087,837	-£5,714,560
30% SE @LAR : 70% SO	50%	-£3,459,804	-£6,196,330	-£6,342,628	-£6,602,327	-£8,225,444

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,136,682	£17,745,884	£17,600,471	£17,336,993	£15,690,253
30% SE @LAR : 70% SO	5%	£20,477,604	£15,356,346	£15,211,188	£14,948,684	£13,308,039
30% SE @LAR : 70% SO	10%	£17,806,451	£12,954,733	£12,809,801	£12,548,225	£10,913,378
30% SE @LAR : 70% SO	15%	£15,123,381	£10,541,202	£10,396,469	£10,135,775	£8,506,431
30% SE @LAR : 70% SO	20%	£12,428,549	£8,115,911	£7,971,349	£7,711,488	£6,066,616
30% SE @LAR : 70% SO	25%	£9,722,112	£5,667,578	£5,520,956	£5,257,931	£3,614,025
30% SE @LAR : 70% SO	30%	£7,004,228	£3,197,411	£3,050,908	£2,788,637	£1,149,448
30% SE @LAR : 70% SO	35%	£4,273,260	£715,777	£569,366	£307,805	-£1,326,951
30% SE @LAR : 70% SO	40%	£1,506,667	-£1,777,164	-£1,923,510	-£2,184,407	-£3,815,008
30% SE @LAR : 70% SO	45%	-£1,271,074	-£4,281,252	-£4,427,561	-£4,687,837	-£6,314,560
30% SE @LAR : 70% SO	50%	-£4,059,804	-£6,796,330	-£6,942,628	-£7,202,327	-£8,825,444

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,376,682	£14,985,884	£14,840,471	£14,576,993	£12,930,253
30% SE @LAR : 70% SO	5%	£17,717,604	£12,596,346	£12,451,188	£12,188,684	£10,548,039
30% SE @LAR : 70% SO	10%	£15,046,451	£10,194,733	£10,049,801	£9,788,225	£8,153,378
30% SE @LAR : 70% SO	15%	£12,363,381	£7,781,202	£7,636,469	£7,375,775	£5,746,431
30% SE @LAR : 70% SO	20%	£9,668,549	£5,355,911	£5,211,349	£4,951,488	£3,306,616
30% SE @LAR : 70% SO	25%	£6,962,112	£2,907,578	£2,760,956	£2,497,931	£854,025
30% SE @LAR : 70% SO	30%	£4,244,228	£437,411	£290,908	£28,637	-£1,610,552
30% SE @LAR : 70% SO	35%	£1,513,260	-£2,044,223	-£2,190,634	-£2,452,195	-£4,086,951
30% SE @LAR : 70% SO	40%	-£1,253,333	-£4,537,164	-£4,683,510	-£4,944,407	-£6,575,008
30% SE @LAR : 70% SO	45%	-£4,031,074	-£7,041,252	-£7,187,561	-£7,447,837	-£9,074,560
30% SE @LAR : 70% SO	50%	-£6,819,804	-£9,556,330	-£9,702,628	-£9,962,327	-£11,585,444

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

Low Density		Value Area	£850 per sq ft

No Units	300	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£35,144,558	£29,753,761	£29,608,348	£29,344,870	£27,998,129
30% SE @LAR : 70% SO	5%	£32,336,858	£27,215,600	£27,070,442	£26,807,939	£25,167,293
30% SE @LAR : 70% SO	10%	£29,517,084	£24,665,366	£24,520,433	£24,258,858	£22,624,010
30% SE @LAR : 70% SO	15%	£26,685,391	£22,103,213	£21,958,480	£21,697,785	£20,068,441
30% SE @LAR : 70% SO	20%	£23,841,938	£19,529,300	£19,384,737	£19,124,877	£17,500,747
30% SE @LAR : 70% SO	25%	£20,986,879	£16,943,781	£16,799,362	£16,540,291	£14,908,149
30% SE @LAR : 70% SO	30%	£18,120,372	£14,341,114	£14,194,611	£13,932,340	£12,293,151
30% SE @LAR : 70% SO	35%	£15,242,573	£11,709,059	£11,562,648	£11,301,087	£9,666,331
30% SE @LAR : 70% SO	40%	£12,349,528	£9,065,697	£8,919,351	£8,658,454	£7,027,852
30% SE @LAR : 70% SO	45%	£9,421,366	£6,411,187	£6,264,879	£6,004,603	£4,377,880
30% SE @LAR : 70% SO	50%	£6,482,215	£3,745,688	£3,599,391	£3,339,692	£1,716,575

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£29,984,558	£24,593,761	£24,448,348	£24,184,870	£22,538,129
30% SE @LAR : 70% SO	5%	£27,176,858	£22,055,600	£21,910,442	£21,647,939	£20,007,293
30% SE @LAR : 70% SO	10%	£24,357,084	£19,505,366	£19,360,433	£19,098,858	£17,464,010
30% SE @LAR : 70% SO	15%	£21,525,391	£16,943,213	£16,798,480	£16,537,785	£14,908,441
30% SE @LAR : 70% SO	20%	£18,681,938	£14,369,300	£14,224,737	£13,964,877	£12,340,747
30% SE @LAR : 70% SO	25%	£15,826,879	£11,783,781	£11,639,362	£11,380,291	£9,748,149
30% SE @LAR : 70% SO	30%	£12,960,372	£9,181,114	£9,034,611	£8,772,340	£7,133,151
30% SE @LAR : 70% SO	35%	£10,082,573	£6,549,059	£6,402,648	£6,141,087	£4,506,331
30% SE @LAR : 70% SO	40%	£7,189,528	£3,905,697	£3,759,351	£3,498,454	£1,867,852
30% SE @LAR : 70% SO	45%	£4,261,366	£1,251,187	£1,104,879	£844,603	-£782,120
30% SE @LAR : 70% SO	50%	£1,322,215	-£1,414,312	-£1,560,609	-£1,820,308	-£3,443,425

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£26,864,558	£21,473,761	£21,328,348	£21,064,870	£19,418,129
30% SE @LAR : 70% SO	5%	£24,056,858	£18,935,600	£18,790,442	£18,527,939	£16,887,293
30% SE @LAR : 70% SO	10%	£21,237,084	£16,385,366	£16,240,433	£15,978,858	£14,344,010
30% SE @LAR : 70% SO	15%	£18,405,391	£13,823,213	£13,678,480	£13,417,785	£11,788,441
30% SE @LAR : 70% SO	20%	£15,561,938	£11,249,300	£11,104,737	£10,844,877	£9,220,747
30% SE @LAR : 70% SO	25%	£12,706,879	£8,663,781	£8,519,362	£8,260,291	£6,628,149
30% SE @LAR : 70% SO	30%	£9,840,372	£6,061,114	£5,914,611	£5,652,340	£4,013,151
30% SE @LAR : 70% SO	35%	£6,962,573	£3,429,059	£3,282,648	£3,021,087	£1,386,331
30% SE @LAR : 70% SO	40%	£4,069,528	£785,697	£639,351	£378,454	-£1,252,148
30% SE @LAR : 70% SO	45%	£1,141,366	-£1,868,813	-£2,015,121	-£2,275,397	-£3,902,120
30% SE @LAR : 70% SO	50%	-£1,797,785	-£4,534,312	-£4,680,609	-£4,940,308	-£6,563,425

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£26,264,558	£20,873,761	£20,728,348	£20,464,870	£18,818,129
30% SE @LAR : 70% SO	5%	£23,456,858	£18,335,600	£18,190,442	£17,927,939	£16,287,293
30% SE @LAR : 70% SO	10%	£20,637,084	£15,785,366	£15,640,433	£15,378,858	£13,744,010
30% SE @LAR : 70% SO	15%	£17,805,391	£13,223,213	£13,078,480	£12,817,785	£11,188,441
30% SE @LAR : 70% SO	20%	£14,961,938	£10,649,300	£10,504,737	£10,244,877	£8,620,747
30% SE @LAR : 70% SO	25%	£12,106,879	£8,063,781	£7,919,362	£7,660,291	£6,028,149
30% SE @LAR : 70% SO	30%	£9,240,372	£5,461,114	£5,314,611	£5,052,340	£3,413,151
30% SE @LAR : 70% SO	35%	£6,362,573	£2,829,059	£2,682,648	£2,421,087	£786,331
30% SE @LAR : 70% SO	40%	£3,469,528	£185,697	£39,351	-£221,546	-£1,852,148
30% SE @LAR : 70% SO	45%	£541,366	-£2,468,813	-£2,615,121	-£2,875,397	-£4,502,120
30% SE @LAR : 70% SO	50%	-£2,397,785	-£5,134,312	-£5,280,609	-£5,540,308	-£7,163,425

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,504,558	£18,113,761	£17,968,348	£17,704,870	£16,058,129
30% SE @LAR : 70% SO	5%	£20,696,858	£15,575,600	£15,430,442	£15,167,939	£13,527,293
30% SE @LAR : 70% SO	10%	£17,877,084	£13,025,366	£12,880,433	£12,618,858	£10,984,010
30% SE @LAR : 70% SO	15%	£15,045,391	£10,463,213	£10,318,480	£10,057,785	£8,428,441
30% SE @LAR : 70% SO	20%	£12,201,938	£7,889,300	£7,744,737	£7,484,877	£5,860,747
30% SE @LAR : 70% SO	25%	£9,346,879	£5,303,781	£5,159,362	£4,900,291	£3,268,149
30% SE @LAR : 70% SO	30%	£6,480,372	£2,701,114	£2,554,611	£2,292,340	£653,151
30% SE @LAR : 70% SO	35%	£3,602,573	£69,059	-£77,352	-£338,913	-£1,973,669
30% SE @LAR : 70% SO	40%	£709,528	-£2,574,303	-£2,720,649	-£2,981,546	-£4,612,148
30% SE @LAR : 70% SO	45%	-£2,218,634	-£5,228,813	-£5,375,121	-£5,635,397	-£7,262,120
30% SE @LAR : 70% SO	50%	-£5,157,785	-£7,894,312	-£8,040,609	-£8,300,308	-£9,923,425

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

Medium Density		Value Area	£675 per sq ft

No Units	405
Site Area	1. Ha

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,398,325	-£3,006,680	-£3,203,826	-£3,603,910	-£6,104,429
30% SE @LAR : 70% SO	5%	£2,099,935	-£4,966,535	-£5,163,337	-£5,562,111	-£8,054,447
30% SE @LAR : 70% SO	10%	-£219,738	-£6,944,642	-£7,141,138	-£7,538,675	-£10,023,281
30% SE @LAR : 70% SO	15%	-£2,589,495	-£8,940,794	-£9,137,019	-£9,533,392	-£12,010,714
30% SE @LAR : 70% SO	20%	-£4,977,087	-£10,954,780	-£11,150,773	-£11,546,050	-£14,016,533
30% SE @LAR : 70% SO	25%	-£7,382,304	-£12,986,392	-£13,182,189	-£13,576,442	-£16,040,520
30% SE @LAR : 70% SO	30%	-£9,804,938	-£15,035,419	-£15,231,058	-£15,624,356	-£18,082,462
30% SE @LAR : 70% SO	35%	-£12,244,778	-£17,101,654	-£17,297,171	-£17,689,581	-£20,142,143
30% SE @LAR : 70% SO	40%	-£14,701,616	-£19,184,885	-£19,380,317	-£19,771,907	-£22,219,347
30% SE @LAR : 70% SO	45%	-£17,175,241	-£21,284,905	-£21,480,286	-£21,871,124	-£24,313,859
30% SE @LAR : 70% SO	50%	-£19,665,445	-£23,401,504	-£23,596,870	-£23,987,021	-£26,425,466

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£761,675	-£8,166,680	-£8,363,826	-£8,763,910	-£11,264,429
30% SE @LAR : 70% SO	5%	-£3,060,065	-£10,126,535	-£10,323,337	-£10,722,111	-£13,214,447
30% SE @LAR : 70% SO	10%	-£5,379,738	-£12,104,642	-£12,301,138	-£12,698,675	-£15,183,281
30% SE @LAR : 70% SO	15%	-£7,749,495	-£14,100,794	-£14,297,019	-£14,693,392	-£17,170,714
30% SE @LAR : 70% SO	20%	-£10,137,087	-£16,114,780	-£16,310,773	-£16,706,050	-£19,176,533
30% SE @LAR : 70% SO	25%	-£12,542,304	-£18,146,392	-£18,342,189	-£18,736,442	-£21,200,520
30% SE @LAR : 70% SO	30%	-£14,964,938	-£20,195,419	-£20,391,058	-£20,784,356	-£23,242,462
30% SE @LAR : 70% SO	35%	-£17,404,778	-£22,261,654	-£22,457,171	-£22,849,581	-£25,302,143
30% SE @LAR : 70% SO	40%	-£19,861,616	-£24,344,885	-£24,540,317	-£24,931,907	-£27,379,347
30% SE @LAR : 70% SO	45%	-£22,335,241	-£26,444,905	-£26,640,286	-£27,031,124	-£29,473,859
30% SE @LAR : 70% SO	50%	-£24,825,445	-£28,561,504	-£28,756,870	-£29,147,021	-£31,585,466

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£3,881,675	-£11,286,680	-£11,483,826	-£11,883,910	-£14,384,429
30% SE @LAR : 70% SO	5%	-£6,180,065	-£13,246,535	-£13,443,337	-£13,842,111	-£16,334,447
30% SE @LAR : 70% SO	10%	-£8,499,738	-£15,224,642	-£15,421,138	-£15,818,675	-£18,303,281
30% SE @LAR : 70% SO	15%	-£10,869,495	-£17,220,794	-£17,417,019	-£17,813,392	-£20,290,714
30% SE @LAR : 70% SO	20%	-£13,257,087	-£19,234,780	-£19,430,773	-£19,826,050	-£22,296,533
30% SE @LAR : 70% SO	25%	-£15,662,304	-£21,266,392	-£21,462,189	-£21,856,442	-£24,320,520
30% SE @LAR : 70% SO	30%	-£18,084,938	-£23,315,419	-£23,511,058	-£23,904,356	-£26,362,462
30% SE @LAR : 70% SO	35%	-£20,524,778	-£25,381,654	-£25,577,171	-£25,969,581	-£28,422,143
30% SE @LAR : 70% SO	40%	-£22,981,616	-£27,464,885	-£27,660,317	-£28,051,907	-£30,499,347
30% SE @LAR : 70% SO	45%	-£25,455,241	-£29,564,905	-£29,760,286	-£30,151,124	-£32,593,859
30% SE @LAR : 70% SO	50%	-£27,945,445	-£31,681,504	-£31,876,870	-£32,267,021	-£34,705,466

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£4,481,675	-£11,886,680	-£12,083,826	-£12,483,910	-£14,984,429
30% SE @LAR : 70% SO	5%	-£6,780,065	-£13,846,535	-£14,043,337	-£14,442,111	-£16,934,447
30% SE @LAR : 70% SO	10%	-£9,099,738	-£15,824,642	-£16,021,138	-£16,418,675	-£18,903,281
30% SE @LAR : 70% SO	15%	-£11,469,495	-£17,820,794	-£18,017,019	-£18,413,392	-£20,890,714
30% SE @LAR : 70% SO	20%	-£13,857,087	-£19,834,780	-£20,030,773	-£20,426,050	-£22,896,533
30% SE @LAR : 70% SO	25%	-£16,262,304	-£21,866,392	-£22,062,189	-£22,456,442	-£24,920,520
30% SE @LAR : 70% SO	30%	-£18,684,938	-£23,915,419	-£24,111,058	-£24,504,356	-£26,962,462
30% SE @LAR : 70% SO	35%	-£21,124,778	-£25,981,654	-£26,177,171	-£26,569,581	-£29,022,143
30% SE @LAR : 70% SO	40%	-£23,581,616	-£28,064,885	-£28,260,317	-£28,651,907	-£31,099,347
30% SE @LAR : 70% SO	45%	-£26,055,241	-£30,164,905	-£30,360,286	-£30,751,124	-£33,193,859
30% SE @LAR : 70% SO	50%	-£28,545,445	-£32,281,504	-£32,476,870	-£32,867,021	-£35,305,466

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£7,241,675	-£14,646,680	-£14,843,826	-£15,243,910	-£17,744,429
30% SE @LAR : 70% SO	5%	-£9,540,065	-£16,606,535	-£16,803,337	-£17,202,111	-£19,694,447
30% SE @LAR : 70% SO	10%	-£11,859,738	-£18,584,642	-£18,781,138	-£19,178,675	-£21,663,281
30% SE @LAR : 70% SO	15%	-£14,229,495	-£20,580,794	-£20,777,019	-£21,173,392	-£23,650,714
30% SE @LAR : 70% SO	20%	-£16,617,087	-£22,594,780	-£22,790,773	-£23,186,050	-£25,656,533
30% SE @LAR : 70% SO	25%	-£19,022,304	-£24,626,392	-£24,822,189	-£25,216,442	-£27,680,520
30% SE @LAR : 70% SO	30%	-£21,444,938	-£26,675,419	-£26,871,058	-£27,264,356	-£29,722,462
30% SE @LAR : 70% SO	35%	-£23,884,778	-£28,741,654	-£28,937,171	-£29,329,581	-£31,782,143
30% SE @LAR : 70% SO	40%	-£26,341,616	-£30,824,885	-£31,020,317	-£31,411,907	-£33,859,347
30% SE @LAR : 70% SO	45%	-£28,815,241	-£32,924,905	-£33,120,286	-£33,511,124	-£35,953,859
30% SE @LAR : 70% SO	50%	-£31,305,445	-£35,041,504	-£35,236,870	-£35,627,021	-£38,065,466

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

Medium Density		Value Area	£700 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,436,713	£1,076,893	£882,710	£488,640	-£2,004,424
30% SE @LAR : 70% SO	5%	£5,961,311	-£1,046,242	-£1,243,043	-£1,641,817	-£4,134,154
30% SE @LAR : 70% SO	10%	£3,467,929	-£3,204,061	-£3,400,556	-£3,798,093	-£6,282,700
30% SE @LAR : 70% SO	15%	£956,775	-£5,379,925	-£5,576,150	-£5,972,522	-£8,449,845
30% SE @LAR : 70% SO	20%	-£1,595,930	-£7,573,623	-£7,769,616	-£8,164,893	-£10,635,375
30% SE @LAR : 70% SO	25%	-£4,180,860	-£9,784,947	-£9,980,744	-£10,374,997	-£12,839,074
30% SE @LAR : 70% SO	30%	-£6,783,205	-£12,013,687	-£12,209,326	-£12,602,622	-£15,060,729
30% SE @LAR : 70% SO	35%	-£9,402,757	-£14,259,633	-£14,455,149	-£14,847,560	-£17,300,121
30% SE @LAR : 70% SO	40%	-£12,039,307	-£16,522,577	-£16,718,007	-£17,109,598	-£19,557,038
30% SE @LAR : 70% SO	45%	-£14,692,644	-£18,802,309	-£18,997,690	-£19,388,527	-£21,831,263
30% SE @LAR : 70% SO	50%	-£17,362,561	-£21,098,619	-£21,293,986	-£21,684,137	-£24,122,581

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£3,276,713	-£4,083,107	-£4,277,290	-£4,671,360	-£7,164,424
30% SE @LAR : 70% SO	5%	£801,311	-£6,206,242	-£6,403,043	-£6,801,817	-£9,294,154
30% SE @LAR : 70% SO	10%	-£1,692,071	-£8,364,061	-£8,560,556	-£8,958,093	-£11,442,700
30% SE @LAR : 70% SO	15%	-£4,203,225	-£10,539,925	-£10,736,150	-£11,132,522	-£13,609,845
30% SE @LAR : 70% SO	20%	-£6,755,930	-£12,733,623	-£12,929,616	-£13,324,893	-£15,795,375
30% SE @LAR : 70% SO	25%	-£9,340,860	-£14,944,947	-£15,140,744	-£15,534,997	-£17,999,074
30% SE @LAR : 70% SO	30%	-£11,943,205	-£17,173,687	-£17,369,326	-£17,762,622	-£20,220,729
30% SE @LAR : 70% SO	35%	-£14,562,757	-£19,419,633	-£19,615,149	-£20,007,560	-£22,460,121
30% SE @LAR : 70% SO	40%	-£17,199,307	-£21,682,577	-£21,878,007	-£22,269,598	-£24,717,038
30% SE @LAR : 70% SO	45%	-£19,852,644	-£23,962,309	-£24,157,690	-£24,548,527	-£26,991,263
30% SE @LAR : 70% SO	50%	-£22,522,561	-£26,258,619	-£26,453,986	-£26,844,137	-£29,282,581

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£156,713	-£7,203,107	-£7,397,290	-£7,791,360	-£10,284,424
30% SE @LAR : 70% SO	5%	-£2,318,689	-£9,326,242	-£9,523,043	-£9,921,817	-£12,414,154
30% SE @LAR : 70% SO	10%	-£4,812,071	-£11,484,061	-£11,680,556	-£12,078,093	-£14,562,700
30% SE @LAR : 70% SO	15%	-£7,323,225	-£13,659,925	-£13,856,150	-£14,252,522	-£16,729,845
30% SE @LAR : 70% SO	20%	-£9,875,930	-£15,853,623	-£16,049,616	-£16,444,893	-£18,915,375
30% SE @LAR : 70% SO	25%	-£12,460,860	-£18,064,947	-£18,260,744	-£18,654,997	-£21,119,074
30% SE @LAR : 70% SO	30%	-£15,063,205	-£20,293,687	-£20,489,326	-£20,882,622	-£23,340,729
30% SE @LAR : 70% SO	35%	-£17,682,757	-£22,539,633	-£22,735,149	-£23,127,560	-£25,580,121
30% SE @LAR : 70% SO	40%	-£20,319,307	-£24,802,577	-£24,998,007	-£25,389,598	-£27,837,038
30% SE @LAR : 70% SO	45%	-£22,972,644	-£27,082,309	-£27,277,690	-£27,668,527	-£30,111,263
30% SE @LAR : 70% SO	50%	-£25,642,561	-£29,378,619	-£29,573,986	-£29,964,137	-£32,402,581

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£443,287	-£7,803,107	-£7,997,290	-£8,391,360	-£10,884,424
30% SE @LAR : 70% SO	5%	-£2,918,689	-£9,926,242	-£10,123,043	-£10,521,817	-£13,014,154
30% SE @LAR : 70% SO	10%	-£5,412,071	-£12,084,061	-£12,280,556	-£12,678,093	-£15,162,700
30% SE @LAR : 70% SO	15%	-£7,923,225	-£14,259,925	-£14,456,150	-£14,852,522	-£17,329,845
30% SE @LAR : 70% SO	20%	-£10,475,930	-£16,453,623	-£16,649,616	-£17,044,893	-£19,515,375
30% SE @LAR : 70% SO	25%	-£13,060,860	-£18,664,947	-£18,860,744	-£19,254,997	-£21,719,074
30% SE @LAR : 70% SO	30%	-£15,663,205	-£20,893,687	-£21,089,326	-£21,482,622	-£23,940,729
30% SE @LAR : 70% SO	35%	-£18,282,757	-£23,139,633	-£23,335,149	-£23,727,560	-£26,180,121
30% SE @LAR : 70% SO	40%	-£20,919,307	-£25,402,577	-£25,598,007	-£25,989,598	-£28,437,038
30% SE @LAR : 70% SO	45%	-£23,572,644	-£27,682,309	-£27,877,690	-£28,268,527	-£30,711,263
30% SE @LAR : 70% SO	50%	-£26,242,561	-£29,978,619	-£30,173,986	-£30,564,137	-£33,002,581

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£3,203,287	-£10,563,107	-£10,757,290	-£11,151,360	-£13,644,424
30% SE @LAR : 70% SO	5%	-£5,678,689	-£12,686,242	-£12,883,043	-£13,281,817	-£15,774,154
30% SE @LAR : 70% SO	10%	-£8,172,071	-£14,844,061	-£15,040,556	-£15,438,093	-£17,922,700
30% SE @LAR : 70% SO	15%	-£10,683,225	-£17,019,925	-£17,216,150	-£17,612,522	-£20,089,845
30% SE @LAR : 70% SO	20%	-£13,235,930	-£19,213,623	-£19,409,616	-£19,804,893	-£22,275,375
30% SE @LAR : 70% SO	25%	-£15,820,860	-£21,424,947	-£21,620,744	-£22,014,997	-£24,479,074
30% SE @LAR : 70% SO	30%	-£18,423,205	-£23,653,687	-£23,849,326	-£24,242,622	-£26,700,729
30% SE @LAR : 70% SO	35%	-£21,042,757	-£25,899,633	-£26,095,149	-£26,487,560	-£28,940,121
30% SE @LAR : 70% SO	40%	-£23,679,307	-£28,162,577	-£28,358,007	-£28,749,598	-£31,197,038
30% SE @LAR : 70% SO	45%	-£26,332,644	-£30,442,309	-£30,637,690	-£31,028,527	-£33,471,263
30% SE @LAR : 70% SO	50%	-£29,002,561	-£32,738,619	-£32,933,986	-£33,324,137	-£35,762,581

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

Medium Density		Value Area	£725 per sq ft

No Units	405	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£12,475,100	£5,115,280	£4,921,097	£4,527,027	£2,064,087
30% SE @LAR : 70% SO	5%	£9,822,686	£2,830,859	£2,637,014	£2,244,234	-£213,860
30% SE @LAR : 70% SO	10%	£7,152,294	£528,457	£334,915	-£57,512	-£2,542,119
30% SE @LAR : 70% SO	15%	£4,464,129	-£1,819,055	-£2,015,281	-£2,411,653	-£4,888,976
30% SE @LAR : 70% SO	20%	£1,758,397	-£4,192,466	-£4,388,459	-£4,783,736	-£7,254,218
30% SE @LAR : 70% SO	25%	-£979,415	-£6,583,502	-£6,779,300	-£7,173,552	-£9,637,629
30% SE @LAR : 70% SO	30%	-£3,761,472	-£8,991,954	-£9,187,593	-£9,580,889	-£12,038,995
30% SE @LAR : 70% SO	35%	-£6,560,737	-£11,417,612	-£11,613,129	-£12,005,538	-£14,458,100
30% SE @LAR : 70% SO	40%	-£9,376,998	-£13,860,268	-£14,055,699	-£14,447,289	-£16,894,729
30% SE @LAR : 70% SO	45%	-£12,210,048	-£16,319,712	-£16,515,092	-£16,905,930	-£19,348,667
30% SE @LAR : 70% SO	50%	-£15,059,676	-£18,795,734	-£18,991,101	-£19,381,252	-£21,819,697

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,315,100	-£44,720	-£238,903	-£632,973	-£3,095,913
30% SE @LAR : 70% SO	5%	£4,662,686	-£2,329,141	-£2,522,986	-£2,915,766	-£5,373,860
30% SE @LAR : 70% SO	10%	£1,992,294	-£4,631,543	-£4,825,085	-£5,217,512	-£7,702,119
30% SE @LAR : 70% SO	15%	-£695,871	-£6,979,055	-£7,175,281	-£7,571,653	-£10,048,976
30% SE @LAR : 70% SO	20%	-£3,401,603	-£9,352,466	-£9,548,459	-£9,943,736	-£12,414,218
30% SE @LAR : 70% SO	25%	-£6,139,415	-£11,743,502	-£11,939,300	-£12,333,552	-£14,797,629
30% SE @LAR : 70% SO	30%	-£8,921,472	-£14,151,954	-£14,347,593	-£14,740,889	-£17,198,995
30% SE @LAR : 70% SO	35%	-£11,720,737	-£16,577,612	-£16,773,129	-£17,165,538	-£19,618,100
30% SE @LAR : 70% SO	40%	-£14,536,998	-£19,020,268	-£19,215,699	-£19,607,289	-£22,054,729
30% SE @LAR : 70% SO	45%	-£17,370,048	-£21,479,712	-£21,675,092	-£22,065,930	-£24,508,667
30% SE @LAR : 70% SO	50%	-£20,219,676	-£23,955,734	-£24,151,101	-£24,541,252	-£26,979,697

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,195,100	-£3,164,720	-£3,358,903	-£3,752,973	-£6,215,913
30% SE @LAR : 70% SO	5%	£1,542,686	-£5,449,141	-£5,642,986	-£6,035,766	-£8,493,860
30% SE @LAR : 70% SO	10%	-£1,127,706	-£7,751,543	-£7,945,085	-£8,337,512	-£10,822,119
30% SE @LAR : 70% SO	15%	-£3,815,871	-£10,099,055	-£10,295,281	-£10,691,653	-£13,168,976
30% SE @LAR : 70% SO	20%	-£6,521,603	-£12,472,466	-£12,668,459	-£13,063,736	-£15,534,218
30% SE @LAR : 70% SO	25%	-£9,259,415	-£14,863,502	-£15,059,300	-£15,453,552	-£17,917,629
30% SE @LAR : 70% SO	30%	-£12,041,472	-£17,271,954	-£17,467,593	-£17,860,889	-£20,318,995
30% SE @LAR : 70% SO	35%	-£14,840,737	-£19,697,612	-£19,893,129	-£20,285,538	-£22,738,100
30% SE @LAR : 70% SO	40%	-£17,656,998	-£22,140,268	-£22,335,699	-£22,727,289	-£25,174,729
30% SE @LAR : 70% SO	45%	-£20,490,048	-£24,599,712	-£24,795,092	-£25,185,930	-£27,628,667
30% SE @LAR : 70% SO	50%	-£23,339,676	-£27,075,734	-£27,271,101	-£27,661,252	-£30,099,697

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£3,595,100	-£3,764,720	-£3,958,903	-£4,352,973	-£6,815,913
30% SE @LAR : 70% SO	5%	£942,686	-£6,049,141	-£6,242,986	-£6,635,766	-£9,093,860
30% SE @LAR : 70% SO	10%	-£1,727,706	-£8,351,543	-£8,545,085	-£8,937,512	-£11,422,119
30% SE @LAR : 70% SO	15%	-£4,415,871	-£10,699,055	-£10,895,281	-£11,291,653	-£13,768,976
30% SE @LAR : 70% SO	20%	-£7,121,603	-£13,072,466	-£13,268,459	-£13,663,736	-£16,134,218
30% SE @LAR : 70% SO	25%	-£9,859,415	-£15,463,502	-£15,659,300	-£16,053,552	-£18,517,629
30% SE @LAR : 70% SO	30%	-£12,641,472	-£17,871,954	-£18,067,593	-£18,460,889	-£20,918,995
30% SE @LAR : 70% SO	35%	-£15,440,737	-£20,297,612	-£20,493,129	-£20,885,538	-£23,338,100
30% SE @LAR : 70% SO	40%	-£18,256,998	-£22,740,268	-£22,935,699	-£23,327,289	-£25,774,729
30% SE @LAR : 70% SO	45%	-£21,090,048	-£25,199,712	-£25,395,092	-£25,785,930	-£28,228,667
30% SE @LAR : 70% SO	50%	-£23,939,676	-£27,675,734	-£27,871,101	-£28,261,252	-£30,699,697

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£835,100	-£6,524,720	-£6,718,903	-£7,112,973	-£9,575,913
30% SE @LAR : 70% SO	5%	-£1,817,314	-£8,809,141	-£9,002,986	-£9,395,766	-£11,853,860
30% SE @LAR : 70% SO	10%	-£4,487,706	-£11,111,543	-£11,305,085	-£11,697,512	-£14,182,119
30% SE @LAR : 70% SO	15%	-£7,175,871	-£13,459,055	-£13,655,281	-£14,051,653	-£16,528,976
30% SE @LAR : 70% SO	20%	-£9,881,603	-£15,832,466	-£16,028,459	-£16,423,736	-£18,894,218
30% SE @LAR : 70% SO	25%	-£12,619,415	-£18,223,502	-£18,419,300	-£18,813,552	-£21,277,629
30% SE @LAR : 70% SO	30%	-£15,401,472	-£20,631,954	-£20,827,593	-£21,220,889	-£23,678,995
30% SE @LAR : 70% SO	35%	-£18,200,737	-£23,057,612	-£23,253,129	-£23,645,538	-£26,098,100
30% SE @LAR : 70% SO	40%	-£21,016,998	-£25,500,268	-£25,695,699	-£26,087,289	-£28,534,729
30% SE @LAR : 70% SO	45%	-£23,850,048	-£27,959,712	-£28,155,092	-£28,545,930	-£30,988,667
30% SE @LAR : 70% SO	50%	-£26,699,676	-£30,435,734	-£30,631,101	-£31,021,252	-£33,459,697

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

Medium Density		Value Area	£750 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,513,486	£9,153,668	£8,959,485	£8,565,414	£6,102,474
30% SE @LAR : 70% SO	5%	£13,683,919	£6,692,092	£6,498,248	£6,105,467	£3,650,587
30% SE @LAR : 70% SO	10%	£10,836,374	£4,212,537	£4,018,995	£3,627,433	£1,180,167
30% SE @LAR : 70% SO	15%	£7,971,056	£1,715,209	£1,521,933	£1,131,518	-£1,328,540
30% SE @LAR : 70% SO	20%	£5,088,170	-£811,887	-£1,007,880	-£1,403,157	-£3,873,639
30% SE @LAR : 70% SO	25%	£2,187,924	-£3,382,780	-£3,578,577	-£3,972,630	-£6,436,907
30% SE @LAR : 70% SO	30%	-£740,606	-£5,971,087	-£6,166,727	-£6,560,024	-£9,018,130
30% SE @LAR : 70% SO	35%	-£3,719,727	-£8,576,603	-£8,772,119	-£9,164,529	-£11,617,091
30% SE @LAR : 70% SO	40%	-£6,715,846	-£11,199,115	-£11,394,546	-£11,786,136	-£14,233,577
30% SE @LAR : 70% SO	45%	-£9,728,752	-£13,838,416	-£14,033,797	-£14,424,634	-£16,867,370
30% SE @LAR : 70% SO	50%	-£12,758,237	-£16,494,296	-£16,689,661	-£17,079,812	-£19,518,257

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,353,486	£3,993,668	£3,799,485	£3,405,414	£942,474
30% SE @LAR : 70% SO	5%	£8,523,919	£1,532,092	£1,338,248	£945,467	-£1,509,413
30% SE @LAR : 70% SO	10%	£5,676,374	-£947,463	-£1,141,005	-£1,532,567	-£3,979,833
30% SE @LAR : 70% SO	15%	£2,811,056	-£3,444,791	-£3,638,067	-£4,028,482	-£6,488,540
30% SE @LAR : 70% SO	20%	-£71,830	-£5,971,887	-£6,167,880	-£6,563,157	-£9,033,639
30% SE @LAR : 70% SO	25%	-£2,972,076	-£8,542,780	-£8,738,577	-£9,132,830	-£11,596,907
30% SE @LAR : 70% SO	30%	-£5,900,606	-£11,131,087	-£11,326,727	-£11,720,024	-£14,178,130
30% SE @LAR : 70% SO	35%	-£8,879,727	-£13,736,603	-£13,932,119	-£14,324,529	-£16,777,091
30% SE @LAR : 70% SO	40%	-£11,875,846	-£16,359,115	-£16,554,546	-£16,946,136	-£19,393,577
30% SE @LAR : 70% SO	45%	-£14,888,752	-£18,998,416	-£19,193,797	-£19,584,634	-£22,027,370
30% SE @LAR : 70% SO	50%	-£17,918,237	-£21,654,296	-£21,849,661	-£22,239,812	-£24,678,257

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,233,486	£873,668	£679,485	£285,414	-£2,177,526
30% SE @LAR : 70% SO	5%	£5,403,919	-£1,587,908	-£1,781,752	-£2,174,533	-£4,629,413
30% SE @LAR : 70% SO	10%	£2,556,374	-£4,067,463	-£4,261,005	-£4,652,567	-£7,099,833
30% SE @LAR : 70% SO	15%	-£308,944	-£6,564,791	-£6,758,067	-£7,148,482	-£9,608,540
30% SE @LAR : 70% SO	20%	-£3,191,830	-£9,091,887	-£9,287,880	-£9,683,157	-£12,153,639
30% SE @LAR : 70% SO	25%	-£6,092,076	-£11,662,780	-£11,858,577	-£12,252,830	-£14,716,907
30% SE @LAR : 70% SO	30%	-£9,020,606	-£14,251,087	-£14,446,727	-£14,840,024	-£17,298,130
30% SE @LAR : 70% SO	35%	-£11,999,727	-£16,856,603	-£17,052,119	-£17,444,529	-£19,897,091
30% SE @LAR : 70% SO	40%	-£14,995,846	-£19,479,115	-£19,674,546	-£20,066,136	-£22,513,577
30% SE @LAR : 70% SO	45%	-£18,008,752	-£22,118,416	-£22,313,797	-£22,704,634	-£25,147,370
30% SE @LAR : 70% SO	50%	-£21,038,237	-£24,774,296	-£24,969,661	-£25,359,812	-£27,798,257

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,633,486	£273,668	£79,485	-£314,586	-£2,777,526
30% SE @LAR : 70% SO	5%	£4,803,919	-£2,187,908	-£2,381,752	-£2,774,533	-£5,229,413
30% SE @LAR : 70% SO	10%	£1,956,374	-£4,667,463	-£4,861,005	-£5,252,567	-£7,699,833
30% SE @LAR : 70% SO	15%	-£908,944	-£7,164,791	-£7,358,067	-£7,748,482	-£10,208,540
30% SE @LAR : 70% SO	20%	-£3,791,830	-£9,691,887	-£9,887,880	-£10,283,157	-£12,753,639
30% SE @LAR : 70% SO	25%	-£6,692,076	-£12,262,780	-£12,458,577	-£12,852,830	-£15,316,907
30% SE @LAR : 70% SO	30%	-£9,620,606	-£14,851,087	-£15,046,727	-£15,440,024	-£17,898,130
30% SE @LAR : 70% SO	35%	-£12,599,727	-£17,456,603	-£17,652,119	-£18,044,529	-£20,497,091
30% SE @LAR : 70% SO	40%	-£15,595,846	-£20,079,115	-£20,274,546	-£20,666,136	-£23,113,577
30% SE @LAR : 70% SO	45%	-£18,608,752	-£22,718,416	-£22,913,797	-£23,304,634	-£25,747,370
30% SE @LAR : 70% SO	50%	-£21,638,237	-£25,374,296	-£25,569,661	-£25,959,812	-£28,398,257

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,873,486	-£2,486,332	-£2,680,515	-£3,074,586	-£5,537,526
30% SE @LAR : 70% SO	5%	£2,043,919	-£4,947,908	-£5,141,752	-£5,534,533	-£7,989,413
30% SE @LAR : 70% SO	10%	-£803,626	-£7,427,463	-£7,621,005	-£8,012,567	-£10,459,833
30% SE @LAR : 70% SO	15%	-£3,668,944	-£9,924,791	-£10,118,067	-£10,508,482	-£12,968,540
30% SE @LAR : 70% SO	20%	-£6,551,830	-£12,451,887	-£12,647,880	-£13,043,157	-£15,513,639
30% SE @LAR : 70% SO	25%	-£9,452,076	-£15,022,780	-£15,218,577	-£15,612,830	-£18,076,907
30% SE @LAR : 70% SO	30%	-£12,380,606	-£17,611,087	-£17,806,727	-£18,200,024	-£20,658,130
30% SE @LAR : 70% SO	35%	-£15,359,727	-£20,216,603	-£20,412,119	-£20,804,529	-£23,257,091
30% SE @LAR : 70% SO	40%	-£18,355,846	-£22,839,115	-£23,034,546	-£23,426,136	-£25,873,577
30% SE @LAR : 70% SO	45%	-£21,368,752	-£25,478,416	-£25,673,797	-£26,064,634	-£28,507,370
30% SE @LAR : 70% SO	50%	-£24,398,237	-£28,134,296	-£28,329,661	-£28,719,812	-£31,158,257

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

Medium Density		Value Area	£775 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,546,925	£13,192,055	£12,997,871	£12,603,801	£10,140,861
30% SE @LAR : 70% SO	5%	£17,601,241	£10,609,414	£10,415,570	£10,022,789	£7,567,909
30% SE @LAR : 70% SO	10%	£14,632,630	£8,008,793	£7,815,252	£7,423,689	£4,976,423
30% SE @LAR : 70% SO	15%	£11,646,247	£5,390,401	£5,197,124	£4,806,710	£2,366,618
30% SE @LAR : 70% SO	20%	£8,642,296	£2,754,441	£2,561,393	£2,172,057	-£265,283
30% SE @LAR : 70% SO	25%	£5,620,985	£101,121	-£93,134	-£487,387	-£2,951,464
30% SE @LAR : 70% SO	30%	£2,582,520	-£2,608,557	-£2,804,196	-£3,197,493	-£5,655,599
30% SE @LAR : 70% SO	35%	-£480,109	-£5,336,984	-£5,532,501	-£5,924,911	-£8,377,473
30% SE @LAR : 70% SO	40%	-£3,599,140	-£8,082,409	-£8,277,840	-£8,669,430	-£11,116,871
30% SE @LAR : 70% SO	45%	-£6,734,958	-£10,844,622	-£11,040,003	-£11,430,841	-£13,873,577
30% SE @LAR : 70% SO	50%	-£9,887,356	-£13,623,414	-£13,818,781	-£14,208,932	-£16,647,377

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£15,386,925	£8,032,055	£7,837,871	£7,443,801	£4,980,861
30% SE @LAR : 70% SO	5%	£12,441,241	£5,449,414	£5,255,570	£4,862,789	£2,407,909
30% SE @LAR : 70% SO	10%	£9,472,630	£2,848,793	£2,655,252	£2,263,689	-£183,577
30% SE @LAR : 70% SO	15%	£6,486,247	£230,401	£37,124	-£353,290	-£2,793,382
30% SE @LAR : 70% SO	20%	£3,482,296	-£2,405,559	-£2,598,607	-£2,987,943	-£5,425,283
30% SE @LAR : 70% SO	25%	£460,985	-£5,058,879	-£5,253,134	-£5,647,387	-£8,111,464
30% SE @LAR : 70% SO	30%	-£2,577,480	-£7,768,557	-£7,964,196	-£8,357,493	-£10,815,599
30% SE @LAR : 70% SO	35%	-£5,640,109	-£10,496,984	-£10,692,501	-£11,084,911	-£13,537,473
30% SE @LAR : 70% SO	40%	-£8,759,140	-£13,242,409	-£13,437,840	-£13,829,430	-£16,276,871
30% SE @LAR : 70% SO	45%	-£11,894,958	-£16,004,622	-£16,200,003	-£16,590,841	-£19,033,577
30% SE @LAR : 70% SO	50%	-£15,047,356	-£18,783,414	-£18,978,781	-£19,368,932	-£21,807,377

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£12,266,925	£4,912,055	£4,717,871	£4,323,801	£1,860,861
30% SE @LAR : 70% SO	5%	£9,321,241	£2,329,414	£2,135,570	£1,742,789	-£712,091
30% SE @LAR : 70% SO	10%	£6,352,630	-£271,207	-£464,748	-£856,311	-£3,303,577
30% SE @LAR : 70% SO	15%	£3,366,247	-£2,889,599	-£3,082,876	-£3,473,290	-£5,913,382
30% SE @LAR : 70% SO	20%	£362,296	-£5,525,559	-£5,718,607	-£6,107,943	-£8,545,283
30% SE @LAR : 70% SO	25%	-£2,659,015	-£8,178,879	-£8,373,134	-£8,767,387	-£11,231,464
30% SE @LAR : 70% SO	30%	-£5,697,480	-£10,888,557	-£11,084,196	-£11,477,493	-£13,935,599
30% SE @LAR : 70% SO	35%	-£8,760,109	-£13,616,984	-£13,812,501	-£14,204,911	-£16,657,473
30% SE @LAR : 70% SO	40%	-£11,879,140	-£16,362,409	-£16,557,840	-£16,949,430	-£19,396,871
30% SE @LAR : 70% SO	45%	-£15,014,958	-£19,124,622	-£19,320,003	-£19,710,841	-£22,153,577
30% SE @LAR : 70% SO	50%	-£18,167,356	-£21,903,414	-£22,098,781	-£22,488,932	-£24,927,377

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,666,925	£4,312,055	£4,117,871	£3,723,801	£1,260,861
30% SE @LAR : 70% SO	5%	£8,721,241	£1,729,414	£1,535,570	£1,142,789	-£1,312,091
30% SE @LAR : 70% SO	10%	£5,752,630	-£871,207	-£1,064,748	-£1,456,311	-£3,903,577
30% SE @LAR : 70% SO	15%	£2,766,247	-£3,489,599	-£3,682,876	-£4,073,290	-£6,513,382
30% SE @LAR : 70% SO	20%	-£237,704	-£6,125,559	-£6,318,607	-£6,707,943	-£9,145,283
30% SE @LAR : 70% SO	25%	-£3,259,015	-£8,778,879	-£8,973,134	-£9,367,387	-£11,831,464
30% SE @LAR : 70% SO	30%	-£6,297,480	-£11,488,557	-£11,684,196	-£12,077,493	-£14,535,599
30% SE @LAR : 70% SO	35%	-£9,360,109	-£14,216,984	-£14,412,501	-£14,804,911	-£17,257,473
30% SE @LAR : 70% SO	40%	-£12,479,140	-£16,962,409	-£17,157,840	-£17,549,430	-£19,996,871
30% SE @LAR : 70% SO	45%	-£15,614,958	-£19,724,622	-£19,920,003	-£20,310,841	-£22,753,577
30% SE @LAR : 70% SO	50%	-£18,767,356	-£22,503,414	-£22,698,781	-£23,088,932	-£25,527,377

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,906,925	£1,552,055	£1,357,871	£963,801	-£1,499,139
30% SE @LAR : 70% SO	5%	£5,961,241	-£1,030,586	-£1,224,430	-£1,617,211	-£4,072,091
30% SE @LAR : 70% SO	10%	£2,992,630	-£3,631,207	-£3,824,748	-£4,216,311	-£6,663,577
30% SE @LAR : 70% SO	15%	£6,247	-£6,249,599	-£6,442,876	-£6,833,290	-£9,273,382
30% SE @LAR : 70% SO	20%	-£2,997,704	-£8,885,559	-£9,078,607	-£9,467,943	-£11,905,283
30% SE @LAR : 70% SO	25%	-£6,019,015	-£11,538,879	-£11,733,134	-£12,127,387	-£14,591,464
30% SE @LAR : 70% SO	30%	-£9,057,480	-£14,248,557	-£14,444,196	-£14,837,493	-£17,295,599
30% SE @LAR : 70% SO	35%	-£12,120,109	-£16,976,984	-£17,172,501	-£17,564,911	-£20,017,473
30% SE @LAR : 70% SO	40%	-£15,239,140	-£19,722,409	-£19,917,840	-£20,309,430	-£22,756,871
30% SE @LAR : 70% SO	45%	-£18,374,958	-£22,484,622	-£22,680,003	-£23,070,841	-£25,513,577
30% SE @LAR : 70% SO	50%	-£21,527,356	-£25,263,414	-£25,458,781	-£25,848,932	-£28,287,377

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

Medium Density		Value Area	£800 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£24,534,356	£17,230,441	£17,036,258	£16,642,188	£14,179,249
30% SE @LAR : 70% SO	5%	£21,427,832	£14,460,411	£14,266,567	£13,873,786	£11,418,906
30% SE @LAR : 70% SO	10%	£18,296,238	£11,672,402	£11,478,860	£11,087,297	£8,640,031
30% SE @LAR : 70% SO	15%	£15,122,465	£8,866,618	£8,673,342	£8,282,927	£5,842,837
30% SE @LAR : 70% SO	20%	£11,931,125	£6,043,270	£5,850,222	£5,460,885	£3,027,532
30% SE @LAR : 70% SO	25%	£8,722,424	£3,202,560	£3,009,705	£2,621,378	£194,332
30% SE @LAR : 70% SO	30%	£5,496,570	£344,696	£151,997	-£236,981	-£2,697,087
30% SE @LAR : 70% SO	35%	£2,253,766	-£2,568,721	-£2,764,237	-£3,156,648	-£5,609,209
30% SE @LAR : 70% SO	40%	-£1,021,124	-£5,504,395	-£5,699,825	-£6,091,416	-£8,538,856
30% SE @LAR : 70% SO	45%	-£4,347,193	-£8,456,857	-£8,652,237	-£9,043,075	-£11,485,811
30% SE @LAR : 70% SO	50%	-£7,689,839	-£11,425,897	-£11,621,264	-£12,011,415	-£14,449,859

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£19,374,356	£12,070,441	£11,876,258	£11,482,188	£9,019,249
30% SE @LAR : 70% SO	5%	£16,267,832	£9,300,411	£9,106,567	£8,713,786	£6,258,906
30% SE @LAR : 70% SO	10%	£13,136,238	£6,512,402	£6,318,860	£5,927,297	£3,480,031
30% SE @LAR : 70% SO	15%	£9,962,465	£3,706,618	£3,513,342	£3,122,927	£682,837
30% SE @LAR : 70% SO	20%	£6,771,125	£883,270	£690,222	£300,885	-£2,132,468
30% SE @LAR : 70% SO	25%	£3,562,424	-£1,957,440	-£2,150,295	-£2,538,622	-£4,965,668
30% SE @LAR : 70% SO	30%	£336,570	-£4,815,304	-£5,008,003	-£5,398,981	-£7,857,087
30% SE @LAR : 70% SO	35%	-£2,906,234	-£7,728,721	-£7,924,237	-£8,316,648	-£10,769,209
30% SE @LAR : 70% SO	40%	-£6,181,124	-£10,664,395	-£10,859,825	-£11,251,416	-£13,698,856
30% SE @LAR : 70% SO	45%	-£9,507,193	-£13,616,857	-£13,812,237	-£14,203,075	-£16,645,811
30% SE @LAR : 70% SO	50%	-£12,849,839	-£16,585,897	-£16,781,264	-£17,171,415	-£19,609,859

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,254,356	£8,950,441	£8,756,258	£8,362,188	£5,899,249
30% SE @LAR : 70% SO	5%	£13,147,832	£6,180,411	£5,986,567	£5,593,786	£3,138,906
30% SE @LAR : 70% SO	10%	£10,016,238	£3,392,402	£3,198,860	£2,807,297	£360,031
30% SE @LAR : 70% SO	15%	£6,842,465	£586,618	£393,342	£2,927	-£2,437,163
30% SE @LAR : 70% SO	20%	£3,651,125	-£2,236,730	-£2,429,778	-£2,819,115	-£5,252,468
30% SE @LAR : 70% SO	25%	£442,424	-£5,077,440	-£5,270,295	-£5,658,622	-£8,085,668
30% SE @LAR : 70% SO	30%	-£2,783,430	-£7,935,304	-£8,128,003	-£8,518,981	-£10,977,087
30% SE @LAR : 70% SO	35%	-£6,026,234	-£10,848,721	-£11,044,237	-£11,436,648	-£13,889,209
30% SE @LAR : 70% SO	40%	-£9,301,124	-£13,784,395	-£13,979,825	-£14,371,416	-£16,818,856
30% SE @LAR : 70% SO	45%	-£12,627,193	-£16,736,857	-£16,932,237	-£17,323,075	-£19,765,811
30% SE @LAR : 70% SO	50%	-£15,969,839	-£19,705,897	-£19,901,264	-£20,291,415	-£22,729,859

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£15,654,356	£8,350,441	£8,156,258	£7,762,188	£5,299,249
30% SE @LAR : 70% SO	5%	£12,547,832	£5,580,411	£5,386,567	£4,993,786	£2,538,906
30% SE @LAR : 70% SO	10%	£9,416,238	£2,792,402	£2,598,860	£2,207,297	-£239,969
30% SE @LAR : 70% SO	15%	£6,242,465	-£13,382	-£206,658	-£597,073	-£3,037,163
30% SE @LAR : 70% SO	20%	£3,051,125	-£2,836,730	-£3,029,778	-£3,419,115	-£5,852,468
30% SE @LAR : 70% SO	25%	-£157,576	-£5,677,440	-£5,870,295	-£6,258,622	-£8,685,668
30% SE @LAR : 70% SO	30%	-£3,383,430	-£8,535,304	-£8,728,003	-£9,118,981	-£11,577,087
30% SE @LAR : 70% SO	35%	-£6,626,234	-£11,448,721	-£11,644,237	-£12,036,648	-£14,489,209
30% SE @LAR : 70% SO	40%	-£9,901,124	-£14,384,395	-£14,579,825	-£14,971,416	-£17,418,856
30% SE @LAR : 70% SO	45%	-£13,227,193	-£17,336,857	-£17,532,237	-£17,923,075	-£20,365,811
30% SE @LAR : 70% SO	50%	-£16,569,839	-£20,305,897	-£20,501,264	-£20,891,415	-£23,329,859

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£12,894,356	£5,590,441	£5,396,258	£5,002,188	£2,539,249
30% SE @LAR : 70% SO	5%	£9,787,832	£2,820,411	£2,626,567	£2,233,786	-£221,094
30% SE @LAR : 70% SO	10%	£6,656,238	£32,402	-£161,140	-£552,703	-£2,999,969
30% SE @LAR : 70% SO	15%	£3,482,465	-£2,773,382	-£2,966,658	-£3,357,073	-£5,797,163
30% SE @LAR : 70% SO	20%	£291,125	-£5,596,730	-£5,789,778	-£6,179,115	-£8,612,468
30% SE @LAR : 70% SO	25%	-£2,917,576	-£8,437,440	-£8,630,295	-£9,018,622	-£11,445,668
30% SE @LAR : 70% SO	30%	-£6,143,430	-£11,295,304	-£11,488,003	-£11,878,981	-£14,337,087
30% SE @LAR : 70% SO	35%	-£9,386,234	-£14,208,721	-£14,404,237	-£14,796,648	-£17,249,209
30% SE @LAR : 70% SO	40%	-£12,661,124	-£17,144,395	-£17,339,825	-£17,731,416	-£20,178,856
30% SE @LAR : 70% SO	45%	-£15,987,193	-£20,096,857	-£20,292,237	-£20,683,075	-£23,125,811
30% SE @LAR : 70% SO	50%	-£19,329,839	-£23,065,897	-£23,261,264	-£23,651,415	-£26,089,859

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

Medium Density		Value Area	£825 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£28,521,786	£21,268,829	£21,074,645	£20,680,575	£18,217,635
30% SE @LAR : 70% SO	5%	£25,226,359	£18,307,506	£18,113,662	£17,720,881	£15,266,002
30% SE @LAR : 70% SO	10%	£21,913,225	£15,328,204	£15,134,662	£14,743,100	£12,295,835
30% SE @LAR : 70% SO	15%	£18,582,587	£12,331,130	£12,137,854	£11,747,439	£9,307,347
30% SE @LAR : 70% SO	20%	£15,204,344	£9,316,489	£9,123,441	£8,734,105	£6,300,752
30% SE @LAR : 70% SO	25%	£11,804,352	£6,284,487	£6,091,632	£5,703,305	£3,276,260
30% SE @LAR : 70% SO	30%	£8,387,205	£3,235,332	£3,042,633	£2,655,247	£234,084
30% SE @LAR : 70% SO	35%	£4,953,110	£169,228	-£23,706	-£416,117	-£2,868,678
30% SE @LAR : 70% SO	40%	£1,502,274	-£2,958,075	-£3,153,505	-£3,545,096	-£5,992,535
30% SE @LAR : 70% SO	45%	-£1,995,083	-£6,104,747	-£6,300,128	-£6,690,965	-£9,133,702
30% SE @LAR : 70% SO	50%	-£5,531,940	-£9,267,998	-£9,463,365	-£9,853,516	-£12,291,961

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,361,786	£16,108,829	£15,914,645	£15,520,575	£13,057,635
30% SE @LAR : 70% SO	5%	£20,066,359	£13,147,506	£12,953,662	£12,560,881	£10,106,002
30% SE @LAR : 70% SO	10%	£16,753,225	£10,168,204	£9,974,662	£9,583,100	£7,135,835
30% SE @LAR : 70% SO	15%	£13,422,587	£7,171,130	£6,977,854	£6,587,439	£4,147,347
30% SE @LAR : 70% SO	20%	£10,044,344	£4,156,489	£3,963,441	£3,574,105	£1,140,752
30% SE @LAR : 70% SO	25%	£6,644,352	£1,124,487	£931,632	£543,305	-£1,883,740
30% SE @LAR : 70% SO	30%	£3,227,205	-£1,924,668	-£2,117,367	-£2,504,753	-£4,925,916
30% SE @LAR : 70% SO	35%	-£206,890	-£4,990,772	-£5,183,706	-£5,576,117	-£8,028,678
30% SE @LAR : 70% SO	40%	-£3,657,726	-£8,118,075	-£8,313,505	-£8,705,096	-£11,152,535
30% SE @LAR : 70% SO	45%	-£7,155,083	-£11,264,747	-£11,460,128	-£11,850,965	-£14,293,702
30% SE @LAR : 70% SO	50%	-£10,691,940	-£14,427,998	-£14,623,365	-£15,013,516	-£17,451,961

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,241,786	£12,988,829	£12,794,645	£12,400,575	£9,937,635
30% SE @LAR : 70% SO	5%	£16,946,359	£10,027,506	£9,833,662	£9,440,881	£6,986,002
30% SE @LAR : 70% SO	10%	£13,633,225	£7,048,204	£6,854,662	£6,463,100	£4,015,835
30% SE @LAR : 70% SO	15%	£10,302,587	£4,051,130	£3,857,854	£3,467,439	£1,027,347
30% SE @LAR : 70% SO	20%	£6,924,344	£1,036,489	£843,441	£454,105	-£1,979,248
30% SE @LAR : 70% SO	25%	£3,524,352	-£1,995,513	-£2,188,368	-£2,576,695	-£5,003,740
30% SE @LAR : 70% SO	30%	£107,205	-£5,044,668	-£5,237,367	-£5,624,753	-£8,045,916
30% SE @LAR : 70% SO	35%	-£3,326,890	-£8,110,772	-£8,303,706	-£8,696,117	-£11,148,678
30% SE @LAR : 70% SO	40%	-£6,777,726	-£11,238,075	-£11,433,505	-£11,825,096	-£14,272,535
30% SE @LAR : 70% SO	45%	-£10,275,083	-£14,384,747	-£14,580,128	-£14,970,965	-£17,413,702
30% SE @LAR : 70% SO	50%	-£13,811,940	-£17,547,998	-£17,743,365	-£18,133,516	-£20,571,961

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£19,641,786	£12,388,829	£12,194,645	£11,800,575	£9,337,635
30% SE @LAR : 70% SO	5%	£16,346,359	£9,427,506	£9,233,662	£8,840,881	£6,386,002
30% SE @LAR : 70% SO	10%	£13,033,225	£6,448,204	£6,254,662	£5,863,100	£3,415,835
30% SE @LAR : 70% SO	15%	£9,702,587	£3,451,130	£3,257,854	£2,867,439	£427,347
30% SE @LAR : 70% SO	20%	£6,324,344	£436,489	£243,441	-£145,895	-£2,579,248
30% SE @LAR : 70% SO	25%	£2,924,352	-£2,595,513	-£2,788,368	-£3,176,695	-£5,603,740
30% SE @LAR : 70% SO	30%	-£492,795	-£5,644,668	-£5,837,367	-£6,224,753	-£8,645,916
30% SE @LAR : 70% SO	35%	-£3,926,890	-£8,710,772	-£8,903,706	-£9,296,117	-£11,748,678
30% SE @LAR : 70% SO	40%	-£7,377,726	-£11,838,075	-£12,033,505	-£12,425,096	-£14,872,535
30% SE @LAR : 70% SO	45%	-£10,875,083	-£14,984,747	-£15,180,128	-£15,570,965	-£18,013,702
30% SE @LAR : 70% SO	50%	-£14,411,940	-£18,147,998	-£18,343,365	-£18,733,516	-£21,171,961

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,881,786	£9,628,829	£9,434,645	£9,040,575	£6,577,635
30% SE @LAR : 70% SO	5%	£13,586,359	£6,667,506	£6,473,662	£6,080,881	£3,626,002
30% SE @LAR : 70% SO	10%	£10,273,225	£3,688,204	£3,494,662	£3,103,100	£655,835
30% SE @LAR : 70% SO	15%	£6,942,587	£691,130	£497,854	£107,439	-£2,332,653
30% SE @LAR : 70% SO	20%	£3,564,344	-£2,323,511	-£2,516,559	-£2,905,895	-£5,339,248
30% SE @LAR : 70% SO	25%	£164,352	-£5,355,513	-£5,548,368	-£5,936,695	-£8,363,740
30% SE @LAR : 70% SO	30%	-£3,252,795	-£8,404,668	-£8,597,367	-£8,984,753	-£11,405,916
30% SE @LAR : 70% SO	35%	-£6,686,890	-£11,470,772	-£11,663,706	-£12,056,117	-£14,508,678
30% SE @LAR : 70% SO	40%	-£10,137,726	-£14,598,075	-£14,793,505	-£15,185,096	-£17,632,535
30% SE @LAR : 70% SO	45%	-£13,635,083	-£17,744,747	-£17,940,128	-£18,330,965	-£20,773,702
30% SE @LAR : 70% SO	50%	-£17,171,940	-£20,907,998	-£21,103,365	-£21,493,516	-£23,931,961

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

Medium Density		Value Area	£850 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£32,509,218	£25,260,008	£25,068,744	£24,680,596	£22,254,672
30% SE @LAR : 70% SO	5%	£29,024,640	£22,137,892	£21,946,962	£21,560,084	£19,112,847
30% SE @LAR : 70% SO	10%	£25,522,358	£18,983,509	£18,789,968	£18,398,405	£15,951,140
30% SE @LAR : 70% SO	15%	£22,002,570	£15,794,894	£15,601,618	£15,211,203	£12,771,112
30% SE @LAR : 70% SO	20%	£18,465,483	£12,588,712	£12,395,664	£12,006,328	£9,572,976
30% SE @LAR : 70% SO	25%	£14,885,034	£9,365,169	£9,172,314	£8,783,987	£6,356,942
30% SE @LAR : 70% SO	30%	£11,276,346	£6,124,473	£5,931,775	£5,544,388	£3,123,225
30% SE @LAR : 70% SO	35%	£7,650,711	£2,866,828	£2,674,250	£2,287,738	-£129,918
30% SE @LAR : 70% SO	40%	£4,008,333	-£413,777	-£609,207	-£1,000,798	-£3,448,239
30% SE @LAR : 70% SO	45%	£349,420	-£3,754,913	-£3,950,294	-£4,341,132	-£6,783,868
30% SE @LAR : 70% SO	50%	-£3,376,570	-£7,112,628	-£7,307,995	-£7,698,146	-£10,136,590

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£27,349,218	£20,100,008	£19,908,744	£19,520,596	£17,094,672
30% SE @LAR : 70% SO	5%	£23,864,640	£16,977,892	£16,786,962	£16,400,084	£13,952,847
30% SE @LAR : 70% SO	10%	£20,362,358	£13,823,509	£13,629,968	£13,238,405	£10,791,140
30% SE @LAR : 70% SO	15%	£16,842,570	£10,634,894	£10,441,618	£10,051,203	£7,611,112
30% SE @LAR : 70% SO	20%	£13,305,483	£7,428,712	£7,235,664	£6,846,328	£4,412,976
30% SE @LAR : 70% SO	25%	£9,725,034	£4,205,169	£4,012,314	£3,623,987	£1,196,942
30% SE @LAR : 70% SO	30%	£6,116,346	£964,473	£771,775	£384,388	-£2,036,775
30% SE @LAR : 70% SO	35%	£2,490,711	-£2,293,172	-£2,485,750	-£2,872,262	-£5,289,918
30% SE @LAR : 70% SO	40%	-£1,151,667	-£5,573,777	-£5,769,207	-£6,160,798	-£8,608,239
30% SE @LAR : 70% SO	45%	-£4,810,580	-£8,914,913	-£9,110,294	-£9,501,132	-£11,943,868
30% SE @LAR : 70% SO	50%	-£8,536,570	-£12,272,628	-£12,467,995	-£12,858,146	-£15,296,590

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£24,229,218	£16,980,008	£16,788,744	£16,400,596	£13,974,672
30% SE @LAR : 70% SO	5%	£20,744,640	£13,857,892	£13,666,962	£13,280,084	£10,832,847
30% SE @LAR : 70% SO	10%	£17,242,358	£10,703,509	£10,509,968	£10,118,405	£7,671,140
30% SE @LAR : 70% SO	15%	£13,722,570	£7,514,894	£7,321,618	£6,931,203	£4,491,112
30% SE @LAR : 70% SO	20%	£10,185,483	£4,308,712	£4,115,664	£3,726,328	£1,292,976
30% SE @LAR : 70% SO	25%	£6,605,034	£1,085,169	£892,314	£503,987	-£1,923,058
30% SE @LAR : 70% SO	30%	£2,996,346	-£2,155,527	-£2,348,225	-£2,735,612	-£5,156,775
30% SE @LAR : 70% SO	35%	-£629,289	-£5,413,172	-£5,605,750	-£5,992,262	-£8,409,918
30% SE @LAR : 70% SO	40%	-£4,271,667	-£8,693,777	-£8,889,207	-£9,280,798	-£11,728,239
30% SE @LAR : 70% SO	45%	-£7,930,580	-£12,034,913	-£12,230,294	-£12,621,132	-£15,063,868
30% SE @LAR : 70% SO	50%	-£11,656,570	-£15,392,628	-£15,587,995	-£15,978,146	-£18,416,590

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,629,218	£16,380,008	£16,188,744	£15,800,596	£13,374,672
30% SE @LAR : 70% SO	5%	£20,144,640	£13,257,892	£13,066,962	£12,680,084	£10,232,847
30% SE @LAR : 70% SO	10%	£16,642,358	£10,103,509	£9,909,968	£9,518,405	£7,071,140
30% SE @LAR : 70% SO	15%	£13,122,570	£6,914,894	£6,721,618	£6,331,203	£3,891,112
30% SE @LAR : 70% SO	20%	£9,585,483	£3,708,712	£3,515,664	£3,126,328	£692,976
30% SE @LAR : 70% SO	25%	£6,005,034	£485,169	£292,314	-£96,013	-£2,523,058
30% SE @LAR : 70% SO	30%	£2,396,346	-£2,755,527	-£2,948,225	-£3,335,612	-£5,756,775
30% SE @LAR : 70% SO	35%	-£1,229,289	-£6,013,172	-£6,205,750	-£6,592,262	-£9,009,918
30% SE @LAR : 70% SO	40%	-£4,871,667	-£9,293,777	-£9,489,207	-£9,880,798	-£12,328,239
30% SE @LAR : 70% SO	45%	-£8,530,580	-£12,634,913	-£12,830,294	-£13,221,132	-£15,663,868
30% SE @LAR : 70% SO	50%	-£12,256,570	-£15,992,628	-£16,187,995	-£16,578,146	-£19,016,590

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£20,869,218	£13,620,008	£13,428,744	£13,040,596	£10,614,672
30% SE @LAR : 70% SO	5%	£17,384,640	£10,497,892	£10,306,962	£9,920,084	£7,472,847
30% SE @LAR : 70% SO	10%	£13,882,358	£7,343,509	£7,149,968	£6,758,405	£4,311,140
30% SE @LAR : 70% SO	15%	£10,362,570	£4,154,894	£3,961,618	£3,571,203	£1,131,112
30% SE @LAR : 70% SO	20%	£6,825,483	£948,712	£755,664	£366,328	-£2,067,024
30% SE @LAR : 70% SO	25%	£3,245,034	-£2,274,831	-£2,467,686	-£2,856,013	-£5,283,058
30% SE @LAR : 70% SO	30%	-£363,654	-£5,515,527	-£5,708,225	-£6,095,612	-£8,516,775
30% SE @LAR : 70% SO	35%	-£3,989,289	-£8,773,172	-£8,965,750	-£9,352,262	-£11,769,918
30% SE @LAR : 70% SO	40%	-£7,631,667	-£12,053,777	-£12,249,207	-£12,640,798	-£15,088,239
30% SE @LAR : 70% SO	45%	-£11,290,580	-£15,394,913	-£15,590,294	-£15,981,132	-£18,423,868
30% SE @LAR : 70% SO	50%	-£15,016,570	-£18,752,628	-£18,947,995	-£19,338,146	-£21,776,590

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

High Density		Value Area	£675 per sq ft

No Units	600	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£18,304,273	-£30,066,036	-£30,354,840	-£31,024,659	-£35,211,031
30% SE @LAR : 70% SO	5%	-£21,455,426	-£32,629,101	-£32,917,400	-£33,585,188	-£37,758,856
30% SE @LAR : 70% SO	10%	-£24,637,108	-£35,222,695	-£35,510,545	-£36,176,421	-£40,338,145
30% SE @LAR : 70% SO	15%	-£27,848,995	-£37,846,494	-£38,133,950	-£38,798,034	-£42,948,563
30% SE @LAR : 70% SO	20%	-£31,090,763	-£40,500,174	-£40,787,289	-£41,449,702	-£45,589,778
30% SE @LAR : 70% SO	25%	-£34,362,089	-£43,183,411	-£43,470,240	-£44,131,098	-£48,261,457
30% SE @LAR : 70% SO	30%	-£37,662,647	-£45,895,880	-£46,182,477	-£46,841,897	-£50,963,266
30% SE @LAR : 70% SO	35%	-£40,992,114	-£48,637,260	-£48,923,677	-£49,581,774	-£53,694,872
30% SE @LAR : 70% SO	40%	-£44,350,167	-£51,407,224	-£51,693,516	-£52,350,402	-£56,455,941
30% SE @LAR : 70% SO	45%	-£47,736,480	-£54,205,450	-£54,491,668	-£55,147,457	-£59,246,141
30% SE @LAR : 70% SO	50%	-£51,150,730	-£57,031,612	-£57,317,809	-£57,972,614	-£62,065,138

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£23,464,273	-£35,226,036	-£35,514,840	-£36,184,659	-£40,371,031
30% SE @LAR : 70% SO	5%	-£26,615,426	-£37,789,101	-£38,077,400	-£38,745,188	-£42,918,856
30% SE @LAR : 70% SO	10%	-£29,797,108	-£40,382,695	-£40,670,545	-£41,336,421	-£45,498,145
30% SE @LAR : 70% SO	15%	-£33,008,995	-£43,006,494	-£43,293,950	-£43,958,034	-£48,108,563
30% SE @LAR : 70% SO	20%	-£36,250,763	-£45,660,174	-£45,947,289	-£46,609,702	-£50,749,778
30% SE @LAR : 70% SO	25%	-£39,522,089	-£48,343,411	-£48,630,240	-£49,291,098	-£53,421,457
30% SE @LAR : 70% SO	30%	-£42,822,647	-£51,055,880	-£51,342,477	-£52,001,897	-£56,123,266
30% SE @LAR : 70% SO	35%	-£46,152,114	-£53,797,260	-£54,083,677	-£54,741,774	-£58,854,872
30% SE @LAR : 70% SO	40%	-£49,510,167	-£56,567,224	-£56,853,516	-£57,510,402	-£61,615,941
30% SE @LAR : 70% SO	45%	-£52,896,480	-£59,365,450	-£59,651,668	-£60,307,457	-£64,406,141
30% SE @LAR : 70% SO	50%	-£56,310,730	-£62,191,612	-£62,477,809	-£63,132,614	-£67,225,138

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£26,584,273	-£38,346,036	-£38,634,840	-£39,304,659	-£43,491,031
30% SE @LAR : 70% SO	5%	-£29,735,426	-£40,909,101	-£41,197,400	-£41,865,188	-£46,038,856
30% SE @LAR : 70% SO	10%	-£32,917,108	-£43,502,695	-£43,790,545	-£44,456,421	-£48,618,145
30% SE @LAR : 70% SO	15%	-£36,128,995	-£46,126,494	-£46,413,950	-£47,078,034	-£51,228,563
30% SE @LAR : 70% SO	20%	-£39,370,763	-£48,780,174	-£49,067,289	-£49,729,702	-£53,869,778
30% SE @LAR : 70% SO	25%	-£42,642,089	-£51,463,411	-£51,750,240	-£52,411,098	-£56,541,457
30% SE @LAR : 70% SO	30%	-£45,942,647	-£54,175,880	-£54,462,477	-£55,121,897	-£59,243,266
30% SE @LAR : 70% SO	35%	-£49,272,114	-£56,917,260	-£57,203,677	-£57,861,774	-£61,974,872
30% SE @LAR : 70% SO	40%	-£52,630,167	-£59,687,224	-£59,973,516	-£60,630,402	-£64,735,941
30% SE @LAR : 70% SO	45%	-£56,016,480	-£62,485,450	-£62,771,668	-£63,427,457	-£67,526,141
30% SE @LAR : 70% SO	50%	-£59,430,730	-£65,311,612	-£65,597,809	-£66,252,614	-£70,345,138

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£27,184,273	-£38,946,036	-£39,234,840	-£39,904,659	-£44,091,031
30% SE @LAR : 70% SO	5%	-£30,335,426	-£41,509,101	-£41,797,400	-£42,465,188	-£46,638,856
30% SE @LAR : 70% SO	10%	-£33,517,108	-£44,102,695	-£44,390,545	-£45,056,421	-£49,218,145
30% SE @LAR : 70% SO	15%	-£36,728,995	-£46,726,494	-£47,013,950	-£47,678,034	-£51,828,563
30% SE @LAR : 70% SO	20%	-£39,970,763	-£49,380,174	-£49,667,289	-£50,329,702	-£54,469,778
30% SE @LAR : 70% SO	25%	-£43,242,089	-£52,063,411	-£52,350,240	-£53,011,098	-£57,141,457
30% SE @LAR : 70% SO	30%	-£46,542,647	-£54,775,880	-£55,062,477	-£55,721,897	-£59,843,266
30% SE @LAR : 70% SO	35%	-£49,872,114	-£57,517,260	-£57,803,677	-£58,461,774	-£62,574,872
30% SE @LAR : 70% SO	40%	-£53,230,167	-£60,287,224	-£60,573,516	-£61,230,402	-£65,335,941
30% SE @LAR : 70% SO	45%	-£56,616,480	-£63,085,450	-£63,371,668	-£64,027,457	-£68,126,141
30% SE @LAR : 70% SO	50%	-£60,030,730	-£65,911,612	-£66,197,809	-£66,852,614	-£70,945,138

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£29,944,273	-£41,706,036	-£41,994,840	-£42,664,659	-£46,851,031
30% SE @LAR : 70% SO	5%	-£33,095,426	-£44,269,101	-£44,557,400	-£45,225,188	-£49,398,856
30% SE @LAR : 70% SO	10%	-£36,277,108	-£46,862,695	-£47,150,545	-£47,816,421	-£51,978,145
30% SE @LAR : 70% SO	15%	-£39,488,995	-£49,486,494	-£49,773,950	-£50,438,034	-£54,588,563
30% SE @LAR : 70% SO	20%	-£42,730,763	-£52,140,174	-£52,427,289	-£53,089,702	-£57,229,778
30% SE @LAR : 70% SO	25%	-£46,002,089	-£54,823,411	-£55,110,240	-£55,771,098	-£59,901,457
30% SE @LAR : 70% SO	30%	-£49,302,647	-£57,535,880	-£57,822,477	-£58,481,897	-£62,603,266
30% SE @LAR : 70% SO	35%	-£52,632,114	-£60,277,260	-£60,563,677	-£61,221,774	-£65,334,872
30% SE @LAR : 70% SO	40%	-£55,990,167	-£63,047,224	-£63,333,516	-£63,990,402	-£68,095,941
30% SE @LAR : 70% SO	45%	-£59,376,480	-£65,845,450	-£66,131,668	-£66,787,457	-£70,886,141
30% SE @LAR : 70% SO	50%	-£62,790,730	-£68,671,612	-£68,957,809	-£69,612,614	-£73,705,138

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

High Density		Value Area	£700 per sq ft

No Units	600	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£12,476,134	-£24,237,897	-£24,526,701	-£25,196,520	-£29,382,892
30% SE @LAR : 70% SO	5%	-£15,881,649	-£27,055,323	-£27,343,624	-£28,011,410	-£32,185,078
30% SE @LAR : 70% SO	10%	-£19,317,693	-£29,903,279	-£30,191,130	-£30,857,006	-£35,018,729
30% SE @LAR : 70% SO	15%	-£22,783,941	-£32,781,440	-£33,068,895	-£33,732,980	-£37,883,509
30% SE @LAR : 70% SO	20%	-£26,280,071	-£35,689,481	-£35,976,597	-£36,639,010	-£40,779,086
30% SE @LAR : 70% SO	25%	-£29,805,758	-£38,627,080	-£38,913,910	-£39,574,767	-£43,705,127
30% SE @LAR : 70% SO	30%	-£33,360,678	-£41,593,912	-£41,880,509	-£42,539,927	-£46,661,298
30% SE @LAR : 70% SO	35%	-£36,944,507	-£44,589,653	-£44,876,070	-£45,534,166	-£49,647,264
30% SE @LAR : 70% SO	40%	-£40,556,921	-£47,613,979	-£47,900,271	-£48,557,156	-£52,662,695
30% SE @LAR : 70% SO	45%	-£44,197,597	-£50,666,566	-£50,952,784	-£51,608,574	-£55,707,257
30% SE @LAR : 70% SO	50%	-£47,866,209	-£53,747,090	-£54,033,287	-£54,688,091	-£58,780,616

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£17,636,134	-£29,397,897	-£29,686,701	-£30,356,520	-£34,542,892
30% SE @LAR : 70% SO	5%	-£21,041,649	-£32,215,323	-£32,503,624	-£33,171,410	-£37,345,078
30% SE @LAR : 70% SO	10%	-£24,477,693	-£35,063,279	-£35,351,130	-£36,017,006	-£40,178,729
30% SE @LAR : 70% SO	15%	-£27,943,941	-£37,941,440	-£38,228,895	-£38,892,980	-£43,043,509
30% SE @LAR : 70% SO	20%	-£31,440,071	-£40,849,481	-£41,136,597	-£41,799,010	-£45,939,086
30% SE @LAR : 70% SO	25%	-£34,965,758	-£43,787,080	-£44,073,910	-£44,734,767	-£48,865,127
30% SE @LAR : 70% SO	30%	-£38,520,678	-£46,753,912	-£47,040,509	-£47,699,927	-£51,821,298
30% SE @LAR : 70% SO	35%	-£42,104,507	-£49,749,653	-£50,036,070	-£50,694,166	-£54,807,264
30% SE @LAR : 70% SO	40%	-£45,716,921	-£52,773,979	-£53,060,271	-£53,717,156	-£57,822,695
30% SE @LAR : 70% SO	45%	-£49,357,597	-£55,826,566	-£56,112,784	-£56,768,574	-£60,867,257
30% SE @LAR : 70% SO	50%	-£53,026,209	-£58,907,090	-£59,193,287	-£59,848,091	-£63,940,616

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£20,756,134	-£32,517,897	-£32,806,701	-£33,476,520	-£37,662,892
30% SE @LAR : 70% SO	5%	-£24,161,649	-£35,335,323	-£35,623,624	-£36,291,410	-£40,465,078
30% SE @LAR : 70% SO	10%	-£27,597,693	-£38,183,279	-£38,471,130	-£39,137,006	-£43,298,729
30% SE @LAR : 70% SO	15%	-£31,063,941	-£41,061,440	-£41,348,895	-£42,012,980	-£46,163,509
30% SE @LAR : 70% SO	20%	-£34,560,071	-£43,969,481	-£44,256,597	-£44,919,010	-£49,059,086
30% SE @LAR : 70% SO	25%	-£38,085,758	-£46,907,080	-£47,193,910	-£47,854,767	-£51,985,127
30% SE @LAR : 70% SO	30%	-£41,640,678	-£49,873,912	-£50,160,509	-£50,819,927	-£54,941,298
30% SE @LAR : 70% SO	35%	-£45,224,507	-£52,869,653	-£53,156,070	-£53,814,166	-£57,927,264
30% SE @LAR : 70% SO	40%	-£48,836,921	-£55,893,979	-£56,180,271	-£56,837,156	-£60,942,695
30% SE @LAR : 70% SO	45%	-£52,477,597	-£58,946,566	-£59,232,784	-£59,888,574	-£63,987,257
30% SE @LAR : 70% SO	50%	-£56,146,209	-£62,027,090	-£62,313,287	-£62,968,091	-£67,060,616

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£21,356,134	-£33,117,897	-£33,406,701	-£34,076,520	-£38,262,892
30% SE @LAR : 70% SO	5%	-£24,761,649	-£35,935,323	-£36,223,624	-£36,891,410	-£41,065,078
30% SE @LAR : 70% SO	10%	-£28,197,693	-£38,783,279	-£39,071,130	-£39,737,006	-£43,898,729
30% SE @LAR : 70% SO	15%	-£31,663,941	-£41,661,440	-£41,948,895	-£42,612,980	-£46,763,509
30% SE @LAR : 70% SO	20%	-£35,160,071	-£44,569,481	-£44,856,597	-£45,519,010	-£49,659,086
30% SE @LAR : 70% SO	25%	-£38,685,758	-£47,507,080	-£47,793,910	-£48,454,767	-£52,585,127
30% SE @LAR : 70% SO	30%	-£42,240,678	-£50,473,912	-£50,760,509	-£51,419,927	-£55,541,298
30% SE @LAR : 70% SO	35%	-£45,824,507	-£53,469,653	-£53,756,070	-£54,414,166	-£58,527,264
30% SE @LAR : 70% SO	40%	-£49,436,921	-£56,493,979	-£56,780,271	-£57,437,156	-£61,542,695
30% SE @LAR : 70% SO	45%	-£53,077,597	-£59,546,566	-£59,832,784	-£60,488,574	-£64,587,257
30% SE @LAR : 70% SO	50%	-£56,746,209	-£62,627,090	-£62,913,287	-£63,568,091	-£67,660,616

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£24,116,134	-£35,877,897	-£36,166,701	-£36,836,520	-£41,022,892
30% SE @LAR : 70% SO	5%	-£27,521,649	-£38,695,323	-£38,983,624	-£39,651,410	-£43,825,078
30% SE @LAR : 70% SO	10%	-£30,957,693	-£41,543,279	-£41,831,130	-£42,497,006	-£46,658,729
30% SE @LAR : 70% SO	15%	-£34,423,941	-£44,421,440	-£44,708,895	-£45,372,980	-£49,523,509
30% SE @LAR : 70% SO	20%	-£37,920,071	-£47,329,481	-£47,616,597	-£48,279,010	-£52,419,086
30% SE @LAR : 70% SO	25%	-£41,445,758	-£50,267,080	-£50,553,910	-£51,214,767	-£55,345,127
30% SE @LAR : 70% SO	30%	-£45,000,678	-£53,233,912	-£53,520,509	-£54,179,927	-£58,301,298
30% SE @LAR : 70% SO	35%	-£48,584,507	-£56,229,653	-£56,516,070	-£57,174,166	-£61,287,264
30% SE @LAR : 70% SO	40%	-£52,196,921	-£59,253,979	-£59,540,271	-£60,197,156	-£64,302,695
30% SE @LAR : 70% SO	45%	-£55,837,597	-£62,306,566	-£62,592,784	-£63,248,574	-£67,347,257
30% SE @LAR : 70% SO	50%	-£59,506,209	-£65,387,090	-£65,673,287	-£66,328,091	-£70,420,616

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

High Density		Value Area	£725 per sq ft

No Units	600	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£6,647,995	-£18,409,758	-£18,698,562	-£19,368,381	-£23,554,753
30% SE @LAR : 70% SO	5%	-£10,307,872	-£21,481,546	-£21,769,846	-£22,437,633	-£26,611,301
30% SE @LAR : 70% SO	10%	-£13,998,276	-£24,583,864	-£24,871,714	-£25,537,589	-£29,699,313
30% SE @LAR : 70% SO	15%	-£17,718,888	-£27,716,385	-£28,003,841	-£28,667,926	-£32,818,455
30% SE @LAR : 70% SO	20%	-£21,469,379	-£30,878,789	-£31,165,905	-£31,828,317	-£35,968,394
30% SE @LAR : 70% SO	25%	-£25,249,427	-£34,070,749	-£34,357,579	-£35,018,436	-£39,148,796
30% SE @LAR : 70% SO	30%	-£29,058,709	-£37,291,943	-£37,578,539	-£38,237,959	-£42,359,328
30% SE @LAR : 70% SO	35%	-£32,896,900	-£40,542,046	-£40,828,463	-£41,486,559	-£45,599,657
30% SE @LAR : 70% SO	40%	-£36,763,676	-£43,820,733	-£44,107,025	-£44,763,911	-£48,869,450
30% SE @LAR : 70% SO	45%	-£40,658,713	-£47,127,682	-£47,413,900	-£48,069,689	-£52,168,373
30% SE @LAR : 70% SO	50%	-£44,581,686	-£50,462,568	-£50,748,764	-£51,403,569	-£55,496,094

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£11,807,995	-£23,569,758	-£23,858,562	-£24,528,381	-£28,714,753
30% SE @LAR : 70% SO	5%	-£15,467,872	-£26,641,546	-£26,929,846	-£27,597,633	-£31,771,301
30% SE @LAR : 70% SO	10%	-£19,158,276	-£29,743,864	-£30,031,714	-£30,697,589	-£34,859,313
30% SE @LAR : 70% SO	15%	-£22,878,888	-£32,876,385	-£33,163,841	-£33,827,926	-£37,978,455
30% SE @LAR : 70% SO	20%	-£26,629,379	-£36,038,789	-£36,325,905	-£36,988,317	-£41,128,394
30% SE @LAR : 70% SO	25%	-£30,409,427	-£39,230,749	-£39,517,579	-£40,178,436	-£44,308,796
30% SE @LAR : 70% SO	30%	-£34,218,709	-£42,451,943	-£42,738,539	-£43,397,959	-£47,519,328
30% SE @LAR : 70% SO	35%	-£38,056,900	-£45,702,046	-£45,988,463	-£46,646,559	-£50,759,657
30% SE @LAR : 70% SO	40%	-£41,923,676	-£48,980,733	-£49,267,025	-£49,923,911	-£54,029,450
30% SE @LAR : 70% SO	45%	-£45,818,713	-£52,287,682	-£52,573,900	-£53,229,689	-£57,328,373
30% SE @LAR : 70% SO	50%	-£49,741,686	-£55,622,568	-£55,908,764	-£56,563,569	-£60,656,094

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£14,927,995	-£26,689,758	-£26,978,562	-£27,648,381	-£31,834,753
30% SE @LAR : 70% SO	5%	-£18,587,872	-£29,761,546	-£30,049,846	-£30,717,633	-£34,891,301
30% SE @LAR : 70% SO	10%	-£22,278,276	-£32,863,864	-£33,151,714	-£33,817,589	-£37,979,313
30% SE @LAR : 70% SO	15%	-£25,998,888	-£35,996,385	-£36,283,841	-£36,947,926	-£41,098,455
30% SE @LAR : 70% SO	20%	-£29,749,379	-£39,158,789	-£39,445,905	-£40,108,317	-£44,248,394
30% SE @LAR : 70% SO	25%	-£33,529,427	-£42,350,749	-£42,637,579	-£43,298,436	-£47,428,796
30% SE @LAR : 70% SO	30%	-£37,338,709	-£45,571,943	-£45,858,539	-£46,517,959	-£50,639,328
30% SE @LAR : 70% SO	35%	-£41,176,900	-£48,822,046	-£49,108,463	-£49,766,559	-£53,879,657
30% SE @LAR : 70% SO	40%	-£45,043,676	-£52,100,733	-£52,387,025	-£53,043,911	-£57,149,450
30% SE @LAR : 70% SO	45%	-£48,938,713	-£55,407,682	-£55,693,900	-£56,349,689	-£60,448,373
30% SE @LAR : 70% SO	50%	-£52,861,686	-£58,742,568	-£59,028,764	-£59,683,569	-£63,776,094

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£15,527,995	-£27,289,758	-£27,578,562	-£28,248,381	-£32,434,753
30% SE @LAR : 70% SO	5%	-£19,187,872	-£30,361,546	-£30,649,846	-£31,317,633	-£35,491,301
30% SE @LAR : 70% SO	10%	-£22,878,276	-£33,463,864	-£33,751,714	-£34,417,589	-£38,579,313
30% SE @LAR : 70% SO	15%	-£26,598,888	-£36,596,385	-£36,883,841	-£37,547,926	-£41,698,455
30% SE @LAR : 70% SO	20%	-£30,349,379	-£39,758,789	-£40,045,905	-£40,708,317	-£44,848,394
30% SE @LAR : 70% SO	25%	-£34,129,427	-£42,950,749	-£43,237,579	-£43,898,436	-£48,028,796
30% SE @LAR : 70% SO	30%	-£37,938,709	-£46,171,943	-£46,458,539	-£47,117,959	-£51,239,328
30% SE @LAR : 70% SO	35%	-£41,776,900	-£49,422,046	-£49,708,463	-£50,366,559	-£54,479,657
30% SE @LAR : 70% SO	40%	-£45,643,676	-£52,700,733	-£52,987,025	-£53,643,911	-£57,749,450
30% SE @LAR : 70% SO	45%	-£49,538,713	-£56,007,682	-£56,293,900	-£56,949,689	-£61,048,373
30% SE @LAR : 70% SO	50%	-£53,461,686	-£59,342,568	-£59,628,764	-£60,283,569	-£64,376,094

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£18,287,995	-£30,049,758	-£30,338,562	-£31,008,381	-£35,194,753
30% SE @LAR : 70% SO	5%	-£21,947,872	-£33,121,546	-£33,409,846	-£34,077,633	-£38,251,301
30% SE @LAR : 70% SO	10%	-£25,638,276	-£36,223,864	-£36,511,714	-£37,177,589	-£41,339,313
30% SE @LAR : 70% SO	15%	-£29,358,888	-£39,356,385	-£39,643,841	-£40,307,926	-£44,458,455
30% SE @LAR : 70% SO	20%	-£33,109,379	-£42,518,789	-£42,805,905	-£43,468,317	-£47,608,394
30% SE @LAR : 70% SO	25%	-£36,889,427	-£45,710,749	-£45,997,579	-£46,658,436	-£50,788,796
30% SE @LAR : 70% SO	30%	-£40,698,709	-£48,931,943	-£49,218,539	-£49,877,959	-£53,999,328
30% SE @LAR : 70% SO	35%	-£44,536,900	-£52,182,046	-£52,468,463	-£53,126,559	-£57,239,657
30% SE @LAR : 70% SO	40%	-£48,403,676	-£55,460,733	-£55,747,025	-£56,403,911	-£60,509,450
30% SE @LAR : 70% SO	45%	-£52,298,713	-£58,767,682	-£59,053,900	-£59,709,689	-£63,808,373
30% SE @LAR : 70% SO	50%	-£56,221,686	-£62,102,568	-£62,388,764	-£63,043,569	-£67,136,094

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

High Density		Value Area	£750 per sq ft

No Units	600
Site Area	1. Ha

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£819,856	-£12,581,619	-£12,870,423	-£13,540,242	-£17,726,614
30% SE @LAR : 70% SO	5%	-£4,734,306	-£15,907,981	-£16,196,280	-£16,864,067	-£21,037,736
30% SE @LAR : 70% SO	10%	-£8,679,284	-£19,264,872	-£19,552,722	-£20,218,597	-£24,380,321
30% SE @LAR : 70% SO	15%	-£12,654,469	-£22,651,966	-£22,939,422	-£23,603,508	-£27,754,036
30% SE @LAR : 70% SO	20%	-£16,659,534	-£26,068,944	-£26,356,059	-£27,018,471	-£31,158,549
30% SE @LAR : 70% SO	25%	-£20,694,155	-£29,515,477	-£29,802,307	-£30,463,164	-£34,593,524
30% SE @LAR : 70% SO	30%	-£24,758,011	-£32,991,245	-£33,277,841	-£33,937,260	-£38,058,629
30% SE @LAR : 70% SO	35%	-£28,850,774	-£36,495,921	-£36,782,337	-£37,440,434	-£41,553,532
30% SE @LAR : 70% SO	40%	-£32,972,124	-£40,029,181	-£40,315,473	-£40,972,358	-£45,077,898
30% SE @LAR : 70% SO	45%	-£37,121,733	-£43,590,703	-£43,876,922	-£44,532,710	-£48,631,395
30% SE @LAR : 70% SO	50%	-£41,299,281	-£47,180,163	-£47,466,359	-£48,121,164	-£52,213,689

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£5,979,856	-£17,741,619	-£18,030,423	-£18,700,242	-£22,886,614
30% SE @LAR : 70% SO	5%	-£9,894,306	-£21,067,981	-£21,356,280	-£22,024,067	-£26,197,736
30% SE @LAR : 70% SO	10%	-£13,839,284	-£24,424,872	-£24,712,722	-£25,378,597	-£29,540,321
30% SE @LAR : 70% SO	15%	-£17,814,469	-£27,811,966	-£28,099,422	-£28,763,508	-£32,914,036
30% SE @LAR : 70% SO	20%	-£21,819,534	-£31,228,944	-£31,516,059	-£32,178,471	-£36,318,549
30% SE @LAR : 70% SO	25%	-£25,854,155	-£34,675,477	-£34,962,307	-£35,623,164	-£39,753,524
30% SE @LAR : 70% SO	30%	-£29,918,011	-£38,151,245	-£38,437,841	-£39,097,260	-£43,218,629
30% SE @LAR : 70% SO	35%	-£34,010,774	-£41,655,921	-£41,942,337	-£42,600,434	-£46,713,532
30% SE @LAR : 70% SO	40%	-£38,132,124	-£45,189,181	-£45,475,473	-£46,132,358	-£50,237,898
30% SE @LAR : 70% SO	45%	-£42,281,733	-£48,750,703	-£49,036,922	-£49,692,710	-£53,791,395
30% SE @LAR : 70% SO	50%	-£46,459,281	-£52,340,163	-£52,626,359	-£53,281,164	-£57,373,689

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£9,099,856	-£20,861,619	-£21,150,423	-£21,820,242	-£26,006,614
30% SE @LAR : 70% SO	5%	-£13,014,306	-£24,187,981	-£24,476,280	-£25,144,067	-£29,317,736
30% SE @LAR : 70% SO	10%	-£16,959,284	-£27,544,872	-£27,832,722	-£28,498,597	-£32,660,321
30% SE @LAR : 70% SO	15%	-£20,934,469	-£30,931,966	-£31,219,422	-£31,883,508	-£36,034,036
30% SE @LAR : 70% SO	20%	-£24,939,534	-£34,348,944	-£34,636,059	-£35,298,471	-£39,438,549
30% SE @LAR : 70% SO	25%	-£28,974,155	-£37,795,477	-£38,082,307	-£38,743,164	-£42,873,524
30% SE @LAR : 70% SO	30%	-£33,038,011	-£41,271,245	-£41,557,841	-£42,217,260	-£46,338,629
30% SE @LAR : 70% SO	35%	-£37,130,774	-£44,775,921	-£45,062,337	-£45,720,434	-£49,833,532
30% SE @LAR : 70% SO	40%	-£41,252,124	-£48,309,181	-£48,595,473	-£49,252,358	-£53,357,898
30% SE @LAR : 70% SO	45%	-£45,401,733	-£51,870,703	-£52,156,922	-£52,812,710	-£56,911,395
30% SE @LAR : 70% SO	50%	-£49,579,281	-£55,460,163	-£55,746,359	-£56,401,164	-£60,493,689

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£9,699,856	-£21,461,619	-£21,750,423	-£22,420,242	-£26,606,614
30% SE @LAR : 70% SO	5%	-£13,614,306	-£24,787,981	-£25,076,280	-£25,744,067	-£29,917,736
30% SE @LAR : 70% SO	10%	-£17,559,284	-£28,144,872	-£28,432,722	-£29,098,597	-£33,260,321
30% SE @LAR : 70% SO	15%	-£21,534,469	-£31,531,966	-£31,819,422	-£32,483,508	-£36,634,036
30% SE @LAR : 70% SO	20%	-£25,539,534	-£34,948,944	-£35,236,059	-£35,898,471	-£40,038,549
30% SE @LAR : 70% SO	25%	-£29,574,155	-£38,395,477	-£38,682,307	-£39,343,164	-£43,473,524
30% SE @LAR : 70% SO	30%	-£33,638,011	-£41,871,245	-£42,157,841	-£42,817,260	-£46,938,629
30% SE @LAR : 70% SO	35%	-£37,730,774	-£45,375,921	-£45,662,337	-£46,320,434	-£50,433,532
30% SE @LAR : 70% SO	40%	-£41,852,124	-£48,909,181	-£49,195,473	-£49,852,358	-£53,957,898
30% SE @LAR : 70% SO	45%	-£46,001,733	-£52,470,703	-£52,756,922	-£53,412,710	-£57,511,395
30% SE @LAR : 70% SO	50%	-£50,179,281	-£56,060,163	-£56,346,359	-£57,001,164	-£61,093,689

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£12,459,856	-£24,221,619	-£24,510,423	-£25,180,242	-£29,366,614
30% SE @LAR : 70% SO	5%	-£16,374,306	-£27,547,981	-£27,836,280	-£28,504,067	-£32,677,736
30% SE @LAR : 70% SO	10%	-£20,319,284	-£30,904,872	-£31,192,722	-£31,858,597	-£36,020,321
30% SE @LAR : 70% SO	15%	-£24,294,469	-£34,291,966	-£34,579,422	-£35,243,508	-£39,394,036
30% SE @LAR : 70% SO	20%	-£28,299,534	-£37,708,944	-£37,996,059	-£38,658,471	-£42,798,549
30% SE @LAR : 70% SO	25%	-£32,334,155	-£41,155,477	-£41,442,307	-£42,103,164	-£46,233,524
30% SE @LAR : 70% SO	30%	-£36,398,011	-£44,631,245	-£44,917,841	-£45,577,260	-£49,698,629
30% SE @LAR : 70% SO	35%	-£40,490,774	-£48,135,921	-£48,422,337	-£49,080,434	-£53,193,532
30% SE @LAR : 70% SO	40%	-£44,612,124	-£51,669,181	-£51,955,473	-£52,612,358	-£56,717,898
30% SE @LAR : 70% SO	45%	-£48,761,733	-£55,230,703	-£55,516,922	-£56,172,710	-£60,271,395
30% SE @LAR : 70% SO	50%	-£52,939,281	-£58,820,163	-£59,106,359	-£59,761,164	-£63,853,689

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

High Density		Value Area	£775 per sq ft

No Units	600	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,933,014	-£6,753,480	-£7,042,284	-£7,712,103	-£11,998,475
30% SE @LAR : 70% SO	5%	£908,812	-£10,250,996	-£10,539,295	-£11,207,083	-£15,380,751
30% SE @LAR : 70% SO	10%	-£3,193,454	-£13,779,041	-£14,066,891	-£14,732,767	-£18,894,491
30% SE @LAR : 70% SO	15%	-£7,339,793	-£17,337,291	-£17,624,747	-£18,288,832	-£22,439,360
30% SE @LAR : 70% SO	20%	-£11,516,012	-£20,925,422	-£21,212,538	-£21,874,951	-£26,015,027
30% SE @LAR : 70% SO	25%	-£15,721,789	-£24,543,111	-£24,829,939	-£25,490,797	-£29,621,157
30% SE @LAR : 70% SO	30%	-£19,956,798	-£28,190,032	-£28,476,628	-£29,136,048	-£33,257,417
30% SE @LAR : 70% SO	35%	-£24,220,716	-£31,865,862	-£32,152,280	-£32,810,376	-£36,923,474
30% SE @LAR : 70% SO	40%	-£28,513,220	-£35,570,278	-£35,856,569	-£36,513,455	-£40,618,994
30% SE @LAR : 70% SO	45%	-£32,833,984	-£39,302,954	-£39,589,173	-£40,244,961	-£44,343,646
30% SE @LAR : 70% SO	50%	-£37,182,686	-£43,063,568	-£43,349,765	-£44,004,569	-£48,097,094

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£226,986	-£11,913,480	-£12,202,284	-£12,872,103	-£17,058,475
30% SE @LAR : 70% SO	5%	-£4,251,188	-£15,410,996	-£15,699,295	-£16,367,083	-£20,540,751
30% SE @LAR : 70% SO	10%	-£8,353,454	-£18,939,041	-£19,226,891	-£19,892,767	-£24,054,491
30% SE @LAR : 70% SO	15%	-£12,499,793	-£22,497,291	-£22,784,747	-£23,448,832	-£27,599,360
30% SE @LAR : 70% SO	20%	-£16,676,012	-£26,085,422	-£26,372,538	-£27,034,951	-£31,175,027
30% SE @LAR : 70% SO	25%	-£20,881,789	-£29,703,111	-£29,989,939	-£30,650,797	-£34,781,157
30% SE @LAR : 70% SO	30%	-£25,116,798	-£33,350,032	-£33,636,628	-£34,296,048	-£38,417,417
30% SE @LAR : 70% SO	35%	-£29,380,716	-£37,025,862	-£37,312,280	-£37,970,376	-£42,083,474
30% SE @LAR : 70% SO	40%	-£33,673,220	-£40,730,278	-£41,016,569	-£41,673,455	-£45,778,994
30% SE @LAR : 70% SO	45%	-£37,993,984	-£44,462,954	-£44,749,173	-£45,404,961	-£49,503,646
30% SE @LAR : 70% SO	50%	-£42,342,686	-£48,223,568	-£48,509,765	-£49,164,569	-£53,257,094

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£3,346,986	-£15,033,480	-£15,322,284	-£15,992,103	-£20,178,475
30% SE @LAR : 70% SO	5%	-£7,371,188	-£18,530,996	-£18,819,295	-£19,487,083	-£23,660,751
30% SE @LAR : 70% SO	10%	-£11,473,454	-£22,059,041	-£22,346,891	-£23,012,767	-£27,174,491
30% SE @LAR : 70% SO	15%	-£15,619,793	-£25,617,291	-£25,904,747	-£26,568,832	-£30,719,360
30% SE @LAR : 70% SO	20%	-£19,796,012	-£29,205,422	-£29,492,538	-£30,154,951	-£34,295,027
30% SE @LAR : 70% SO	25%	-£24,001,789	-£32,823,111	-£33,109,939	-£33,770,797	-£37,901,157
30% SE @LAR : 70% SO	30%	-£28,236,798	-£36,470,032	-£36,756,628	-£37,416,048	-£41,537,417
30% SE @LAR : 70% SO	35%	-£32,500,716	-£40,145,862	-£40,432,280	-£41,090,376	-£45,203,474
30% SE @LAR : 70% SO	40%	-£36,793,220	-£43,850,278	-£44,136,569	-£44,793,455	-£48,898,994
30% SE @LAR : 70% SO	45%	-£41,113,984	-£47,582,954	-£47,869,173	-£48,524,961	-£52,623,646
30% SE @LAR : 70% SO	50%	-£45,462,686	-£51,343,568	-£51,629,765	-£52,284,569	-£56,377,094

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£3,946,986	-£15,633,480	-£15,922,284	-£16,592,103	-£20,778,475
30% SE @LAR : 70% SO	5%	-£7,971,188	-£19,130,996	-£19,419,295	-£20,087,083	-£24,260,751
30% SE @LAR : 70% SO	10%	-£12,073,454	-£22,659,041	-£22,946,891	-£23,612,767	-£27,774,491
30% SE @LAR : 70% SO	15%	-£16,219,793	-£26,217,291	-£26,504,747	-£27,168,832	-£31,319,360
30% SE @LAR : 70% SO	20%	-£20,396,012	-£29,805,422	-£30,092,538	-£30,754,951	-£34,895,027
30% SE @LAR : 70% SO	25%	-£24,601,789	-£33,423,111	-£33,709,939	-£34,370,797	-£38,501,157
30% SE @LAR : 70% SO	30%	-£28,836,798	-£37,070,032	-£37,356,628	-£38,016,048	-£42,137,417
30% SE @LAR : 70% SO	35%	-£33,100,716	-£40,745,862	-£41,032,280	-£41,690,376	-£45,803,474
30% SE @LAR : 70% SO	40%	-£37,393,220	-£44,450,278	-£44,736,569	-£45,393,455	-£49,498,994
30% SE @LAR : 70% SO	45%	-£41,713,984	-£48,182,954	-£48,469,173	-£49,124,961	-£53,223,646
30% SE @LAR : 70% SO	50%	-£46,062,686	-£51,943,568	-£52,229,765	-£52,884,569	-£56,977,094

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£6,706,986	-£18,393,480	-£18,682,284	-£19,352,103	-£23,538,475
30% SE @LAR : 70% SO	5%	-£10,731,188	-£21,890,996	-£22,179,295	-£22,847,083	-£27,020,751
30% SE @LAR : 70% SO	10%	-£14,833,454	-£25,419,041	-£25,706,891	-£26,372,767	-£30,534,491
30% SE @LAR : 70% SO	15%	-£18,979,793	-£28,977,291	-£29,264,747	-£29,928,832	-£34,079,360
30% SE @LAR : 70% SO	20%	-£23,156,012	-£32,565,422	-£32,852,538	-£33,514,951	-£37,655,027
30% SE @LAR : 70% SO	25%	-£27,361,789	-£36,183,111	-£36,469,939	-£37,130,797	-£41,261,157
30% SE @LAR : 70% SO	30%	-£31,596,798	-£39,830,032	-£40,116,628	-£40,776,048	-£44,897,417
30% SE @LAR : 70% SO	35%	-£35,860,716	-£43,505,862	-£43,792,280	-£44,450,376	-£48,563,474
30% SE @LAR : 70% SO	40%	-£40,153,220	-£47,210,278	-£47,496,569	-£48,153,455	-£52,258,994
30% SE @LAR : 70% SO	45%	-£44,473,984	-£50,942,954	-£51,229,173	-£51,884,961	-£55,983,646
30% SE @LAR : 70% SO	50%	-£48,822,686	-£54,703,568	-£54,989,765	-£55,644,569	-£59,737,094

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

High Density		Value Area	£800 per sq ft

No Units	600	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£10,673,562	-£925,341	-£1,214,145	-£1,883,964	-£6,070,336
30% SE @LAR : 70% SO	5%	£6,383,617	-£4,692,655	-£4,980,954	-£5,648,741	-£9,822,410
30% SE @LAR : 70% SO	10%	£2,063,603	-£8,490,497	-£8,778,347	-£9,444,223	-£13,605,946
30% SE @LAR : 70% SO	15%	-£2,321,045	-£12,318,544	-£12,606,000	-£13,270,084	-£17,420,613
30% SE @LAR : 70% SO	20%	-£6,767,062	-£16,176,472	-£16,463,588	-£17,126,000	-£21,266,077
30% SE @LAR : 70% SO	25%	-£11,242,636	-£20,063,958	-£20,350,787	-£21,011,645	-£25,142,004
30% SE @LAR : 70% SO	30%	-£15,747,442	-£23,980,676	-£24,267,272	-£24,926,691	-£29,048,062
30% SE @LAR : 70% SO	35%	-£20,281,158	-£27,926,304	-£28,212,721	-£28,870,817	-£32,983,915
30% SE @LAR : 70% SO	40%	-£24,843,459	-£31,900,517	-£32,186,807	-£32,843,694	-£36,949,233
30% SE @LAR : 70% SO	45%	-£29,434,020	-£35,902,991	-£36,189,208	-£36,844,997	-£40,943,682
30% SE @LAR : 70% SO	50%	-£34,052,519	-£39,933,401	-£40,219,598	-£40,874,401	-£44,966,926

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£5,513,562	-£6,085,341	-£6,374,145	-£7,043,964	-£11,230,336
30% SE @LAR : 70% SO	5%	£1,223,617	-£9,852,655	-£10,140,954	-£10,808,741	-£14,982,410
30% SE @LAR : 70% SO	10%	-£3,096,397	-£13,650,497	-£13,938,347	-£14,604,223	-£18,765,946
30% SE @LAR : 70% SO	15%	-£7,481,045	-£17,478,544	-£17,766,000	-£18,430,084	-£22,580,613
30% SE @LAR : 70% SO	20%	-£11,927,062	-£21,336,472	-£21,623,588	-£22,286,000	-£26,426,077
30% SE @LAR : 70% SO	25%	-£16,402,636	-£25,223,958	-£25,510,787	-£26,171,645	-£30,302,004
30% SE @LAR : 70% SO	30%	-£20,907,442	-£29,140,676	-£29,427,272	-£30,086,691	-£34,208,062
30% SE @LAR : 70% SO	35%	-£25,441,158	-£33,086,304	-£33,372,721	-£34,030,817	-£38,143,915
30% SE @LAR : 70% SO	40%	-£30,003,459	-£37,060,517	-£37,346,807	-£38,003,694	-£42,109,233
30% SE @LAR : 70% SO	45%	-£34,594,020	-£41,062,991	-£41,349,208	-£42,004,997	-£46,103,682
30% SE @LAR : 70% SO	50%	-£39,212,519	-£45,093,401	-£45,379,598	-£46,034,401	-£50,126,926

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£2,393,562	-£9,205,341	-£9,494,145	-£10,163,964	-£14,350,336
30% SE @LAR : 70% SO	5%	-£1,896,383	-£12,972,655	-£13,260,954	-£13,928,741	-£18,102,410
30% SE @LAR : 70% SO	10%	-£6,216,397	-£16,770,497	-£17,058,347	-£17,724,223	-£21,885,946
30% SE @LAR : 70% SO	15%	-£10,601,045	-£20,598,544	-£20,886,000	-£21,550,084	-£25,700,613
30% SE @LAR : 70% SO	20%	-£15,047,062	-£24,456,472	-£24,743,588	-£25,406,000	-£29,546,077
30% SE @LAR : 70% SO	25%	-£19,522,636	-£28,343,958	-£28,630,787	-£29,291,645	-£33,422,004
30% SE @LAR : 70% SO	30%	-£24,027,442	-£32,260,676	-£32,547,272	-£33,206,691	-£37,328,062
30% SE @LAR : 70% SO	35%	-£28,561,158	-£36,206,304	-£36,492,721	-£37,150,817	-£41,263,915
30% SE @LAR : 70% SO	40%	-£33,123,459	-£40,180,517	-£40,466,807	-£41,123,694	-£45,229,233
30% SE @LAR : 70% SO	45%	-£37,714,020	-£44,182,991	-£44,469,208	-£45,124,997	-£49,223,682
30% SE @LAR : 70% SO	50%	-£42,332,519	-£48,213,401	-£48,499,598	-£49,154,401	-£53,246,926

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£1,793,562	-£9,805,341	-£10,094,145	-£10,763,964	-£14,950,336
30% SE @LAR : 70% SO	5%	-£2,496,383	-£13,572,655	-£13,860,954	-£14,528,741	-£18,702,410
30% SE @LAR : 70% SO	10%	-£6,816,397	-£17,370,497	-£17,658,347	-£18,324,223	-£22,485,946
30% SE @LAR : 70% SO	15%	-£11,201,045	-£21,198,544	-£21,486,000	-£22,150,084	-£26,300,613
30% SE @LAR : 70% SO	20%	-£15,647,062	-£25,056,472	-£25,343,588	-£26,006,000	-£30,146,077
30% SE @LAR : 70% SO	25%	-£20,122,636	-£28,943,958	-£29,230,787	-£29,891,645	-£34,022,004
30% SE @LAR : 70% SO	30%	-£24,627,442	-£32,860,676	-£33,147,272	-£33,806,691	-£37,928,062
30% SE @LAR : 70% SO	35%	-£29,161,158	-£36,806,304	-£37,092,721	-£37,750,817	-£41,863,915
30% SE @LAR : 70% SO	40%	-£33,723,459	-£40,780,517	-£41,066,807	-£41,723,694	-£45,829,233
30% SE @LAR : 70% SO	45%	-£38,314,020	-£44,782,991	-£45,069,208	-£45,724,997	-£49,823,682
30% SE @LAR : 70% SO	50%	-£42,932,519	-£48,813,401	-£49,099,598	-£49,754,401	-£53,846,926

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£966,438	-£12,565,341	-£12,854,145	-£13,523,964	-£17,710,336
30% SE @LAR : 70% SO	5%	-£5,256,383	-£16,332,655	-£16,620,954	-£17,288,741	-£21,462,410
30% SE @LAR : 70% SO	10%	-£9,576,397	-£20,130,497	-£20,418,347	-£21,084,223	-£25,245,946
30% SE @LAR : 70% SO	15%	-£13,961,045	-£23,958,544	-£24,246,000	-£24,910,084	-£29,060,613
30% SE @LAR : 70% SO	20%	-£18,407,062	-£27,816,472	-£28,103,588	-£28,766,000	-£32,906,077
30% SE @LAR : 70% SO	25%	-£22,882,636	-£31,703,958	-£31,990,787	-£32,651,645	-£36,782,004
30% SE @LAR : 70% SO	30%	-£27,387,442	-£35,620,676	-£35,907,272	-£36,566,691	-£40,688,062
30% SE @LAR : 70% SO	35%	-£31,921,158	-£39,566,304	-£39,852,721	-£40,510,817	-£44,623,915
30% SE @LAR : 70% SO	40%	-£36,483,459	-£43,540,517	-£43,826,807	-£44,483,694	-£48,589,233
30% SE @LAR : 70% SO	45%	-£41,074,020	-£47,542,991	-£47,829,208	-£48,484,997	-£52,583,682
30% SE @LAR : 70% SO	50%	-£45,692,519	-£51,573,401	-£51,859,598	-£52,514,401	-£56,606,926

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

High Density		Value Area	£825 per sq ft

No Units	600
Site Area	1. Ha

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,414,111	£4,829,114	£4,544,650	£3,884,898	-£242,197
30% SE @LAR : 70% SO	5%	£11,852,707	£846,961	£562,993	-£96,203	-£4,269,871
30% SE @LAR : 70% SO	10%	£7,261,233	-£3,213,559	-£3,501,410	-£4,167,286	-£8,329,009
30% SE @LAR : 70% SO	15%	£2,640,008	-£7,317,207	-£7,604,663	-£8,268,748	-£12,419,277
30% SE @LAR : 70% SO	20%	-£2,041,327	-£11,450,737	-£11,737,852	-£12,400,265	-£16,540,342
30% SE @LAR : 70% SO	25%	-£6,792,502	-£15,613,824	-£15,900,653	-£16,561,510	-£20,691,870
30% SE @LAR : 70% SO	30%	-£11,572,909	-£19,806,143	-£20,092,739	-£20,752,159	-£24,873,528
30% SE @LAR : 70% SO	35%	-£16,382,225	-£24,027,372	-£24,313,789	-£24,971,885	-£29,084,984
30% SE @LAR : 70% SO	40%	-£21,220,127	-£28,277,185	-£28,563,477	-£29,220,363	-£33,325,902
30% SE @LAR : 70% SO	45%	-£26,086,290	-£32,555,260	-£32,841,478	-£33,497,267	-£37,595,951
30% SE @LAR : 70% SO	50%	-£30,980,390	-£36,861,272	-£37,147,469	-£37,802,272	-£41,894,797

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,254,111	-£330,886	-£615,350	-£1,275,102	-£5,402,197
30% SE @LAR : 70% SO	5%	£6,692,707	-£4,313,039	-£4,597,007	-£5,256,203	-£9,429,871
30% SE @LAR : 70% SO	10%	£2,101,233	-£8,373,559	-£8,661,410	-£9,327,286	-£13,489,009
30% SE @LAR : 70% SO	15%	-£2,519,992	-£12,477,207	-£12,764,663	-£13,428,748	-£17,579,277
30% SE @LAR : 70% SO	20%	-£7,201,327	-£16,610,737	-£16,897,852	-£17,560,265	-£21,700,342
30% SE @LAR : 70% SO	25%	-£11,952,502	-£20,773,824	-£21,060,653	-£21,721,510	-£25,851,870
30% SE @LAR : 70% SO	30%	-£16,732,909	-£24,966,143	-£25,252,739	-£25,912,159	-£30,033,528
30% SE @LAR : 70% SO	35%	-£21,542,225	-£29,187,372	-£29,473,789	-£30,131,885	-£34,244,984
30% SE @LAR : 70% SO	40%	-£26,380,127	-£33,437,185	-£33,723,477	-£34,380,363	-£38,485,902
30% SE @LAR : 70% SO	45%	-£31,246,290	-£37,715,260	-£38,001,478	-£38,657,267	-£42,755,951
30% SE @LAR : 70% SO	50%	-£36,140,390	-£42,021,272	-£42,307,469	-£42,962,272	-£47,054,797

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£8,134,111	-£3,450,886	-£3,735,350	-£4,395,102	-£8,522,197
30% SE @LAR : 70% SO	5%	£3,572,707	-£7,433,039	-£7,717,007	-£8,376,203	-£12,549,871
30% SE @LAR : 70% SO	10%	-£1,018,767	-£11,493,559	-£11,781,410	-£12,447,286	-£16,609,009
30% SE @LAR : 70% SO	15%	-£5,639,992	-£15,597,207	-£15,884,663	-£16,548,748	-£20,699,277
30% SE @LAR : 70% SO	20%	-£10,321,327	-£19,730,737	-£20,017,852	-£20,680,265	-£24,820,342
30% SE @LAR : 70% SO	25%	-£15,072,502	-£23,893,824	-£24,180,653	-£24,841,510	-£28,971,870
30% SE @LAR : 70% SO	30%	-£19,852,909	-£28,086,143	-£28,372,739	-£29,032,159	-£33,153,528
30% SE @LAR : 70% SO	35%	-£24,662,225	-£32,307,372	-£32,593,789	-£33,251,885	-£37,364,984
30% SE @LAR : 70% SO	40%	-£29,500,127	-£36,557,185	-£36,843,477	-£37,500,363	-£41,605,902
30% SE @LAR : 70% SO	45%	-£34,366,290	-£40,835,260	-£41,121,478	-£41,777,267	-£45,875,951
30% SE @LAR : 70% SO	50%	-£39,260,390	-£45,141,272	-£45,427,469	-£46,082,272	-£50,174,797

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£7,534,111	-£4,050,886	-£4,335,350	-£4,995,102	-£9,122,197
30% SE @LAR : 70% SO	5%	£2,972,707	-£8,033,039	-£8,317,007	-£8,976,203	-£13,149,871
30% SE @LAR : 70% SO	10%	-£1,618,767	-£12,093,559	-£12,381,410	-£13,047,286	-£17,209,009
30% SE @LAR : 70% SO	15%	-£6,239,992	-£16,197,207	-£16,484,663	-£17,148,748	-£21,299,277
30% SE @LAR : 70% SO	20%	-£10,921,327	-£20,330,737	-£20,617,852	-£21,280,265	-£25,420,342
30% SE @LAR : 70% SO	25%	-£15,672,502	-£24,493,824	-£24,780,653	-£25,441,510	-£29,571,870
30% SE @LAR : 70% SO	30%	-£20,452,909	-£28,686,143	-£28,972,739	-£29,632,159	-£33,753,528
30% SE @LAR : 70% SO	35%	-£25,262,225	-£32,907,372	-£33,193,789	-£33,851,885	-£37,964,984
30% SE @LAR : 70% SO	40%	-£30,100,127	-£37,157,185	-£37,443,477	-£38,100,363	-£42,205,902
30% SE @LAR : 70% SO	45%	-£34,966,290	-£41,435,260	-£41,721,478	-£42,377,267	-£46,475,951
30% SE @LAR : 70% SO	50%	-£39,860,390	-£45,741,272	-£46,027,469	-£46,682,272	-£50,774,797

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£4,774,111	-£6,810,886	-£7,095,350	-£7,755,102	-£11,882,197
30% SE @LAR : 70% SO	5%	£212,707	-£10,793,039	-£11,077,007	-£11,736,203	-£15,909,871
30% SE @LAR : 70% SO	10%	-£4,378,767	-£14,853,559	-£15,141,410	-£15,807,286	-£19,969,009
30% SE @LAR : 70% SO	15%	-£8,999,992	-£18,957,207	-£19,244,663	-£19,908,748	-£24,059,277
30% SE @LAR : 70% SO	20%	-£13,681,327	-£23,090,737	-£23,377,852	-£24,040,265	-£28,180,342
30% SE @LAR : 70% SO	25%	-£18,432,502	-£27,253,824	-£27,540,653	-£28,201,510	-£32,331,870
30% SE @LAR : 70% SO	30%	-£23,212,909	-£31,446,143	-£31,732,739	-£32,392,159	-£36,513,528
30% SE @LAR : 70% SO	35%	-£28,022,225	-£35,667,372	-£35,953,789	-£36,611,885	-£40,724,984
30% SE @LAR : 70% SO	40%	-£32,860,127	-£39,917,185	-£40,203,477	-£40,860,363	-£44,965,902
30% SE @LAR : 70% SO	45%	-£37,726,290	-£44,195,260	-£44,481,478	-£45,137,267	-£49,235,951
30% SE @LAR : 70% SO	50%	-£42,620,390	-£48,501,272	-£48,787,469	-£49,442,272	-£53,534,797

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

High Density		Value Area	£850 per sq ft

No Units	600	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR, SO & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£22,130,174	£10,569,663	£10,285,199	£9,625,446	£5,501,991
30% SE @LAR : 70% SO	5%	£17,321,432	£6,315,685	£6,031,719	£5,373,967	£1,263,025
30% SE @LAR : 70% SO	10%	£12,458,134	£2,031,638	£1,748,113	£1,092,244	-£3,052,814
30% SE @LAR : 70% SO	15%	£7,565,086	-£2,316,983	-£2,604,439	-£3,268,523	-£7,419,053
30% SE @LAR : 70% SO	20%	£2,642,605	-£6,726,484	-£7,013,599	-£7,676,012	-£11,816,089
30% SE @LAR : 70% SO	25%	-£2,344,220	-£11,165,542	-£11,452,370	-£12,113,228	-£16,243,589
30% SE @LAR : 70% SO	30%	-£7,400,598	-£15,633,832	-£15,920,429	-£16,579,849	-£20,701,218
30% SE @LAR : 70% SO	35%	-£12,485,887	-£20,131,032	-£20,417,450	-£21,075,545	-£25,188,644
30% SE @LAR : 70% SO	40%	-£17,599,759	-£24,656,818	-£24,943,109	-£25,599,995	-£29,705,534
30% SE @LAR : 70% SO	45%	-£22,741,894	-£29,210,863	-£29,497,081	-£30,152,871	-£34,251,555
30% SE @LAR : 70% SO	50%	-£27,911,966	-£33,792,846	-£34,079,044	-£34,733,848	-£38,826,373

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£16,970,174	£5,409,663	£5,125,199	£4,465,446	£341,991
30% SE @LAR : 70% SO	5%	£12,161,432	£1,155,685	£871,719	£213,967	-£3,896,975
30% SE @LAR : 70% SO	10%	£7,298,134	-£3,128,362	-£3,411,887	-£4,067,756	-£8,212,814
30% SE @LAR : 70% SO	15%	£2,405,086	-£7,476,983	-£7,764,439	-£8,428,523	-£12,579,053
30% SE @LAR : 70% SO	20%	-£2,517,395	-£11,886,484	-£12,173,599	-£12,836,012	-£16,976,089
30% SE @LAR : 70% SO	25%	-£7,504,220	-£16,325,542	-£16,612,370	-£17,273,228	-£21,403,589
30% SE @LAR : 70% SO	30%	-£12,560,598	-£20,793,832	-£21,080,429	-£21,739,849	-£25,861,218
30% SE @LAR : 70% SO	35%	-£17,645,887	-£25,291,032	-£25,577,450	-£26,235,545	-£30,348,644
30% SE @LAR : 70% SO	40%	-£22,759,759	-£29,816,818	-£30,103,109	-£30,759,995	-£34,865,534
30% SE @LAR : 70% SO	45%	-£27,901,894	-£34,370,863	-£34,657,081	-£35,312,871	-£39,411,555
30% SE @LAR : 70% SO	50%	-£33,071,966	-£39,952,846	-£39,239,044	-£39,893,848	-£43,986,373

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£13,850,174	£2,289,663	£2,005,199	£1,345,446	-£2,778,009
30% SE @LAR : 70% SO	5%	£9,041,432	-£1,964,315	-£2,248,281	-£2,906,033	-£7,016,975
30% SE @LAR : 70% SO	10%	£4,178,134	-£6,248,362	-£6,531,887	-£7,187,756	-£11,332,814
30% SE @LAR : 70% SO	15%	-£714,914	-£10,596,983	-£10,884,439	-£11,548,523	-£15,699,053
30% SE @LAR : 70% SO	20%	-£5,637,395	-£15,006,484	-£15,293,599	-£15,956,012	-£20,096,089
30% SE @LAR : 70% SO	25%	-£10,624,220	-£19,445,542	-£19,732,370	-£20,393,228	-£24,523,589
30% SE @LAR : 70% SO	30%	-£15,680,598	-£23,913,832	-£24,200,429	-£24,859,849	-£28,981,218
30% SE @LAR : 70% SO	35%	-£20,765,887	-£28,411,032	-£28,697,450	-£29,355,545	-£33,468,644
30% SE @LAR : 70% SO	40%	-£25,879,759	-£32,936,818	-£33,223,109	-£33,879,995	-£37,985,534
30% SE @LAR : 70% SO	45%	-£31,021,894	-£37,490,863	-£37,777,081	-£38,432,871	-£42,531,555
30% SE @LAR : 70% SO	50%	-£36,191,966	-£42,072,846	-£42,359,044	-£43,013,848	-£47,106,373

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£13,250,174	£1,689,663	£1,405,199	£745,446	-£3,378,009
30% SE @LAR : 70% SO	5%	£8,441,432	-£2,564,315	-£2,848,281	-£3,506,033	-£7,616,975
30% SE @LAR : 70% SO	10%	£3,578,134	-£6,848,362	-£7,131,887	-£7,787,756	-£11,932,814
30% SE @LAR : 70% SO	15%	-£1,314,914	-£11,196,983	-£11,484,439	-£12,148,523	-£16,299,053
30% SE @LAR : 70% SO	20%	-£6,237,395	-£15,606,484	-£15,893,599	-£16,556,012	-£20,696,089
30% SE @LAR : 70% SO	25%	-£11,224,220	-£20,045,542	-£20,332,370	-£20,993,228	-£25,123,589
30% SE @LAR : 70% SO	30%	-£16,280,598	-£24,513,832	-£24,800,429	-£25,459,849	-£29,581,218
30% SE @LAR : 70% SO	35%	-£21,365,887	-£29,011,032	-£29,297,450	-£29,955,545	-£34,068,644
30% SE @LAR : 70% SO	40%	-£26,479,759	-£33,536,818	-£33,823,109	-£34,479,995	-£38,585,534
30% SE @LAR : 70% SO	45%	-£31,621,894	-£38,090,863	-£38,377,081	-£39,032,871	-£43,131,555
30% SE @LAR : 70% SO	50%	-£36,791,966	-£42,672,846	-£42,959,044	-£43,613,848	-£47,706,373

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£10,490,174	-£1,070,337	-£1,354,801	-£2,014,554	-£6,138,009
30% SE @LAR : 70% SO	5%	£5,681,432	-£5,324,315	-£5,608,281	-£6,266,033	-£10,376,975
30% SE @LAR : 70% SO	10%	£818,134	-£9,608,362	-£9,891,887	-£10,547,756	-£14,692,814
30% SE @LAR : 70% SO	15%	-£4,074,914	-£13,956,983	-£14,244,439	-£14,908,523	-£19,059,053
30% SE @LAR : 70% SO	20%	-£8,997,395	-£18,366,484	-£18,653,599	-£19,316,012	-£23,456,089
30% SE @LAR : 70% SO	25%	-£13,984,220	-£22,805,542	-£23,092,370	-£23,753,228	-£27,883,589
30% SE @LAR : 70% SO	30%	-£19,040,598	-£27,273,832	-£27,560,429	-£28,219,849	-£32,341,218
30% SE @LAR : 70% SO	35%	-£24,125,887	-£31,771,032	-£32,057,450	-£32,715,545	-£36,828,644
30% SE @LAR : 70% SO	40%	-£29,239,759	-£36,296,818	-£36,583,109	-£37,239,995	-£41,345,534
30% SE @LAR : 70% SO	45%	-£34,381,894	-£40,850,863	-£41,137,081	-£41,792,871	-£45,891,555
30% SE @LAR : 70% SO	50%	-£39,551,966	-£45,432,846	-£45,719,044	-£46,373,848	-£50,466,373

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

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position		Value Area	£675 per sq ft

No Units	405	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£2,939,165	-£4,488,105	-£4,685,252	-£5,085,334	-£7,585,855
30% SE @LAR : 70% SO	5%	£1,369,322	-£5,708,295	-£5,905,097	-£6,303,871	-£8,796,208
30% SE @LAR : 70% SO	10%	-£221,833	-£6,946,738	-£7,143,233	-£7,540,770	-£10,025,377
30% SE @LAR : 70% SO	15%	-£1,851,926	-£8,203,225	-£8,399,451	-£8,795,823	-£11,273,145
30% SE @LAR : 70% SO	20%	-£3,499,854	-£9,477,547	-£9,673,540	-£10,068,817	-£12,539,299
30% SE @LAR : 70% SO	25%	-£5,165,406	-£10,769,494	-£10,965,291	-£11,359,544	-£13,823,622
30% SE @LAR : 70% SO	30%	-£6,848,375	-£12,078,857	-£12,274,496	-£12,667,793	-£15,125,899
30% SE @LAR : 70% SO	35%	-£8,548,551	-£13,405,427	-£13,600,943	-£13,993,354	-£16,445,915
30% SE @LAR : 70% SO	40%	-£10,265,724	-£14,748,994	-£14,944,424	-£15,336,015	-£17,783,456
30% SE @LAR : 70% SO	45%	-£11,999,685	-£16,109,349	-£16,304,730	-£16,695,567	-£19,138,304
30% SE @LAR : 70% SO	50%	-£13,750,225	-£17,486,283	-£17,681,650	-£18,071,801	-£20,510,245

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position		Value Area	£700 per sq ft

No Units	405	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£6,977,552	-£388,100	-£585,246	-£985,329	-£3,485,849
30% SE @LAR : 70% SO	5%	£5,255,607	-£1,762,713	-£1,959,515	-£2,358,289	-£4,850,626
30% SE @LAR : 70% SO	10%	£3,515,682	-£3,155,581	-£3,352,075	-£3,749,612	-£6,234,219
30% SE @LAR : 70% SO	15%	£1,757,984	-£4,566,492	-£4,762,717	-£5,159,089	-£7,636,411
30% SE @LAR : 70% SO	20%	-£17,544	-£5,995,237	-£6,191,230	-£6,586,507	-£9,056,989
30% SE @LAR : 70% SO	25%	-£1,837,520	-£7,441,608	-£7,637,405	-£8,031,658	-£10,495,736
30% SE @LAR : 70% SO	30%	-£3,674,913	-£8,905,395	-£9,101,034	-£9,494,331	-£11,952,437
30% SE @LAR : 70% SO	35%	-£5,529,513	-£10,386,389	-£10,581,906	-£10,974,315	-£13,426,878
30% SE @LAR : 70% SO	40%	-£7,401,110	-£11,884,380	-£12,079,810	-£12,471,400	-£14,918,841
30% SE @LAR : 70% SO	45%	-£9,289,495	-£13,399,159	-£13,594,540	-£13,985,378	-£16,428,113
30% SE @LAR : 70% SO	50%	-£11,194,459	-£14,930,517	-£15,125,884	-£15,516,035	-£17,954,480

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£1,817,552	-£5,548,100	-£5,745,246	-£6,145,329	-£8,645,849
30% SE @LAR : 70% SO	5%	£95,607	-£6,922,713	-£7,119,515	-£7,518,289	-£10,010,626
30% SE @LAR : 70% SO	10%	-£1,644,318	-£8,315,581	-£8,512,075	-£8,909,612	-£11,394,219
30% SE @LAR : 70% SO	15%	-£3,402,016	-£9,726,492	-£9,922,717	-£10,319,089	-£12,796,411
30% SE @LAR : 70% SO	20%	-£5,177,544	-£11,155,237	-£11,351,230	-£11,746,507	-£14,216,989
30% SE @LAR : 70% SO	25%	-£6,997,520	-£12,601,608	-£12,797,405	-£13,191,658	-£15,655,736
30% SE @LAR : 70% SO	30%	-£8,834,913	-£14,065,395	-£14,261,034	-£14,654,331	-£17,112,437
30% SE @LAR : 70% SO	35%	-£10,689,513	-£15,546,389	-£15,741,906	-£16,134,315	-£18,586,878
30% SE @LAR : 70% SO	40%	-£12,561,110	-£17,044,380	-£17,239,810	-£17,631,400	-£20,078,841
30% SE @LAR : 70% SO	45%	-£14,449,495	-£18,559,159	-£18,754,540	-£19,145,378	-£21,588,113
30% SE @LAR : 70% SO	50%	-£16,354,459	-£20,090,517	-£20,285,884	-£20,676,035	-£23,114,480

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£1,302,448	-£8,668,100	-£8,865,246	-£9,265,329	-£11,765,849
30% SE @LAR : 70% SO	5%	-£3,024,393	-£10,042,713	-£10,239,515	-£10,638,289	-£13,130,626
30% SE @LAR : 70% SO	10%	-£4,764,318	-£11,435,581	-£11,632,075	-£12,029,612	-£14,514,219
30% SE @LAR : 70% SO	15%	-£6,522,016	-£12,846,492	-£13,042,717	-£13,439,089	-£15,916,411
30% SE @LAR : 70% SO	20%	-£8,297,544	-£14,275,237	-£14,471,230	-£14,866,507	-£17,336,989
30% SE @LAR : 70% SO	25%	-£10,117,520	-£15,721,608	-£15,917,405	-£16,311,658	-£18,775,736
30% SE @LAR : 70% SO	30%	-£11,954,913	-£17,185,395	-£17,381,034	-£17,774,331	-£20,232,437
30% SE @LAR : 70% SO	35%	-£13,809,513	-£18,666,389	-£18,861,906	-£19,254,315	-£21,706,878
30% SE @LAR : 70% SO	40%	-£15,681,110	-£20,164,380	-£20,359,810	-£20,751,400	-£23,198,841
30% SE @LAR : 70% SO	45%	-£17,569,495	-£21,679,159	-£21,874,540	-£22,265,378	-£24,708,113
30% SE @LAR : 70% SO	50%	-£19,474,459	-£23,210,517	-£23,405,884	-£23,796,035	-£26,234,480

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£1,902,448	-£9,268,100	-£9,465,246	-£9,865,329	-£12,365,849
30% SE @LAR : 70% SO	5%	-£3,624,393	-£10,642,713	-£10,839,515	-£11,238,289	-£13,730,626
30% SE @LAR : 70% SO	10%	-£5,364,318	-£12,035,581	-£12,232,075	-£12,629,612	-£15,114,219
30% SE @LAR : 70% SO	15%	-£7,122,016	-£13,446,492	-£13,642,717	-£14,039,089	-£16,516,411
30% SE @LAR : 70% SO	20%	-£8,897,544	-£14,875,237	-£15,071,230	-£15,466,507	-£17,936,989
30% SE @LAR : 70% SO	25%	-£10,717,520	-£16,321,608	-£16,517,405	-£16,911,658	-£19,375,736
30% SE @LAR : 70% SO	30%	-£12,554,913	-£17,785,395	-£17,981,034	-£18,374,331	-£20,832,437
30% SE @LAR : 70% SO	35%	-£14,409,513	-£19,266,389	-£19,461,906	-£19,854,315	-£22,306,878
30% SE @LAR : 70% SO	40%	-£16,281,110	-£20,764,380	-£20,959,810	-£21,351,400	-£23,798,841
30% SE @LAR : 70% SO	45%	-£18,169,495	-£22,279,159	-£22,474,540	-£22,865,378	-£25,308,113
30% SE @LAR : 70% SO	50%	-£20,074,459	-£23,810,517	-£24,005,884	-£24,396,035	-£26,834,480

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£4,662,448	-£12,028,100	-£12,225,246	-£12,625,329	-£15,125,849
30% SE @LAR : 70% SO	5%	-£6,384,393	-£13,402,713	-£13,599,515	-£13,998,289	-£16,490,626
30% SE @LAR : 70% SO	10%	-£8,124,318	-£14,795,581	-£14,992,075	-£15,389,612	-£17,874,219
30% SE @LAR : 70% SO	15%	-£9,882,016	-£16,206,492	-£16,402,717	-£16,799,089	-£19,276,411
30% SE @LAR : 70% SO	20%	-£11,657,544	-£17,635,237	-£17,831,230	-£18,226,507	-£20,696,989
30% SE @LAR : 70% SO	25%	-£13,477,520	-£19,081,608	-£19,277,405	-£19,671,658	-£22,135,736
30% SE @LAR : 70% SO	30%	-£15,314,913	-£20,545,395	-£20,741,034	-£21,134,331	-£23,592,437
30% SE @LAR : 70% SO	35%	-£17,169,513	-£22,026,389	-£22,221,906	-£22,614,315	-£25,066,878
30% SE @LAR : 70% SO	40%	-£19,041,110	-£23,524,380	-£23,719,810	-£24,111,400	-£26,558,841
30% SE @LAR : 70% SO	45%	-£20,929,495	-£25,039,159	-£25,234,540	-£25,625,378	-£28,068,113
30% SE @LAR : 70% SO	50%	-£22,834,459	-£26,570,517	-£26,765,884	-£27,156,035	-£29,594,480

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

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position		Value Area	£725 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,015,939	£3,656,120	£3,461,937	£3,067,866	£604,927
30% SE @LAR : 70% SO	5%	£9,141,890	£2,150,063	£1,956,219	£1,563,437	-£905,045
30% SE @LAR : 70% SO	10%	£7,249,863	£626,025	£432,483	£40,921	-£2,443,061
30% SE @LAR : 70% SO	15%	£5,340,062	-£929,758	-£1,125,983	-£1,522,355	-£3,999,677
30% SE @LAR : 70% SO	20%	£3,412,695	-£2,512,927	-£2,708,920	-£3,104,197	-£5,574,679
30% SE @LAR : 70% SO	25%	£1,467,967	-£4,113,722	-£4,309,520	-£4,703,772	-£7,167,850
30% SE @LAR : 70% SO	30%	-£501,451	-£5,731,933	-£5,927,572	-£6,320,869	-£8,778,975
30% SE @LAR : 70% SO	35%	-£2,510,475	-£7,367,351	-£7,562,868	-£7,955,277	-£10,407,839
30% SE @LAR : 70% SO	40%	-£4,536,496	-£9,019,765	-£9,215,197	-£9,606,787	-£12,054,227
30% SE @LAR : 70% SO	45%	-£6,579,305	-£10,688,969	-£10,884,350	-£11,275,187	-£13,717,923
30% SE @LAR : 70% SO	50%	-£8,638,692	-£12,374,751	-£12,570,117	-£12,960,268	-£15,398,713

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£5,855,939	-£1,503,880	-£1,698,063	-£2,092,134	-£4,555,073
30% SE @LAR : 70% SO	5%	£3,981,890	-£3,009,937	-£3,203,781	-£3,596,563	-£6,065,045
30% SE @LAR : 70% SO	10%	£2,089,863	-£4,533,975	-£4,727,517	-£5,119,079	-£7,603,061
30% SE @LAR : 70% SO	15%	£180,062	-£6,089,758	-£6,285,983	-£6,682,355	-£9,159,677
30% SE @LAR : 70% SO	20%	-£1,747,305	-£7,672,927	-£7,868,920	-£8,264,197	-£10,734,679
30% SE @LAR : 70% SO	25%	-£3,692,033	-£9,273,722	-£9,469,520	-£9,863,772	-£12,327,850
30% SE @LAR : 70% SO	30%	-£5,661,451	-£10,891,933	-£11,087,572	-£11,480,869	-£13,938,975
30% SE @LAR : 70% SO	35%	-£7,670,475	-£12,527,351	-£12,722,868	-£13,115,277	-£15,567,839
30% SE @LAR : 70% SO	40%	-£9,696,496	-£14,179,765	-£14,375,197	-£14,766,787	-£17,214,227
30% SE @LAR : 70% SO	45%	-£11,739,305	-£15,848,969	-£16,044,350	-£16,435,187	-£18,877,923
30% SE @LAR : 70% SO	50%	-£13,798,692	-£17,534,751	-£17,730,117	-£18,120,268	-£20,558,713

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£2,735,939	-£4,623,880	-£4,818,063	-£5,212,134	-£7,675,073
30% SE @LAR : 70% SO	5%	£861,890	-£6,129,937	-£6,323,781	-£6,716,563	-£9,185,045
30% SE @LAR : 70% SO	10%	-£1,030,137	-£7,653,975	-£7,847,517	-£8,239,079	-£10,723,061
30% SE @LAR : 70% SO	15%	-£2,939,938	-£9,209,758	-£9,405,983	-£9,802,355	-£12,279,677
30% SE @LAR : 70% SO	20%	-£4,867,305	-£10,792,927	-£10,988,920	-£11,384,197	-£13,854,679
30% SE @LAR : 70% SO	25%	-£6,812,033	-£12,393,722	-£12,589,520	-£12,983,772	-£15,447,850
30% SE @LAR : 70% SO	30%	-£8,781,451	-£14,011,933	-£14,207,572	-£14,600,869	-£17,058,975
30% SE @LAR : 70% SO	35%	-£10,790,475	-£15,647,351	-£15,842,868	-£16,235,277	-£18,687,839
30% SE @LAR : 70% SO	40%	-£12,816,496	-£17,299,765	-£17,495,197	-£17,886,787	-£20,334,227
30% SE @LAR : 70% SO	45%	-£14,859,305	-£18,968,969	-£19,164,350	-£19,555,187	-£21,997,923
30% SE @LAR : 70% SO	50%	-£16,918,692	-£20,654,751	-£20,850,117	-£21,240,268	-£23,678,713

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£2,135,939	-£5,223,880	-£5,418,063	-£5,812,134	-£8,275,073
30% SE @LAR : 70% SO	5%	£261,890	-£6,729,937	-£6,923,781	-£7,316,563	-£9,785,045
30% SE @LAR : 70% SO	10%	-£1,630,137	-£8,253,975	-£8,447,517	-£8,839,079	-£11,323,061
30% SE @LAR : 70% SO	15%	-£3,539,938	-£9,809,758	-£10,005,983	-£10,402,355	-£12,879,677
30% SE @LAR : 70% SO	20%	-£5,467,305	-£11,392,927	-£11,588,920	-£11,984,197	-£14,454,679
30% SE @LAR : 70% SO	25%	-£7,412,033	-£12,993,722	-£13,189,520	-£13,583,772	-£16,047,850
30% SE @LAR : 70% SO	30%	-£9,381,451	-£14,611,933	-£14,807,572	-£15,200,869	-£17,658,975
30% SE @LAR : 70% SO	35%	-£11,390,475	-£16,247,351	-£16,442,868	-£16,835,277	-£19,287,839
30% SE @LAR : 70% SO	40%	-£13,416,496	-£17,899,765	-£18,095,197	-£18,486,787	-£20,934,227
30% SE @LAR : 70% SO	45%	-£15,459,305	-£19,568,969	-£19,764,350	-£20,155,187	-£22,597,923
30% SE @LAR : 70% SO	50%	-£17,518,692	-£21,254,751	-£21,450,117	-£21,840,268	-£24,278,713

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£624,061	-£7,983,880	-£8,178,063	-£8,572,134	-£11,035,073
30% SE @LAR : 70% SO	5%	-£2,498,110	-£9,489,937	-£9,683,781	-£10,076,563	-£12,545,045
30% SE @LAR : 70% SO	10%	-£4,390,137	-£11,013,975	-£11,207,517	-£11,599,079	-£14,083,061
30% SE @LAR : 70% SO	15%	-£6,299,938	-£12,569,758	-£12,765,983	-£13,162,355	-£15,639,677
30% SE @LAR : 70% SO	20%	-£8,227,305	-£14,152,927	-£14,348,920	-£14,744,197	-£17,214,679
30% SE @LAR : 70% SO	25%	-£10,172,033	-£15,753,722	-£15,949,520	-£16,343,772	-£18,807,850
30% SE @LAR : 70% SO	30%	-£12,141,451	-£17,371,933	-£17,567,572	-£17,960,869	-£20,418,975
30% SE @LAR : 70% SO	35%	-£14,150,475	-£19,007,351	-£19,202,868	-£19,595,277	-£22,047,839
30% SE @LAR : 70% SO	40%	-£16,176,496	-£20,659,765	-£20,855,197	-£21,246,787	-£23,694,227
30% SE @LAR : 70% SO	45%	-£18,219,305	-£22,328,969	-£22,524,350	-£22,915,187	-£25,357,923
30% SE @LAR : 70% SO	50%	-£20,278,692	-£24,014,751	-£24,210,117	-£24,600,268	-£27,038,713

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

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position		Value Area	£750 per sq ft

No Units	405	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£15,054,327	£7,694,507	£7,500,324	£7,106,254	£4,643,313
30% SE @LAR : 70% SO	5%	£13,027,889	£6,036,062	£5,842,218	£5,449,437	£2,994,557
30% SE @LAR : 70% SO	10%	£10,983,474	£4,359,637	£4,166,095	£3,774,533	£1,327,267
30% SE @LAR : 70% SO	15%	£8,921,286	£2,665,440	£2,472,163	£2,081,749	-£363,811
30% SE @LAR : 70% SO	20%	£6,841,531	£953,676	£760,628	£371,291	-£2,093,526
30% SE @LAR : 70% SO	25%	£4,744,415	-£787,281	-£983,079	-£1,377,331	-£3,841,409
30% SE @LAR : 70% SO	30%	£2,630,145	-£2,560,205	-£2,755,844	-£3,149,141	-£5,607,248
30% SE @LAR : 70% SO	35%	£498,928	-£4,350,336	-£4,545,852	-£4,938,263	-£7,390,824
30% SE @LAR : 70% SO	40%	-£1,674,194	-£6,157,464	-£6,352,894	-£6,744,485	-£9,191,926
30% SE @LAR : 70% SO	45%	-£3,871,715	-£7,981,380	-£8,176,760	-£8,567,598	-£11,010,334
30% SE @LAR : 70% SO	50%	-£6,085,816	-£9,821,875	-£10,017,241	-£10,407,392	-£12,845,837

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£9,894,327	£2,534,507	£2,340,324	£1,946,254	-£516,687
30% SE @LAR : 70% SO	5%	£7,867,889	£876,062	£682,218	£289,437	-£2,165,443
30% SE @LAR : 70% SO	10%	£5,823,474	-£800,363	-£993,905	-£1,385,467	-£3,832,733
30% SE @LAR : 70% SO	15%	£3,761,286	-£2,494,560	-£2,687,837	-£3,078,251	-£5,523,811
30% SE @LAR : 70% SO	20%	£1,681,531	-£4,206,324	-£4,399,372	-£4,788,709	-£7,253,526
30% SE @LAR : 70% SO	25%	-£415,585	-£5,947,281	-£6,143,079	-£6,537,331	-£9,001,409
30% SE @LAR : 70% SO	30%	-£2,529,855	-£7,720,205	-£7,915,844	-£8,309,141	-£10,767,248
30% SE @LAR : 70% SO	35%	-£4,661,072	-£9,510,336	-£9,705,852	-£10,098,263	-£12,550,824
30% SE @LAR : 70% SO	40%	-£6,834,194	-£11,317,464	-£11,512,894	-£11,904,485	-£14,351,926
30% SE @LAR : 70% SO	45%	-£9,031,715	-£13,141,380	-£13,336,760	-£13,727,598	-£16,170,334
30% SE @LAR : 70% SO	50%	-£11,245,816	-£14,981,875	-£15,177,241	-£15,567,392	-£18,005,837

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£6,774,327	-£585,493	-£779,676	-£1,173,746	-£3,636,687
30% SE @LAR : 70% SO	5%	£4,747,889	-£2,243,938	-£2,437,782	-£2,830,563	-£5,285,443
30% SE @LAR : 70% SO	10%	£2,703,474	-£3,920,363	-£4,113,905	-£4,505,467	-£6,952,733
30% SE @LAR : 70% SO	15%	£641,286	-£5,614,560	-£5,807,837	-£6,198,251	-£8,643,811
30% SE @LAR : 70% SO	20%	-£1,438,469	-£7,326,324	-£7,519,372	-£7,908,709	-£10,373,526
30% SE @LAR : 70% SO	25%	-£3,535,585	-£9,067,281	-£9,263,079	-£9,657,331	-£12,121,409
30% SE @LAR : 70% SO	30%	-£5,649,855	-£10,840,205	-£11,035,844	-£11,429,141	-£13,887,248
30% SE @LAR : 70% SO	35%	-£7,781,072	-£12,630,336	-£12,825,852	-£13,218,263	-£15,670,824
30% SE @LAR : 70% SO	40%	-£9,954,194	-£14,437,464	-£14,632,894	-£15,024,485	-£17,471,926
30% SE @LAR : 70% SO	45%	-£12,151,715	-£16,261,380	-£16,456,760	-£16,847,598	-£19,290,334
30% SE @LAR : 70% SO	50%	-£14,365,816	-£18,101,875	-£18,297,241	-£18,687,392	-£21,125,837

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£6,174,327	-£1,185,493	-£1,379,676	-£1,773,746	-£4,236,687
30% SE @LAR : 70% SO	5%	£4,147,889	-£2,843,938	-£3,037,782	-£3,430,563	-£5,885,443
30% SE @LAR : 70% SO	10%	£2,103,474	-£4,520,363	-£4,713,905	-£5,105,467	-£7,552,733
30% SE @LAR : 70% SO	15%	£41,286	-£6,214,560	-£6,407,837	-£6,798,251	-£9,243,811
30% SE @LAR : 70% SO	20%	-£2,038,469	-£7,926,324	-£8,119,372	-£8,508,709	-£10,973,526
30% SE @LAR : 70% SO	25%	-£4,135,585	-£9,667,281	-£9,863,079	-£10,257,331	-£12,721,409
30% SE @LAR : 70% SO	30%	-£6,249,855	-£11,440,205	-£11,635,844	-£12,029,141	-£14,487,248
30% SE @LAR : 70% SO	35%	-£8,381,072	-£13,230,336	-£13,425,852	-£13,818,263	-£16,270,824
30% SE @LAR : 70% SO	40%	-£10,554,194	-£15,037,464	-£15,232,894	-£15,624,485	-£18,071,926
30% SE @LAR : 70% SO	45%	-£12,751,715	-£16,861,380	-£17,056,760	-£17,447,598	-£19,890,334
30% SE @LAR : 70% SO	50%	-£14,965,816	-£18,701,875	-£18,897,241	-£19,287,392	-£21,725,837

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£3,414,327	-£3,945,493	-£4,139,676	-£4,533,746	-£6,996,687
30% SE @LAR : 70% SO	5%	£1,387,889	-£5,603,938	-£5,797,782	-£6,190,563	-£8,645,443
30% SE @LAR : 70% SO	10%	-£656,526	-£7,280,363	-£7,473,905	-£7,865,467	-£10,312,733
30% SE @LAR : 70% SO	15%	-£2,718,714	-£8,974,560	-£9,167,837	-£9,558,251	-£12,003,811
30% SE @LAR : 70% SO	20%	-£4,798,469	-£10,686,324	-£10,879,372	-£11,268,709	-£13,733,526
30% SE @LAR : 70% SO	25%	-£6,895,585	-£12,427,281	-£12,623,079	-£13,017,331	-£15,481,409
30% SE @LAR : 70% SO	30%	-£9,009,855	-£14,200,205	-£14,395,844	-£14,789,141	-£17,247,248
30% SE @LAR : 70% SO	35%	-£11,141,072	-£15,990,336	-£16,185,852	-£16,578,263	-£19,030,824
30% SE @LAR : 70% SO	40%	-£13,314,194	-£17,797,464	-£17,992,894	-£18,384,485	-£20,831,926
30% SE @LAR : 70% SO	45%	-£15,511,715	-£19,621,380	-£19,816,760	-£20,207,598	-£22,650,334
30% SE @LAR : 70% SO	50%	-£17,725,816	-£21,461,875	-£21,657,241	-£22,047,392	-£24,485,837

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

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position

Value Area	£775 per sq ft

No Units	405
Site Area	1. Ha

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£19,092,713	£11,732,894	£11,538,711	£11,144,641	£8,691,701
30% SE @LAR : 70% SO	5%	£16,914,174	£9,922,345	£9,728,501	£9,335,721	£6,880,840
30% SE @LAR : 70% SO	10%	£14,717,655	£8,093,818	£7,900,276	£7,508,713	£5,061,448
30% SE @LAR : 70% SO	15%	£12,503,363	£6,247,518	£6,054,240	£5,663,826	£3,223,735
30% SE @LAR : 70% SO	20%	£10,271,505	£4,383,650	£4,190,602	£3,801,265	£1,367,913
30% SE @LAR : 70% SO	25%	£8,022,287	£2,502,422	£2,309,567	£1,921,240	-£513,523
30% SE @LAR : 70% SO	30%	£5,755,914	£604,040	£411,342	£23,955	-£2,433,785
30% SE @LAR : 70% SO	35%	£3,472,593	-£1,331,298	-£1,526,815	-£1,919,225	-£4,371,786
30% SE @LAR : 70% SO	40%	£1,172,530	-£3,292,850	-£3,488,280	-£3,879,870	-£6,327,311
30% SE @LAR : 70% SO	45%	-£1,161,526	-£5,271,190	-£5,466,571	-£5,857,408	-£8,300,144
30% SE @LAR : 70% SO	50%	-£3,530,050	-£7,266,109	-£7,461,475	-£7,851,626	-£10,290,070

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position		Value Area	£800 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£23,097,125	£15,771,282	£15,577,098	£15,183,027	£12,720,088
30% SE @LAR : 70% SO	5%	£20,765,401	£13,787,873	£13,594,029	£13,201,248	£10,746,368
30% SE @LAR : 70% SO	10%	£18,410,323	£11,786,485	£11,592,943	£11,201,381	£8,754,115
30% SE @LAR : 70% SO	15%	£16,023,170	£9,767,325	£9,574,048	£9,183,633	£6,743,542
30% SE @LAR : 70% SO	20%	£13,618,453	£7,730,597	£7,537,550	£7,148,214	£4,714,860
30% SE @LAR : 70% SO	25%	£11,196,374	£5,676,510	£5,483,655	£5,095,328	£2,668,282
30% SE @LAR : 70% SO	30%	£8,757,141	£3,605,268	£3,412,569	£3,025,183	£604,020
30% SE @LAR : 70% SO	35%	£6,300,960	£1,517,078	£1,324,500	£937,987	-£1,500,263
30% SE @LAR : 70% SO	40%	£3,828,037	-£596,823	-£792,254	-£1,183,844	-£3,631,284
30% SE @LAR : 70% SO	45%	£1,338,579	-£2,750,661	-£2,946,042	-£3,336,880	-£5,779,615
30% SE @LAR : 70% SO	50%	-£1,185,018	-£4,921,077	-£5,116,443	-£5,506,594	-£7,945,039

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£17,937,125	£10,611,282	£10,417,098	£10,023,027	£7,560,088
30% SE @LAR : 70% SO	5%	£15,605,401	£8,627,873	£8,434,029	£8,041,248	£5,586,368
30% SE @LAR : 70% SO	10%	£13,250,323	£6,626,485	£6,432,943	£6,041,381	£3,594,115
30% SE @LAR : 70% SO	15%	£10,863,170	£4,607,325	£4,414,048	£4,023,633	£1,583,542
30% SE @LAR : 70% SO	20%	£8,458,453	£2,570,597	£2,377,550	£1,988,214	-£445,140
30% SE @LAR : 70% SO	25%	£6,036,374	£516,510	£323,655	-£64,672	-£2,491,718
30% SE @LAR : 70% SO	30%	£3,597,141	-£1,554,732	-£1,747,431	-£2,134,817	-£4,555,980
30% SE @LAR : 70% SO	35%	£1,140,960	-£3,642,922	-£3,835,500	-£4,222,013	-£6,660,263
30% SE @LAR : 70% SO	40%	-£1,331,963	-£5,756,823	-£5,952,254	-£6,343,844	-£8,791,284
30% SE @LAR : 70% SO	45%	-£3,821,421	-£7,910,661	-£8,106,042	-£8,496,880	-£10,939,615
30% SE @LAR : 70% SO	50%	-£6,345,018	-£10,081,077	-£10,276,443	-£10,666,594	-£13,105,039

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,817,125	£7,491,282	£7,297,098	£6,903,027	£4,440,088
30% SE @LAR : 70% SO	5%	£12,485,401	£5,507,873	£5,314,029	£4,921,248	£2,466,368
30% SE @LAR : 70% SO	10%	£10,130,323	£3,506,485	£3,312,943	£2,921,381	£474,115
30% SE @LAR : 70% SO	15%	£7,743,170	£1,487,325	£1,294,048	£903,633	-£1,536,458
30% SE @LAR : 70% SO	20%	£5,338,453	-£549,403	-£742,450	-£1,131,786	-£3,565,140
30% SE @LAR : 70% SO	25%	£2,916,374	-£2,603,490	-£2,796,345	-£3,184,672	-£5,611,718
30% SE @LAR : 70% SO	30%	£477,141	-£4,674,732	-£4,867,431	-£5,254,817	-£7,675,980
30% SE @LAR : 70% SO	35%	-£1,979,040	-£6,762,922	-£6,955,500	-£7,342,013	-£9,780,263
30% SE @LAR : 70% SO	40%	-£4,451,963	-£8,876,823	-£9,072,254	-£9,463,844	-£11,911,284
30% SE @LAR : 70% SO	45%	-£6,941,421	-£11,030,661	-£11,226,042	-£11,616,880	-£14,059,615
30% SE @LAR : 70% SO	50%	-£9,465,018	-£13,201,077	-£13,396,443	-£13,786,594	-£16,225,039

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,217,125	£6,891,282	£6,697,098	£6,303,027	£3,840,088
30% SE @LAR : 70% SO	5%	£11,885,401	£4,907,873	£4,714,029	£4,321,248	£1,866,368
30% SE @LAR : 70% SO	10%	£9,530,323	£2,906,485	£2,712,943	£2,321,381	-£125,885
30% SE @LAR : 70% SO	15%	£7,143,170	£887,325	£694,048	£303,633	-£2,136,458
30% SE @LAR : 70% SO	20%	£4,738,453	-£1,149,403	-£1,342,450	-£1,731,786	-£4,165,140
30% SE @LAR : 70% SO	25%	£2,316,374	-£3,203,490	-£3,396,345	-£3,784,672	-£6,211,718
30% SE @LAR : 70% SO	30%	-£122,859	-£5,274,732	-£5,467,431	-£5,854,817	-£8,275,980
30% SE @LAR : 70% SO	35%	-£2,579,040	-£7,362,922	-£7,555,500	-£7,942,013	-£10,380,263
30% SE @LAR : 70% SO	40%	-£5,051,963	-£9,476,823	-£9,672,254	-£10,063,844	-£12,511,284
30% SE @LAR : 70% SO	45%	-£7,541,421	-£11,630,661	-£11,826,042	-£12,216,880	-£14,659,615
30% SE @LAR : 70% SO	50%	-£10,065,018	-£13,801,077	-£13,996,443	-£14,386,594	-£16,825,039

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£11,457,125	£4,131,282	£3,937,098	£3,543,027	£1,080,088
30% SE @LAR : 70% SO	5%	£9,125,401	£2,147,873	£1,954,029	£1,561,248	-£893,632
30% SE @LAR : 70% SO	10%	£6,770,323	£146,485	-£47,057	-£438,619	-£2,885,885
30% SE @LAR : 70% SO	15%	£4,383,170	-£1,872,675	-£2,065,952	-£2,456,367	-£4,896,458
30% SE @LAR : 70% SO	20%	£1,978,453	-£3,909,403	-£4,102,450	-£4,491,786	-£6,925,140
30% SE @LAR : 70% SO	25%	-£443,626	-£5,963,490	-£6,156,345	-£6,544,672	-£8,971,718
30% SE @LAR : 70% SO	30%	-£2,882,859	-£8,034,732	-£8,227,431	-£8,614,817	-£11,035,980
30% SE @LAR : 70% SO	35%	-£5,339,040	-£10,122,922	-£10,315,500	-£10,702,013	-£13,140,263
30% SE @LAR : 70% SO	40%	-£7,811,963	-£12,236,823	-£12,432,254	-£12,823,844	-£15,271,284
30% SE @LAR : 70% SO	45%	-£10,301,421	-£14,390,661	-£14,586,042	-£14,976,880	-£17,419,615
30% SE @LAR : 70% SO	50%	-£12,825,018	-£16,561,077	-£16,756,443	-£17,146,594	-£19,585,039

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

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position	

Value Area	**£825 per sq ft**

No Units	**405**
Site Area	**1. Ha**

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£27,084,556	£19,809,668	£19,615,485	£19,221,415	£16,758,475
30% SE @LAR : 70% SO	5%	£24,574,396	£17,645,595	£17,451,751	£17,058,970	£14,604,091
30% SE @LAR : 70% SO	10%	£22,046,530	£15,463,543	£15,270,002	£14,878,439	£12,431,174
30% SE @LAR : 70% SO	15%	£19,501,160	£13,263,718	£13,070,442	£12,680,027	£10,239,936
30% SE @LAR : 70% SO	20%	£16,934,182	£11,046,327	£10,853,279	£10,463,942	£8,030,590
30% SE @LAR : 70% SO	25%	£14,331,439	£8,811,574	£8,618,719	£8,230,892	£5,803,347
30% SE @LAR : 70% SO	30%	£11,711,542	£6,559,669	£6,366,970	£5,979,583	£3,558,420
30% SE @LAR : 70% SO	35%	£9,074,697	£4,290,814	£4,098,236	£3,711,724	£1,296,021
30% SE @LAR : 70% SO	40%	£6,421,109	£2,005,218	£1,812,724	£1,427,019	-£998,647
30% SE @LAR : 70% SO	45%	£3,750,986	-£301,444	-£496,825	-£887,663	-£3,330,400
30% SE @LAR : 70% SO	50%	£1,064,533	-£2,655,282	-£2,850,648	-£3,240,799	-£5,679,244

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£21,924,556	£14,649,668	£14,455,485	£14,061,415	£11,598,475
30% SE @LAR : 70% SO	5%	£19,414,396	£12,485,595	£12,291,751	£11,898,970	£9,444,091
30% SE @LAR : 70% SO	10%	£16,886,530	£10,303,543	£10,110,002	£9,718,439	£7,271,174
30% SE @LAR : 70% SO	15%	£14,341,160	£8,103,718	£7,910,442	£7,520,027	£5,079,936
30% SE @LAR : 70% SO	20%	£11,774,182	£5,886,327	£5,693,279	£5,303,942	£2,870,590
30% SE @LAR : 70% SO	25%	£9,171,439	£3,651,574	£3,458,719	£3,070,392	£643,347
30% SE @LAR : 70% SO	30%	£6,551,542	£1,399,669	£1,206,970	£819,583	-£1,601,580
30% SE @LAR : 70% SO	35%	£3,914,697	-£869,186	-£1,061,764	-£1,448,276	-£3,863,979
30% SE @LAR : 70% SO	40%	£1,261,109	-£3,154,782	-£3,347,276	-£3,732,981	-£6,158,647
30% SE @LAR : 70% SO	45%	-£1,409,014	-£5,461,444	-£5,656,825	-£6,047,663	-£8,490,400
30% SE @LAR : 70% SO	50%	-£4,095,467	-£7,815,282	-£8,010,648	-£8,400,799	-£10,839,244

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£18,804,556	£11,529,668	£11,335,485	£10,941,415	£8,478,475
30% SE @LAR : 70% SO	5%	£16,294,396	£9,365,595	£9,171,751	£8,778,970	£6,324,091
30% SE @LAR : 70% SO	10%	£13,766,530	£7,183,543	£6,990,002	£6,598,439	£4,151,174
30% SE @LAR : 70% SO	15%	£11,221,160	£4,983,718	£4,790,442	£4,400,027	£1,959,936
30% SE @LAR : 70% SO	20%	£8,654,182	£2,766,327	£2,573,279	£2,183,942	-£249,410
30% SE @LAR : 70% SO	25%	£6,051,439	£531,574	£338,719	-£49,608	-£2,476,653
30% SE @LAR : 70% SO	30%	£3,431,542	-£1,720,331	-£1,913,030	-£2,300,417	-£4,721,580
30% SE @LAR : 70% SO	35%	£794,697	-£3,989,186	-£4,181,764	-£4,568,276	-£6,983,979
30% SE @LAR : 70% SO	40%	-£1,858,891	-£6,274,782	-£6,467,276	-£6,852,981	-£9,278,647
30% SE @LAR : 70% SO	45%	-£4,529,014	-£8,581,444	-£8,776,825	-£9,167,663	-£11,610,400
30% SE @LAR : 70% SO	50%	-£7,215,467	-£10,935,282	-£11,130,648	-£11,520,799	-£13,959,244

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£18,204,556	£10,929,668	£10,735,485	£10,341,415	£7,878,475
30% SE @LAR : 70% SO	5%	£15,694,396	£8,765,595	£8,571,751	£8,178,970	£5,724,091
30% SE @LAR : 70% SO	10%	£13,166,530	£6,583,543	£6,390,002	£5,998,439	£3,551,174
30% SE @LAR : 70% SO	15%	£10,621,160	£4,383,718	£4,190,442	£3,800,027	£1,359,936
30% SE @LAR : 70% SO	20%	£8,054,182	£2,166,327	£1,973,279	£1,583,942	-£849,410
30% SE @LAR : 70% SO	25%	£5,451,439	-£68,426	-£261,281	-£649,608	-£3,076,653
30% SE @LAR : 70% SO	30%	£2,831,542	-£2,320,331	-£2,513,030	-£2,900,417	-£5,321,580
30% SE @LAR : 70% SO	35%	£194,697	-£4,589,186	-£4,781,764	-£5,168,276	-£7,583,979
30% SE @LAR : 70% SO	40%	-£2,458,891	-£6,874,782	-£7,067,276	-£7,452,981	-£9,878,647
30% SE @LAR : 70% SO	45%	-£5,129,014	-£9,181,444	-£9,376,825	-£9,767,663	-£12,210,400
30% SE @LAR : 70% SO	50%	-£7,815,467	-£11,535,282	-£11,730,648	-£12,120,799	-£14,559,244

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£15,444,556	£8,169,668	£7,975,485	£7,581,415	£5,118,475
30% SE @LAR : 70% SO	5%	£12,934,396	£6,005,595	£5,811,751	£5,418,970	£2,964,091
30% SE @LAR : 70% SO	10%	£10,406,530	£3,823,543	£3,630,002	£3,238,439	£791,174
30% SE @LAR : 70% SO	15%	£7,861,160	£1,623,718	£1,430,442	£1,040,027	-£1,400,064
30% SE @LAR : 70% SO	20%	£5,294,182	-£593,673	-£786,721	-£1,176,058	-£3,609,410
30% SE @LAR : 70% SO	25%	£2,691,439	-£2,828,426	-£3,021,281	-£3,409,608	-£5,836,653
30% SE @LAR : 70% SO	30%	£71,542	-£5,080,331	-£5,273,030	-£5,660,417	-£8,081,580
30% SE @LAR : 70% SO	35%	-£2,565,303	-£7,349,186	-£7,541,764	-£7,928,276	-£10,343,979
30% SE @LAR : 70% SO	40%	-£5,218,891	-£9,634,782	-£9,827,276	-£10,212,981	-£12,638,647
30% SE @LAR : 70% SO	45%	-£7,889,014	-£11,941,444	-£12,136,825	-£12,527,663	-£14,970,400
30% SE @LAR : 70% SO	50%	-£10,575,467	-£14,295,282	-£14,490,648	-£14,880,799	-£17,319,244

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

Medium Density Resi and 7,290 sq m B1 space and 1,823 sq m retail - Market position	

Value Area	**£850 per sq ft**

No Units	**405**
Site Area	**1. Ha**

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£31,071,987	£23,822,777	£23,631,513	£23,243,365	£20,796,862
30% SE @LAR : 70% SO	5%	£28,382,901	£21,496,151	£21,305,221	£20,916,195	£18,461,315
30% SE @LAR : 70% SO	10%	£25,676,107	£19,139,605	£18,946,063	£18,554,500	£16,107,235
30% SE @LAR : 70% SO	15%	£22,951,810	£16,758,617	£16,565,341	£16,174,926	£13,734,835
30% SE @LAR : 70% SO	20%	£20,210,213	£14,360,063	£14,167,016	£13,777,680	£11,344,326
30% SE @LAR : 70% SO	25%	£17,451,518	£11,944,148	£11,751,293	£11,362,966	£8,935,921
30% SE @LAR : 70% SO	30%	£14,662,954	£9,511,080	£9,318,381	£8,930,995	£6,509,832
30% SE @LAR : 70% SO	35%	£11,844,946	£7,061,063	£6,868,485	£6,481,972	£4,066,269
30% SE @LAR : 70% SO	40%	£9,010,196	£4,594,304	£4,401,811	£4,016,105	£1,605,447
30% SE @LAR : 70% SO	45%	£6,158,910	£2,111,010	£1,918,565	£1,533,601	-£885,735
30% SE @LAR : 70% SO	50%	£3,291,295	-£394,545	-£589,910	-£980,061	-£3,418,506

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£19,431,987	£12,182,777	£11,991,513	£11,603,365	£9,156,862
30% SE @LAR : 70% SO	5%	£16,742,901	£9,856,151	£9,665,221	£9,276,195	£6,821,315
30% SE @LAR : 70% SO	10%	£14,036,107	£7,499,605	£7,306,063	£6,914,500	£4,467,235
30% SE @LAR : 70% SO	15%	£11,311,810	£5,118,617	£4,925,341	£4,534,926	£2,094,835
30% SE @LAR : 70% SO	20%	£8,570,213	£2,720,063	£2,527,016	£2,137,680	-£295,674
30% SE @LAR : 70% SO	25%	£5,811,518	£304,148	£111,293	-£277,034	-£2,704,079
30% SE @LAR : 70% SO	30%	£3,022,954	-£2,128,920	-£2,321,619	-£2,709,005	-£5,130,168
30% SE @LAR : 70% SO	35%	£204,946	-£4,578,937	-£4,771,515	-£5,158,028	-£7,573,731
30% SE @LAR : 70% SO	40%	-£2,629,804	-£7,045,696	-£7,238,189	-£7,623,895	-£10,034,553
30% SE @LAR : 70% SO	45%	-£5,481,090	-£9,528,990	-£9,721,435	-£10,106,399	-£12,525,735
30% SE @LAR : 70% SO	50%	-£8,348,705	-£12,034,545	-£12,229,910	-£12,620,061	-£15,058,506

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

Medium Density Resi and 7,290,sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace		Value Area	£675 per sq ft

No Units	405	Sales value inflation		0%
Site Area	1. Ha	Build cost inflation		0%
		Affordable Housing Tenure		SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£2,244,441	-£5,193,428	-£5,390,575	-£5,790,659	-£8,291,178
30% SE @LAR : 70% SO	5%	£674,599	-£6,413,619	-£6,610,421	-£7,009,195	-£9,501,531
30% SE @LAR : 70% SO	10%	-£927,156	-£7,652,062	-£7,848,557	-£8,246,094	-£10,730,700
30% SE @LAR : 70% SO	15%	-£2,557,250	-£8,908,549	-£9,104,774	-£9,501,146	-£11,978,468
30% SE @LAR : 70% SO	20%	-£4,205,178	-£10,182,871	-£10,378,864	-£10,774,141	-£13,244,622
30% SE @LAR : 70% SO	25%	-£5,870,730	-£11,474,818	-£11,670,615	-£12,064,868	-£14,528,945
30% SE @LAR : 70% SO	30%	-£7,553,699	-£12,784,181	-£12,979,820	-£13,373,117	-£15,831,222
30% SE @LAR : 70% SO	35%	-£9,253,875	-£14,110,750	-£14,306,267	-£14,698,677	-£17,151,239
30% SE @LAR : 70% SO	40%	-£10,971,047	-£15,454,318	-£15,649,748	-£16,041,339	-£18,488,779
30% SE @LAR : 70% SO	45%	-£12,705,009	-£16,814,673	-£17,010,053	-£17,400,891	-£19,843,628
30% SE @LAR : 70% SO	50%	-£14,455,548	-£18,191,606	-£18,386,973	-£18,777,124	-£21,215,569

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£6,035,559	-£13,473,428	-£13,670,575	-£14,070,659	-£16,571,178
30% SE @LAR : 70% SO	5%	-£7,605,401	-£14,693,619	-£14,890,421	-£15,289,195	-£17,781,531
30% SE @LAR : 70% SO	10%	-£9,207,156	-£15,932,062	-£16,128,557	-£16,526,094	-£19,010,700
30% SE @LAR : 70% SO	15%	-£10,837,250	-£17,188,549	-£17,384,774	-£17,781,146	-£20,258,468
30% SE @LAR : 70% SO	20%	-£12,485,178	-£18,462,871	-£18,658,864	-£19,054,141	-£21,524,622
30% SE @LAR : 70% SO	25%	-£14,150,730	-£19,754,818	-£19,950,615	-£20,344,868	-£22,808,945
30% SE @LAR : 70% SO	30%	-£15,833,699	-£21,064,181	-£21,259,820	-£21,653,117	-£24,111,222
30% SE @LAR : 70% SO	35%	-£17,533,875	-£22,390,750	-£22,586,267	-£22,978,677	-£25,431,239
30% SE @LAR : 70% SO	40%	-£19,251,047	-£23,734,318	-£23,929,748	-£24,321,339	-£26,768,779
30% SE @LAR : 70% SO	45%	-£20,985,009	-£25,094,673	-£25,290,053	-£25,680,891	-£28,123,628
30% SE @LAR : 70% SO	50%	-£22,735,548	-£26,471,606	-£26,666,973	-£27,057,124	-£29,495,569

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

Medium Density Resi and 7,290,sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace	Value Area	£700 per sq ft

No Units	405
Site Area	1. Ha

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£6,282,829	-£1,093,423	-£1,290,569	-£1,690,653	-£4,191,172
30% SE @LAR : 70% SO	5%	£4,560,883	-£2,468,037	-£2,664,839	-£3,063,613	-£5,555,949
30% SE @LAR : 70% SO	10%	£2,820,958	-£3,860,904	-£4,057,399	-£4,454,936	-£6,939,542
30% SE @LAR : 70% SO	15%	£1,063,261	-£5,271,815	-£5,468,040	-£5,864,412	-£8,341,735
30% SE @LAR : 70% SO	20%	-£722,868	-£6,700,561	-£6,896,554	-£7,291,831	-£9,762,312
30% SE @LAR : 70% SO	25%	-£2,542,844	-£8,146,932	-£8,342,729	-£8,736,982	-£11,201,059
30% SE @LAR : 70% SO	30%	-£4,380,237	-£9,610,719	-£9,806,358	-£10,199,654	-£12,657,760
30% SE @LAR : 70% SO	35%	-£6,234,837	-£11,091,712	-£11,287,229	-£11,679,639	-£14,132,201
30% SE @LAR : 70% SO	40%	-£8,106,433	-£12,589,704	-£12,785,134	-£13,176,725	-£15,624,164
30% SE @LAR : 70% SO	45%	-£9,994,818	-£14,104,483	-£14,299,863	-£14,690,701	-£17,133,437
30% SE @LAR : 70% SO	50%	-£11,899,783	-£15,635,841	-£15,831,207	-£16,221,358	-£18,659,803

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£1,122,829	-£6,253,423	-£6,450,569	-£6,850,653	-£9,351,172
30% SE @LAR : 70% SO	5%	-£599,117	-£7,628,037	-£7,824,839	-£8,223,613	-£10,715,949
30% SE @LAR : 70% SO	10%	-£2,339,042	-£9,020,904	-£9,217,399	-£9,614,936	-£12,099,542
30% SE @LAR : 70% SO	15%	-£4,096,739	-£10,431,815	-£10,628,040	-£11,024,412	-£13,501,735
30% SE @LAR : 70% SO	20%	-£5,882,868	-£11,860,561	-£12,056,554	-£12,451,831	-£14,922,312
30% SE @LAR : 70% SO	25%	-£7,702,844	-£13,306,932	-£13,502,729	-£13,896,982	-£16,361,059
30% SE @LAR : 70% SO	30%	-£9,540,237	-£14,770,719	-£14,966,358	-£15,359,654	-£17,817,760
30% SE @LAR : 70% SO	35%	-£11,394,837	-£16,251,712	-£16,447,229	-£16,839,639	-£19,292,201
30% SE @LAR : 70% SO	40%	-£13,266,433	-£17,749,704	-£17,945,134	-£18,336,725	-£20,784,164
30% SE @LAR : 70% SO	45%	-£15,154,818	-£19,264,483	-£19,459,863	-£19,850,701	-£22,293,437
30% SE @LAR : 70% SO	50%	-£17,059,783	-£20,795,841	-£20,991,207	-£21,381,358	-£23,819,803

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£1,997,171	-£9,373,423	-£9,570,569	-£9,970,653	-£12,471,172
30% SE @LAR : 70% SO	5%	-£3,719,117	-£10,748,037	-£10,944,839	-£11,343,613	-£13,835,949
30% SE @LAR : 70% SO	10%	-£5,459,042	-£12,140,904	-£12,337,399	-£12,734,936	-£15,219,542
30% SE @LAR : 70% SO	15%	-£7,216,739	-£13,551,815	-£13,748,040	-£14,144,412	-£16,621,735
30% SE @LAR : 70% SO	20%	-£9,002,868	-£14,980,561	-£15,176,554	-£15,571,831	-£18,042,312
30% SE @LAR : 70% SO	25%	-£10,822,844	-£16,426,932	-£16,622,729	-£17,016,982	-£19,481,059
30% SE @LAR : 70% SO	30%	-£12,660,237	-£17,890,719	-£18,086,358	-£18,479,654	-£20,937,760
30% SE @LAR : 70% SO	35%	-£14,514,837	-£19,371,712	-£19,567,229	-£19,959,639	-£22,412,201
30% SE @LAR : 70% SO	40%	-£16,386,433	-£20,869,704	-£21,065,134	-£21,456,725	-£23,904,164
30% SE @LAR : 70% SO	45%	-£18,274,818	-£22,384,483	-£22,579,863	-£22,970,701	-£25,413,437
30% SE @LAR : 70% SO	50%	-£20,179,783	-£23,915,841	-£24,111,207	-£24,501,358	-£26,939,803

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£2,597,171	-£9,973,423	-£10,170,569	-£10,570,653	-£13,071,172
30% SE @LAR : 70% SO	5%	-£4,319,117	-£11,348,037	-£11,544,839	-£11,943,613	-£14,435,949
30% SE @LAR : 70% SO	10%	-£6,059,042	-£12,740,904	-£12,937,399	-£13,334,936	-£15,819,542
30% SE @LAR : 70% SO	15%	-£7,816,739	-£14,151,815	-£14,348,040	-£14,744,412	-£17,221,735
30% SE @LAR : 70% SO	20%	-£9,602,868	-£15,580,561	-£15,776,554	-£16,171,831	-£18,642,312
30% SE @LAR : 70% SO	25%	-£11,422,844	-£17,026,932	-£17,222,729	-£17,616,982	-£20,081,059
30% SE @LAR : 70% SO	30%	-£13,260,237	-£18,490,719	-£18,686,358	-£19,079,654	-£21,537,760
30% SE @LAR : 70% SO	35%	-£15,114,837	-£19,971,712	-£20,167,229	-£20,559,639	-£23,012,201
30% SE @LAR : 70% SO	40%	-£16,986,433	-£21,469,704	-£21,665,134	-£22,056,725	-£24,504,164
30% SE @LAR : 70% SO	45%	-£18,874,818	-£22,984,483	-£23,179,863	-£23,570,701	-£26,013,437
30% SE @LAR : 70% SO	50%	-£20,779,783	-£24,515,841	-£24,711,207	-£25,101,358	-£27,539,803

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£5,357,171	-£12,733,423	-£12,930,569	-£13,330,653	-£15,831,172
30% SE @LAR : 70% SO	5%	-£7,079,117	-£14,108,037	-£14,304,839	-£14,703,613	-£17,195,949
30% SE @LAR : 70% SO	10%	-£8,819,042	-£15,500,904	-£15,697,399	-£16,094,936	-£18,579,542
30% SE @LAR : 70% SO	15%	-£10,576,739	-£16,911,815	-£17,108,040	-£17,504,412	-£19,981,735
30% SE @LAR : 70% SO	20%	-£12,362,868	-£18,340,561	-£18,536,554	-£18,931,831	-£21,402,312
30% SE @LAR : 70% SO	25%	-£14,182,844	-£19,786,932	-£19,982,729	-£20,376,982	-£22,841,059
30% SE @LAR : 70% SO	30%	-£16,020,237	-£21,250,719	-£21,446,358	-£21,839,654	-£24,297,760
30% SE @LAR : 70% SO	35%	-£17,874,837	-£22,731,712	-£22,927,229	-£23,319,639	-£25,772,201
30% SE @LAR : 70% SO	40%	-£19,746,433	-£24,229,704	-£24,425,134	-£24,816,725	-£27,264,164
30% SE @LAR : 70% SO	45%	-£21,634,818	-£25,744,483	-£25,939,863	-£26,330,701	-£28,773,437
30% SE @LAR : 70% SO	50%	-£23,539,783	-£27,275,841	-£27,471,207	-£27,861,358	-£30,299,803

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

Medium Density Resi and 7,290,sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area	£725 per sq ft

No Units	405
Site Area	1. Ha

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£10,321,216	£2,961,396	£2,767,213	£2,373,143	-£91,166
30% SE @LAR : 70% SO	5%	£8,447,167	£1,455,338	£1,261,495	£868,714	-£1,610,368
30% SE @LAR : 70% SO	10%	£6,555,139	-£69,746	-£266,242	-£663,778	-£3,148,385
30% SE @LAR : 70% SO	15%	£4,645,339	-£1,635,081	-£1,831,306	-£2,227,679	-£4,705,002
30% SE @LAR : 70% SO	20%	£2,717,971	-£3,218,251	-£3,414,244	-£3,809,521	-£6,280,002
30% SE @LAR : 70% SO	25%	£773,243	-£4,819,046	-£5,014,843	-£5,409,096	-£7,873,173
30% SE @LAR : 70% SO	30%	-£1,206,775	-£6,437,257	-£6,632,896	-£7,026,192	-£9,484,299
30% SE @LAR : 70% SO	35%	-£3,215,799	-£8,072,675	-£8,268,191	-£8,660,601	-£11,113,162
30% SE @LAR : 70% SO	40%	-£5,241,820	-£9,725,089	-£9,920,520	-£10,312,110	-£12,759,551
30% SE @LAR : 70% SO	45%	-£7,284,629	-£11,394,293	-£11,589,674	-£11,980,510	-£14,423,247
30% SE @LAR : 70% SO	50%	-£9,344,016	-£13,080,075	-£13,275,441	-£13,665,592	-£16,104,036

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£5,161,216	-£2,198,604	-£2,392,787	-£2,786,857	-£5,251,166
30% SE @LAR : 70% SO	5%	£3,287,167	-£3,704,662	-£3,898,505	-£4,291,286	-£6,770,368
30% SE @LAR : 70% SO	10%	£1,395,139	-£5,229,746	-£5,426,242	-£5,823,778	-£8,308,385
30% SE @LAR : 70% SO	15%	-£514,661	-£6,795,081	-£6,991,306	-£7,387,679	-£9,865,002
30% SE @LAR : 70% SO	20%	-£2,442,029	-£8,378,251	-£8,574,244	-£8,969,521	-£11,440,002
30% SE @LAR : 70% SO	25%	-£4,386,757	-£9,979,046	-£10,174,843	-£10,569,096	-£13,033,173
30% SE @LAR : 70% SO	30%	-£6,366,775	-£11,597,257	-£11,792,896	-£12,186,192	-£14,644,299
30% SE @LAR : 70% SO	35%	-£8,375,799	-£13,232,675	-£13,428,191	-£13,820,601	-£16,273,162
30% SE @LAR : 70% SO	40%	-£10,401,820	-£14,885,089	-£15,080,520	-£15,472,110	-£17,919,551
30% SE @LAR : 70% SO	45%	-£12,444,629	-£16,554,293	-£16,749,674	-£17,140,510	-£19,583,247
30% SE @LAR : 70% SO	50%	-£14,504,016	-£18,240,075	-£18,435,441	-£18,825,592	-£21,264,036

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£2,041,216	-£5,318,604	-£5,512,787	-£5,906,857	-£8,371,166
30% SE @LAR : 70% SO	5%	£167,167	-£6,824,662	-£7,018,505	-£7,411,286	-£9,890,368
30% SE @LAR : 70% SO	10%	-£1,724,861	-£8,349,746	-£8,546,242	-£8,943,778	-£11,428,385
30% SE @LAR : 70% SO	15%	-£3,634,661	-£9,915,081	-£10,111,306	-£10,507,679	-£12,985,002
30% SE @LAR : 70% SO	20%	-£5,562,029	-£11,498,251	-£11,694,244	-£12,089,521	-£14,560,002
30% SE @LAR : 70% SO	25%	-£7,506,757	-£13,099,046	-£13,294,843	-£13,689,096	-£16,153,173
30% SE @LAR : 70% SO	30%	-£9,486,775	-£14,717,257	-£14,912,896	-£15,306,192	-£17,764,299
30% SE @LAR : 70% SO	35%	-£11,495,799	-£16,352,675	-£16,548,191	-£16,940,601	-£19,393,162
30% SE @LAR : 70% SO	40%	-£13,521,820	-£18,005,089	-£18,200,520	-£18,592,110	-£21,039,551
30% SE @LAR : 70% SO	45%	-£15,564,629	-£19,674,293	-£19,869,674	-£20,260,510	-£22,703,247
30% SE @LAR : 70% SO	50%	-£17,624,016	-£21,360,075	-£21,555,441	-£21,945,592	-£24,384,036

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£1,441,216	-£5,918,604	-£6,112,787	-£6,506,857	-£8,971,166
30% SE @LAR : 70% SO	5%	-£432,833	-£7,424,662	-£7,618,505	-£8,011,286	-£10,490,368
30% SE @LAR : 70% SO	10%	-£2,324,861	-£8,949,746	-£9,146,242	-£9,543,778	-£12,028,385
30% SE @LAR : 70% SO	15%	-£4,234,661	-£10,515,081	-£10,711,306	-£11,107,679	-£13,585,002
30% SE @LAR : 70% SO	20%	-£6,162,029	-£12,098,251	-£12,294,244	-£12,689,521	-£15,160,002
30% SE @LAR : 70% SO	25%	-£8,106,757	-£13,699,046	-£13,894,843	-£14,289,096	-£16,753,173
30% SE @LAR : 70% SO	30%	-£10,086,775	-£15,317,257	-£15,512,896	-£15,906,192	-£18,364,299
30% SE @LAR : 70% SO	35%	-£12,095,799	-£16,952,675	-£17,148,191	-£17,540,601	-£19,993,162
30% SE @LAR : 70% SO	40%	-£14,121,820	-£18,605,089	-£18,800,520	-£19,192,110	-£21,639,551
30% SE @LAR : 70% SO	45%	-£16,164,629	-£20,274,293	-£20,469,674	-£20,860,510	-£23,303,247
30% SE @LAR : 70% SO	50%	-£18,224,016	-£21,960,075	-£22,155,441	-£22,545,592	-£24,984,036

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	-£1,318,784	-£8,678,604	-£8,872,787	-£9,266,857	-£11,731,166
30% SE @LAR : 70% SO	5%	-£3,192,833	-£10,184,662	-£10,378,505	-£10,771,286	-£13,250,368
30% SE @LAR : 70% SO	10%	-£5,084,861	-£11,709,746	-£11,906,242	-£12,303,778	-£14,788,385
30% SE @LAR : 70% SO	15%	-£6,994,661	-£13,275,081	-£13,471,306	-£13,867,679	-£16,345,002
30% SE @LAR : 70% SO	20%	-£8,922,029	-£14,858,251	-£15,054,244	-£15,449,521	-£17,920,002
30% SE @LAR : 70% SO	25%	-£10,866,757	-£16,459,046	-£16,654,843	-£17,049,096	-£19,513,173
30% SE @LAR : 70% SO	30%	-£12,846,775	-£18,077,257	-£18,272,896	-£18,666,192	-£21,124,299
30% SE @LAR : 70% SO	35%	-£14,855,799	-£19,712,675	-£19,908,191	-£20,300,601	-£22,753,162
30% SE @LAR : 70% SO	40%	-£16,881,820	-£21,365,089	-£21,560,520	-£21,952,110	-£24,399,551
30% SE @LAR : 70% SO	45%	-£18,924,629	-£23,034,293	-£23,229,674	-£23,620,510	-£26,063,247
30% SE @LAR : 70% SO	50%	-£20,984,016	-£24,720,075	-£24,915,441	-£25,305,592	-£27,744,036

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

Medium Density Resi and 7,290,sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace		Value Area	£750 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,359,603	£6,999,784	£6,805,600	£6,411,530	£3,948,590
30% SE @LAR : 70% SO	5%	£12,333,166	£5,341,339	£5,147,494	£4,754,714	£2,299,833
30% SE @LAR : 70% SO	10%	£10,288,751	£3,664,914	£3,471,372	£3,079,809	£632,544
30% SE @LAR : 70% SO	15%	£8,226,562	£1,970,716	£1,777,440	£1,387,025	-£1,069,134
30% SE @LAR : 70% SO	20%	£6,146,808	£258,952	£65,905	-£328,367	-£2,798,849
30% SE @LAR : 70% SO	25%	£4,049,692	-£1,492,604	-£1,688,403	-£2,082,655	-£4,546,733
30% SE @LAR : 70% SO	30%	£1,935,422	-£3,265,529	-£3,461,167	-£3,854,465	-£6,312,571
30% SE @LAR : 70% SO	35%	-£198,783	-£5,055,659	-£5,251,176	-£5,643,586	-£8,096,148
30% SE @LAR : 70% SO	40%	-£2,379,517	-£6,862,788	-£7,058,218	-£7,449,809	-£9,897,249
30% SE @LAR : 70% SO	45%	-£4,577,039	-£8,686,703	-£8,882,084	-£9,272,922	-£11,715,658
30% SE @LAR : 70% SO	50%	-£6,791,140	-£10,527,198	-£10,722,565	-£11,112,716	-£13,551,161

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£9,199,603	£1,839,784	£1,645,600	£1,251,530	-£1,211,410
30% SE @LAR : 70% SO	5%	£7,173,166	£181,339	-£12,506	-£405,286	-£2,860,167
30% SE @LAR : 70% SO	10%	£5,128,751	-£1,495,086	-£1,688,628	-£2,080,191	-£4,527,456
30% SE @LAR : 70% SO	15%	£3,066,562	-£3,189,284	-£3,382,560	-£3,772,975	-£6,229,134
30% SE @LAR : 70% SO	20%	£986,808	-£4,901,048	-£5,094,095	-£5,488,367	-£7,958,849
30% SE @LAR : 70% SO	25%	-£1,110,308	-£6,652,604	-£6,848,403	-£7,242,655	-£9,706,733
30% SE @LAR : 70% SO	30%	-£3,224,578	-£8,425,529	-£8,621,167	-£9,014,465	-£11,472,571
30% SE @LAR : 70% SO	35%	-£5,358,783	-£10,215,659	-£10,411,176	-£10,803,586	-£13,256,148
30% SE @LAR : 70% SO	40%	-£7,539,517	-£12,022,788	-£12,218,218	-£12,609,809	-£15,057,249
30% SE @LAR : 70% SO	45%	-£9,737,039	-£13,846,703	-£14,042,084	-£14,432,922	-£16,875,658
30% SE @LAR : 70% SO	50%	-£11,951,140	-£15,687,198	-£15,882,565	-£16,272,716	-£18,711,161

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£6,079,603	-£1,280,216	-£1,474,400	-£1,868,470	-£4,331,410
30% SE @LAR : 70% SO	5%	£4,053,166	-£2,938,661	-£3,132,506	-£3,525,286	-£5,990,167
30% SE @LAR : 70% SO	10%	£2,008,751	-£4,615,086	-£4,808,628	-£5,200,191	-£7,647,456
30% SE @LAR : 70% SO	15%	-£53,438	-£6,309,284	-£6,502,560	-£6,892,975	-£9,349,134
30% SE @LAR : 70% SO	20%	-£2,133,192	-£8,021,048	-£8,214,095	-£8,608,367	-£11,078,849
30% SE @LAR : 70% SO	25%	-£4,230,308	-£9,772,604	-£9,968,403	-£10,362,655	-£12,826,733
30% SE @LAR : 70% SO	30%	-£6,344,578	-£11,545,529	-£11,741,167	-£12,134,465	-£14,592,571
30% SE @LAR : 70% SO	35%	-£8,478,783	-£13,335,659	-£13,531,176	-£13,923,586	-£16,376,148
30% SE @LAR : 70% SO	40%	-£10,659,517	-£15,142,788	-£15,338,218	-£15,729,809	-£18,177,249
30% SE @LAR : 70% SO	45%	-£12,857,039	-£16,966,703	-£17,162,084	-£17,552,922	-£19,995,658
30% SE @LAR : 70% SO	50%	-£15,071,140	-£18,807,198	-£19,002,565	-£19,392,716	-£21,831,161

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£5,479,603	-£1,880,216	-£2,074,400	-£2,468,470	-£4,931,410
30% SE @LAR : 70% SO	5%	£3,453,166	-£3,538,661	-£3,732,506	-£4,125,286	-£6,590,167
30% SE @LAR : 70% SO	10%	£1,408,751	-£5,215,086	-£5,408,628	-£5,800,191	-£8,247,456
30% SE @LAR : 70% SO	15%	-£653,438	-£6,909,284	-£7,102,560	-£7,492,975	-£9,949,134
30% SE @LAR : 70% SO	20%	-£2,733,192	-£8,621,048	-£8,814,095	-£9,208,367	-£11,678,849
30% SE @LAR : 70% SO	25%	-£4,830,308	-£10,372,604	-£10,568,403	-£10,962,655	-£13,426,733
30% SE @LAR : 70% SO	30%	-£6,944,578	-£12,145,529	-£12,341,167	-£12,734,465	-£15,192,571
30% SE @LAR : 70% SO	35%	-£9,078,783	-£13,935,659	-£14,131,176	-£14,523,586	-£16,976,148
30% SE @LAR : 70% SO	40%	-£11,259,517	-£15,742,788	-£15,938,218	-£16,329,809	-£18,777,249
30% SE @LAR : 70% SO	45%	-£13,457,039	-£17,566,703	-£17,762,084	-£18,152,922	-£20,595,658
30% SE @LAR : 70% SO	50%	-£15,671,140	-£19,407,198	-£19,602,565	-£19,992,716	-£22,431,161

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£2,719,603	-£4,640,216	-£4,834,400	-£5,228,470	-£7,691,410
30% SE @LAR : 70% SO	5%	£693,166	-£6,298,661	-£6,492,506	-£6,885,286	-£9,340,167
30% SE @LAR : 70% SO	10%	-£1,351,249	-£7,975,086	-£8,168,628	-£8,560,191	-£11,007,456
30% SE @LAR : 70% SO	15%	-£3,413,438	-£9,669,284	-£9,862,560	-£10,252,975	-£12,709,134
30% SE @LAR : 70% SO	20%	-£5,493,192	-£11,381,048	-£11,574,095	-£11,968,367	-£14,438,849
30% SE @LAR : 70% SO	25%	-£7,590,308	-£13,132,604	-£13,328,403	-£13,722,655	-£16,186,733
30% SE @LAR : 70% SO	30%	-£9,704,578	-£14,905,529	-£15,101,167	-£15,494,465	-£17,952,571
30% SE @LAR : 70% SO	35%	-£11,838,783	-£16,695,659	-£16,891,176	-£17,283,586	-£19,736,148
30% SE @LAR : 70% SO	40%	-£14,019,517	-£18,502,788	-£18,698,218	-£19,089,809	-£21,537,249
30% SE @LAR : 70% SO	45%	-£16,217,039	-£20,326,703	-£20,522,084	-£20,912,922	-£23,355,658
30% SE @LAR : 70% SO	50%	-£18,431,140	-£22,167,198	-£22,362,565	-£22,752,716	-£25,191,161

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

Medium Density Resi and 7,290,sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area	£775 per sq ft

No Units	405
Site Area	1. Ha

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£18,397,990	£11,038,171	£10,843,988	£10,449,918	£7,986,977
30% SE @LAR : 70% SO	5%	£16,219,451	£9,227,622	£9,033,778	£8,640,997	£6,186,117
30% SE @LAR : 70% SO	10%	£14,022,932	£7,399,094	£7,205,552	£6,813,990	£4,366,725
30% SE @LAR : 70% SO	15%	£11,808,639	£5,552,794	£5,359,517	£4,969,102	£2,529,011
30% SE @LAR : 70% SO	20%	£9,576,782	£3,688,927	£3,495,879	£3,106,542	£673,189
30% SE @LAR : 70% SO	25%	£7,327,563	£1,807,699	£1,614,844	£1,226,517	-£1,218,846
30% SE @LAR : 70% SO	30%	£5,061,191	-£92,067	-£287,706	-£681,003	-£3,139,109
30% SE @LAR : 70% SO	35%	£2,777,869	-£2,036,621	-£2,232,138	-£2,624,548	-£5,077,110
30% SE @LAR : 70% SO	40%	£477,807	-£3,998,174	-£4,193,604	-£4,585,195	-£7,032,634
30% SE @LAR : 70% SO	45%	-£1,866,849	-£5,976,513	-£6,171,894	-£6,562,732	-£9,005,468
30% SE @LAR : 70% SO	50%	-£4,235,373	-£7,971,432	-£8,166,798	-£8,556,949	-£10,995,394

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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

Medium Density Resi and 7,290,sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace

Value Area	£800 per sq ft

No Units	405
Site Area	1. Ha

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£22,412,842	£15,076,558	£14,882,375	£14,488,304	£12,025,365
30% SE @LAR : 70% SO	5%	£20,081,119	£13,093,149	£12,899,305	£12,506,525	£10,051,644
30% SE @LAR : 70% SO	10%	£17,715,599	£11,091,762	£10,898,220	£10,506,657	£8,059,392
30% SE @LAR : 70% SO	15%	£15,328,447	£9,072,601	£8,879,324	£8,488,909	£6,048,819
30% SE @LAR : 70% SO	20%	£12,923,729	£7,035,874	£6,842,826	£6,453,490	£4,020,137
30% SE @LAR : 70% SO	25%	£10,501,651	£4,981,786	£4,788,931	£4,400,604	£1,973,558
30% SE @LAR : 70% SO	30%	£8,062,418	£2,910,545	£2,717,846	£2,330,459	-£92,088
30% SE @LAR : 70% SO	35%	£5,606,237	£822,355	£629,777	£243,264	-£2,205,586
30% SE @LAR : 70% SO	40%	£3,133,314	-£1,302,148	-£1,497,578	-£1,889,168	-£4,336,608
30% SE @LAR : 70% SO	45%	£643,855	-£3,455,985	-£3,651,365	-£4,042,203	-£6,484,939
30% SE @LAR : 70% SO	50%	-£1,890,342	-£5,626,401	-£5,821,767	-£6,211,918	-£8,650,363

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£17,252,842	£9,916,558	£9,722,375	£9,328,304	£6,865,365
30% SE @LAR : 70% SO	5%	£14,921,119	£7,933,149	£7,739,305	£7,346,525	£4,891,644
30% SE @LAR : 70% SO	10%	£12,555,599	£5,931,762	£5,738,220	£5,346,657	£2,899,392
30% SE @LAR : 70% SO	15%	£10,168,447	£3,912,601	£3,719,324	£3,328,909	£888,819
30% SE @LAR : 70% SO	20%	£7,763,729	£1,875,874	£1,682,826	£1,293,490	-£1,139,863
30% SE @LAR : 70% SO	25%	£5,341,651	-£178,214	-£371,069	-£759,396	-£3,186,442
30% SE @LAR : 70% SO	30%	£2,902,418	-£2,249,455	-£2,442,154	-£2,829,541	-£5,252,088
30% SE @LAR : 70% SO	35%	£446,237	-£4,337,645	-£4,530,223	-£4,916,736	-£7,365,586
30% SE @LAR : 70% SO	40%	-£2,026,686	-£6,462,148	-£6,657,578	-£7,049,168	-£9,496,608
30% SE @LAR : 70% SO	45%	-£4,516,145	-£8,615,985	-£8,811,365	-£9,202,203	-£11,644,939
30% SE @LAR : 70% SO	50%	-£7,050,342	-£10,786,401	-£10,981,767	-£11,371,918	-£13,810,363

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,132,842	£6,796,558	£6,602,375	£6,208,304	£3,745,365
30% SE @LAR : 70% SO	5%	£11,801,119	£4,813,149	£4,619,305	£4,226,525	£1,771,644
30% SE @LAR : 70% SO	10%	£9,435,599	£2,811,762	£2,618,220	£2,226,657	-£220,608
30% SE @LAR : 70% SO	15%	£7,048,447	£792,601	£599,324	£208,909	-£2,231,181
30% SE @LAR : 70% SO	20%	£4,643,729	-£1,244,126	-£1,437,174	-£1,826,510	-£4,259,863
30% SE @LAR : 70% SO	25%	£2,221,651	-£3,298,214	-£3,491,069	-£3,879,396	-£6,306,442
30% SE @LAR : 70% SO	30%	-£217,582	-£5,369,455	-£5,562,154	-£5,949,541	-£8,372,088
30% SE @LAR : 70% SO	35%	-£2,673,763	-£7,457,645	-£7,650,223	-£8,036,736	-£10,485,586
30% SE @LAR : 70% SO	40%	-£5,146,686	-£9,582,148	-£9,777,578	-£10,169,168	-£12,616,608
30% SE @LAR : 70% SO	45%	-£7,636,145	-£11,735,985	-£11,931,365	-£12,322,203	-£14,764,939
30% SE @LAR : 70% SO	50%	-£10,170,342	-£13,906,401	-£14,101,767	-£14,491,918	-£16,930,363

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£13,532,842	£6,196,558	£6,002,375	£5,608,304	£3,145,365
30% SE @LAR : 70% SO	5%	£11,201,119	£4,213,149	£4,019,305	£3,626,525	£1,171,644
30% SE @LAR : 70% SO	10%	£8,835,599	£2,211,762	£2,018,220	£1,626,657	-£820,608
30% SE @LAR : 70% SO	15%	£6,448,447	£192,601	-£676	-£391,091	-£2,831,181
30% SE @LAR : 70% SO	20%	£4,043,729	-£1,844,126	-£2,037,174	-£2,426,510	-£4,859,863
30% SE @LAR : 70% SO	25%	£1,621,651	-£3,898,214	-£4,091,069	-£4,479,396	-£6,906,442
30% SE @LAR : 70% SO	30%	-£817,582	-£5,969,455	-£6,162,154	-£6,549,541	-£8,972,088
30% SE @LAR : 70% SO	35%	-£3,273,763	-£8,057,645	-£8,250,223	-£8,636,736	-£11,085,586
30% SE @LAR : 70% SO	40%	-£5,746,686	-£10,182,148	-£10,377,578	-£10,769,168	-£13,216,608
30% SE @LAR : 70% SO	45%	-£8,236,145	-£12,335,985	-£12,531,365	-£12,922,203	-£15,364,939
30% SE @LAR : 70% SO	50%	-£10,770,342	-£14,506,401	-£14,701,767	-£15,091,918	-£17,530,363

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£10,772,842	£3,436,558	£3,242,375	£2,848,304	£385,365
30% SE @LAR : 70% SO	5%	£8,441,119	£1,453,149	£1,259,305	£866,525	-£1,588,356
30% SE @LAR : 70% SO	10%	£6,075,599	-£548,238	-£741,780	-£1,133,343	-£3,580,608
30% SE @LAR : 70% SO	15%	£3,688,447	-£2,567,399	-£2,760,676	-£3,151,091	-£5,591,181
30% SE @LAR : 70% SO	20%	£1,283,729	-£4,604,126	-£4,797,174	-£5,186,510	-£7,619,863
30% SE @LAR : 70% SO	25%	-£1,138,349	-£6,658,214	-£6,851,069	-£7,239,396	-£9,666,442
30% SE @LAR : 70% SO	30%	-£3,577,582	-£8,729,455	-£8,922,154	-£9,309,541	-£11,732,088
30% SE @LAR : 70% SO	35%	-£6,033,763	-£10,817,645	-£11,010,223	-£11,396,736	-£13,845,586
30% SE @LAR : 70% SO	40%	-£8,506,686	-£12,942,148	-£13,137,578	-£13,529,168	-£15,976,608
30% SE @LAR : 70% SO	45%	-£10,996,145	-£15,095,985	-£15,291,365	-£15,682,203	-£18,124,939
30% SE @LAR : 70% SO	50%	-£13,530,342	-£17,266,401	-£17,461,767	-£17,851,918	-£20,290,363

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

Medium Density Resi and 7,290,sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace		Value Area	£825 per sq ft

No Units	405	Sales value inflation	0%
Site Area	1. Ha	Build cost inflation	0%
		Affordable Housing Tenure	SR @ LAR and SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£26,400,274	£19,114,945	£18,920,761	£18,526,691	£16,063,752
30% SE @LAR : 70% SO	5%	£23,890,114	£16,950,872	£16,757,027	£16,364,247	£13,909,367
30% SE @LAR : 70% SO	10%	£21,362,247	£14,768,820	£14,575,278	£14,183,716	£11,736,449
30% SE @LAR : 70% SO	15%	£18,816,877	£12,568,995	£12,375,719	£11,985,304	£9,545,212
30% SE @LAR : 70% SO	20%	£16,239,459	£10,351,603	£10,158,556	£9,769,219	£7,335,866
30% SE @LAR : 70% SO	25%	£13,636,716	£8,116,851	£7,923,996	£7,535,689	£5,108,624
30% SE @LAR : 70% SO	30%	£11,016,819	£5,864,945	£5,672,246	£5,284,860	£2,863,697
30% SE @LAR : 70% SO	35%	£8,379,973	£3,596,090	£3,403,512	£3,017,000	£601,298
30% SE @LAR : 70% SO	40%	£5,726,386	£1,310,495	£1,118,001	£732,296	-£1,703,971
30% SE @LAR : 70% SO	45%	£3,056,263	-£1,006,769	-£1,202,149	-£1,592,987	-£4,035,723
30% SE @LAR : 70% SO	50%	£369,810	-£3,360,606	-£3,555,971	-£3,946,123	-£6,384,567

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£21,240,274	£13,954,945	£13,760,761	£13,366,691	£10,903,752
30% SE @LAR : 70% SO	5%	£18,730,114	£11,790,872	£11,597,027	£11,204,247	£8,749,367
30% SE @LAR : 70% SO	10%	£16,202,247	£9,608,820	£9,415,278	£9,023,716	£6,576,449
30% SE @LAR : 70% SO	15%	£13,656,877	£7,408,995	£7,215,719	£6,825,304	£4,385,212
30% SE @LAR : 70% SO	20%	£11,079,459	£5,191,603	£4,998,556	£4,609,219	£2,175,866
30% SE @LAR : 70% SO	25%	£8,476,716	£2,956,851	£2,763,996	£2,375,669	-£51,376
30% SE @LAR : 70% SO	30%	£5,856,819	£704,945	£512,246	£124,860	-£2,296,303
30% SE @LAR : 70% SO	35%	£3,219,973	-£1,563,910	-£1,756,488	-£2,143,000	-£4,558,702
30% SE @LAR : 70% SO	40%	£566,386	-£3,849,505	-£4,041,999	-£4,427,704	-£6,863,971
30% SE @LAR : 70% SO	45%	-£2,103,737	-£6,166,769	-£6,362,149	-£6,752,987	-£9,195,723
30% SE @LAR : 70% SO	50%	-£4,790,190	-£8,520,606	-£8,715,971	-£9,106,123	-£11,544,567

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£18,120,274	£10,834,945	£10,640,761	£10,246,691	£7,783,752
30% SE @LAR : 70% SO	5%	£15,610,114	£8,670,872	£8,477,027	£8,084,247	£5,629,367
30% SE @LAR : 70% SO	10%	£13,082,247	£6,488,820	£6,295,278	£5,903,716	£3,456,449
30% SE @LAR : 70% SO	15%	£10,536,877	£4,288,995	£4,095,719	£3,705,304	£1,265,212
30% SE @LAR : 70% SO	20%	£7,959,459	£2,071,603	£1,878,556	£1,489,219	-£944,134
30% SE @LAR : 70% SO	25%	£5,356,716	-£163,149	-£356,004	-£744,331	-£3,171,376
30% SE @LAR : 70% SO	30%	£2,736,819	-£2,415,055	-£2,607,754	-£2,995,140	-£5,416,303
30% SE @LAR : 70% SO	35%	£99,973	-£4,683,910	-£4,876,488	-£5,263,000	-£7,678,702
30% SE @LAR : 70% SO	40%	-£2,553,614	-£6,969,505	-£7,161,999	-£7,547,704	-£9,983,971
30% SE @LAR : 70% SO	45%	-£5,223,737	-£9,286,769	-£9,482,149	-£9,872,987	-£12,315,723
30% SE @LAR : 70% SO	50%	-£7,910,190	-£11,640,606	-£11,835,971	-£12,226,123	-£14,664,567

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£17,520,274	£10,234,945	£10,040,761	£9,646,691	£7,183,752
30% SE @LAR : 70% SO	5%	£15,010,114	£8,070,872	£7,877,027	£7,484,247	£5,029,367
30% SE @LAR : 70% SO	10%	£12,482,247	£5,888,820	£5,695,278	£5,303,716	£2,856,449
30% SE @LAR : 70% SO	15%	£9,936,877	£3,688,995	£3,495,719	£3,105,304	£665,212
30% SE @LAR : 70% SO	20%	£7,359,459	£1,471,603	£1,278,556	£889,219	-£1,544,134
30% SE @LAR : 70% SO	25%	£4,756,716	-£763,149	-£956,004	-£1,344,331	-£3,771,376
30% SE @LAR : 70% SO	30%	£2,136,819	-£3,015,055	-£3,207,754	-£3,595,140	-£6,016,303
30% SE @LAR : 70% SO	35%	-£500,027	-£5,283,910	-£5,476,488	-£5,863,000	-£8,278,702
30% SE @LAR : 70% SO	40%	-£3,153,614	-£7,569,505	-£7,761,999	-£8,147,704	-£10,583,971
30% SE @LAR : 70% SO	45%	-£5,823,737	-£9,886,769	-£10,082,149	-£10,472,987	-£12,915,723
30% SE @LAR : 70% SO	50%	-£8,510,190	-£12,240,606	-£12,435,971	-£12,826,123	-£15,264,567

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£14,760,274	£7,474,945	£7,280,761	£6,886,691	£4,423,752
30% SE @LAR : 70% SO	5%	£12,250,114	£5,310,872	£5,117,027	£4,724,247	£2,269,367
30% SE @LAR : 70% SO	10%	£9,722,247	£3,128,820	£2,935,278	£2,543,716	£96,449
30% SE @LAR : 70% SO	15%	£7,176,877	£928,995	£735,719	£345,304	-£2,094,788
30% SE @LAR : 70% SO	20%	£4,599,459	-£1,288,397	-£1,481,444	-£1,870,781	-£4,304,134
30% SE @LAR : 70% SO	25%	£1,996,716	-£3,523,149	-£3,716,004	-£4,104,331	-£6,531,376
30% SE @LAR : 70% SO	30%	-£623,181	-£5,775,055	-£5,967,754	-£6,355,140	-£8,776,303
30% SE @LAR : 70% SO	35%	-£3,260,027	-£8,043,910	-£8,236,488	-£8,623,000	-£11,038,702
30% SE @LAR : 70% SO	40%	-£5,913,614	-£10,329,505	-£10,521,999	-£10,907,704	-£13,343,971
30% SE @LAR : 70% SO	45%	-£8,583,737	-£12,646,769	-£12,842,149	-£13,232,987	-£15,675,723
30% SE @LAR : 70% SO	50%	-£11,270,190	-£15,000,606	-£15,195,971	-£15,586,123	-£18,024,567

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

Medium Density Resi and 7,290,sq m B1 space and 1,823 sq m retail 10% affordable B1 workspace	

Value Area	**£850 per sq ft**

No Units	**405**
Site Area	**1. Ha**

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

Residual land values:

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£30,387,704	£23,138,496	£22,947,231	£22,559,082	£20,102,138
30% SE @LAR : 70% SO	5%	£27,698,618	£20,808,097	£20,614,252	£20,221,472	£17,766,591
30% SE @LAR : 70% SO	10%	£24,991,824	£18,444,881	£18,251,339	£17,859,777	£15,412,512
30% SE @LAR : 70% SO	15%	£22,267,528	£16,063,894	£15,870,618	£15,480,203	£13,040,112
30% SE @LAR : 70% SO	20%	£19,525,930	£13,665,340	£13,472,292	£13,082,956	£10,649,603
30% SE @LAR : 70% SO	25%	£16,767,235	£11,249,425	£11,056,570	£10,668,243	£8,241,198
30% SE @LAR : 70% SO	30%	£13,968,230	£8,816,357	£8,623,658	£8,236,271	£5,815,109
30% SE @LAR : 70% SO	35%	£11,150,221	£6,366,339	£6,173,761	£5,787,248	£3,371,546
30% SE @LAR : 70% SO	40%	£8,315,472	£3,899,580	£3,707,087	£3,321,382	£910,724
30% SE @LAR : 70% SO	45%	£5,464,186	£1,416,286	£1,223,842	£838,878	-£1,591,058
30% SE @LAR : 70% SO	50%	£2,596,572	-£1,099,868	-£1,295,234	-£1,685,385	-£4,123,830

Residual Land values compared to benchmark land values
Benchmark land value 1 - Open Storage **£5,160,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 2- Secondary industrial (low) **£8,280,000**

Tenure	% AH	Base costs	Base Costs & Planning Contributions	Base Costs, Planning Contributions & 10% Wheelchair	Base Costs, Planning Contributions, 10% WC &SUDs + Attenuation	Base Costs, Planning Contributions, 10% WC,SUDs + Atten & CO2
30% SE @LAR : 70% SO	0%	£22,107,704	£14,858,496	£14,667,231	£14,279,082	£11,822,138
30% SE @LAR : 70% SO	5%	£19,418,618	£12,528,097	£12,334,252	£11,941,472	£9,486,591
30% SE @LAR : 70% SO	10%	£16,711,824	£10,164,881	£9,971,339	£9,579,777	£7,132,512
30% SE @LAR : 70% SO	15%	£13,987,528	£7,783,894	£7,590,618	£7,200,203	£4,760,112
30% SE @LAR : 70% SO	20%	£11,245,930	£5,385,340	£5,192,292	£4,802,956	£2,369,603
30% SE @LAR : 70% SO	25%	£8,487,235	£2,969,425	£2,776,570	£2,388,243	-£38,802
30% SE @LAR : 70% SO	30%	£5,688,230	£536,357	£343,658	-£43,729	-£2,464,891
30% SE @LAR : 70% SO	35%	£2,870,221	-£1,913,661	-£2,106,239	-£2,492,752	-£4,908,454
30% SE @LAR : 70% SO	40%	£35,472	-£4,390,420	-£4,572,913	-£4,958,618	-£7,369,276
30% SE @LAR : 70% SO	45%	-£2,815,814	-£6,863,714	-£7,056,158	-£7,441,122	-£9,871,058
30% SE @LAR : 70% SO	50%	-£5,683,428	-£9,379,868	-£9,575,234	-£9,965,385	-£12,403,830

Residual Land values compared to benchmark land values
Benchmark land value 3 - Secondary industrial (medium) **£8,880,000**

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

Residual Land values compared to benchmark land values
Benchmark land value 4 - Secondary office and industrial (high) **£11,640,000**

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

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