



London Borough of Waltham Forest Part 1 Local Plan 2020-2025 [LP1] Viability Study



Prepared for
London Borough of Waltham Forest

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1 Executive Summary

- 1.1 This report tests the ability of developments in the London Borough of Waltham Forest ('LBWF') to accommodate emerging policies in Waltham Forest's Part 1 Draft Local Plan [LP1] 2020-2035 ('LP1') alongside prevailing rates of Community Infrastructure Levy ('CIL') in Waltham Forest Council's (the 'Council's') adopted Charging Schedule (subject to indexation). It seeks to provide information on the viability impacts of emerging plan policies and CIL rates on different types of development across the borough and in relation to specific sites.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the life of the new LP1. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG¹.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5  housing and commercial property markets are inherently cyclical and the Council is testing the viability of its emerging policies at a time when commercial markets such as industrial and logistics have experienced a period of growth whilst other market such as retail have contracted as a result of the coronavirus pandemic lockdowns. Residential markets have faced a period of stagnation and strong recovery. Forecasts for future house price growth published in March 2021 following the Prime Minister's announcement of the roadmap out of the third national lockdown on 22 February and the Chancellor's March 2021 budget and continued low interest rates reflected a more optimistic outlook than those published in 2020. In particular, house price growth was revised up from 0% to 2.5%-4% for London in 2021 and a return to stronger growth in 2022 and thereafter an easing of house price growth. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. We have also run a 'downside' sensitivity analysis which assumes a fall in prices in 2021 followed by slower growth in the subsequent years. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 These sensitivity analyses are indicative only, but are intended to assist the Council in understanding the impact changes to values may have on the viability of its emerging housing policies. These analyses underline the need for flexible application of housing policy requirements, which is already built into the emerging Plan. We would also highlight that some sites may require more detailed viability analysis when they come forward through the development management process due to

¹ PPG Paragraph: 006 Reference ID: 10-006-20190509, "It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan."

specific site circumstances that cannot be reflected in an area wide assessment².

Key findings and recommendations

1.7 The key findings of the study are as follows:

- **Some development typologies were unviable due to market factors** (such as high density schemes, which incur higher build costs, located in lower value areas and against higher existing use values), rather than the impact of the Council's policy requirements and standards. **These schemes will not come forward until changes in site specific market conditions and their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated on other schemes.**
- **Cumulative impact of policies:** Our testing has identified that the **LBWF's most significant policy requirement is the delivery of affordable housing.** Other policy requirements for residential development including contributions towards infrastructure through CIL and S106, wheelchair accessibility, carbon reduction and SANGS have a modest impact on scheme viability, being typically less than the equivalent of 5% affordable housing in a scheme. There are instances when such policies are shown to have an impact but, we consider that the **LBWF's holistic approach to assessing schemes on a site by site basis will assist in balancing all the policy asks on developments.**

This position is not unique to LBWF and the Council's flexible application of its affordable housing and other policy requirements will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need to incentivise landowners and developers to bring forward land for development, as required by the NPPF and PPG. Maintaining this approach will ensure that such policies do not undermine the deliverability of the plan (as required by Para 34 of the NPPF) to ensure that sites are, as far as possible, able to be developed viably and thus facilitate the growth envisaged by the Council's plans throughout the economic cycle without jeopardising the delivery of the LP1.

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with the requirements of emerging LP1 Policy 13 (a minimum of 35% affordable housing or 50% on public land and certain industrial sites). There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values (which vary across the Borough, with the highest values in the south and the lowest in the north); scheme composition; and benchmark land value. **The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the target in the emerging policy be retained and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so.**

Policy 14 confirms the tenure mix of affordable housing that will be sought. Tenure can have a bearing on viability and in this regard we have tested the Council's preferred tenure split of 70% Low cost affordable rent and 30% intermediate housing products (as 70% SR, 15% LAR and 15% SO). We have also undertaken sensitivity testing of the impact on viability of delivering LAR in place of SR units. This has identified that this change results in a circa 5% or less shift in affordable housing and therefore will have a minimal impact on the delivery of developments.

- **Build To Rent ('BtR') / Private Rented Sector ('PRS')**: We have tested BtR schemes' viability assuming that the affordable housing is provided as 70% SR and 30% LLR, which is in line with the requirements of the London Plan. As with standard build for sale residential schemes, the results of our appraisals testing BtR/PRS identify that there is no uniform percentage at which

² The NPPF identifies at para 57 that "It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage". This is reiterated in the PPG (para 007 Reference ID: 10-007-20190509) which provides further detail on this including an illustrative list of circumstances where viability should be assessed in decision making.

most schemes can be regarded as viable. We therefore consider that LBWF's policy approach, which seeks to maximise the delivery of affordable housing through adopting the Threshold approach as set out in the London Plan, whilst allowing for the viability assessment of individual schemes that are unable to meet the target affordable housing levels and tenures, is reasonable. This approach will ensure that schemes are delivered during the lifetime of the plan whilst providing the maximum viable quantum of affordable housing.

- **Delivering new employment floorspace:** The Council is seeking to encourage and deliver new employment floorspace to enhance economic growth in the Borough. The results of our testing have identified that while the delivery of purely commercial sites is challenging, there is potential for the viable delivery of such schemes where the development is delivered more intensively in multi-storey buildings. This is still a relatively new model of development in London and the UK, however there are a number of schemes being explored and pursued given the increase in industrial and warehousing values and strong demand for such space.

We have also considered the viability of employment uses where they form part of a wider mixed use development, benefitting from cross-subsidy from residential uses. This testing has identified that the cross-subsidy provided by residential uses can assist in the viable delivery of new employment floorspace. However, where residential is being used to cross-subsidise employment floorspace, and the delivery of affordable workspace, the level of affordable housing may need to be reduced to avoid a 'double-call' on the value generated by the private housing component. This may cause some issues with the Mayoral policy approach of seeking 50% affordable housing on sites in industrial use. However, this Mayoral policy can be flexed through the 'viability tested' route.

- **Affordable workspace:** the results of our testing identify that the inclusion of affordable workspace can be accommodated in schemes, with a nominal impact on viability. This impact is shown to be less than 5% affordable housing on one of the schemes tested and between 5% and 15% affordable housing. We consider that the Council's proposals to deliver affordable workspace under Policy 33, is feasible and will not have a significant impact on the viability of schemes. We endorse the Council's flexible approach to the application of this policy with respect to the level of discount from market rents and quantum of floorspace sought as this is best determined on a case by case basis. Notwithstanding this, should the Council wish to consider setting a minimum rate of floorspace provided as affordable workspace, that it considers basing this on an allowance of 10% floorspace subject to viability.
- **Student accommodation:** As part of this assessment we have also considered the viability of student accommodation schemes in LBWF and their ability to deliver 'affordable student accommodation' as required by Policy 13 in line with the London Plan 2021. Our testing has identified that such developments are viable, and can support the delivery of up to 35% and 50% affordable student accommodation. The Council's policy adopts the London Plan's threshold approach, which allows for flexibility to account for any site specific issues that may arise.
- **Older persons' accommodation:** Policy 18 requires the delivery of affordable housing from such schemes in accordance with Policy 11 in the London Plan. The results of our appraisals testing older persons' accommodation demonstrate that the viability of retirement/sheltered housing and particularly Extra Care schemes in the Borough is challenging, except where schemes achieve higher sales values and come forward on sites with lower existing use values. In light of this we endorse the Council's flexible approach to determining such schemes as they have adopted the London Plan's threshold approach. This allows for the consideration of viability when determining such schemes, and this flexibility will ensure that such development continues to come forward over the life of the plan and will deliver the maximum reasonable amount of affordable accommodation.

2 Introduction

- 2.1 The LBWF has commissioned this study to consider the ability of developments to accommodate emerging LP1 policies alongside other Local Plan policies (including London Plan policies) and prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that the Council expects to come forward over the plan period to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies which are informed by scheme submitted for planning and the Council's future housing supply, with particular reference to the ability of those schemes to meet the Council's emerging affordable housing targets. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 The study will form part of the Council's evidence base for its emerging Local Plan in a form that meets the requirements set out within the NPPF, PPG and CIL regulations. **The key underlying principle is that planning authorities should use evidence to strike an appropriate balance between the desirability and need for policy requirements and the potential impact upon the economic viability of development across their area.**
- 2.4 **As an area wide study this assessment makes overall judgements as to viability of development within the LBWF and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken.** The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. **The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.**
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance³, 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."* This position is also reflected in the NPPF, which indicates at para 57 that *"where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage"*. This is reiterated in the PPG (para 007 Reference ID: 10-007-20190509) which provides further detail on this including an illustrative list of circumstances where viability should be assessed in decision-making.

Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. Between January 2010 and January 2015 the UK national average house price grew 17.50% (Land Registry House Price Index).
- 2.7 The June 2016 referendum on the UK's membership of the EU resulted in a narrow decision in favour of exit. Initially, the economic impact of the vote, was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound Sterling

³ Although this document was published prior to the NPPF and PPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the PPG.

continued to remain below its pre-June 2016 levels the FTSE recovered and reported all-time highs. Despite this, since June 2016 the UK has been in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However, the UK economy sustained momentum following the result of the UK's June 2016 referendum, and the performance of the UK housing market surprised many following 2016.

- 2.8 In March 2017 (the point at which Article 50 was triggered), the Sterling Exchange Rate Index ("ERI") was 10.5% lower compared with the end of March 2016. As reported in December 2020, the ERI was 25.8% lower than the January 2007 peak. This is a key consideration in the property market as the cheaper pound has made UK property relatively less expensive in comparison to alternative investments and resulted in increased interest from a higher volume of foreign investors.
- 2.9 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the EU Withdrawal Bill in the House of Commons and subsequent exit from the EU in January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground, agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively. However, market conditions were still tempered by heightened uncertainty relating to post EU exit trade and related arrangements prior to an agreed deal. A deal was agreed between the UK and EU negotiators on 24 December 2020 and has since been ratified by both sides. The trade agreement has eased the uncertainty surrounding the economic and political future relationship between the United Kingdom and the EU. However, the first few months of 2021 saw a significant fall in UK exports, largely as a result of an increased administrative burden for exporters and reduced demand from EU countries. Imports from EU countries have not fallen to the same extent, resulting in a worsening of the UK's balance of trade.
- 2.10 A number of the leading residential property consultancy companies including; BNP Paribas Real Estate ("BNPPRE"), JLL, Knight Frank and Savills agreed that uncertainty regarding the outcome of the UK's exit from the EU weighed on buyer sentiment through 2019. This was eased somewhat by the result of the 2019 General Election. Knight Frank's UK Residential Market Forecast 2020-2024 identified that in the short-term, the removal of some of the uncertainty as result of the general election would *"pave the way for the release of some of the pent-up demand that has built in recent years, though the extent to which this translates into transactions will depend on the size of the pricing expectation gap between buyers and sellers"*.
- 2.11 The positive start to 2020 economically was curtailed by the outbreak of COVID-19, a global pandemic as declared by the World Health Organisation in March 2020. The virus is impacting global financial markets, with the outlook continuing to be unclear. The FTSE 100 fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall of the FTSE 100 since the 2008 financial crisis. The Bank of England ("BoE") responded to the economic impact of the COVID-19 by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the economic hardship caused by COVID-19.
- 2.12 In response to the challenges posed by the COVID-19 outbreak, The Royal Institution of Chartered Surveyors ("RICS") recommended that all forthcoming RICS independent valuations should, at the valuer's discretion, include a statement to material valuation uncertainty in response to the COVID-19 outbreak. However, in September 2020 the RICS removed this mandate. The economic shock caused by COVID-19 and valuation uncertainty led to a number of open-funded funds to suspend trading and gate their funds in order to protect existing investors. Corporations that suspended trading or gated their funds include Blackrock, Schroders, Royal London, Legal & General, Columbia Threadneedle, BMO, Aberdeen, Aviva Investors, Kames Capital and Janus Henderson.

- 2.13 The UK Government introduced a series of restrictive and economically disruptive measures to slow the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. On 19 March 2020, the BoE again lowered the base rate to a historic low of 0.1%. The BoE also committed to increasing its holdings of UK Government and corporate bonds by an additional £200bn to stave off the economic impact of the spread of COVID-19. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. Since the commencement of the UK Government restrictions and financial support in March 2020, a number of packages and policy initiatives have been introduced to both attempt to curb the virus spread and sustain economic activity where possible. The production and subsequent approval of multiple vaccines has increased confidence that the virus within the UK; however this relies on the continued success of the vaccination programme that commenced in December 2020; as well as the continued supply and availability of vaccines. The UK published the roadmap of the easing of restrictions from the third national lockdown on 22 February 2021 that will lead to increased economic activity and the return to relative normality. So far this has followed the course identified by the Government and Capital Economics identified in a report published on 19 April 2021 that early evidence is encouraging that the reopening of non-essential retailers and outdoor drinking/dining venues on 12 April 2021 marked the start of a rapid rebound in economic activity.
- 2.14 The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses. As part of the March 2021 budget, the furlough scheme was extended to September 2021. This is a later date than the final step of the roadmap, which would provide some additional protection against any delays to the reopening of the economy or offer some transitional support as businesses scale back up. Additional measures announced in the March 2021 budget include widening access to grants to include 600,000 more self-employed people and additional funding for vaccine distribution. Importantly for the housing market, the Stamp Duty holiday was extended in England until the end of June 2021 tapering until September 2021.
- 2.15 The BoE summarise the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate *"The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary"*. The BoE stated in June 2020 that *"UK GDP contracted by around 20% in April, following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently"*. More recently The BoE maintained the 0.1% base rate in their February 2021 Monetary Policy Report stating that *"Covid continues to hit spending, incomes and jobs in the UK. It has put a big strain on UK businesses' cash flow, and is threatening the livelihoods of many people... Vaccines should help the UK economy recover rapidly later this year. As more people are vaccinated, restrictions to control the spread of the virus may be lifted. People may also become more confident about spending"*.
- 2.16 The International Monetary Fund ("IMF") produced a similar forecast for the UK economy in their January 2021 Global Economic Outlook. The IMF stated that the UK economy shrank by -10% in 2020. The IMF has forecast a return to positive economic growth in 2021 at rate of 4.5%. Furthermore, the IMF predict the global economy will grow by 5.5% in 2021 and at a rate of 4.2% in 2022. The IMF have stated *"Although recent vaccine approvals have raised hopes of a turnaround in the pandemic later this year, renewed waves and new variants of the virus pose concerns for the outlook. Amid exceptional uncertainty, the global economy is projected to grow 5.5 percent in 2021 and 4.2 percent in 2022. The 2021 forecast is revised up 0.3 percentage point relative to the previous forecast, reflecting expectations of a vaccine-powered strengthening of activity later in the year and additional policy support in a few large economies"*.
- 2.17 Despite the significant economic headwinds facing the UK, the housing market has outperformed expectations. In 2020, house prices grew by 7.96%. Halifax's Managing Director, Russell Galley states in the Halifax March 2021 House Price Index Report that, *"Following a relatively subdued start to the year, the housing market enjoyed something of a resurgence during March, with prices up by just over 1% compared to February. This rise – the first since November last year – means the average property is now worth £254,606, a new record high. Russell Galley goes onto state that 'few could have predicted quite how well the housing market would ride out the impact of the pandemic'"*.

- 2.18 Nationwide's Chief Economist, Robert Gardener, commented the following in Nationwide's March 2021 House Price Index Report *"Annual house price growth slowed to 5.7% in March, from 6.9% in February. Prices fell by 0.2% month-on-month, after taking account of seasonal effects, following a 0.7% rise in February"*. Robert Gardener goes on to analyse the underlying factors to this house price increase by stating *"the wider economy and the labour market has performed better than expected in recent months, the slowdown in March probably reflects a softening of demand ahead of the original end of the stamp duty holiday before the Chancellor announced the extension in the Budget"*. Both Nationwide and Halifax have acknowledged there has been house price growth above expectations in 2020, however both publications cast doubts on the longevity of the house price growth. Nationwide reported, *"The longer-term outlook remains highly uncertain. It may be that the recovery continues to gather momentum and that shifts in housing demand resulting from the pandemic continue to lift the market. However, if the labour market weakens towards the end of the year as policy support is withdrawn, as most analysts expect, then activity is likely to slow nearer the end of 2021, perhaps sharply"* (Nationwide March 2021 House Price Index).
- 2.19 Savills have stated within their March 2021 Residential Housing Update article that the housing market is performing above expectations *"Despite the economy contracting by -10%, house prices rose by 7.3% over the year [2020]"*. Savills also forecast that they expect house prices to increase into next year, however they remark that *"2021 will be a complex year, with competing forces having different impacts on the housing market over the course of the year. But government support, the easing of social distancing restrictions, and low interest rates underpin our forecast for 4.0% price growth"*.
- 2.20 In the longer term, the UK property market is expected to return to pre COVID-19 levels once the restrictive measures are removed and the virus subsides, though economic headwinds may still remain, as reported in BNPPRE's COVID-19 Report, *"The lifting of the lockdowns will, mechanistically, trigger a rebound in activity but additional stimulus will probably be needed to maintain the momentum"*.
- 2.21 Molior's April 2021 Quarterly Analysis indicates that the housing market is performing well but developers are wary of the recovery stalling due to the potential reoccurring Covid-19 restrictions and underlying fundamentals that still remain within the housing market, *"a timetable for the easing of restrictions, twinned with excellent data from the vaccination programme, paved the way for renewed confidence in during March. That said, enthusiasm from both buyers and developers is tempered by the experiences of the last winter, as well as the realisation that pre-COVID challenges have not gone away"* (Molior Quarterly Analysis April 2021).
- 2.22 Stamp duty changes introduced in December 2014 for residential property purchases continue to impact the housing market. The changes benefit first time buyers, who predominantly purchase lower priced properties, as an overall percentage on purchase price was replaced in favour of percentile charge tiers similar to income tax. As first noted in BNP Paribas Real Estate's Q2 2017 Housing Market Report, *"the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder."* The March 2020 Budget announced that a 2% surcharge in stamp duty would apply to foreign buyers of UK property from April 2021. Additionally, in response to the COVID-19 pandemic the UK Treasury announced that stamp duty would be suspended on all purchases below £500,000, and higher value properties will only be taxed on the value above that amount. The reduction has been extended until 30 June 2021. This measure has increased transactions volumes as buyers look to take advantage of the stamp duty saving and therefore fuelling additional demand.
- 2.23 In the March 2021 budget, the Chancellor announced a Government-backed mortgage scheme that that will help both first time buyers and current home owners to secure a mortgage with just a 5% deposit to buy a house of up to £600,000 available to lenders from 19 April 2021. The scheme is now available from lenders on high streets across the country, with Lloyds, Santander, Barclays, HSBC and NatWest and from Virgin Money in May 2021.

- 2.24 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2022 - 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels.
- 2.25 Residential market forecasts issued by the main real estate consultancies indicate that there will be growth in sales values in mainstream London markets, as summarised in Table 2.25.1.

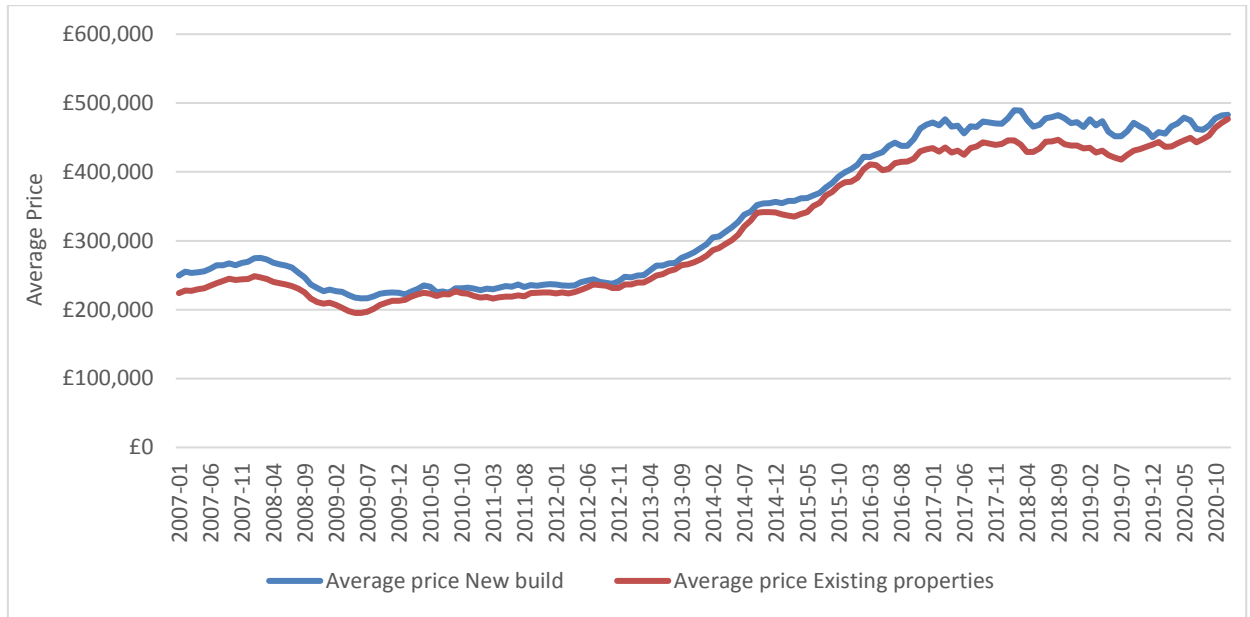
Table 2.25.1: Residential forecasts: London

Agent	2021	2022	2023	2024	2025	5 years to 2024
Savills (March 2021)	+2.5%	+4.5%	+2.0%	+2.5%	+1.0%	+12.6%
Knight Frank (March 2021)	+4.0%	+4.0%	+3.0%	+3.0%	+3.0%	+18.0%
JLL (Nov 2020)	0.0%	+2.5%	5.0%	6.5%	5.0%	+20.35%

Local Housing Market Context

- 2.26 House prices in Waltham Forest have followed recent national trends, with values falling in 2008 to 2009. Market prices then recovered strongly and exceeded the previous peak of the market prices in May 2014. Growth in Waltham Forest then continued bar a plateau in prices between and continued to grow strongly until November 2014 to March 2015. From April 2016 the market slowed and values started to grow again but at a more modest rate, however the market become more volatile given the uncertainties of the UK's departure from the EU, (see Figure 2.26.1). Sales volumes in the area fell below historic levels in 2009 and have not returned to the levels achieved during the period leading up to 2007.
- 2.27 We have also considered the impact of the Coronavirus pandemic and associated lockdown measures on residential markets by reference to the Land Registry House Price Index from March 2020 onwards. In March 2020, average house prices in the Waltham Forest were £436,727, after having fallen back from a peak value of £443,997 in January 2020 (see Figure 2.26.1). There is a lag of around 3 months in Land Registry data between completion of a sale and the inclusion of the sale in the House Price Index. Values were on an upward trajectory from the beginning of 2020 and this continued to June 2020, likely reflecting sales agreed prior to the commencement of lockdown measures introduced in March 2020. Average prices then recovered steeply between October and November, reaching a new all-time high of £474,887, which is 6.96% higher than the average in January 2020.

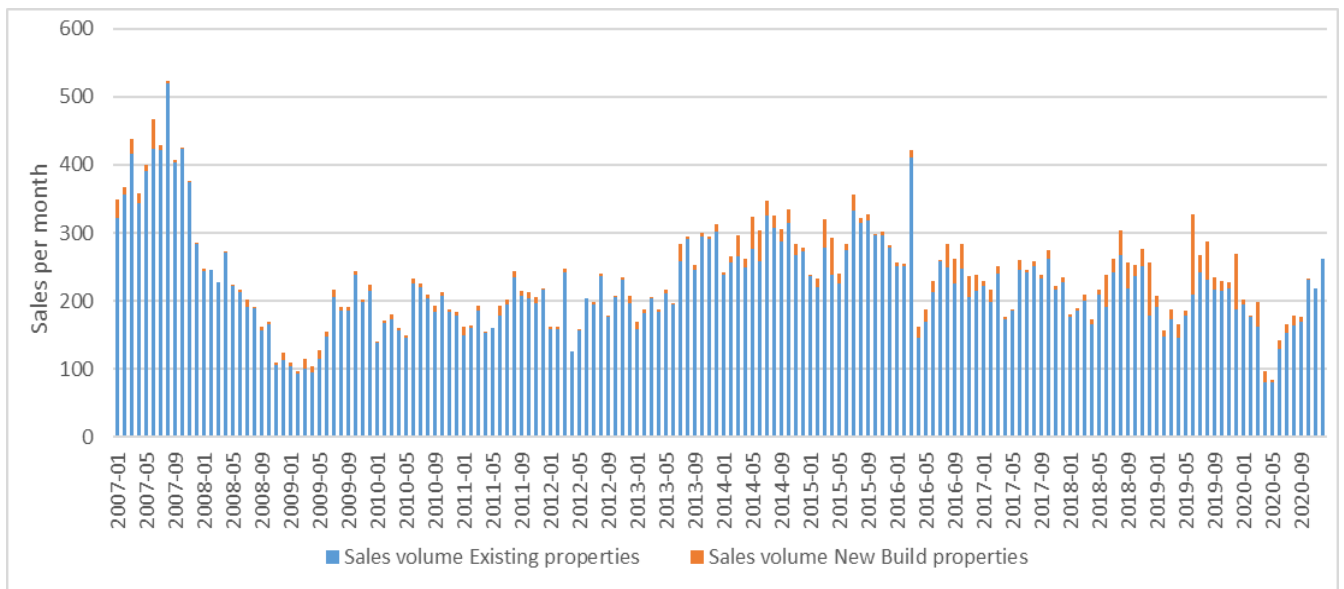
Figure 2.26.1: Average house prices in LB Waltham Forest



Source: Land Registry

2.28 Sales volumes in the period from April to June 2020 are lower than in many of the months from the beginning of 2019, which is to be expected given the restrictions on housing market activity in the first lockdown. However, volumes have increased from their lowest level in May 2020 (see Figure 2.28.1).

Figure 2.28.1: Sales volumes in London Borough of Waltham Forest (sales per month)



Source: Land Registry

Private Rented Sector / Build to Rent market context

- 2.29 The proportion of households privately renting in the UK is forecast to increase from under 10% in 1991 to circa 22% by 2023, largely as a result of affordability issues for households who would have preferred to owner occupy. Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.
- 2.30 The perceived softening of the housing for sale market has prompted developers to seek bulk sales to BtR operators, with significant flows of investment capital into the sector. Investment yields have remained stable in London at 3% to 4%. The BtR sector has been attracting growing levels of interest from institutional investors. Investment in the sector has increased from circa £1 billion in 2015 to an expected £4.02 billion in 2020⁴, which exceeds 2018's record investment of £3.7 billion despite the potential impact of the coronavirus.
- 2.31 Notwithstanding this, BtR housing as an asset class is still emerging and valuing portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.32 The BtR market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the BtR units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.33 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. BtR units typically transact at discounts of circa 20% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.34 On larger developments, BtR can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework ('NPPF')

- 2.35 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.36 Paragraph 34 of the NPPF states that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*.
- 2.37 Paragraph 57 of the NPPF suggests that *"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a*

⁴ 'Multihousing 2020' – Homeviews and Knight Frank

matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”.

- 2.38 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it difficult to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council's emerging Policy 13: Delivering Genuinely Affordable Housing seeks to achieve the delivery of 50% of all new homes to be genuinely affordable housing by requiring all development involving the addition of 10 or more units to deliver affordable housing and adopts the London Plan 2021 Policy H5 threshold approach to viability. Policy 13 requires a minimum of 35% affordable housing (50% on public land and industrial land appropriate for residential use) but is applied 'subject to viability' having regards to site-specific circumstances. This enables schemes that cannot provide as much as 35% affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.39 Prior to the publication of the updated NPPF, the meaning of a “*competitive return*” to landowners had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group concluded that the existing use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return should be determined by market value, although there was no consensus around this view. The revised NPPF removes the requirement for “*competitive returns*” and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.40 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.41 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.42 The CIL regulations state that in setting a charge, local authorities must strike “an appropriate balance” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).

- 2.43 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.44 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.45 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.46 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.47 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.48 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.49 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government *"continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area."* The White Paper summarised the main finding of the CIL review to be that *"the current system is not as fast, simple, certain or transparent as originally intended."*

2.50 As a result, the Government committed to “*examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.*” Revised regulations came into effect on 1 September 2019 which introduced the following changes:

- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities will no longer be required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of ‘carry-over’ provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

2.51 The Borough is located within Mayoral CIL Band 2, which attracts a rate of £60 per square metre before indexation⁵ (£60.55 indexed to 2021), which is liable on most development (except medical/health and educational facilities). MCIL2 does not set higher charges for commercial uses in the ‘Rest of London’ area. This study takes into consideration the full indexed cost associated with the MCIL2.

Waltham Forest CIL

2.52 The LBWF CIL was approved by the DCLG Examiner on 10 January 2014 and its CIL Charging Schedule 2014 and it came into effect on 15 May 2014. The CIL Regulations establish a mechanism for inflating CIL on an annual basis using the Building Cost Information Service (BCIS) All-in-Tender Price Index and the RICS CIL Index (Regulation 40 (as amended in 2019) “to keep the levy responsive to market conditions” (PPG Community Infrastructure Levy Para 049)). The figures in Table 2.52.1 below reflect the adopted rates and the 2021 inflated charging rates (i.e. inflated from November 2013 to November 2020).

⁵ The impact of indexation is discussed in section 6.

Table 2.52.1: CIL rates per net additional sq m in the adopted Charging Schedule

Use+0	Rate (£ per sq m)	Indexed Rate (£ per sq m)
Residential Zone A	£65	£90.56
Residential Zone B	£70	£97.53
Publicly funded care homes	Nil	Nil
Convenience based supermarkets ⁶ /superstores and retail warehousing ⁷	£150	£209
Hot food takeaways and restaurants	£80	£111.46
Betting shops	£90	£125.40
Hotels	£20	27.87
All other uses	Nil	Nil

London Plan

- 2.53 The Development Plan in LBWF includes the London Plan and the Council's own adopted plans. We identify in the next section where there are specific requirements set out in the London Plan that need to be reflected in the Council's local plan.
- 2.54 Policy H4 Delivering affordable housing in the London Plan 2021 sets a strategic target for 50% of all new housing supply to be delivered as affordable housing over the plan period, taking account of all sources of supply, including estate regeneration schemes. The London Plan 2021 Policy H5 Threshold approach adopts two routes for schemes; a 'fast track' route, where schemes provide 35% affordable housing with a tenure mix that meets local requirements; and a 'viability tested route' for schemes that cannot viably deliver the full 35% affordable housing. The fast track route only applies to industrial sites where schemes fully re-provide the existing employment floorspace. Public sector owned sites and Strategic Industrial Locations, Locally Significant Industrial Sites and Non-Designated Industrial Sites appropriate for residential uses where the scheme would result in a net loss of industrial capacity are required to provide 50% affordable housing. Although individual boroughs can set their own fast track threshold (in excess of 35%) LBWF's emerging Policy 13 mirrors the London Plan 2021 approach.
- 2.55 Policy H11 Build to Rent sets out a series of criteria for schemes to qualify as BtR. It also identifies that to follow the Fast Track Route, BtR schemes must deliver at least 35% affordable housing, or 50% where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution. The Mayor expects at least 30% of Discount Market Rent ('DMR') homes to be provided at an equivalent rent to London Living Rent with the remaining 70% at a range of genuinely affordable rents.
- 2.56 Policy H13 Specialist older persons housing supports the provision of specialist older person accommodation and identifies that such housing should deliver affordable housing in accordance with the threshold approach.
- 2.57 The London Plan 2021 identifies at Policy H15 Purpose-built student accommodation, that the maximum level of accommodation is secured as affordable student accommodation. Affordable Student accommodation is defined through the London Plan 2021 and associated guidance as being purpose built student accommodation ('PBSA') where a bedroom is provided at a rental cost for the academic year equal to or below 55 per cent of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan

⁶ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

⁷ Retail warehousing are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY and other ranges of goods, catering for a significant proportion of car-borne customers.

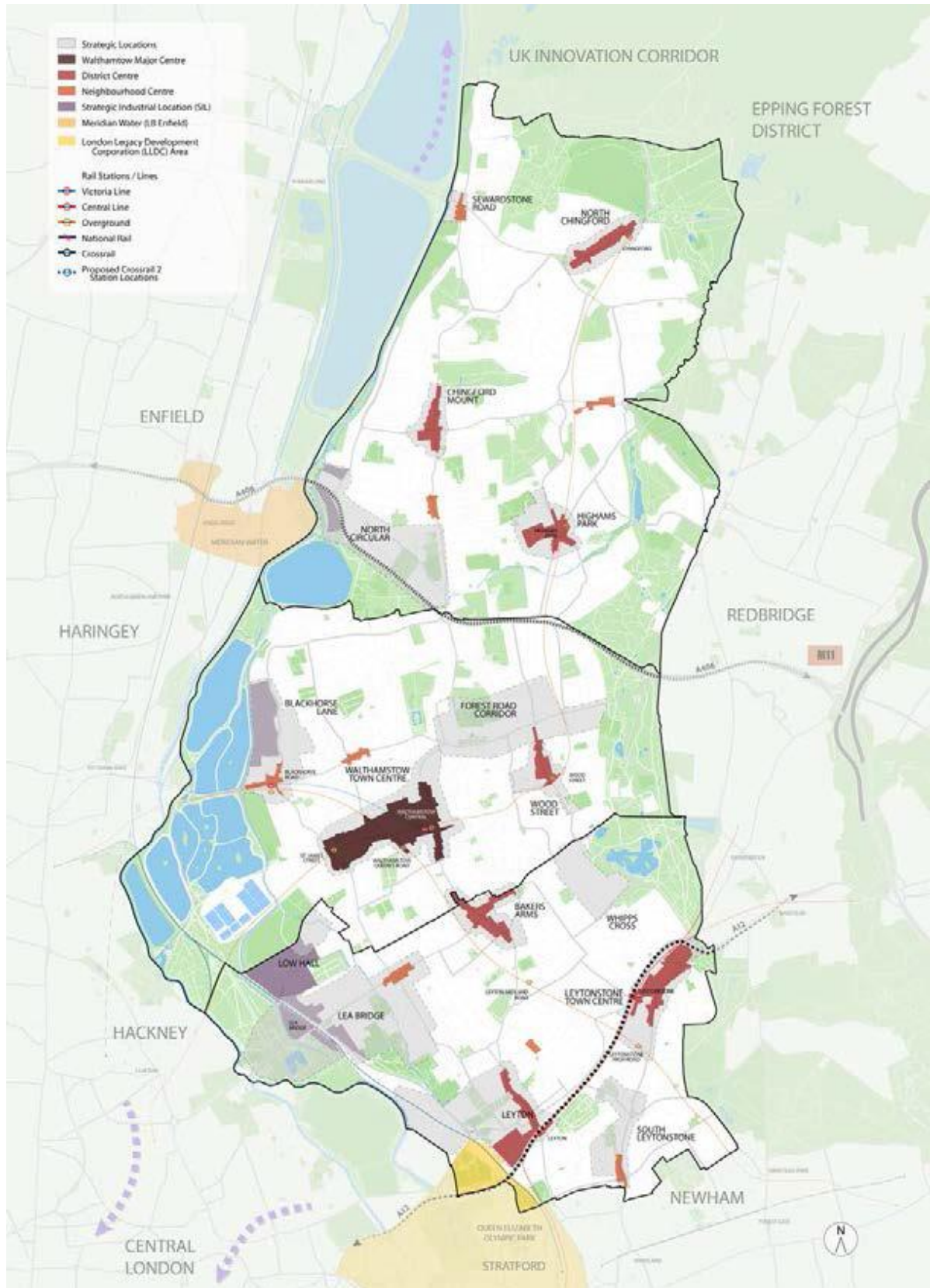
for living costs for that academic year. The actual amount the Mayor defines as affordable student accommodation for the coming academic year is published in the Mayor's Annual Monitoring Report ('AMR'). The most recent AMR 16 2018/19 was published in March 2021. This identifies that for the academic year 2018/19 the annual rental cost for affordable PBSA must not exceed £6,606. The London Plan identifies that to follow the Fast Track Route, at least 35% of the accommodation must be secured as affordable student accommodation or 50% where the development is on public land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution

- 2.58 Policy E3 Affordable workspace identifies that in defined circumstances, planning obligations may be used to secure affordable workspace (in the B Use Class) at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose. It goes on to identify that boroughs, in their Development Plans, should consider detailed affordable workspace policies in light of local evidence of need and viability.

Local Policy context

- 2.59 The Council's Local Plan is being produced in two parts. Part 1 of the emerging Local Plan, which is the subject of this viability assessment, is the overarching strategic policy document. The Council undertook first stage consultation of LP1 between July 2019 and September 2019. Following this, the Council took on board comments received and a further stage two consultation was undertaken between October 2020 and December 2020. The Council anticipates submitting its New Local Plan for examination in spring 2021.
- 2.60 The study takes into account the emerging policies and standards set out in the LBWF's LP1. These include inter alia affordable housing requirements; sustainability, accessibility and developer contributions towards infrastructure. There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing the London Plan requirements, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc.). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements.
- 2.61 With regards to the requirements of paragraph 34 of the NPPF, which requires LPAs to identify the contributions expected from development, the Council's affordable housing requirements are clearly set out in the emerging policy. With regards to contributions towards other infrastructure, the Council has an adopted CIL Charging Schedule which is the main vehicle through which developments will contribute towards infrastructure. Clearly there may be other bespoke contributions, particularly on large developments, but these can only be established at the time individual schemes come forward and needs are identified. Any such contributions in excess of CIL would need to comply with the three tests identified at paragraph 56 of the NPPF.
- 2.62 The Local Plan covers a range of matters including the number of new homes, and employment provision needed and where they should be located. It also sets out policies for the protection and enhancement of the natural and historic environment, the provision of supporting infrastructure for growth and other policies to manage change in local areas including town centres, industrial areas neighbourhoods and the borough generally. The Key diagram set out in LP1 and reproduced in Figure 2.62.1 below identifies the Council's approach to the spatial distribution of sustainable development and growth for LBWF envisaged by the plan.

Figure 2.62.1: Key diagram



Source Proposed Submission Local Plan (LP1) - Shaping the Borough

2.63 In order to assess the ability of schemes to absorb emerging housing policies, it is also necessary to factor in the other policy requirements in the emerging plan as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for schemes of 10 or more units for a considerable period.

2.64 The emerging consultation draft Local Plan includes a range of strategic policies. We have reviewed all these policies and have identified those which we consider to have a specific cost impact upon developments, which we summarise below:

- **Policy 3 – Infrastructure for Growth:** seeks to work with infrastructure delivery bodies and agencies, landowners and developers to ensure that the necessary infrastructure is secured to support the growth outlined in the Local Plan. The Policy identifies that the Council will require developers to provide, finance and/or contribute towards the delivery of infrastructure across the borough, which is fairly and reasonably related in scale and kind to the development, through planning Obligations to secure on-site provision and Community Infrastructure Levy (or any future replacement) for off-site provision. The Policy also identifies that the Council will require robust evidence to be provided, where developers consider that viability issues will impact upon the delivery of required infrastructure and/or mitigation measures. This evidence will be used to determine whether an appropriate and acceptable level of contribution and/or mitigation can be secured. This is further identified in **Policy 96 - Infrastructure and Developer Contributions:** which identifies that the Council will support development proposals that provide adequate contributions towards infrastructure provision or enhancements, mitigation of specific impacts related to the development in question. Contributions towards other infrastructure improvements or provision is required and it is both reasonable and viable, this will be achieved through planning obligations planning conditions and/or the Community Infrastructure Levy in line with Regulation 122 of the Community Infrastructure Levy Regulation (as amended) and now reiterated within the NPPF.
- **Policy 13 – Delivering Genuinely Affordable Housing:** Aims for 50% of all new homes over the plan period to be delivered as genuinely affordable housing. This is to be achieved by requiring all development involving the addition of 10 or more units to deliver affordable housing. The policy adopted the threshold approach to viability whereby proposals meet the following criteria, they will not be required to provide a viability assessment at application stage:
 - i. Meet or exceed the threshold level of affordable housing on site without public subsidy. These thresholds are initially set at:
 - a. A minimum of 35%; or
 - b. 50% for public sector land where there is no portfolio agreement with the Mayor; or
 - c. 50% for Industrial Land (SIL, LSIS, BEA, and non-designated) where the scheme would result in a net loss of industrial capacity.
 - ii. Be consistent with the Council’s tenure split. The supporting text to Policy 13 identifies genuinely affordable homes as including Social Rent (‘SR’), London Affordable Rent (‘LAR’), London Living Rent (‘LLR’) and Shared Ownership (‘SO’).
 - iii. Demonstrate that they have sought grant to increase the level of affordable housing;
 - iv. Are subject to a Section 106 agreement with Early Stage Viability Review, triggered if an agreed level of progress on implementation is not made within two years of the permission being granted (or an alternative period agreed by the Council);

Proposals which do not meet the criteria identified above will be expected to follow the Viability Tested Route and submit detailed supporting viability evidence to determine the level of affordable housing required

Policy 13 also identifies that the Council will seek affordable housing contributions from alternative housing products including:

- BtR: as DMR at genuinely affordable rents; and
- Purpose-built student accommodation: the affordable student accommodation bedrooms should be allocated by the higher education provider(s) that operates the accommodation, or has the nomination right to it, to students it considers most in need of the accommodation;
- **Policy 14 – Affordable Housing Tenure:** identifies that the following affordable housing tenure split will be expected in schemes of 10 or more units: 70% Low cost affordable rent and 30% intermediate housing products.
- **Policy 15 – Housing Size and Mix** – seeks to secure a mix of housing which varies to a degree between affordable rented housing and other tenures, as per Table 2.64.1. The policy goes on to identify that Variations to this mix will be allowed where it can be fully justified based on the tenures and type of housing proposed site location, area characteristics, design constraints, scheme viability; and where shared ownership is proposed, the ability of potential occupiers to afford the homes proposed.

Table 2.64.1: Housing Mix

Tenure	1 bed	2 bed	3 bed plus
Preferred dwelling mix – Social Rent / 20% 30% 50% London affordable rent	20%	30%	50%
Preferred dwelling mix – Intermediate 20% 40% 40% Rent	20%	40%	40%
Preferred dwelling mix – Intermediate Ownership	30%	50%	20%
Preferred dwelling mix - Market	20%	50%	30%

- **Policy 16 – Accessible and Adaptable Housing:** Requires all self-contained homes to meet the nationally described space standard, at a minimum. It also requires a minimum of 90% of all new-build self-contained homes be accessible and adaptable in line with Building Regulation M4(2) and a minimum of 10% of all new-build self-contained homes to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3).
- **Policy 18 – Other forms of housing:** supports schemes for other forms of housing subject to their meeting specific definitions of these non-traditional housing types as defined in the London plan 2021 and their providing affordable housing contributions in accordance with Policy 11 and the London Plan 2021. Policy 18 also sets out other standard requirements for such developments including high quality design, delivery in appropriate locations and contribution towards mixed, balanced and inclusive neighbourhoods and communities.

The Council has advised that they would seek the provision of rented affordable housing on BtR schemes, 70% of which should be at rents that are equivalent to social rents and 30% at the equivalent of London Living Rents.

- **Policy 21 – Downsizing and Policy 22 - Supported and Specialist Accommodation:** encourage the delivery of specialist accommodation which meets a required need in the borough providing for older, disabled and vulnerable people.
- **Policy 33 – Affordable Workspace:** requires the provision of affordable workspace where viable on site, with a payment in lieu sought where this is not possible as part of the delivery of new employment floorspace of 1,000m² or greater in SIL LSIS, BEA and in town centres and as

part of major mixed-use developments in town centres, in Strategic Locations or as part of regeneration schemes.

- **Policy 48 – Social and Community Infrastructure:** seeks the provision and improvement of social and community infrastructure to support growth. Development will contribute towards provision either through CIL and/or Section 106 obligations, including on-site provision.
- **Policy 51 – Health impact Assessment:** seeks to implement the TfL Heathy Streets approach and requires developments of 100 or more units to undertake Health Impact assessments.
- **Policy 58 – Residential Space Standards:** requires that developments should meet the prescribed minimum internal space standards and incorporate and maintain appropriate elements of open space, play areas and landscape features.
- **Policy 65 – Development and Transport Impacts:** requires the submission of a number of documents to support development proposals including a Transport Assessment, site Travel Plan and a Construction Logistics Plan.
- **Policy 67 – Construction Logistic Plans (CLPs):** seeks to minimise the impact of construction logistics on the road network all new residential and commercial development in the borough should enable efficient and sustainable servicing and delivery of goods, waste and servicing activity to and from sites.
- **Policy 68 – Managing Vehicle Traffic,** requires the provision of Delivery and Servicing Plans which encourage provision for low-emission, consolidation and last mile delivery modes; in line with Policy 65.
- **Policy 93 – Managing Flood Risk:** requires sustainable urban drainage systems, reflecting pre-existing London Plan requirements.
- **Policy 83 – The Epping Forest and the Epping Forest Special Area of Conservation:** identifies that the Council require all new development within 6km of the boundary of the Epping Forest SAC likely to have a significant effect on the integrity of the Epping Forest Special Area of Conservation (SAC), either alone or in combination with other plans or projects, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects through contribution to the mitigation of recreational and air quality impacts on the Epping Forest SAC as follows:
 - i. Developments of 1-10 residential units will be expected to provide measures to ensure that the development provides maximum ecological benefit on the site in line with the requirements of Policy 86;
 - ii. Developments of 10 – 99 units will be required to contribute to SAMMs (Strategic Access Monitoring and Management Strategy) in addition to the above and in line with the mitigation measures agreed with the Conservators of Epping Forest and partner local authorities. These will be set out in the Council's Mitigating the Impact of Development on SAC/SPA SPD, which is set at £100 per unit;
 - iii. Developments of 100+ units within the borough will be required to contribute to the mitigation of development impacts on the SAC via the provision of SANGS (Suitable Alternative Natural Green Space) as set out in the Council's Mitigating the Impact of Development on SAC/SPA SPD;
- **Policy 87 – A Zero Carbon Borough:** sets out measures to mitigate emissions that would contribute towards poor air quality and climate change including ensuring that all new development meets or exceeds the zero-carbon emissions target in line with the London Plan energy hierarchy. It identifies that all developments should achieve a minimum of 35% reduction below Part L on site, targeting zero carbon where possible. Carbon Offset Fund (COF) contributions will then be required for any shortfall in emissions reduction for major development.

- **Policy 89 – Sustainable Design and Construction:** requires non-residential development greater than 100m² achieves a minimum of BREEAM 'very good' or equivalent standards, and encouraging major non-residential development to achieve 'excellent' or equivalent.

Development context

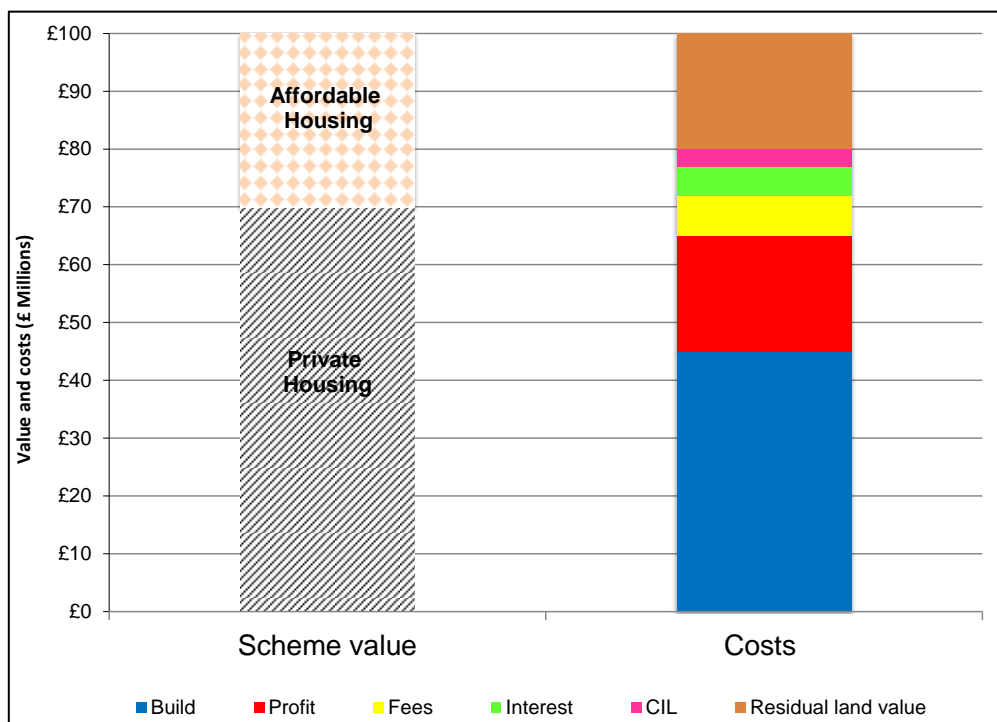
- 2.65 Waltham Forest is an outer London borough in the north east of London. Located between the Lee Valley and Epping Forest, the Borough forms a green edged corridor from the edge of London's Green Belt in the north to the heart of the Queen Elizabeth Olympic Park.
- 2.66 The Borough also provides an important link between two of the largest regeneration areas; the Thames Gateway and the London-Stansed-Cambridge-Peterborough Corridor.
- 2.67 The Borough is bordered by the London Borough of Redbridge to the east; the London Boroughs of Hackney and Newham to the south; and the London boroughs of Haringey, Enfield and Hackney to the west. It benefits from numerous transport routes, being served by London Underground (Central Line and Victoria Line), London Overground (eastern terminus of Liverpool Street to Chingford).
- 2.68 Public Transport Accessibility Levels ('PTAL') are highest in Waltham Forest, where PTALs reach level 6A/6B, meaning excellent, with Leyton, Highams Park, Chingford Mount and Chingford being the next best connected locations achieving PTALS of level 3/4.
- 2.69 Developments in Waltham Forest range from small in-fill sites to major regeneration schemes. An example of major regeneration is the Blackhorse Lane area, which is identified as being a key growth area. The Council's Black Horse Road Area Action Plan ("AAP") included the target for the delivery of at least 2,500 new homes in the area by 2026. This target is to be met by bringing forward residential led mixed-use developments in the identified opportunity sites in the APP. The proposed Local Plan estimates the population of Waltham Forest will increase 18% over the lifetime of the plan (2019 – 2035).
- 2.70 The proposed Local Plan seeks to deliver 27,000 additional homes alongside 52,000 square metres of commercial space over the lifetime of the proposed Local Plan. We understand that there are four key growth areas that have been identified within the Borough. These areas are South Waltham Forest, Central Waltham Forest, North Waltham Forest and 'Elsewhere in the Borough'. The South Waltham Forest area is included within the proposed Local Plan a planned 14,900 homes targeted over the lifetime of the plan. This area provides the greatest opportunities for regeneration and consequently represents the largest and most transformative location for growth in the borough over the Plan period. The lowest number of targeted housing delivery is the North Waltham Forest area whereby 2,000 homes and 1,940 jobs are proposed to be delivered over the lifetime of the plan. It should be noted that 3,800 homes are targeted to be delivered outside of the identified strategic locations for growth.
- 2.71 The Walthamstow Central Area is the Borough's highest value area within the Borough and 6,300 homes and 1,600 jobs over the lifetime of the plan. The Blackhorse Lane Strategic area is also a designated Creative Enterprise Zone in line with the London Plan. A Creative Enterprise Zone is intended to become a catalyst bringing in new jobs, new quality homes, shops and cafes forming a creative living and working community, alongside the existing and regionally significant light industrial, manufacturing and production uses. This will be brought forward by strategic development within this Creative Enterprise Zone.
- 2.72 Waltham Forest represents one of London's biggest growth opportunities. Waltham Forest benefits from being part of the capital as well as lying on its outer fringe. As a consequence, the Borough has significant opportunities for development through the recycling of previously developed sites, including intensification of existing sites within the Borough.

3 Methodology

- 3.1 The PPG on Viability identifies at Para 003 Reference ID: 10-003-20180724 that, “Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage”. The PPG goes on to identify at Para 004 Reference ID: 10-004-20190509 that, “A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period”. The PPG also identifies at Para 003 Reference ID: 10-003-20180724 that “In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the plan relies”.
- 3.2 The PPG sets out the Government’s recommended approach to viability assessment for planning. Para 010 Ref ID: 10-010-20180724 sets out this standardised approach, which is essentially a residual appraisal methodology, i.e. “Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium and developer return”.
- 3.3 Our methodology follows standard development appraisal conventions, which is advocated by the PPG on Viability, using locally-based sites and assumptions that reflect local market circumstances and planning policy requirements. The study is therefore specific to LBWF and reflects the Council’s existing and emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

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



- 3.5 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal may not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.6 Problems with key appraisal variables can be summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In LBWF, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs (e.g. archaeological issues or contamination). Such costs can be very difficult to anticipate before detailed site surveys are undertaken but should in normal circumstances be reflected in bids for sites from developers;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a profit level that is reflective of current perceived risk. Typically developers and banks are targeting around 17% to 20% profit on value of the private housing element, depending on the type of scheme and price point.
- 3.7 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value⁸' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.8 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.9 In February 2019, the government published a revised NPPF, which indicates at paragraph 34 *that "Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The revised PPG on Viability indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium for the landowner to incentivise release for redevelopment. The PPG sets out that,

⁸ For the purposes of this report, existing use value reflects the definition in the PPG (Paragraph: 015 Reference ID: 10-015-20190509), "EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value". We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

“the premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements” (Paragraph 013, Ref ID 10-013-20190509).

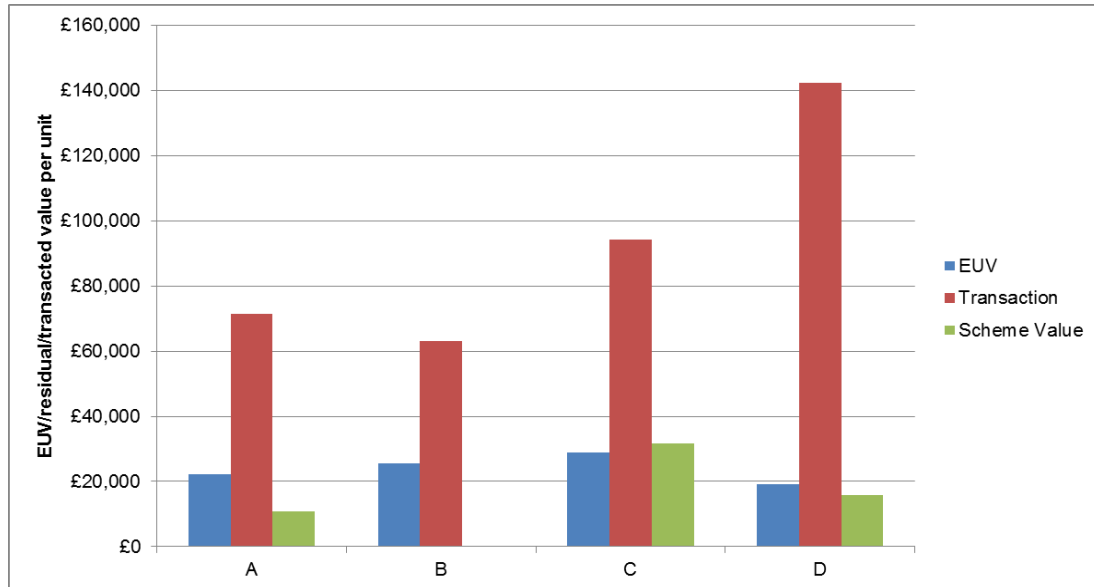
- 3.10 Guidance from other planning bodies is also helpful in understanding benchmark land value. The Mayor’s Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium. It goes on to set out that the EUV should be *“fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses”*. With respect to the Premium, the SPG identifies that, *“Premiums above EUV should be justified, reflecting the circumstances of the site. For a site which does not meet the requirements of the landowner or creates ongoing liabilities/costs, a lower or no premium would be expected compared with a site occupied by profit-making businesses that requires relocation”*.
- 3.11 The Local Housing Delivery Group published guidance⁹ in June 2012 provides guidance on testing viability of Local Plan policies. The guidance notes that, *“consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy”*.
- 3.12 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *“is based on a premium over current use values”* with the *“precise figure that should be used as an appropriate premium above current use value [being] determined locally”*. The guidance considers that this approach *“is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”*.
- 3.13 The examination on the Mayor of London’s first CIL charging schedule in January 2012 considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.”* (Paragraph 8) and that *“I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done”* (Paragraph 9).
- 3.14 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges”* (Paragraph 32 – emphasis added).

⁹ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.15 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development, particularly in urban areas. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.16 Respondents to consultations on planning policy documents in other authorities in London have suggested that charging authorities should run their analysis using benchmark land values based on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own 'personal' inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.
- 3.17 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold, which landowners will accept. For local authority areas such as LBWF, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use.
- 3.18 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.16. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.19 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.19.1. This chart compares the residual value of four central London development proposals to the

sites' existing use values and the price, which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.19.1: Comparison of scheme residual values to existing use value and price paid for site



- 3.20 The issue is recognised in the May 2019 revisions to the PPG, which draw attention to the propensity for prices paid for sites to exceed benchmark land values “*due to different assumptions and methodologies used by individual developers, site promoters and landowners*” (Para 014, Ref ID 10-014-20190509). As a consequence, the PPG goes on to identify in the same para that market evidence, “*should not be used in place of benchmark land value [as] there may be a divergence between benchmark land values and market evidence*”.
- 3.21 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

4.1 In this section, we outline our approach to identifying suitable development typologies for testing purposes and set out the inputs to our appraisals. Both the development typologies and the appraisal inputs are based on local evidence specific to LBWF.

Development typologies

4.2 We have appraised 18 development typologies, reflecting the range of type, density and value of development across the Borough. The Council have considered these in light of historic planning applications and knowledge of anticipated future development within the borough. These typologies are therefore reflective of developments that have been consented/delivered as well as those expected to come forward in the LBWF in future.

4.3 Details of the schemes selected for testing purposes are provided below in Table 4.3.1. The unit mix adopted for affordable and private tenures is shown in Tables 4.3.2 and 4.3.3 respectively. The mix varies between type of development.

Table 4.3.1: Development typologies

Typology No.	Number of units	Housing type	Dev Density (units per ha)	Net Dev Area (ha)	Commercial uses
1	2	Houses	100	0.02	N/A
2	5	Flats	150	0.03	
3	10	Flats	160	0.06	
4	20	Flats	240	0.08	
5	120	Flats and Houses	210	0.57	
6	200	Flats	405	0.49	
7	350	Flats and Houses	250	1.40	
8	500	Flats	405	1.23	
9	700	Flats	233	3.00	600 sq m Nursery, 7,500 sq m retail
10	1,000	Flats	240	4.17	10,000 sq m retail
BtR / PRS	200	Flats	405	0.49	
Emp1	N/A	N/A	N/A	1.54	10,000 B2/B1c
Emp2	N/A	N/A	N/A	1.54	10,000 B8
Emp3	N/A	N/A	N/A	0.77	5,000 B1c
MU1	190	Flats	N/A	3.40	10,000 sq m B1c/B2; 5,000 sq m B8
MU2	300	Flats	N/A	1.8	8,000 sq m B1c/B2
Student	350	17% Studios 83% Cluster flats	N/A	0.32	
Older Persons Housing	30	Flats	N/A	0.3	

Table 4.3.2: Unit mix applied to affordable tenures

Tenure	Affordable rented						Affordable Intermediate - Ownership						Affordable Intermediate - Rent					
Type	1BF	2BF	3BF	4BF	3BH	4BH	1BF	2BF	3BF	4BF	3BH	4BH	1BF	2BF	3BF	4BF	3BH	4BH
Size (sq m)	50	70	95	108	102	124	50	70	95	108	102	124	50	70	95	108	102	124
1	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	100%	0%
2	20%	30%	50%	0%	0%	0%	30%	50%	20%	0%	0%	0%	20%	40%	40%	0%	0%	0%
3	20%	30%	50%	0%	0%	0%	30%	50%	20%	0%	0%	0%	20%	40%	40%	0%	0%	0%
4	20%	30%	25%	25%	0%	0%	30%	50%	20%	0%	0%	0%	20%	40%	20%	20%	0%	0%
5	20%	30%	25%	0%	15%	10%	30%	50%	0%	0%	10%	10%	20%	40%	20%	0%	10%	10%
6	20%	30%	25%	25%	0%	0%	30%	50%	20%	0%	0%	0%	20%	40%	20%	20%	0%	0%
7	20%	30%	25%	0%	15%	10%	30%	50%	0%	0%	10%	10%	20%	40%	20%	0%	10%	10%
8	20%	30%	25%	25%	0%	0%	30%	50%	20%	0%	0%	0%	20%	40%	20%	20%	0%	0%
9	20%	30%	25%	25%	0%	0%	30%	50%	20%	0%	0%	0%	20%	40%	20%	20%	0%	0%
10	20%	30%	25%	25%	0%	0%	30%	50%	20%	0%	0%	0%	20%	40%	20%	20%	0%	0%
BtR / PRS	55%	33%	12%	0%	0%	0%	55%	33%	12%	0%	0%	0%	55%	33%	12%	0%	0%	0%
MU1	20%	30%	25%	25%	0%	0%	30%	50%	20%	0%	0%	0%	20%	40%	20%	20%	0%	0%
MU2	20%	30%	25%	25%	0%	0%	30%	50%	20%	0%	0%	0%	20%	40%	20%	20%	0%	0%
Older Persons Housing	33%	67%	0%	0%	0%	0%	33%	67%	0%	0%	0%	0%	33%	67%	0%	0%	0%	0%

Table 4.3.3: Unit mix applied to market housing

Tenure	Affordable rented					
Type	1BF	2BF	3BF	4BF	3BH	4BH
Size (sq m)	50	70	95	108	102	124
1	0%	0%	0%	0%	100%	0%
2	20%	50%	30%	0%	0%	0%
3	20%	50%	30%	0%	0%	0%
4	20%	50%	15%	15%	0%	0%
5	20%	50%	0%	0%	15%	15%
6	20%	50%	15%	15%	0%	0%
7	20%	50%	0%	0%	15%	15%
8	20%	50%	15%	15%	0%	0%
9	20%	50%	15%	15%	0%	0%
10	20%	50%	15%	15%	0%	0%
BiR / PRS	55%	33%	12%	0%	0%	0%
MU1	20%	50%	15%	15%	0%	0%
MU2	20%	50%	15%	15%	0%	0%
Older Persons Housing	33%	67%	0%	0%	0%	0%

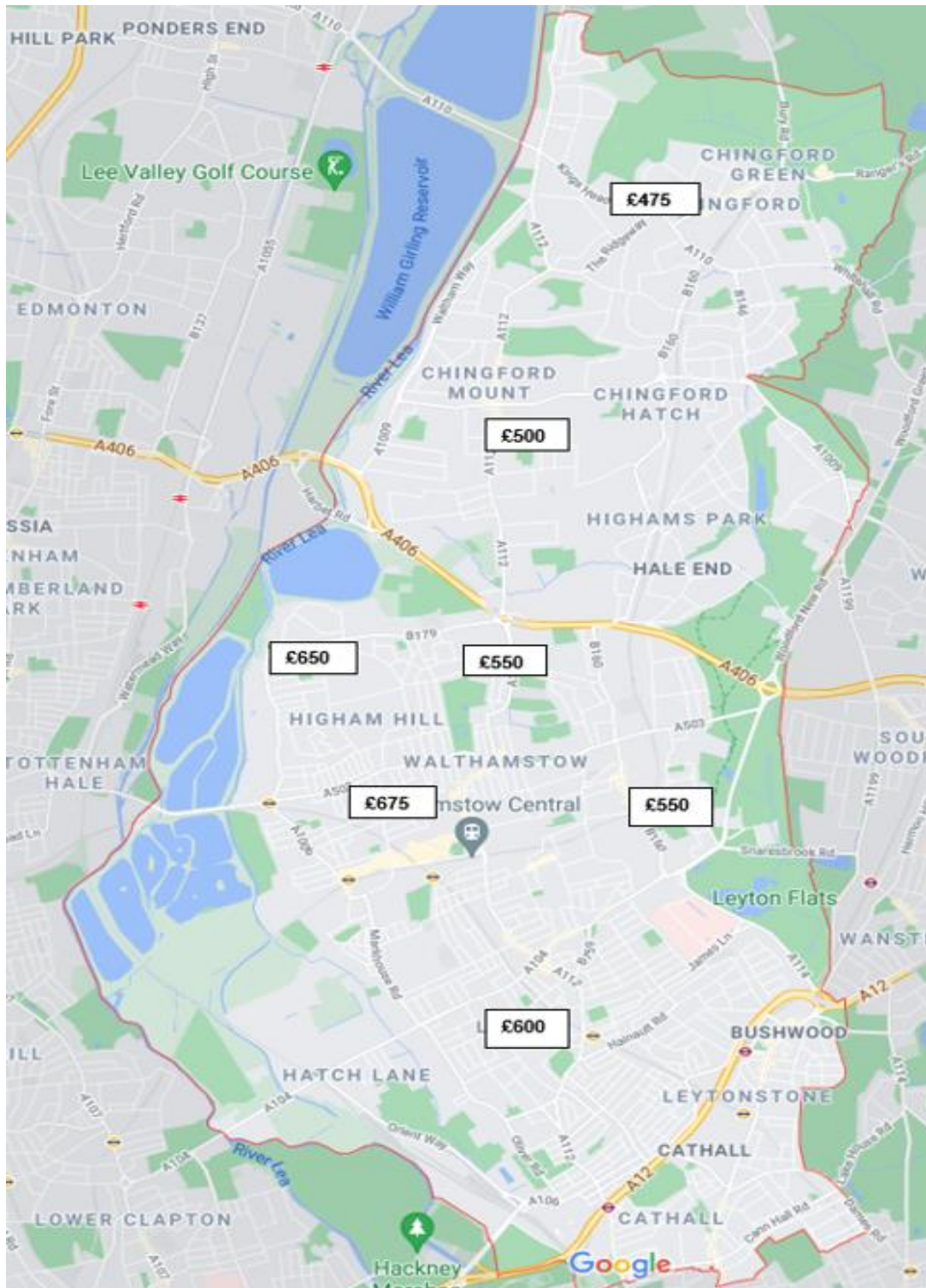
Residential sales values

- 4.4 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. To establish appropriate values for testing purposes we have considered comparable evidence of new build schemes in the borough from a range of sources including; online databases such as Moliior, Rightmove and Land Registry as well as pricing schedules submitted by developers with planning applications for schemes coming forward in the LBWF's area. This exercise indicates that developments in the borough will attract average sales values ranging from circa £5,113 per square metre (£475 per square foot) to £7,266 per square metre (£675 per square foot), as shown in Figure 4.4.1 overleaf. The highest sales values are achieved in the Walthamstow Station area. Developments north of the A406 (Hale End and Chingford) are lowest, but there tends to be fewer sites available in this area than in other parts of the borough.
- 4.5 In light of this we have applied the average sales values set out in Table 4.5.1 in our appraisals, which reflect the range achieved generally in the LBWF's area.

Table 4.5.1: Average sales values adopted in appraisals

Ave values £s per sq m	Ave values £s per sq m	Ave values £s per sq m
Walthamstow Central (CIL Zone A)	£7,266	£675
Higham Hill / Blackhorse Lane (CIL Zone A)	£6,997	£650
South of Walthamstow Central (CIL Zone A)	£6,458	£600
North and East of Walthamstow Central (CIL Zone A)	£5,920	£550
North of A406 (Hale End & Chingford Mount) (CIL Zone B)	£5,382	£500
South of A406 (Chingford Green) (CIL Zone B)	£5,113	£475

Figure 4.4.1 Sales values in LBWF (approx. £s per square foot)



Sources: Map – Google; Values – Land Registry; Molior London; submitted viability appraisals supporting planning applications (research conducted in April 2021)

- 4.6 As noted earlier in the report, sentiment in the market of residential forecasts from the main real estate consultancies predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values based on an average of Savills and Knight Frank's forecasts (see earlier Table 2.24.1) accompanied by cost inflation as summarised in Table 4.6.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have run a year 5 scenario which utilises the growth rates in Table 4.6.1 and also a 15-year growth scenario which runs the growth and inflation rates shown for 2025 over years 6 to 15. The results of these sensitivity analyses are set out in **appendices 3 - 6** and provide the Council with an indication of the impact of changes in values and costs on scheme viability.

Table 4.6.1: Growth scenario

	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026 and each year thereafter
Values	3.25%	4.25%	2.50%	2.75%	2.00%	3.00%
Costs	0.50%	2.00%	2.75%	3.25%	3.50%	3.50%

- 4.7 In light of the current uncertainty as the UK emerges from measures associated reducing the spread of coronavirus, we have also run a downside scenario which would see values falling in 2021 and recovering slowly over the subsequent years (see Table 4.7.1). Developers can mitigate sales risk to a degree by diversifying the delivery model on large sites to include build to rent housing, but clearly even this model is not immune from market cycles if investors are not actively purchasing new stock. That said, it is generally considered that the build to rent sector is generally better able to ride out market cycles than build for sale. Values for build to rent schemes will be determined by rentals which will fluctuate to a degree, but while an imbalance between new housing supply and new household formation remains, rents are likely to increase over time.

Table 4.7.1: Downside scenario

	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026 and each year thereafter
Values	-2.0%	0.0%	1.0%	2.0%	3.0%	3.00%
Costs	0.50%	2.00%	2.75%	3.25%	3.50%	3.50%

Affordable housing tenure and values

- 4.8 LBWF's Policy 13 (Delivering Genuinely Affordable Housing) seeks to maximise affordable housing adopting a 50% strategic target and the London Plan threshold approach. The Threshold approach applies a minimum requirement of 35% with public land and public sector owned sites and Strategic Industrial Locations, Locally Significant Industrial Sites and Non-Designated Industrial Sites appropriate for residential uses where the scheme would result in a net loss of industrial capacity are required to provide 50% affordable housing. As set out in section 2 above, Policy 13 identifies that the Council will seek affordable housing on sites capable of providing 10 or more units. Policy 14 seeks affordable housing tenure, which requires a minimum split of; 30% low cost rented homes (either LAR or SR), a minimum of 30 per cent intermediate products which meet the definition of genuinely affordable housing, 70% Low cost affordable rent and 30% intermediate housing products. (including LLR and SO), and the remaining 40% to be determined by the borough as low cost rented homes or intermediate products based on identified need. Given this, based on the need in the borough, the LP1 seeks a minimum of 30% provide as low cost rented homes (including LAR), a minimum of 30% intermediate homes (including SO) and 40% of low cost rented homes to be split 50:50 between LAR and social rent ('SR'), and intermediate (including SO).

4.9 In light of the above and following discussions with the Council, we have adopted a tenure split of 70% SR, 15% LLR and 15% SO in our appraisals. We have also undertaken a sensitivity test allowing for 70% LAR in place of SR.

4.10 Table 4.10 sets out the rents of London Affordable Rent units as identified by the Mayor of London.

Table 4.10.1: London Affordable Rents adopted in study

Unit type	London Affordable Rent per week 2021/22
1 bed	£161.71
2 beds	£171.20
3 beds	£180.72
4 beds	£190.23

4.11 We have used our bespoke model to value the affordable housing, which replicates how RPs undertake such appraisals. This model runs cashflows for the rented tenures in the LBWF's area over a period of circa 35 years which capitalises the net rental income stream. With respect to the SR accommodation the model calculates the gross rent for these properties derived from a combination of relative property values (as at January 1999) and relative local earnings. The net rent is then calculated by taking into account factors such as: standard levels for individual registered providers ('RP's') management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.

4.12 With respect to the 30% intermediate units we have undertaken our appraisals testing 15% LLR and 15% SO units.

4.13 For the SO units, we have assumed that RPs will sell initial equity stakes of 25% and charge a maximum rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5%.

4.14 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.

4.15 For the LLR units we have adopted rents in line with the GLA's published 2020-2021 rents for such units in LBWF as appropriate.

4.16 The Mayor has secured £4 billion from central Government to deliver affordable homes in London under the new "*Homes for Londoners: Affordable Homes Programme 2021-2026*". This funding is expected to support starts on site between 2021 and 2026, with completions by 2028 for most projects and some strategic sites completing in 2029. The Mayor will use this programme to maximise the number of new homes in London and is eager to ensure funding results in net additionality.

4.17 The Mayor has indicated that he is committed to delivering homes that are tailored to the varying needs of Londoners. The Mayor will primarily allocate funding through the Affordable Homes Programme 2021-2026 for three affordable housing products, which are:

- Social Rent;
- London Living Rent; and
- Shared Ownership.

4.18 In the 2021-2026 Programme Guidance, the GLA is introducing negotiated grant rates for all projects under this programme rather than a fixed tariff rate. Bids for funding will be assessed for value for money and competitiveness to ensure that they deliver additional affordable homes over and above the homes that would be delivered through the planning system. Bids will be assessed to ensure that they meet the Mayor's overall affordable housing and opportunity area growth objectives. The fixed

tariff grant rates (£60,000 for London Affordable Rent and £28,000 for London Living Rent and Shared Ownership) will still be available to investment partners bidding and delivering homes under the Affordable Homes Programme 2016-2023.

- 4.19 Notwithstanding this, we consider that developments receiving grant funding will be the exception rather than the rule and consequently, all our appraisals, which we rely upon for testing the LBWF's emerging planning policies assume nil grant. Clearly where grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

BTR/PRS schemes

- 4.20 We have also tested the delivery of BtR/PRS schemes in the Borough. We have adopted the rents as set out in Table 4.20.1 below following research into rents achievable in PtR/RS schemes in the Borough using the Molior London database. We have capitalised these rents at a net yield of 3.5%, in line with market research published by Knight Frank¹⁰ and CBRE¹¹. As we have adopted a net yield we have included an allowance at the upper end of the range of 25% for operating costs (this accounts for the costs of maintenance, lettings management, repairs, void periods, insurance, utilities and replacement of fixtures and fittings etc.). We consider this to be a conservative allowance as in our experience this figure can be lower. We have tested the delivery of such schemes at a range of affordable housing (0% to 50%) provided as DMR units included at rental levels in line with the Council's preferred tenure split of 70% SR, 30% London Living Rents, which is in line with the London Plan requirements.

Table 4.20.1: BTR/PRS rents adopted in study

Unit type	Higher Gross rent per month	Lower Gross rent per month
One bed	£1,600	£1,285
Two bed	£1,950	£1,500
Three bed	£2,475	£1,800

- 4.21 We have tested the delivery of such schemes at a range of affordable housing (0% to 50%) provided as DMR units included at rental levels in line with the Council's preferred tenure split of 70% SR, 30% London Living Rents, which is in line with the London Plan requirements.
- 4.22 We have allowed for a developer return/profit level of 15% on the revenue given the reduced risk associated with this form of residential development, as many schemes are forward funded and the risks associated with void periods etc. are already factored into the 25% operating costs.

Rents and yields for commercial development

- 4.23 Our assumptions on rents and yields for the retail, nursery, industrial and light industrial uses are tested in this study are summarised in Table 4.23.1. These assumptions are informed by recent transactions in the borough as well as insight from BNPPRE specialist commercial agency and investment teams.

¹⁰ Knight Frank UK Residential Investment Yield Guide Q1 2021

¹¹ CBRE UK Residential Investment Market Overview Q4 2020

Table 4.23.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square foot (sq ft)	Investment yield	Other assumptions: Rent free / void
Retail use	£25 per sq ft	7%	24 months
Nursery use	£25 per sq ft	6.5%	18 months
Employment light industrial use (B1c/B2)	£17 - £18 per sq ft	4.25%	15 months
Employment industrial uses (B8)	£17 - £18 per sq ft	4.00%	15 months

- 4.24 The commercial uses are split between former Use Class B1c (now Class E)/Class B2 and Class B8. The demand for B8 uses within London is considerable whilst local supply, especially for new build units, is comparatively low. Last mile logistics has been a growing market in London and therefore we understand that B8 units would achieve a slightly keener yield than industrial units. We have included a range of rents for the units, which reflects the different sizes of the units that we have tested.

Affordable workspace

- 4.25 Policy 33 (Affordable Workspace) of LP1 seeks the provision of affordable workspace where viable on site, with a payment in lieu sought where this is not possible as part of the delivery of new employment floorspace of 1,000m² or greater in SIL LSIS, BEA and in town centres and as part of major mixed-use developments in town centres, in Strategic Locations or as part of regeneration schemes. This is in line with the London Plan Policy E3 Affordable workspace.

- 4.26 Neither emerging LP1 Policy 33 nor Policy E3 Affordable workspace in the Draft New London Plan are prescriptive in their definition as to the level of discount to market rents or the quantum of space to be provided in developments as affordable workspace. In light of this, we have accordingly tested such space assuming 10% to 20% of the proposed commercial floorspace is provided as affordable workspace into perpetuity with discounts to market rents of up to 50% capitalised at a yield 1% higher than market yields.

Student accommodation

- 4.27 Policy 13 of LP1 identifies that the Council will seek affordable housing contributions from purpose-built student accommodation. As identified in Section 2 of this report, the Policy 15 in the London Plan identifies that Affordable Student accommodation is where a bedroom is provided at a rental cost for the academic year equal to or below 55 per cent of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year. The Mayor's most recent AMR 16 2018/19 was published in March 2021 and identifies that for the academic year 2018/19 the annual rental cost for affordable PBSA must not exceed £6,606. We have accordingly tested a student accommodation scheme allowing for up to 50% affordable student accommodation.

- 4.28 We have undertaken research into comparable market rents for student accommodation in the area and have identified the Student Roost Mannequin House scheme on Blackhorse Lane, Walthamstow and the Unite schemes at North Lodge and Emily Bowes Court just outside of Waltham Forest's boundary to the west in Tottenham Hale. The Student Roost scheme identified a range of rents for ensuite rooms in cluster flats of between £199 per week to £239 per week and for studios between £299 per week and £339 per week. The Unite schemes identified a range of rents for ensuite rooms in cluster flats of between £174 per week to £211 per week and for studios between £275 per week and £305 per week. In light of the above we have adopted an average rent of £192 per week for ensuite rooms in cluster flats and £275 per week for studios and allowed for a 51 week tenancy period. We have also included an allowance of £2,500 per room for operating costs.

4.29 We have capitalised the net rents at a conservative yield of 4.5%, based on market research published by Knight Frank¹² and Savills¹³.

Older persons accommodation

4.30 **Retirement/Sheltered housing** developments are housing schemes consisting of flats or bungalows in a block, or on a small estate, where all the other residents are older people (usually restricted to purchasers over 55) built for sale. These developments provide independent, self-contained homes with their own front doors and often offer an ability to buy in care. Such schemes have lower gross to net ratios due to the need to provide communal facilities (residents' lounge, guest suite, laundry, etc.). Given the restricted market such schemes are identified as taking additional time to sell the accommodation by comparison to standard housing. However this will differ from scheme to scheme and the demand for such units in the area, and where there is high demand and not much supply such developments sell largely off plan. We also note that such schemes achieve premium values over standard housing.

4.31 As previously identified we have appraised a 30 unit scheme allowing for affordable housing and the following assumptions where they differ from the inputs in our standard housing appraisals:

- a gross to net floorspace ratio of 70%;
- a cautious reduced sales rate of circa 3 units per month; and
- a higher average sales value reflecting £6,997 per square metre (£650 per square foot).

4.32 **Extra Care Housing** can be precisely defined (and differentiated from other types of residential institutions) by reason of some specific characteristics, as set out in the RTPI Good Practice Note. The Royal Town Planning Institute defines Extra Care Housing as, 'purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared'. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in retirement housing Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff.

4.33 As with retirement housing it is recognised that Extra Care developments have significantly different viability considerations to standard residential dwellings. These arise due to an even lower gross to net ratio of such developments than retirement housing (due to the need for more communal facilities) as well as the additional time that it takes to sell the accommodation due to the restricted market for that type of unit. In our experience such units also achieve premium value.

4.34 We have re-appraised the 30 unit scheme allowing for affordable housing and the following assumptions where they differ from the inputs in our standard housing appraisals:

- a gross to net floorspace ratio of 60%;
- a reduced sales rate of circa 3 units per month; and
- a higher average sales value reflecting £6,997 per square metre (£650 per square foot).

¹² Knight Frank UK Residential Investment Yield Guide Q1 2021

¹³ Savills UK Purpose Built Student Accommodation Q1 2021

Build costs

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

Table 4.35.1 BCIS build costs

Type of development	BCIS cost	Base cost (£ per sq m)	External works	Total Cost (before policy costs)
Two houses	'Oneoff' housing semidetached (3 units or less)	£1,854	15%	£2,132.10
Houses	Estate housing -Generally	£1,498	15%	£1,722.70
Flats – lower density (T2, T3, T4, T5, T6, T8, T8, MU1 & MU4)	Flats -Generally	£1,760	15%	£2,024.00
Flats – higher density (T7, T9, T10 & BtR/PRS)	Flats – 6 or more storeys	£2,116	15%	£2,433.40
Retail	Shops Generally	£1,755	10%	£1,930.50
Nursery	Nursery schools/crèches - Generally	£2,891	10%	£3,180.10
Light Industrial (B1c/B2) multi-story provision	Advance factories/offices mixed facilities (class B1)	£1,743	15%	£2,004.45
Warehouse and distribution (B8) multi-story provision	Warehouses/stores Over 2,000 sq m	£1,726	15%	£1,984.90
Employment uses (office/industrial (B1(a)(c)/B2/B8)	Purpose built factories	£1,723	15%	£1,981.45
Student Accommodation	Students' residences, halls of residence	£2,268	10%	£2,494.80
Older Person's Accommodation	Supported Housing - Generally	£1,894	15%	£2,178.10

- 4.36 As noted in Table 4.21.1, the base costs above are increased by 10%-15% to account for external works. A further allowance of 6% on base costs for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations has been included.
- 4.37 In addition to the build costs outlined above adopted in this study, our appraisals include a contingency of 5% of build costs.

Zero carbon and BREEAM

- 4.38 The 'Greater London Authority Housing Standards Review: Viability Assessment' estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above.

- 4.39 For commercial developments, we have increased base build costs by 1% to allow for the extra-over costs of achieving BREEAM 'excellent' standard¹⁴.

Accessibility standards

- 4.40 In line with Policy 16 in LP1, our appraisals assume that all units are constructed to be accessible and adaptable in line with Building Regulation M4(2) at an average cost of £521 per house and £924 per unit for flats. We have assumed that 10% of all new-build self-contained homes are suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3) at a cost of £22,694 per house and £7,908 per flat¹⁵.

Professional fees

- 4.41 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes. However, to account for additional professional input on larger schemes (100 units and greater) related to Health Impact Assessment; Delivery and Servicing Plans and so on, we have increased the allowance to 12%.

Development finance

- 4.42 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

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

Mayoral CIL

- 4.44 As previously identified, MCIL2 is payable on most developments that receive planning consent from 1 April 2019. LBWF falls within Band 2, where a CIL of £60 per square metre (£60.55 indexed to 2021) is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.

LBWF CIL

- 4.45 As noted previously, LBWF's CIL Charging Schedule came into effect on 15 May 2014. The rates of the LBWF's CIL are summarised in Table 2.52.1 earlier in this report, which we have accordingly allowed for in our appraisals at 2021 indexed figures. The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This will be the case for some development sites in the LBWF. However, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace, which is a conservative assumption.

Section 106 costs

- 4.46 The Council has analysed the financial contributions secured through section 106 agreements signed over the last five years, all of which post-date the adoption of CIL. This has identified an average residual Section 106 requirement of £1,600 per unit for residential uses and £30 per sq m for commercial uses. We have applied notional contributions towards S106 at this level in our appraisals. We note however that actual amounts will of course be subject to site-specific matters and negotiations when schemes are brought forward through the development management process.

¹⁴ Based on 'Delivering Sustainable Buildings: savings and payback', BREEAM and Sweett Group Research 2014, which identified an increase of between 0.87% to 1.71% of build costs

¹⁵ Based on DCLH 'Housing Standards Review: Cost Impacts' September 2014

Development and sales periods

- 4.47 Development and sales periods vary between schemes. However, our sales periods are based on an assumption of 35% off plan sales and a sales rate of 6 units per month. This is reflective of current sales rates whereas in improved markets, a sales rate of up to 8 units per month and above might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumes that units are sold over varying periods after completion, which is a conservative approach.

Developer's profit

- 4.48 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13-15% of development value. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major house builders will set targets for minimum profit).
- 4.49 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.50 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 18% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.51 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.
- 4.52 For PRS / BTR and commercial elements of schemes we have allowed for profit levels of 15% on GDV, which we consider to be conservative assumptions for developments of this nature.

Exceptional costs

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

Benchmark land values

- 4.55 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.56 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, our calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.57 It is also necessary to recognise that a landowner may require an additional incentive to release the site for development¹⁶. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes, it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect a cautious 'average' situation, which we consider to be a reasonable assumption in this area wide assessment. We note that the GLA's SPG identifies that "The premium could be 10 per cent to 30 per cent, but this must reflect site specific circumstances and will vary". Further, "for a site which does not meet the requirements of the landowner or creates ongoing liabilities/ costs, a lower or no premium would be expected compared with a site occupied by profit-making businesses that require relocation". We have also had regard to premiums adopted in site-specific viability assessments in the Borough over the last three years. This has identified that 54% of the schemes assessed adopted benchmarks where a premium was not considered to be appropriate i.e. they were AUVs where a premium would have amounted to double counting, enabling development cases or a nil benchmark position was adopted. 46% of schemes were assessed based on an EUV+ position of which 36% had a nil premium applied, 18% of EUVs had a 10% premium allowance applied and 45% of EUVs had a 20% premium applied. This position confirms the position that premiums are assessed and applied on a site specific basis and less than half of schemes assessed adopted a premium of up to 20%, and consequently the blanket 20% assumption in this assessment is a reasonable but cautious assumption. It is important to stress that the adoption of a 20% premium in this study should not be taken as an endorsement of this percentage for scheme-specific viability assessments. Premiums for scheme-specific assessments should reflect scheme-specific circumstances.
- 4.58 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.

¹⁶ This approach is therefore consistent with the NPPG, which indicates at Para 013 Ref ID 10-013-20190529 that "a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+)".

4.59 The four benchmark land values used in this study (see Table 4.59.1 below) have been selected to provide a broad indication of likely land values across the LBWF's area, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.

Benchmark land values

- 4.60 **Benchmark Land Value 1:** This benchmark assumes higher value secondary office space on a hectare of land, with 40% site coverage and 3 storeys. The rent assumed is based on lettings of second hand offices in the area at £15 per square foot. We have assumed a £500 per square metre allowance for refurbishment and a letting void/rent free period of two and a half years. The capital value of the building would be £13.804 million, to which we have added a 20% premium, resulting in a benchmark of £16.565 million.
- 4.61 **Benchmark Land Value 2:** This benchmark assumes higher value secondary industrial space on a hectare of land, with 30% site coverage and 1.25 storeys. The rent assumed is based on such lettings of second hand premises in the area at £15 per square foot. We have assumed a £245 per square metre allowance for refurbishment and a letting void/rent free period of two years. The capital value of the building would be £7.974 million, to which we have added a 20% premium, resulting in a benchmark of £9.568 million.
- 4.62 **Benchmark Land Value 3:** This benchmark assumes lower value secondary office space and community uses on a hectare of land, with 40% site coverage and 2 storeys. The rent assumed is based on lettings of second hand offices in the area at £13 per square foot. We have assumed a £350 per square metre allowance for refurbishment and a letting void/rent free two and a half years. The capital value of the building would be £6.002 million, to which we have added a 20% premium, resulting in a benchmark of £7.202 million.
- 4.63 **Benchmark Land Value 4:** This benchmark assumes lower value secondary industrial space on a hectare of land, with 30% site coverage and 1 storey. The rent assumed is based on such lettings of second hand premises in the area at £7 per square foot. We have assumed a £245 per square metre allowance for refurbishment and a letting void/rent free of two years. The capital value of the building would be £4.509 million, to which we have added a 20% premium, resulting in a benchmark of £5.411 million

Table 4.59.1: Summary of Benchmark Land Values

Use	Benchmark per gross hectare
Benchmark land value 1 - Secondary Offices - upper value	£16,565,000
Benchmark land value 2 - Secondary Industrial - upper value	£9,568,000
Benchmark land value 3 - Secondary Offices - lower value and Community	£7,202,000
Benchmark land value 4 - Secondary Industrial - lower value	£5,411,000

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and Appendices 1 to 10. We have modelled:
- 10 residential development typologies;
 - two mixed-use schemes,
 - three commercial schemes; and
 - specialist residential uses including BtR/PRS, Student Accommodation and Older Person's Housing.
- 5.2 These typologies reflect the different densities and types of development that have and are likely to come forward in the LBWF's area over the life of the emerging Local Plan.
- 5.3 The typologies are tested separately allowing for the LBWF's policy requirements applied in a cumulative manner to test the increased burden on development. For the 10 standard residential schemes we have tested the following scenarios:
- 70% SR, 15% LAR and 15% SO
 - current costs and values:
 - 0% affordable housing - 50% affordable housing.
 - sales value growth and cost inflation scenario:
 - 0% affordable housing - 50% affordable housing.
 - Downside scenario with drop then recovery of sales values and build cost inflation:
 - 0% affordable housing - 50% affordable housing.
 - 70% LAR, 15% LAR and 15% SO
 - current costs and values:
 - 0% affordable housing - 50% affordable housing.
 - sales value growth and cost inflation scenario:
 - 0% affordable housing - 50% affordable housing.
 - Downside scenario with drop then recovery of sales values and build cost inflation:
 - 0% affordable housing - 50% affordable housing.
- 5.4 For the mixed use schemes we have tested the following scenarios:
- 70% SR, 15% LAR and 15% SO
 - current costs and values:
 - 0% affordable housing - 50% affordable housing.
- 5.5 For the BTR schemes we have tested the following scenarios:
- 70% SR and 30% LLR
 - current costs and values:
 - 0% affordable housing - 50% affordable housing.
- 5.6 For the Student accommodation schemes we have tested the following scenarios:
- 0%, 35% and 50% affordable student accommodation.

- 5.7 For the Older persons' accommodation schemes we have tested the following scenarios:
- Retirement living/sheltered accommodation
 - 70% SR, 15% LAR and 15% SO
 - current costs and values:
 - % 0% affordable housing - 50% affordable housing.
 - Extra Care
 - 70% SR, 15% LAR and 15% SO
 - current costs and values:
 - % 0% affordable housing - 50% affordable housing.
- 5.8 Viability has been tested on the above affordable housing scenarios. It should be noted that if a scheme is shown to be viable, a greater level of affordable housing might be deliverable within the 'interval' that has been tested. For example, if a scheme is shown to be viable with 25% affordable housing, but not with 30% affordable housing the actual level of affordable housing that could be provided will fall between 26% and 29%. Likewise if a scheme is viable at 30% and unviable with 35%, the scheme will be able to provide between 31% and 34%. Schemes that are viable at 35% affordable housing could potentially provide a higher level of affordable housing.
- 5.9 For the mixed use and employment schemes tested we have also considered the implications of including affordable workspace on the viability of schemes. We have accordingly tested the following affordable workspace scenarios:
- 10% affordable workspace
 - current costs and values:
 - 0% - 50% of market rent
 - 20% affordable workspace
 - current costs and values:
 - 0% - 50% of market rent
- 5.10 Each page of the results show the residual land value ('RLV') (shown in the grey boxes at the top of the page) generated by the particular scheme/typology being tested (based on the particular combination of affordable housing percentage (shown down the left hand column of the results), tenure of AH, private residential sales values tested (identified in the boxes at the top of the results sheets)) and compares these RLVs to each of the four benchmark land values, (shown in the yellow boxes on the right hand side of the page). The comparison of the RLVs against a particular benchmark are shown in a series of results grids below the RLVs and the specific benchmark they are being measured against.
- Green shading in the results grids indicates that scheme is viable (where the residual land value is higher than the benchmark land value); and
 - Red shading indicates that the scheme is unviable (where the residual land value is lower than the benchmark Land Value).
- 5.11 The testing identifies the cumulative impact of the LBWF's requirements. The first set of results indicate the residual values of schemes with no policy requirements i.e. just base build costs with no Section 106 or CIL contributions, sustainability and accessibility requirements etc. These policy requirements are added incrementally as shown in Table 5.11.1 below.

Table 5.11.1 Table of cumulative impact of costs tested

Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon

- 5.12 An example of the layout and costs used to present the appraisal outputs in this study is provided below. The underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices.
- 5.13 The example is of development typology T5 (120 Flats and Houses) at residential values of £675 per sq ft. The affordable housing provided in the scheme includes SR, LLR and SO units. The appraisal results demonstrate that the scheme could currently viably absorb the policy requirements for Accessible M4(2), CIL, Section 106, WC M4(3), SANGS and Zero Carbon alongside affordable housing of between 30% and 35% affordable housing when measured against benchmark land value 1.

Figure 5.13.1: Sample format of results

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

T5 - 120 Flats & Houses		Value Area	£675 per sq ft
No Units	120	Sales value inflation	0%
Site Area	0.57 Ha	Build cost inflation	0%
		Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,702,384	£18,560,669	£18,560,669	£18,550,054	£18,338,045
70% SR : 15% LLR : 15% SO	5%	£19,245,372	£17,201,829	£17,201,829	£17,191,214	£16,978,533
70% SR : 15% LLR : 15% SO	10%	£17,788,354	£15,842,962	£15,842,962	£15,832,346	£15,618,993
70% SR : 15% LLR : 15% SO	15%	£16,331,330	£14,484,066	£14,484,066	£14,473,450	£14,259,426
70% SR : 15% LLR : 15% SO	20%	£14,874,297	£13,125,144	£13,125,144	£13,114,528	£12,899,831
70% SR : 15% LLR : 15% SO	25%	£13,417,258	£11,766,194	£11,766,194	£11,755,579	£11,540,209
70% SR : 15% LLR : 15% SO	30%	£11,960,212	£10,407,220	£10,407,220	£10,396,604	£10,180,562
70% SR : 15% LLR : 15% SO	35%	£10,503,160	£9,048,219	£9,048,219	£9,037,604	£8,820,891
70% SR : 15% LLR : 15% SO	40%	£9,046,100	£7,689,195	£7,689,195	£7,678,579	£7,461,193
70% SR : 15% LLR : 15% SO	45%	£7,589,033	£6,330,146	£6,330,146	£6,319,530	£6,101,472
70% SR : 15% LLR : 15% SO	50%	£6,131,959	£4,971,074	£4,971,074	£4,960,458	£4,741,727

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,236,669	£9,094,955	£9,094,955	£9,084,340	£8,872,331
70% SR : 15% LLR : 15% SO	5%	£9,779,658	£7,736,115	£7,736,115	£7,725,499	£7,512,819
70% SR : 15% LLR : 15% SO	10%	£8,322,640	£6,377,247	£6,377,247	£6,366,632	£6,153,279
70% SR : 15% LLR : 15% SO	15%	£6,865,615	£5,018,352	£5,018,352	£5,007,736	£4,793,711
70% SR : 15% LLR : 15% SO	20%	£5,408,583	£3,659,429	£3,659,429	£3,648,814	£3,434,117
70% SR : 15% LLR : 15% SO	25%	£3,951,544	£2,300,480	£2,300,480	£2,289,865	£2,074,495
70% SR : 15% LLR : 15% SO	30%	£2,494,498	£941,505	£941,505	£930,890	£714,848
70% SR : 15% LLR : 15% SO	35%	£1,037,445	£-417,495	£-417,495	£-428,110	£-644,824
70% SR : 15% LLR : 15% SO	40%	£-419,615	£-1,776,519	£-1,776,519	£-1,787,135	£-2,004,521
70% SR : 15% LLR : 15% SO	45%	£-1,876,681	£-3,135,568	£-3,135,568	£-3,146,184	£-3,364,242
70% SR : 15% LLR : 15% SO	50%	£-3,333,755	£-4,494,641	£-4,494,641	£-4,505,256	£-4,723,987

6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at **appendices 1 to 6** (residential appraisal results), **Appendix 7** (BtR/PRS appraisal results), **Appendix 8** (Commercial and mixed-use schemes incorporating affordable workspace appraisal results), **Appendix 9** (Student accommodation) and **Appendix 10** (Older persons accommodation). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the LBWF area. These RLVs are then compared to appropriate benchmark land values.
- 6.2 Development value is finite and particularly in densely developed areas is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes 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.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the LBWF's policy requirements* and schemes that are viable *prior to the imposition of policy requirements*. If a scheme is unviable before policy requirements, it is unlikely to come forward and policy requirements would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.

Residential developments

- 6.4 As noted in Section 5.2, we have tested the schemes with 0%-50% affordable housing. The full results, showing the residual land values for each scheme compared to each site's existing use value, are attached in the relevant appendices. Not all schemes will be viable at any given level of affordable housing, particularly in complex urban areas such as LBWF where schemes may involve a degree of recycling of existing buildings (either through demolition or refurbishment and conversion). The appraisals demonstrate the degree to which varying the affordable housing policy below the emerging targets of 50% and 35% would improve viability.
- 6.5 We set out in Table 6.5.1 the results of a small housing typology below the threshold for affordable housing tested in each value area measured against each of the four benchmark land values. This shows good viability across the Borough, with the exception being sites in higher existing uses values in the lower value part of the Borough.

Table 6.5.1: Viability of small housing developments (Typology 1: 2 Houses - 100 dwellings per Ha)

£675 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£194,907	£153,223	£148,528	£148,345	£143,639
70% SR : 15% LLR : 15% SO	5%	£161,757	£122,057	£117,364	£117,180	£112,474
70% SR : 15% LLR : 15% SO	10%	£128,608	£90,893	£86,199	£86,016	£81,309
70% SR : 15% LLR : 15% SO	15%	£95,457	£59,728	£55,035	£54,852	£50,145
70% SR : 15% LLR : 15% SO	20%	£62,308	£28,564	£23,869	£23,687	£18,980
70% SR : 15% LLR : 15% SO	25%	£29,158	£2,600	£2,295	£2,112	£12,184
70% SR : 15% LLR : 15% SO	30%	£3,992	£33,766	£38,460	£38,643	£43,349
70% SR : 15% LLR : 15% SO	35%	£37,141	£64,930	£69,624	£69,807	£74,513
70% SR : 15% LLR : 15% SO	40%	£70,292	£96,095	£100,788	£100,972	£105,679
70% SR : 15% LLR : 15% SO	45%	£103,441	£127,259	£131,954	£132,136	£136,843
70% SR : 15% LLR : 15% SO	50%	£136,590	£158,424	£163,118	£163,301	£168,008

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£334,847	£293,163	£288,468	£288,285	£283,579
70% SR : 15% LLR : 15% SO	5%	£301,697	£261,997	£257,304	£257,120	£252,414
70% SR : 15% LLR : 15% SO	10%	£268,548	£230,833	£226,139	£225,956	£221,249
70% SR : 15% LLR : 15% SO	15%	£235,397	£199,668	£194,975	£194,792	£190,085
70% SR : 15% LLR : 15% SO	20%	£202,248	£168,504	£163,809	£163,627	£158,920
70% SR : 15% LLR : 15% SO	25%	£169,098	£137,340	£132,645	£132,462	£127,756
70% SR : 15% LLR : 15% SO	30%	£135,948	£106,174	£101,480	£101,297	£96,591
70% SR : 15% LLR : 15% SO	35%	£102,799	£75,010	£70,316	£70,133	£65,427
70% SR : 15% LLR : 15% SO	40%	£69,648	£43,845	£39,152	£38,968	£34,261
70% SR : 15% LLR : 15% SO	45%	£36,499	£12,681	£7,986	£7,804	£3,097
70% SR : 15% LLR : 15% SO	50%	£3,350	£-18,484	£-23,178	£-23,361	£-28,068

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£382,167	£340,483	£335,788	£335,605	£330,899
70% SR : 15% LLR : 15% SO	5%	£349,017	£309,317	£304,624	£304,440	£299,734
70% SR : 15% LLR : 15% SO	10%	£315,868	£278,153	£273,459	£273,276	£268,569
70% SR : 15% LLR : 15% SO	15%	£282,717	£246,988	£242,295	£242,112	£237,405
70% SR : 15% LLR : 15% SO	20%	£249,568	£215,824	£211,129	£210,947	£206,240
70% SR : 15% LLR : 15% SO	25%	£216,418	£184,660	£179,965	£179,782	£175,076
70% SR : 15% LLR : 15% SO	30%	£183,268	£153,494	£148,800	£148,617	£143,911
70% SR : 15% LLR : 15% SO	35%	£150,119	£122,330	£117,636	£117,453	£112,747
70% SR : 15% LLR : 15% SO	40%	£116,968	£91,165	£86,472	£86,288	£81,581
70% SR : 15% LLR : 15% SO	45%	£83,819	£60,001	£55,306	£55,124	£50,417
70% SR : 15% LLR : 15% SO	50%	£50,670	£28,836	£24,142	£23,959	£19,252

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£417,987	£376,303	£371,608	£371,425	£366,719
70% SR : 15% LLR : 15% SO	5%	£384,837	£345,137	£340,444	£340,260	£335,554
70% SR : 15% LLR : 15% SO	10%	£351,688	£313,973	£309,279	£309,096	£304,389
70% SR : 15% LLR : 15% SO	15%	£318,537	£282,808	£278,115	£277,932	£273,225
70% SR : 15% LLR : 15% SO	20%	£285,388	£251,644	£246,949	£246,767	£242,060
70% SR : 15% LLR : 15% SO	25%	£252,238	£220,480	£215,785	£215,602	£210,896
70% SR : 15% LLR : 15% SO	30%	£219,088	£189,314	£184,620	£184,437	£179,731
70% SR : 15% LLR : 15% SO	35%	£185,939	£158,150	£153,456	£153,273	£148,567
70% SR : 15% LLR : 15% SO	40%	£152,788	£126,985	£122,292	£122,108	£117,401
70% SR : 15% LLR : 15% SO	45%	£119,639	£95,821	£91,126	£90,944	£86,237
70% SR : 15% LLR : 15% SO	50%	£86,490	£64,656	£59,962	£59,779	£55,072

£650 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£157,624	£116,492	£111,797	£111,614	£106,908
70% SR : 15% LLR : 15% SO	5%	£126,181	£87,008	£82,313	£82,131	£77,424
70% SR : 15% LLR : 15% SO	10%	£94,737	£57,523	£52,829	£52,646	£47,939
70% SR : 15% LLR : 15% SO	15%	£63,293	£28,039	£23,345	£23,162	£18,455
70% SR : 15% LLR : 15% SO	20%	£31,849	£-1,445	£-6,139	£-6,322	£-11,028
70% SR : 15% LLR : 15% SO	25%	£405	£-30,929	£-35,623	£-35,806	£-40,513
70% SR : 15% LLR : 15% SO	30%	£-31,039	£-60,413	£-65,108	£-65,290	£-69,997
70% SR : 15% LLR : 15% SO	35%	£-62,483	£-89,897	£-94,592	£-94,774	£-99,481
70% SR : 15% LLR : 15% SO	40%	£-93,927	£-119,382	£-124,075	£-124,258	£-128,965
70% SR : 15% LLR : 15% SO	45%	£-125,371	£-148,866	£-153,559	£-153,743	£-158,449
70% SR : 15% LLR : 15% SO	50%	£-156,815	£-178,349	£-183,044	£-183,227	£-187,933

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£297,564	£256,432	£251,737	£251,554	£246,848
70% SR : 15% LLR : 15% SO	5%	£266,121	£226,948	£222,253	£222,071	£217,364
70% SR : 15% LLR : 15% SO	10%	£234,677	£197,463	£192,769	£192,586	£187,879
70% SR : 15% LLR : 15% SO	15%	£203,233	£167,979	£163,285	£163,102	£158,395
70% SR : 15% LLR : 15% SO	20%	£171,789	£138,495	£133,801	£133,618	£128,912
70% SR : 15% LLR : 15% SO	25%	£140,345	£109,011	£104,317	£104,134	£99,427
70% SR : 15% LLR : 15% SO	30%	£108,901	£79,527	£74,832	£74,650	£69,943
70% SR : 15% LLR : 15% SO	35%	£77,457	£50,043	£45,348	£45,166	£40,459
70% SR : 15% LLR : 15% SO	40%	£46,013	£20,558	£15,865	£15,682	£10,975
70% SR : 15% LLR : 15% SO	45%	£14,569	£-8,926	£-13,619	£-13,803	£-18,509
70% SR : 15% LLR : 15% SO	50%	£-16,875	£-38,409	£-43,104	£-43,287	£-47,993

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£344,884	£303,752	£299,057	£298,874	£294,168
70% SR : 15% LLR : 15% SO	5%	£313,441	£274,268	£269,573	£269,391	£264,684
70% SR : 15% LLR : 15% SO	10%	£281,997	£244,783	£240,089	£239,906	£235,199
70% SR : 15% LLR : 15% SO	15%	£250,553	£215,299	£210,605	£210,422	£205,715
70% SR : 15% LLR : 15% SO	20%	£219,109	£185,815	£181,121	£180,938	£176,232
70% SR : 15% LLR : 15% SO	25%	£187,665	£156,331	£151,637	£151,454	£146,747
70% SR : 15% LLR : 15% SO	30%	£156,221	£126,847	£122,152	£121,970	£117,263
70% SR : 15% LLR : 15% SO	35%	£124,777	£97,363	£92,668	£92,486	£87,779
70% SR : 15% LLR : 15% SO	40%	£93,333	£67,878	£63,183	£63,002	£58,295
70% SR : 15% LLR : 15% SO	45%	£61,889	£38,394	£33,701	£33,517	£28,811
70% SR : 15% LLR : 15% SO	50%	£30,445	£8,911	£4,216	£4,033	£-673

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£380,704	£339,572	£334,877	£334,694	£329,988
70% SR : 15% LLR : 15% SO	5%	£349,261	£310,088	£305,393	£305,211	£300,504
70% SR : 15% LLR : 15% SO	10%	£317,817	£280,603	£275,909	£275,726	£271,019
70% SR : 15% LLR : 15% SO	15%	£286,373	£251,119	£246,425	£246,242	£241,535
70% SR : 15% LLR : 15% SO	20%	£254,929	£221,635	£216,941	£216,758	£212,052
70% SR : 15% LLR : 15% SO	25%	£223,485	£192,151	£187,457	£187,274	£182,567
70% SR : 15% LLR : 15% SO	30%	£192,041	£162,667	£157,972	£157,790	£153,083
70% SR : 15% LLR : 15% SO	35%	£160,597	£133,183	£128,488	£128,306	£123,599
70% SR : 15% LLR : 15% SO	40%	£129,153	£103,698	£99,005	£98,822	£94,115
70% SR : 15% LLR : 15% SO	45%	£97,709	£74,214	£69,521	£69,337	£64,631
70% SR : 15% LLR : 15% SO	50%	£66,265	£44,731	£40,036	£39,853	£35,147

£600 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£83,061	£43,029	£38,335	£38,152	£33,446
70% SR : 15% LLR : 15% SO	5%	£55,046	£16,923	£12,230	£12,046	£7,339
70% SR : 15% LLR : 15% SO	10%	£27,031	£-9,183	£-13,877	£-14,059	£-18,766
70% SR : 15% LLR : 15% SO	15%	£-984	£-35,288	£-39,983	£-40,166	£-44,872
70% SR : 15% LLR : 15% SO	20%	£-29,000	£-61,395	£-66,088	£-66,272	£-70,978
70% SR : 15% LLR : 15% SO	25%	£-57,015	£-87,501	£-92,194	£-92,377	£-97,084
70% SR : 15% LLR : 15% SO	30%	£-85,030	£-113,606	£-118,301	£-118,483	£-123,190
70% SR : 15% LLR : 15% SO	35%	£-113,045	£-139,712	£-144,406	£-144,590	£-149,296
70% SR : 15% LLR : 15% SO	40%	£-141,060	£-165,819	£-170,512	£-170,695	£-175,402
70% SR : 15% LLR : 15% SO	45%	£-169,076	£-191,924	£-196,619	£-196,801	£-201,508
70% SR : 15% LLR : 15% SO	50%	£-197,091	£-218,030	£-222,724	£-222,907	£-227,614

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£223,001	£182,969	£178,275	£178,092	£173,386
70% SR : 15% LLR : 15% SO	5%	£194,986	£156,863	£152,170	£151,986	£147,279
70% SR : 15% LLR : 15% SO	10%	£166,971	£130,757	£126,063	£125,881	£121,174
70% SR : 15% LLR : 15% SO	15%	£138,956	£104,652	£99,957	£99,774	£95,068
70% SR : 15% LLR : 15% SO	20%	£110,940	£78,545	£73,852	£73,668	£68,962
70% SR : 15% LLR : 15% SO	25%	£82,925	£52,439	£47,746	£47,563	£42,856
70% SR : 15% LLR : 15% SO	30%	£54,910	£26,334	£21,639	£21,457	£16,750
70% SR : 15% LLR : 15% SO	35%	£26,895	£228	£-4,466	£-4,650	£-9,356
70% SR : 15% LLR : 15% SO	40%	£-1,120	£-25,879	£-30,572	£-30,755	£-35,462
70% SR : 15% LLR : 15% SO	45%	£-29,136	£-51,984	£-56,679	£-56,861	£-61,568
70% SR : 15% LLR : 15% SO	50%	£-57,151	£-78,090	£-82,784	£-82,967	£-87,674

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£270,321	£230,289	£225,595	£225,412	£220,706
70% SR : 15% LLR : 15% SO	5%	£242,306	£204,183	£199,490	£199,306	£194,599
70% SR : 15% LLR : 15% SO	10%	£214,291	£178,077	£173,383	£173,201	£168,494
70% SR : 15% LLR : 15% SO	15%	£186,276	£151,972	£147,277	£147,094	£142,388
70% SR : 15% LLR : 15% SO	20%	£158,260	£125,865	£121,172	£120,988	£116,282
70% SR : 15% LLR : 15% SO	25%	£130,245	£99,759	£95,066	£94,883	£90,176
70% SR : 15% LLR : 15% SO	30%	£102,230	£73,654	£68,959	£68,777	£64,070
70% SR : 15% LLR : 15% SO	35%	£74,215	£47,548	£42,854	£42,670	£37,964
70% SR : 15% LLR : 15% SO	40%	£46,200	£21,441	£16,748	£16,565	£11,858
70% SR : 15% LLR : 15% SO	45%	£18,184	£-4,664	£-9,359	£-9,541	£-14,248
70% SR : 15% LLR : 15% SO	50%	£-9,831	£-30,770	£-35,464	£-35,647	£-40,354

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£306,141	£266,109	£261,415	£261,232	£256,526
70% SR : 15% LLR : 15% SO	5%	£278,126	£240,003	£235,310	£235,126	£230,419
70% SR : 15% LLR : 15% SO	10%	£250,111	£213,897	£209,203	£209,021	£204,314
70% SR : 15% LLR : 15% SO	15%	£222,096	£187,792	£183,097	£182,914	£178,208
70% SR : 15% LLR : 15% SO	20%	£194,080	£161,685	£156,992	£156,808	£152,102
70% SR : 15% LLR : 15% SO	25%	£166,065	£135,579	£130,886	£130,703	£125,996
70% SR : 15% LLR : 15% SO	30%	£138,050	£109,474	£104,779	£104,597	£99,890
70% SR : 15% LLR : 15% SO	35%	£110,035	£83,368	£78,674	£78,490	£73,784
70% SR : 15% LLR : 15% SO	40%	£82,020	£57,261	£52,568	£52,385	£47,678
70% SR : 15% LLR : 15% SO	45%	£54,004	£31,156	£26,461	£26,279	£21,572
70% SR : 15% LLR : 15% SO	50%	£25,989	£5,050	£356	£173	£-4,534

£550 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,497	£-30,433	£-35,127	£-35,310	£-40,016
70% SR : 15% LLR : 15% SO	5%	£-16,236	£-53,305	£-57,998	£-58,181	£-62,889
70% SR : 15% LLR : 15% SO	10%	£-40,968	£-76,176	£-80,871	£-81,053	£-85,760
70% SR : 15% LLR : 15% SO	15%	£-65,700	£-99,048	£-103,742	£-103,926	£-108,632
70% SR : 15% LLR : 15% SO	20%	£-90,433	£-121,920	£-126,614	£-126,797	£-131,503
70% SR : 15% LLR : 15% SO	25%	£-115,165	£-144,792	£-149,485	£-149,669	£-154,376
70% SR : 15% LLR : 15% SO	30%	£-139,898	£-167,663	£-172,358	£-172,540	£-177,247
70% SR : 15% LLR : 15% SO	35%	£-164,630	£-190,535	£-195,229	£-195,413	£-200,119
70% SR : 15% LLR : 15% SO	40%	£-189,363	£-213,407	£-218,101	£-218,284	£-222,990
70% SR : 15% LLR : 15% SO	45%	£-214,095	£-236,279	£-240,972	£-241,156	£-245,863
70% SR : 15% LLR : 15% SO	50%	£-238,828	£-259,150	£-263,845	£-264,027	£-268,734

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£148,437	£109,507	£104,813	£104,630	£99,924
70% SR : 15% LLR : 15% SO	5%	£123,704	£86,635	£81,942	£81,759	£77,051
70% SR : 15% LLR : 15% SO	10%	£98,972	£63,764	£59,069	£58,887	£54,180
70% SR : 15% LLR : 15% SO	15%	£74,240	£40,892	£36,198	£36,014	£31,308
70% SR : 15% LLR : 15% SO	20%	£49,507	£18,020	£13,326	£13,143	£8,437
70% SR : 15% LLR : 15% SO	25%	£24,775	£-4,852	£-9,545	£-9,729	£-14,436
70% SR : 15% LLR : 15% SO	30%	£42	£-27,723	£-32,418	£-32,600	£-37,307
70% SR : 15% LLR : 15% SO	35%	£-24,690	£-50,595	£-55,289	£-55,473	£-60,179
70% SR : 15% LLR : 15% SO	40%	£-49,423	£-73,467	£-78,161	£-78,344	£-83,050
70% SR : 15% LLR : 15% SO	45%	£-74,155	£-96,339	£-101,032	£-101,216	£-105,923
70% SR : 15% LLR : 15% SO	50%	£-98,888	£-119,210	£-123,905	£-124,087	£-128,794

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£195,757	£156,827	£152,133	£151,950	£147,244
70% SR : 15% LLR : 15% SO	5%	£171,024	£133,955	£129,262	£129,079	£124,371
70% SR : 15% LLR : 15% SO	10%	£146,292	£111,084	£106,389	£106,207	£101,500
70% SR : 15% LLR : 15% SO	15%	£121,560	£88,212	£83,518	£83,334	£78,628
70% SR : 15% LLR : 15% SO	20%	£96,827	£65,340	£60,646	£60,463	£55,757
70% SR : 15% LLR : 15% SO	25%	£72,095	£42,468	£37,775	£37,591	£32,884
70% SR : 15% LLR : 15% SO	30%	£47,362	£19,597	£14,902	£14,720	£10,013
70% SR : 15% LLR : 15% SO	35%	£22,630	£-3,275	£-7,969	£-8,153	£-12,859
70% SR : 15% LLR : 15% SO	40%	£-2,103	£-26,147	£-30,841	£-31,024	£-35,730
70% SR : 15% LLR : 15% SO	45%	£-26,835	£-49,019	£-53,712	£-53,896	£-58,603
70% SR : 15% LLR : 15% SO	50%	£-51,568	£-71,890	£-76,585	£-76,767	£-81,474

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£231,577	£192,647	£187,953	£187,770	£183,064
70% SR : 15% LLR : 15% SO	5%	£206,844	£169,775	£165,082	£164,899	£160,191
70% SR : 15% LLR : 15% SO	10%	£182,112	£146,904	£142,209	£142,027	£137,320
70% SR : 15% LLR : 15% SO	15%	£157,380	£124,032	£119,338	£119,154	£114,448
70% SR : 15% LLR : 15% SO	20%	£132,647	£101,160	£96,466	£96,283	£91,577
70% SR : 15% LLR : 15% SO	25%	£107,915	£78,288	£73,595	£73,411	£68,704
70% SR : 15% LLR : 15% SO	30%	£83,182	£55,417	£50,722	£50,540	£45,833
70% SR : 15% LLR : 15% SO	35%	£58,450	£32,545	£27,851	£27,667	£22,961
70% SR : 15% LLR : 15% SO	40%	£33,717	£9,673	£4,979	£4,796	£90
70% SR : 15% LLR : 15% SO	45%	£8,985	£-13,199	£-17,892	£-18,076	£-22,783
70% SR : 15% LLR : 15% SO	50%	£-15,748	£-36,070	£-40,765	£-40,947	£-45,654

£500 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£66,067	-£102,577	-£107,271	-£107,454	-£112,161
70% SR : 15% LLR : 15% SO	5%	-£87,711	-£122,471	-£127,165	-£127,349	-£132,055
70% SR : 15% LLR : 15% SO	10%	-£109,353	-£142,366	-£147,059	-£147,242	-£151,949
70% SR : 15% LLR : 15% SO	15%	-£130,997	-£162,259	-£166,954	-£167,137	-£171,843
70% SR : 15% LLR : 15% SO	20%	-£152,641	-£182,154	-£186,848	-£187,031	-£191,738
70% SR : 15% LLR : 15% SO	25%	-£174,284	-£202,048	-£206,742	-£206,926	-£211,632
70% SR : 15% LLR : 15% SO	30%	-£195,928	-£221,942	-£226,636	-£226,819	-£231,526
70% SR : 15% LLR : 15% SO	35%	-£217,571	-£241,836	-£246,531	-£246,714	-£251,420
70% SR : 15% LLR : 15% SO	40%	-£239,215	-£261,731	-£266,425	-£266,608	-£271,315
70% SR : 15% LLR : 15% SO	45%	-£260,858	-£281,625	-£286,319	-£286,503	-£291,209
70% SR : 15% LLR : 15% SO	50%	-£282,501	-£301,519	-£306,213	-£306,396	-£311,103

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£73,873	£37,363	£32,669	£32,486	£27,779
70% SR : 15% LLR : 15% SO	5%	£52,229	£17,469	£12,775	£12,591	£7,885
70% SR : 15% LLR : 15% SO	10%	£30,587	-£2,426	-£7,119	-£7,302	-£12,009
70% SR : 15% LLR : 15% SO	15%	£8,943	-£22,319	-£27,014	-£27,197	-£31,903
70% SR : 15% LLR : 15% SO	20%	-£12,701	-£42,214	-£46,908	-£47,091	-£51,798
70% SR : 15% LLR : 15% SO	25%	-£34,344	-£62,108	-£66,802	-£66,986	-£71,692
70% SR : 15% LLR : 15% SO	30%	-£55,988	-£82,002	-£86,696	-£86,879	-£91,586
70% SR : 15% LLR : 15% SO	35%	-£77,631	-£101,896	-£106,591	-£106,774	-£111,480
70% SR : 15% LLR : 15% SO	40%	-£99,275	-£121,791	-£126,485	-£126,668	-£131,375
70% SR : 15% LLR : 15% SO	45%	-£120,918	-£141,685	-£146,379	-£146,563	-£151,269
70% SR : 15% LLR : 15% SO	50%	-£142,561	-£161,579	-£166,273	-£166,456	-£171,163

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£121,193	£84,683	£79,989	£79,806	£75,099
70% SR : 15% LLR : 15% SO	5%	£99,549	£64,789	£60,095	£59,911	£55,205
70% SR : 15% LLR : 15% SO	10%	£77,907	£44,894	£40,201	£40,018	£35,311
70% SR : 15% LLR : 15% SO	15%	£56,263	£25,001	£20,306	£20,123	£15,417
70% SR : 15% LLR : 15% SO	20%	£34,619	£5,106	£412	£229	-£4,478
70% SR : 15% LLR : 15% SO	25%	£12,976	-£14,788	-£19,482	-£19,666	-£24,372
70% SR : 15% LLR : 15% SO	30%	-£8,668	-£34,682	-£39,376	-£39,559	-£44,266
70% SR : 15% LLR : 15% SO	35%	-£30,311	-£54,576	-£59,271	-£59,454	-£64,160
70% SR : 15% LLR : 15% SO	40%	-£51,955	-£74,471	-£79,165	-£79,348	-£84,055
70% SR : 15% LLR : 15% SO	45%	-£73,598	-£94,365	-£99,059	-£99,243	-£103,949
70% SR : 15% LLR : 15% SO	50%	-£95,241	-£114,259	-£118,953	-£119,136	-£123,843

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£157,013	£120,503	£115,809	£115,626	£110,919
70% SR : 15% LLR : 15% SO	5%	£135,369	£100,609	£95,915	£95,731	£91,025
70% SR : 15% LLR : 15% SO	10%	£113,727	£80,714	£76,021	£75,838	£71,131
70% SR : 15% LLR : 15% SO	15%	£92,083	£60,821	£56,126	£55,943	£51,237
70% SR : 15% LLR : 15% SO	20%	£70,439	£40,926	£36,232	£36,049	£31,342
70% SR : 15% LLR : 15% SO	25%	£48,796	£21,032	£16,338	£16,154	£11,448
70% SR : 15% LLR : 15% SO	30%	£27,152	£1,138	-(£3,556)	-(£3,739)	-(£8,446)
70% SR : 15% LLR : 15% SO	35%	£5,509	-(£18,756)	-(£23,451)	-(£23,634)	-(£28,340)
70% SR : 15% LLR : 15% SO	40%	-(£16,135)	-(£38,651)	-(£43,345)	-(£43,528)	-(£48,235)
70% SR : 15% LLR : 15% SO	45%	-(£37,778)	-(£58,545)	-(£63,239)	-(£63,423)	-(£68,129)
70% SR : 15% LLR : 15% SO	50%	-(£59,421)	-(£78,439)	-(£83,133)	-(£83,316)	-(£88,023)

£475 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-(£103,350)	-(£139,308)	-(£144,003)	-(£144,185)	-(£148,892)
70% SR : 15% LLR : 15% SO	5%	-(£123,565)	-(£157,795)	-(£162,490)	-(£162,672)	-(£167,379)
70% SR : 15% LLR : 15% SO	10%	-(£143,780)	-(£176,282)	-(£180,977)	-(£181,159)	-(£185,866)
70% SR : 15% LLR : 15% SO	15%	-(£163,995)	-(£194,769)	-(£199,464)	-(£199,647)	-(£204,353)
70% SR : 15% LLR : 15% SO	20%	-(£184,211)	-(£213,258)	-(£217,951)	-(£218,134)	-(£222,840)
70% SR : 15% LLR : 15% SO	25%	-(£204,426)	-(£231,745)	-(£236,438)	-(£236,622)	-(£241,328)
70% SR : 15% LLR : 15% SO	30%	-(£224,641)	-(£250,232)	-(£254,926)	-(£255,109)	-(£259,816)
70% SR : 15% LLR : 15% SO	35%	-(£244,857)	-(£268,719)	-(£273,414)	-(£273,596)	-(£278,303)
70% SR : 15% LLR : 15% SO	40%	-(£265,072)	-(£287,206)	-(£291,901)	-(£292,083)	-(£296,790)
70% SR : 15% LLR : 15% SO	45%	-(£285,287)	-(£305,693)	-(£310,388)	-(£310,570)	-(£315,277)
70% SR : 15% LLR : 15% SO	50%	-(£305,503)	-(£324,180)	-(£328,675)	-(£329,058)	-(£333,800)

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£36,590	£632	-(£4,063)	-(£4,245)	-(£8,952)
70% SR : 15% LLR : 15% SO	5%	£16,375	-(£17,855)	-(£22,550)	-(£22,732)	-(£27,439)
70% SR : 15% LLR : 15% SO	10%	-(£3,840)	-(£36,342)	-(£41,037)	-(£41,219)	-(£45,926)
70% SR : 15% LLR : 15% SO	15%	-(£24,055)	-(£54,829)	-(£59,524)	-(£59,707)	-(£64,413)
70% SR : 15% LLR : 15% SO	20%	-(£44,271)	-(£73,318)	-(£78,011)	-(£78,194)	-(£82,900)
70% SR : 15% LLR : 15% SO	25%	-(£64,486)	-(£91,805)	-(£96,498)	-(£96,682)	-(£101,388)
70% SR : 15% LLR : 15% SO	30%	-(£84,701)	-(£110,292)	-(£114,986)	-(£115,169)	-(£119,876)
70% SR : 15% LLR : 15% SO	35%	-(£104,917)	-(£128,779)	-(£133,474)	-(£133,656)	-(£138,363)
70% SR : 15% LLR : 15% SO	40%	-(£125,132)	-(£147,266)	-(£151,961)	-(£152,143)	-(£156,850)
70% SR : 15% LLR : 15% SO	45%	-(£145,347)	-(£165,753)	-(£170,448)	-(£170,630)	-(£175,337)
70% SR : 15% LLR : 15% SO	50%	-(£165,563)	-(£184,240)	-(£188,935)	-(£189,118)	-(£193,860)

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£83,910	£47,952	£43,257	£43,075	£38,368
70% SR : 15% LLR : 15% SO	5%	£63,695	£29,465	£24,770	£24,588	£19,881
70% SR : 15% LLR : 15% SO	10%	£43,480	£10,978	£6,283	£6,101	£1,394
70% SR : 15% LLR : 15% SO	15%	£23,265	-£7,509	-£12,204	-£12,387	-£17,093
70% SR : 15% LLR : 15% SO	20%	£3,049	-£25,998	-£30,691	-£30,874	-£35,580
70% SR : 15% LLR : 15% SO	25%	-£17,166	-£44,485	-£49,178	-£49,362	-£54,068
70% SR : 15% LLR : 15% SO	30%	-£37,381	-£62,972	-£67,666	-£67,849	-£72,556
70% SR : 15% LLR : 15% SO	35%	-£57,597	-£81,469	-£86,154	-£86,336	-£91,043
70% SR : 15% LLR : 15% SO	40%	-£77,812	-£99,946	-£104,641	-£104,823	-£109,530
70% SR : 15% LLR : 15% SO	45%	-£98,027	-£118,433	-£123,128	-£123,310	-£128,017
70% SR : 15% LLR : 15% SO	50%	-£118,243	-£136,920	-£141,615	-£141,798	-£146,540

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£119,730	£83,772	£79,077	£78,895	£74,188
70% SR : 15% LLR : 15% SO	5%	£99,515	£65,285	£60,590	£60,408	£55,701
70% SR : 15% LLR : 15% SO	10%	£79,300	£46,798	£42,103	£41,921	£37,214
70% SR : 15% LLR : 15% SO	15%	£59,085	£28,311	£23,616	£23,433	£18,727
70% SR : 15% LLR : 15% SO	20%	£38,869	£9,822	£5,129	£4,946	£240
70% SR : 15% LLR : 15% SO	25%	£18,654	-£8,665	-£13,358	-£13,542	-£18,248
70% SR : 15% LLR : 15% SO	30%	-£1,561	-£27,152	-£31,846	-£32,029	-£36,736
70% SR : 15% LLR : 15% SO	35%	-£21,777	-£45,639	-£50,334	-£50,516	-£55,223
70% SR : 15% LLR : 15% SO	40%	-£41,992	-£64,126	-£68,821	-£69,003	-£73,710
70% SR : 15% LLR : 15% SO	45%	-£62,207	-£82,613	-£87,308	-£87,490	-£92,197
70% SR : 15% LLR : 15% SO	50%	-£82,423	-£101,100	-£105,795	-£105,978	-£110,720

6.6 The next three tables (6.6.1 to 6.6.3) provide the results of our testing of two smaller flatted developments in the Borough and one larger scheme. These show good viability in the higher value areas of the borough and on sites with lower existing use values. This testing has identified that Typology 4 (20 flats) is more viable in the lower value areas than Typology 3 (10 flats) due it being a denser scheme and making better use of the site. The largest Typology (200 units) reflects a similar picture to that of the 20 unit scheme.

Table 6.6.1: Viability of higher density small flatted development (Typology 3: 10 Flats - 160 dwellings per Ha)

£675 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£503,627	£322,018	£313,840	£312,925	£292,935
70% SR : 15% LLR : 15% SO	5%	£381,562	£208,491	£200,313	£199,399	£179,363
70% SR : 15% LLR : 15% SO	10%	£259,498	£94,964	£86,786	£85,872	£65,791
70% SR : 15% LLR : 15% SO	15%	£137,433	£-18,563	£-26,741	£-27,655	£-47,782
70% SR : 15% LLR : 15% SO	20%	£15,368	£-132,089	£-140,268	£-141,182	£-161,354
70% SR : 15% LLR : 15% SO	25%	£-106,696	£-245,615	£-253,795	£-254,709	£-274,926
70% SR : 15% LLR : 15% SO	30%	£-228,761	£-359,142	£-367,322	£-368,236	£-388,498
70% SR : 15% LLR : 15% SO	35%	£-350,826	£-472,669	£-480,847	£-481,763	£-502,071
70% SR : 15% LLR : 15% SO	40%	£-472,890	£-586,196	£-594,374	£-595,289	£-615,643
70% SR : 15% LLR : 15% SO	45%	£-594,955	£-699,723	£-707,901	£-708,816	£-729,215
70% SR : 15% LLR : 15% SO	50%	£-717,020	£-813,250	£-821,428	£-822,343	£-842,788

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£940,940	£759,330	£751,152	£750,238	£730,248
70% SR : 15% LLR : 15% SO	5%	£818,875	£645,804	£637,625	£636,711	£616,676
70% SR : 15% LLR : 15% SO	10%	£696,810	£532,277	£524,098	£523,184	£503,103
70% SR : 15% LLR : 15% SO	15%	£574,746	£418,750	£410,571	£409,657	£389,531
70% SR : 15% LLR : 15% SO	20%	£452,681	£305,224	£297,045	£296,131	£275,959
70% SR : 15% LLR : 15% SO	25%	£330,616	£191,697	£183,518	£182,604	£162,386
70% SR : 15% LLR : 15% SO	30%	£208,552	£78,170	£69,991	£69,077	£48,815
70% SR : 15% LLR : 15% SO	35%	£86,487	£-35,357	£-43,535	£-44,450	£-64,758
70% SR : 15% LLR : 15% SO	40%	£-35,578	£-148,883	£-157,062	£-157,977	£-178,331
70% SR : 15% LLR : 15% SO	45%	£-157,642	£-262,410	£-270,589	£-271,504	£-291,903
70% SR : 15% LLR : 15% SO	50%	£-279,707	£-375,937	£-384,115	£-385,031	£-406,475

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,088,815	£907,205	£899,027	£898,113	£878,123
70% SR : 15% LLR : 15% SO	5%	£966,750	£793,679	£785,500	£784,586	£764,551
70% SR : 15% LLR : 15% SO	10%	£844,685	£680,152	£671,973	£671,059	£650,978
70% SR : 15% LLR : 15% SO	15%	£722,621	£566,625	£558,446	£557,532	£537,406
70% SR : 15% LLR : 15% SO	20%	£600,556	£453,099	£444,920	£444,006	£423,834
70% SR : 15% LLR : 15% SO	25%	£478,491	£339,572	£331,393	£330,479	£310,261
70% SR : 15% LLR : 15% SO	30%	£356,427	£226,045	£217,866	£216,952	£196,690
70% SR : 15% LLR : 15% SO	35%	£234,362	£112,518	£104,340	£103,425	£83,117
70% SR : 15% LLR : 15% SO	40%	£112,297	£-1,008	£-9,187	£-10,102	£-30,456
70% SR : 15% LLR : 15% SO	45%	£-9,767	£-114,535	£-122,714	£-123,629	£-144,028
70% SR : 15% LLR : 15% SO	50%	£-131,832	£-228,062	£-236,240	£-237,156	£-257,600

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,200,752	£1,019,143	£1,010,965	£1,010,050	£990,060
70% SR : 15% LLR : 15% SO	5%	£1,078,687	£905,616	£897,438	£896,524	£876,488
70% SR : 15% LLR : 15% SO	10%	£956,623	£792,089	£783,911	£782,997	£762,916
70% SR : 15% LLR : 15% SO	15%	£834,558	£678,562	£670,384	£669,470	£649,343
70% SR : 15% LLR : 15% SO	20%	£712,493	£565,036	£556,857	£555,943	£535,771
70% SR : 15% LLR : 15% SO	25%	£590,429	£451,510	£443,330	£442,416	£422,199
70% SR : 15% LLR : 15% SO	30%	£468,364	£337,983	£329,803	£328,889	£308,627
70% SR : 15% LLR : 15% SO	35%	£346,299	£224,456	£216,278	£215,362	£195,054
70% SR : 15% LLR : 15% SO	40%	£224,235	£110,929	£102,751	£101,836	£81,482
70% SR : 15% LLR : 15% SO	45%	£102,170	£-2,598	£-10,776	£-11,691	£-32,090
70% SR : 15% LLR : 15% SO	50%	£-19,895	£-116,125	£-124,303	£-125,218	£-145,663

£650 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£369,302	£189,678	£181,500	£180,585	£160,596
70% SR : 15% LLR : 15% SO	5%	£253,373	£82,196	£74,018	£73,103	£53,067
70% SR : 15% LLR : 15% SO	10%	£137,443	£-25,286	£-33,465	£-34,379	£-54,460
70% SR : 15% LLR : 15% SO	15%	£21,514	£-132,769	£-140,947	£-141,861	£-161,988
70% SR : 15% LLR : 15% SO	20%	£-94,416	£-240,251	£-248,429	£-249,343	£-269,516
70% SR : 15% LLR : 15% SO	25%	£-210,346	£-347,733	£-355,912	£-356,826	£-377,043
70% SR : 15% LLR : 15% SO	30%	£-326,274	£-455,216	£-463,394	£-464,308	£-484,571
70% SR : 15% LLR : 15% SO	35%	£-442,204	£-562,698	£-570,876	£-571,790	£-592,098
70% SR : 15% LLR : 15% SO	40%	£-558,134	£-670,180	£-678,359	£-679,273	£-699,627
70% SR : 15% LLR : 15% SO	45%	£-674,063	£-777,662	£-785,841	£-786,755	£-807,155
70% SR : 15% LLR : 15% SO	50%	£-789,993	£-885,144	£-893,323	£-894,237	£-914,682

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£806,614	£626,991	£618,813	£617,897	£597,908
70% SR : 15% LLR : 15% SO	5%	£690,685	£519,509	£511,330	£510,415	£490,380
70% SR : 15% LLR : 15% SO	10%	£574,755	£412,026	£403,848	£402,934	£382,853
70% SR : 15% LLR : 15% SO	15%	£458,827	£304,544	£296,366	£295,451	£275,325
70% SR : 15% LLR : 15% SO	20%	£342,897	£197,062	£188,883	£187,969	£167,797
70% SR : 15% LLR : 15% SO	25%	£226,967	£89,579	£81,401	£80,487	£60,269
70% SR : 15% LLR : 15% SO	30%	£111,038	£-17,903	£-26,081	£-26,995	£-47,259
70% SR : 15% LLR : 15% SO	35%	£-4,892	£-125,385	£-133,564	£-134,478	£-154,786
70% SR : 15% LLR : 15% SO	40%	£-120,822	£-232,868	£-241,046	£-241,960	£-262,314
70% SR : 15% LLR : 15% SO	45%	£-236,750	£-340,350	£-348,528	£-349,442	£-369,842
70% SR : 15% LLR : 15% SO	50%	£-352,680	£-447,831	£-456,011	£-456,925	£-477,369

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£954,489	£774,866	£766,688	£765,772	£745,783
70% SR : 15% LLR : 15% SO	5%	£838,560	£667,384	£659,205	£658,290	£638,255
70% SR : 15% LLR : 15% SO	10%	£722,630	£559,901	£551,723	£550,809	£530,728
70% SR : 15% LLR : 15% SO	15%	£606,702	£452,419	£444,241	£443,326	£423,200
70% SR : 15% LLR : 15% SO	20%	£490,772	£344,937	£336,758	£335,844	£315,672
70% SR : 15% LLR : 15% SO	25%	£374,842	£237,454	£229,276	£228,362	£208,144
70% SR : 15% LLR : 15% SO	30%	£258,913	£129,972	£121,794	£120,880	£100,616
70% SR : 15% LLR : 15% SO	35%	£142,983	£22,490	£14,311	£13,397	-\$6,911
70% SR : 15% LLR : 15% SO	40%	£27,053	-\$84,993	-\$93,171	-\$94,085	-\$114,439
70% SR : 15% LLR : 15% SO	45%	-\$88,875	-\$192,475	-\$200,653	-\$201,567	-\$221,967
70% SR : 15% LLR : 15% SO	50%	-\$204,805	-\$299,956	-\$308,136	-\$309,050	-\$329,494

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,066,427	£886,803	£878,625	£877,710	£857,721
70% SR : 15% LLR : 15% SO	5%	£950,498	£779,321	£771,143	£770,228	£750,192
70% SR : 15% LLR : 15% SO	10%	£834,568	£671,839	£663,660	£662,746	£642,665
70% SR : 15% LLR : 15% SO	15%	£718,639	£564,356	£556,178	£555,264	£535,137
70% SR : 15% LLR : 15% SO	20%	£602,709	£456,874	£448,696	£447,782	£427,609
70% SR : 15% LLR : 15% SO	25%	£486,779	£349,392	£341,213	£340,299	£320,082
70% SR : 15% LLR : 15% SO	30%	£370,851	£241,909	£233,731	£232,817	£212,554
70% SR : 15% LLR : 15% SO	35%	£254,921	£134,427	£126,249	£125,335	£105,027
70% SR : 15% LLR : 15% SO	40%	£138,991	£26,945	£18,766	£17,852	-\$2,502
70% SR : 15% LLR : 15% SO	45%	£23,062	-\$80,537	-\$88,716	-\$89,630	-\$110,030
70% SR : 15% LLR : 15% SO	50%	-\$92,868	-\$188,019	-\$196,198	-\$197,112	-\$217,557

£600 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£100,652	-\$75,001	-\$83,180	-\$84,094	-\$104,084
70% SR : 15% LLR : 15% SO	5%	-\$2,946	-\$170,334	-\$178,512	-\$179,428	-\$199,463
70% SR : 15% LLR : 15% SO	10%	-\$106,543	-\$265,667	-\$273,846	-\$274,760	-\$294,841
70% SR : 15% LLR : 15% SO	15%	-\$210,142	-\$361,000	-\$369,179	-\$370,093	-\$390,219
70% SR : 15% LLR : 15% SO	20%	-\$313,739	-\$456,333	-\$464,511	-\$465,426	-\$485,598
70% SR : 15% LLR : 15% SO	25%	-\$417,337	-\$551,666	-\$559,845	-\$560,759	-\$580,976
70% SR : 15% LLR : 15% SO	30%	-\$520,935	-\$646,999	-\$655,177	-\$656,091	-\$676,355
70% SR : 15% LLR : 15% SO	35%	-\$624,533	-\$742,331	-\$750,511	-\$751,425	-\$771,733
70% SR : 15% LLR : 15% SO	40%	-\$728,130	-\$837,665	-\$845,843	-\$846,757	-\$867,111
70% SR : 15% LLR : 15% SO	45%	-\$831,729	-\$932,997	-\$941,176	-\$942,091	-\$962,490
70% SR : 15% LLR : 15% SO	50%	-\$935,327	-\$1,028,330	-\$1,036,526	-\$1,037,454	-\$1,058,188

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£537,964	£362,311	£354,133	£353,219	£333,228
70% SR : 15% LLR : 15% SO	5%	£434,367	£266,978	£258,800	£257,885	£237,850
70% SR : 15% LLR : 15% SO	10%	£330,769	£171,646	£163,467	£162,552	£142,471
70% SR : 15% LLR : 15% SO	15%	£227,171	£76,312	£68,134	£67,220	£47,093
70% SR : 15% LLR : 15% SO	20%	£123,573	£-19,020	£-27,199	£-28,114	£-48,285
70% SR : 15% LLR : 15% SO	25%	£19,976	£-114,354	£-122,532	£-123,446	£-143,664
70% SR : 15% LLR : 15% SO	30%	£-83,623	£-209,686	£-217,865	£-218,779	£-239,042
70% SR : 15% LLR : 15% SO	35%	£-187,220	£-305,019	£-313,198	£-314,112	£-334,420
70% SR : 15% LLR : 15% SO	40%	£-290,818	£-400,352	£-408,531	£-409,445	£-429,799
70% SR : 15% LLR : 15% SO	45%	£-394,417	£-495,685	£-503,863	£-504,778	£-525,177
70% SR : 15% LLR : 15% SO	50%	£-498,014	£-591,018	£-599,213	£-600,141	£-620,875

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£685,839	£510,186	£502,008	£501,094	£481,103
70% SR : 15% LLR : 15% SO	5%	£582,242	£414,853	£406,675	£405,760	£385,725
70% SR : 15% LLR : 15% SO	10%	£478,644	£319,521	£311,342	£310,427	£290,346
70% SR : 15% LLR : 15% SO	15%	£375,046	£224,187	£216,009	£215,095	£194,968
70% SR : 15% LLR : 15% SO	20%	£271,448	£128,855	£120,676	£119,761	£99,590
70% SR : 15% LLR : 15% SO	25%	£167,851	£33,521	£25,343	£24,429	£4,211
70% SR : 15% LLR : 15% SO	30%	£64,252	£-61,811	£-69,990	£-70,904	£-91,167
70% SR : 15% LLR : 15% SO	35%	£-39,345	£-157,144	£-165,323	£-166,237	£-186,545
70% SR : 15% LLR : 15% SO	40%	£-142,943	£-252,477	£-260,656	£-261,570	£-281,924
70% SR : 15% LLR : 15% SO	45%	£-246,542	£-347,810	£-355,988	£-356,903	£-377,302
70% SR : 15% LLR : 15% SO	50%	£-350,139	£-443,143	£-451,338	£-452,266	£-473,000

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£797,777	£622,124	£613,945	£613,031	£593,041
70% SR : 15% LLR : 15% SO	5%	£694,179	£526,791	£518,613	£517,697	£497,662
70% SR : 15% LLR : 15% SO	10%	£590,582	£431,458	£423,279	£422,365	£402,284
70% SR : 15% LLR : 15% SO	15%	£486,983	£336,125	£327,946	£327,032	£306,906
70% SR : 15% LLR : 15% SO	20%	£383,386	£240,792	£232,614	£231,699	£211,527
70% SR : 15% LLR : 15% SO	25%	£279,788	£145,459	£137,280	£136,366	£116,149
70% SR : 15% LLR : 15% SO	30%	£176,190	£50,126	£41,948	£41,034	£20,770
70% SR : 15% LLR : 15% SO	35%	£72,592	£-45,206	£-53,386	£-54,300	£-74,608
70% SR : 15% LLR : 15% SO	40%	£-31,005	£-140,540	£-148,718	£-149,632	£-169,986
70% SR : 15% LLR : 15% SO	45%	£-134,604	£-235,872	£-244,051	£-244,966	£-265,365
70% SR : 15% LLR : 15% SO	50%	£-238,202	£-331,205	£-339,401	£-340,329	£-361,063

£550 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£167,998	£339,680	£347,860	£348,774	£368,763
70% SR : 15% LLR : 15% SO	5%	£259,783	£423,376	£431,554	£432,468	£452,505
70% SR : 15% LLR : 15% SO	10%	£351,568	£507,070	£515,250	£516,164	£536,245
70% SR : 15% LLR : 15% SO	15%	£443,354	£590,766	£598,944	£599,859	£619,985
70% SR : 15% LLR : 15% SO	20%	£535,139	£674,461	£682,640	£683,554	£703,726
70% SR : 15% LLR : 15% SO	25%	£626,925	£758,156	£766,335	£767,249	£787,466
70% SR : 15% LLR : 15% SO	30%	£718,710	£841,851	£850,029	£850,944	£871,206
70% SR : 15% LLR : 15% SO	35%	£810,496	£925,546	£933,725	£934,639	£954,948
70% SR : 15% LLR : 15% SO	40%	£902,281	£1,009,241	£1,017,419	£1,018,334	£1,038,735
70% SR : 15% LLR : 15% SO	45%	£994,066	£1,092,936	£1,101,114	£1,102,029	£1,123,522
70% SR : 15% LLR : 15% SO	50%	£1,085,851	£1,176,631	£1,184,810	£1,185,725	£1,208,587

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£269,315	£97,632	£89,453	£88,539	£68,549
70% SR : 15% LLR : 15% SO	5%	£177,529	£13,937	£5,758	£4,844	£15,192
70% SR : 15% LLR : 15% SO	10%	£85,744	£69,758	£77,937	£78,851	£98,932
70% SR : 15% LLR : 15% SO	15%	£6,041	£153,454	£161,632	£162,546	£182,873
70% SR : 15% LLR : 15% SO	20%	£97,826	£237,148	£245,327	£246,242	£266,413
70% SR : 15% LLR : 15% SO	25%	£189,613	£320,844	£329,022	£329,936	£350,154
70% SR : 15% LLR : 15% SO	30%	£281,398	£404,538	£412,717	£413,632	£433,894
70% SR : 15% LLR : 15% SO	35%	£373,183	£488,234	£496,412	£497,326	£517,635
70% SR : 15% LLR : 15% SO	40%	£464,968	£571,928	£580,107	£581,022	£601,423
70% SR : 15% LLR : 15% SO	45%	£556,754	£655,624	£663,803	£664,717	£688,349
70% SR : 15% LLR : 15% SO	50%	£648,539	£739,318	£747,497	£748,412	£771,275

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£417,190	£245,507	£237,328	£236,414	£216,424
70% SR : 15% LLR : 15% SO	5%	£325,404	£161,812	£153,633	£152,719	£132,683
70% SR : 15% LLR : 15% SO	10%	£233,619	£78,117	£69,938	£69,024	£48,943
70% SR : 15% LLR : 15% SO	15%	£141,834	£5,579	£13,757	£14,671	£34,798
70% SR : 15% LLR : 15% SO	20%	£50,049	£89,273	£97,452	£98,367	£118,538
70% SR : 15% LLR : 15% SO	25%	£41,738	£172,969	£181,147	£182,061	£202,279
70% SR : 15% LLR : 15% SO	30%	£133,523	£256,663	£264,842	£265,757	£286,019
70% SR : 15% LLR : 15% SO	35%	£225,308	£340,359	£348,537	£349,451	£369,760
70% SR : 15% LLR : 15% SO	40%	£317,093	£424,053	£432,232	£433,147	£453,548
70% SR : 15% LLR : 15% SO	45%	£408,879	£507,747	£515,926	£516,841	£538,474
70% SR : 15% LLR : 15% SO	50%	£500,664	£591,441	£600,120	£601,035	£623,400

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£529,127	£357,445	£349,265	£348,351	£328,362
70% SR : 15% LLR : 15% SO	5%	£437,342	£273,749	£265,571	£264,657	£244,620
70% SR : 15% LLR : 15% SO	10%	£345,557	£190,055	£181,875	£180,961	£160,880
70% SR : 15% LLR : 15% SO	15%	£253,771	£106,359	£98,181	£97,266	£77,140
70% SR : 15% LLR : 15% SO	20%	£161,986	£22,664	£14,485	£13,571	-\$6,601
70% SR : 15% LLR : 15% SO	25%	£70,200	-\$61,031	-\$69,210	-\$70,124	-\$90,341
70% SR : 15% LLR : 15% SO	30%	-\$21,585	-\$144,726	-\$152,904	-\$153,819	-\$174,081
70% SR : 15% LLR : 15% SO	35%	-\$113,371	-\$228,421	-\$236,600	-\$237,514	-\$257,823
70% SR : 15% LLR : 15% SO	40%	-\$205,156	-\$312,116	-\$320,294	-\$321,209	-\$341,610
70% SR : 15% LLR : 15% SO	45%	-\$296,941	-\$396,626	-\$404,921	-\$405,848	-\$426,536
70% SR : 15% LLR : 15% SO	50%	-\$389,442	-\$481,506	-\$489,800	-\$490,727	-\$511,462

£500 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-\$436,647	-\$598,425	-\$608,603	-\$607,517	-\$627,508
70% SR : 15% LLR : 15% SO	5%	-\$517,326	-\$671,474	-\$679,652	-\$680,568	-\$700,603
70% SR : 15% LLR : 15% SO	10%	-\$598,005	-\$744,523	-\$752,703	-\$753,617	-\$773,698
70% SR : 15% LLR : 15% SO	15%	-\$678,684	-\$817,573	-\$825,752	-\$826,666	-\$846,793
70% SR : 15% LLR : 15% SO	20%	-\$759,363	-\$890,623	-\$898,801	-\$899,715	-\$919,888
70% SR : 15% LLR : 15% SO	25%	-\$840,041	-\$963,672	-\$971,850	-\$972,765	-\$992,982
70% SR : 15% LLR : 15% SO	30%	-\$920,721	-\$1,036,741	-\$1,045,036	-\$1,045,963	-\$1,066,513
70% SR : 15% LLR : 15% SO	35%	-\$1,001,399	-\$1,110,825	-\$1,119,118	-\$1,120,046	-\$1,140,642
70% SR : 15% LLR : 15% SO	40%	-\$1,082,740	-\$1,184,907	-\$1,193,201	-\$1,194,129	-\$1,214,770
70% SR : 15% LLR : 15% SO	45%	-\$1,164,561	-\$1,258,990	-\$1,267,285	-\$1,268,212	-\$1,288,900
70% SR : 15% LLR : 15% SO	50%	-\$1,246,381	-\$1,333,073	-\$1,341,368	-\$1,342,295	-\$1,363,029

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£666	-\$161,112	-\$169,291	-\$170,205	-\$190,195
70% SR : 15% LLR : 15% SO	5%	-\$80,013	-\$234,162	-\$242,340	-\$243,255	-\$263,290
70% SR : 15% LLR : 15% SO	10%	-\$160,693	-\$307,211	-\$315,390	-\$316,304	-\$336,385
70% SR : 15% LLR : 15% SO	15%	-\$241,371	-\$380,261	-\$388,439	-\$389,353	-\$409,480
70% SR : 15% LLR : 15% SO	20%	-\$322,050	-\$453,310	-\$461,488	-\$462,403	-\$482,575
70% SR : 15% LLR : 15% SO	25%	-\$402,729	-\$526,359	-\$534,538	-\$535,453	-\$556,669
70% SR : 15% LLR : 15% SO	30%	-\$483,408	-\$599,429	-\$607,623	-\$608,650	-\$629,200
70% SR : 15% LLR : 15% SO	35%	-\$564,086	-\$673,512	-\$681,806	-\$682,734	-\$703,329
70% SR : 15% LLR : 15% SO	40%	-\$645,428	-\$747,594	-\$755,889	-\$756,817	-\$777,458
70% SR : 15% LLR : 15% SO	45%	-\$727,248	-\$821,678	-\$829,972	-\$830,899	-\$851,588
70% SR : 15% LLR : 15% SO	50%	-\$809,068	-\$895,761	-\$904,056	-\$904,983	-\$925,717

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£148,541	£13,237	£21,416	£22,330	£42,320
70% SR : 15% LLR : 15% SO	5%	£67,862	£86,287	£94,465	£95,380	£115,415
70% SR : 15% LLR : 15% SO	10%	£12,818	£159,336	£167,515	£168,429	£188,510
70% SR : 15% LLR : 15% SO	15%	£93,496	£232,386	£240,564	£241,478	£261,605
70% SR : 15% LLR : 15% SO	20%	£174,175	£305,435	£313,613	£314,528	£334,700
70% SR : 15% LLR : 15% SO	25%	£254,854	£378,484	£386,663	£387,578	£407,794
70% SR : 15% LLR : 15% SO	30%	£335,533	£451,554	£459,848	£460,775	£481,325
70% SR : 15% LLR : 15% SO	35%	£416,211	£525,637	£533,931	£534,859	£555,454
70% SR : 15% LLR : 15% SO	40%	£497,553	£599,719	£608,014	£608,942	£629,583
70% SR : 15% LLR : 15% SO	45%	£579,373	£673,803	£682,097	£683,024	£703,713
70% SR : 15% LLR : 15% SO	50%	£661,193	£747,886	£756,181	£757,108	£777,842

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£260,478	£98,700	£90,522	£89,608	£69,617
70% SR : 15% LLR : 15% SO	5%	£179,799	£25,651	£17,473	£16,557	£3,478
70% SR : 15% LLR : 15% SO	10%	£99,120	£47,398	£55,578	£56,492	£76,573
70% SR : 15% LLR : 15% SO	15%	£18,441	£120,448	£128,627	£129,541	£149,668
70% SR : 15% LLR : 15% SO	20%	£62,238	£193,498	£201,676	£202,590	£222,763
70% SR : 15% LLR : 15% SO	25%	£142,916	£266,547	£274,725	£275,640	£295,857
70% SR : 15% LLR : 15% SO	30%	£223,596	£339,616	£347,911	£348,838	£369,388
70% SR : 15% LLR : 15% SO	35%	£304,274	£413,700	£421,993	£422,921	£443,517
70% SR : 15% LLR : 15% SO	40%	£385,615	£487,782	£496,076	£497,004	£517,645
70% SR : 15% LLR : 15% SO	45%	£467,436	£561,865	£570,160	£571,087	£591,775
70% SR : 15% LLR : 15% SO	50%	£549,256	£635,948	£644,243	£645,170	£665,904

£475 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£570,972	£730,764	£738,944	£739,858	£759,847
70% SR : 15% LLR : 15% SO	5%	£646,529	£798,769	£806,947	£807,861	£827,896
70% SR : 15% LLR : 15% SO	10%	£722,086	£866,772	£874,950	£875,865	£895,945
70% SR : 15% LLR : 15% SO	15%	£797,644	£934,775	£942,954	£943,868	£963,994
70% SR : 15% LLR : 15% SO	20%	£873,202	£1,002,779	£1,010,957	£1,011,872	£1,032,043
70% SR : 15% LLR : 15% SO	25%	£948,759	£1,071,284	£1,079,578	£1,080,506	£1,101,010
70% SR : 15% LLR : 15% SO	30%	£1,024,316	£1,140,251	£1,148,544	£1,149,472	£1,170,021
70% SR : 15% LLR : 15% SO	35%	£1,100,787	£1,209,216	£1,217,511	£1,218,438	£1,239,033
70% SR : 15% LLR : 15% SO	40%	£1,177,414	£1,278,182	£1,286,476	£1,287,403	£1,308,045
70% SR : 15% LLR : 15% SO	45%	£1,254,040	£1,347,148	£1,355,442	£1,356,369	£1,377,058
70% SR : 15% LLR : 15% SO	50%	£1,330,667	£1,416,113	£1,424,408	£1,425,335	£1,446,070

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£133,660	-£293,452	-£301,631	-£302,545	-£322,535
70% SR : 15% LLR : 15% SO	5%	-£209,217	-£381,456	-£369,634	-£370,548	-£390,584
70% SR : 15% LLR : 15% SO	10%	-£284,774	-£429,459	-£437,638	-£438,553	-£458,633
70% SR : 15% LLR : 15% SO	15%	-£360,332	-£497,462	-£505,642	-£506,556	-£526,682
70% SR : 15% LLR : 15% SO	20%	-£435,889	-£565,467	-£573,645	-£574,559	-£594,731
70% SR : 15% LLR : 15% SO	25%	-£511,446	-£633,471	-£642,666	-£643,580	-£663,697
70% SR : 15% LLR : 15% SO	30%	-£587,003	-£702,474	-£711,669	-£712,583	-£732,709
70% SR : 15% LLR : 15% SO	35%	-£662,560	-£771,477	-£780,663	-£781,577	-£801,721
70% SR : 15% LLR : 15% SO	40%	-£740,101	-£840,480	-£849,664	-£850,578	-£870,733
70% SR : 15% LLR : 15% SO	45%	-£816,727	-£909,483	-£918,668	-£919,582	-£939,745
70% SR : 15% LLR : 15% SO	50%	-£893,355	-£978,486	-£987,662	-£988,576	-£1,008,757

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,215	-£145,577	-£153,756	-£154,670	-£174,660
70% SR : 15% LLR : 15% SO	5%	-£61,342	-£213,581	-£221,759	-£222,673	-£242,709
70% SR : 15% LLR : 15% SO	10%	-£136,899	-£281,584	-£289,763	-£290,677	-£310,758
70% SR : 15% LLR : 15% SO	15%	-£212,457	-£349,587	-£357,767	-£358,681	-£378,807
70% SR : 15% LLR : 15% SO	20%	-£288,014	-£417,592	-£425,770	-£426,684	-£446,856
70% SR : 15% LLR : 15% SO	25%	-£363,571	-£486,596	-£494,769	-£495,683	-£515,822
70% SR : 15% LLR : 15% SO	30%	-£439,128	-£555,600	-£563,773	-£564,687	-£584,834
70% SR : 15% LLR : 15% SO	35%	-£514,685	-£624,604	-£632,777	-£633,691	-£653,846
70% SR : 15% LLR : 15% SO	40%	-£590,242	-£693,608	-£701,781	-£702,695	-£722,858
70% SR : 15% LLR : 15% SO	45%	-£665,799	-£762,612	-£770,785	-£771,699	-£791,870
70% SR : 15% LLR : 15% SO	50%	-£741,356	-£831,616	-£839,789	-£840,703	-£860,882

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£126,153	-£33,639	-£41,819	-£42,733	-£62,722
70% SR : 15% LLR : 15% SO	5%	£50,596	-£101,644	-£109,822	-£110,736	-£130,771
70% SR : 15% LLR : 15% SO	10%	-£24,961	-£169,647	-£177,825	-£178,740	-£198,820
70% SR : 15% LLR : 15% SO	15%	-£100,519	-£237,650	-£245,823	-£246,737	-£266,869
70% SR : 15% LLR : 15% SO	20%	-£176,077	-£305,654	-£313,832	-£314,747	-£334,918
70% SR : 15% LLR : 15% SO	25%	-£251,634	-£374,657	-£382,835	-£383,749	-£403,885
70% SR : 15% LLR : 15% SO	30%	-£327,191	-£443,661	-£451,839	-£452,753	-£472,896
70% SR : 15% LLR : 15% SO	35%	-£402,748	-£512,665	-£520,843	-£521,757	-£541,907
70% SR : 15% LLR : 15% SO	40%	-£478,305	-£581,669	-£589,847	-£590,761	-£610,920
70% SR : 15% LLR : 15% SO	45%	-£553,862	-£650,673	-£658,851	-£659,765	-£679,933
70% SR : 15% LLR : 15% SO	50%	-£629,419	-£719,677	-£727,849	-£728,763	-£748,945

Table 6.6.2: Viability of small higher density flatted scheme (Typology 4: 20 Flats - 240 dwellings per Ha)

£675 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,344,767	£1,978,386	£1,962,382	£1,960,581	£1,920,392
70% SR : 15% LLR : 15% SO	5%	£2,111,607	£1,762,362	£1,746,417	£1,744,616	£1,704,476
70% SR : 15% LLR : 15% SO	10%	£1,876,796	£1,544,704	£1,528,812	£1,527,011	£1,486,902
70% SR : 15% LLR : 15% SO	15%	£1,640,334	£1,325,412	£1,309,567	£1,307,765	£1,267,671
70% SR : 15% LLR : 15% SO	20%	£1,402,221	£1,104,485	£1,088,681	£1,086,879	£1,046,784
70% SR : 15% LLR : 15% SO	25%	£1,162,456	£881,925	£866,154	£864,352	£824,239
70% SR : 15% LLR : 15% SO	30%	£921,041	£657,731	£641,987	£640,186	£600,037
70% SR : 15% LLR : 15% SO	35%	£677,975	£431,902	£416,180	£414,378	£374,179
70% SR : 15% LLR : 15% SO	40%	£433,259	£204,440	£188,732	£186,931	£146,664
70% SR : 15% LLR : 15% SO	45%	£186,892	£-24,656	£-40,354	£-42,156	£-82,507
70% SR : 15% LLR : 15% SO	50%	£-61,127	£-255,384	£-271,081	£-272,884	£-313,335

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,761,684	£1,395,303	£1,379,298	£1,377,497	£1,337,308
70% SR : 15% LLR : 15% SO	5%	£1,528,524	£1,179,279	£1,163,334	£1,161,533	£1,121,392
70% SR : 15% LLR : 15% SO	10%	£1,293,712	£961,621	£945,729	£943,928	£903,818
70% SR : 15% LLR : 15% SO	15%	£1,057,250	£742,328	£726,484	£724,682	£684,587
70% SR : 15% LLR : 15% SO	20%	£819,137	£521,402	£505,597	£503,795	£463,700
70% SR : 15% LLR : 15% SO	25%	£579,373	£298,841	£283,071	£281,269	£241,155
70% SR : 15% LLR : 15% SO	30%	£337,958	£74,648	£58,904	£57,102	£16,954
70% SR : 15% LLR : 15% SO	35%	£94,892	£-151,181	£-166,904	£-168,705	£-208,904
70% SR : 15% LLR : 15% SO	40%	£-149,824	£-378,643	£-394,351	£-396,152	£-436,419
70% SR : 15% LLR : 15% SO	45%	£-396,191	£-607,739	£-623,438	£-625,240	£-665,591
70% SR : 15% LLR : 15% SO	50%	£-644,210	£-838,468	£-854,165	£-855,967	£-896,418

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,541,934	£2,175,553	£2,159,548	£2,157,747	£2,117,558
70% SR : 15% LLR : 15% SO	5%	£2,308,774	£1,959,529	£1,943,584	£1,941,783	£1,901,642
70% SR : 15% LLR : 15% SO	10%	£2,073,962	£1,741,871	£1,725,979	£1,724,178	£1,684,068
70% SR : 15% LLR : 15% SO	15%	£1,837,500	£1,522,578	£1,506,734	£1,504,932	£1,464,837
70% SR : 15% LLR : 15% SO	20%	£1,599,387	£1,301,652	£1,285,847	£1,284,045	£1,243,950
70% SR : 15% LLR : 15% SO	25%	£1,359,623	£1,079,091	£1,063,321	£1,061,519	£1,021,405
70% SR : 15% LLR : 15% SO	30%	£1,118,208	£854,898	£839,154	£837,352	£797,204
70% SR : 15% LLR : 15% SO	35%	£875,142	£629,069	£613,346	£611,545	£571,346
70% SR : 15% LLR : 15% SO	40%	£630,426	£401,607	£385,899	£384,098	£343,831
70% SR : 15% LLR : 15% SO	45%	£384,059	£172,511	£156,812	£155,010	£114,659
70% SR : 15% LLR : 15% SO	50%	£136,040	£-58,218	£-73,915	£-75,717	£-116,168

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,691,184	£2,324,803	£2,308,798	£2,306,997	£2,266,808
70% SR : 15% LLR : 15% SO	5%	£2,458,024	£2,108,779	£2,092,834	£2,091,033	£2,050,892
70% SR : 15% LLR : 15% SO	10%	£2,223,212	£1,891,121	£1,875,229	£1,873,428	£1,833,318
70% SR : 15% LLR : 15% SO	15%	£1,986,750	£1,671,828	£1,655,984	£1,654,182	£1,614,087
70% SR : 15% LLR : 15% SO	20%	£1,748,637	£1,450,902	£1,435,097	£1,433,295	£1,393,200
70% SR : 15% LLR : 15% SO	25%	£1,508,873	£1,228,341	£1,212,571	£1,210,769	£1,170,655
70% SR : 15% LLR : 15% SO	30%	£1,267,458	£1,004,148	£988,404	£986,602	£946,454
70% SR : 15% LLR : 15% SO	35%	£1,024,392	£778,319	£762,596	£760,795	£720,596
70% SR : 15% LLR : 15% SO	40%	£779,676	£550,857	£535,149	£533,348	£493,081
70% SR : 15% LLR : 15% SO	45%	£533,309	£321,761	£306,062	£304,260	£263,909
70% SR : 15% LLR : 15% SO	50%	£285,290	£91,032	£75,335	£73,533	£33,082

£650 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,489,983	£1,127,616	£1,111,612	£1,109,811	£1,069,622
70% SR : 15% LLR : 15% SO	5%	£1,269,238	£923,825	£907,881	£906,079	£865,938
70% SR : 15% LLR : 15% SO	10%	£1,046,843	£718,400	£702,508	£700,706	£660,598
70% SR : 15% LLR : 15% SO	15%	£822,797	£511,340	£495,495	£493,693	£453,600
70% SR : 15% LLR : 15% SO	20%	£597,100	£302,645	£286,842	£285,040	£244,944
70% SR : 15% LLR : 15% SO	25%	£369,752	£92,318	£76,548	£74,745	£34,632
70% SR : 15% LLR : 15% SO	30%	£140,753	£-119,644	£-135,387	£-137,189	£-177,336
70% SR : 15% LLR : 15% SO	35%	£-89,896	£-333,239	£-348,961	£-350,763	£-390,962
70% SR : 15% LLR : 15% SO	40%	£-322,196	£-548,468	£-564,176	£-565,978	£-606,245
70% SR : 15% LLR : 15% SO	45%	£-556,148	£-765,331	£-781,030	£-782,832	£-823,183
70% SR : 15% LLR : 15% SO	50%	£-791,750	£-983,828	£-999,524	£-1,001,326	£-1,041,779

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,073,066	£1,710,699	£1,694,696	£1,692,895	£1,652,706
70% SR : 15% LLR : 15% SO	5%	£1,852,322	£1,506,908	£1,490,964	£1,489,162	£1,449,022
70% SR : 15% LLR : 15% SO	10%	£1,629,926	£1,301,483	£1,285,592	£1,283,789	£1,243,681
70% SR : 15% LLR : 15% SO	15%	£1,405,880	£1,094,423	£1,078,579	£1,076,776	£1,036,683
70% SR : 15% LLR : 15% SO	20%	£1,180,183	£885,729	£869,925	£868,123	£828,027
70% SR : 15% LLR : 15% SO	25%	£952,835	£675,401	£659,631	£657,829	£617,715
70% SR : 15% LLR : 15% SO	30%	£723,836	£463,440	£447,697	£445,894	£405,747
70% SR : 15% LLR : 15% SO	35%	£493,187	£249,844	£234,123	£232,320	£192,121
70% SR : 15% LLR : 15% SO	40%	£260,887	£34,615	£18,908	£17,105	£-23,161
70% SR : 15% LLR : 15% SO	45%	£26,935	£-182,247	£-197,947	£-199,749	£-240,100
70% SR : 15% LLR : 15% SO	50%	£-208,667	£-400,745	£-416,441	£-418,243	£-458,695

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,270,233	£1,907,866	£1,891,862	£1,890,061	£1,849,872
70% SR : 15% LLR : 15% SO	5%	£2,049,488	£1,704,075	£1,688,131	£1,686,329	£1,646,188
70% SR : 15% LLR : 15% SO	10%	£1,827,093	£1,498,650	£1,482,758	£1,480,956	£1,440,848
70% SR : 15% LLR : 15% SO	15%	£1,603,047	£1,291,590	£1,275,745	£1,273,943	£1,233,850
70% SR : 15% LLR : 15% SO	20%	£1,377,350	£1,082,895	£1,067,092	£1,065,290	£1,025,194
70% SR : 15% LLR : 15% SO	25%	£1,150,002	£872,568	£856,798	£854,995	£814,882
70% SR : 15% LLR : 15% SO	30%	£921,003	£660,606	£644,863	£643,061	£602,914
70% SR : 15% LLR : 15% SO	35%	£690,354	£447,011	£431,289	£429,487	£389,288
70% SR : 15% LLR : 15% SO	40%	£458,054	£231,782	£216,074	£214,272	£174,005
70% SR : 15% LLR : 15% SO	45%	£224,102	£14,919	£-780	£-2,582	£-42,933
70% SR : 15% LLR : 15% SO	50%	£-11,500	£-203,578	£-219,274	£-221,076	£-261,529

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,419,483	£2,057,116	£2,041,112	£2,039,311	£1,999,122
70% SR : 15% LLR : 15% SO	5%	£2,198,738	£1,853,325	£1,837,381	£1,835,579	£1,795,438
70% SR : 15% LLR : 15% SO	10%	£1,976,343	£1,647,900	£1,632,008	£1,630,206	£1,590,098
70% SR : 15% LLR : 15% SO	15%	£1,752,297	£1,440,840	£1,424,995	£1,423,193	£1,383,100
70% SR : 15% LLR : 15% SO	20%	£1,526,600	£1,232,145	£1,216,342	£1,214,540	£1,174,444
70% SR : 15% LLR : 15% SO	25%	£1,299,252	£1,021,818	£1,006,048	£1,004,245	£964,132
70% SR : 15% LLR : 15% SO	30%	£1,070,253	£809,856	£794,113	£792,311	£752,164
70% SR : 15% LLR : 15% SO	35%	£839,604	£596,261	£580,539	£578,737	£538,538
70% SR : 15% LLR : 15% SO	40%	£607,304	£381,032	£365,324	£363,522	£323,255
70% SR : 15% LLR : 15% SO	45%	£373,352	£164,169	£148,470	£146,668	£106,317
70% SR : 15% LLR : 15% SO	50%	£137,750	£-54,328	£-70,024	£-71,826	£-112,279

£600 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£946,579	£592,244	£576,240	£574,438	£534,249
70% SR : 15% LLR : 15% SO	5%	£750,789	£413,037	£397,093	£395,292	£355,151
70% SR : 15% LLR : 15% SO	10%	£553,348	£232,197	£216,306	£214,504	£174,396
70% SR : 15% LLR : 15% SO	15%	£354,256	£49,723	£33,878	£32,077	£-8,017
70% SR : 15% LLR : 15% SO	20%	£153,512	£-134,385	£-150,190	£-151,992	£-192,087
70% SR : 15% LLR : 15% SO	25%	£-48,881	£-320,128	£-335,898	£-337,700	£-377,814
70% SR : 15% LLR : 15% SO	30%	£-252,925	£-507,504	£-523,247	£-525,049	£-565,198
70% SR : 15% LLR : 15% SO	35%	£-458,620	£-696,514	£-712,236	£-714,038	£-754,238
70% SR : 15% LLR : 15% SO	40%	£-665,967	£-887,158	£-902,866	£-904,667	£-944,934
70% SR : 15% LLR : 15% SO	45%	£-874,965	£-1,079,436	£-1,095,135	£-1,096,937	£-1,137,288
70% SR : 15% LLR : 15% SO	50%	£-1,085,612	£-1,273,347	£-1,289,044	£-1,290,845	£-1,331,298

Measured against benchmark land value 2 (Secondary Industrial - upper value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,529,662	£1,175,327	£1,159,324	£1,157,521	£1,117,332
70% SR : 15% LLR : 15% SO	5%	£1,333,872	£996,121	£980,176	£978,375	£938,235
70% SR : 15% LLR : 15% SO	10%	£1,136,431	£815,280	£799,390	£797,587	£757,479
70% SR : 15% LLR : 15% SO	15%	£937,339	£632,806	£616,962	£615,160	£575,066
70% SR : 15% LLR : 15% SO	20%	£736,596	£448,698	£432,894	£431,091	£390,996
70% SR : 15% LLR : 15% SO	25%	£534,202	£262,956	£247,185	£245,383	£205,270
70% SR : 15% LLR : 15% SO	30%	£330,158	£75,579	£59,836	£58,034	£17,896
70% SR : 15% LLR : 15% SO	35%	£124,463	£-113,430	£-129,153	£-130,955	£-171,154
70% SR : 15% LLR : 15% SO	40%	£-82,883	£-304,075	£-319,783	£-321,584	£-361,851
70% SR : 15% LLR : 15% SO	45%	£-291,881	£-496,352	£-512,052	£-513,853	£-554,204
70% SR : 15% LLR : 15% SO	50%	£-502,528	£-690,264	£-705,961	£-707,762	£-748,214

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,726,829	£1,372,494	£1,356,490	£1,354,688	£1,314,499
70% SR : 15% LLR : 15% SO	5%	£1,531,039	£1,193,287	£1,177,343	£1,175,542	£1,135,401
70% SR : 15% LLR : 15% SO	10%	£1,333,598	£1,012,447	£996,556	£994,754	£954,646
70% SR : 15% LLR : 15% SO	15%	£1,134,506	£829,973	£814,128	£812,327	£772,233
70% SR : 15% LLR : 15% SO	20%	£933,762	£645,865	£630,060	£628,258	£588,163
70% SR : 15% LLR : 15% SO	25%	£731,369	£460,122	£444,352	£442,550	£402,436
70% SR : 15% LLR : 15% SO	30%	£527,325	£272,746	£257,003	£255,201	£215,052
70% SR : 15% LLR : 15% SO	35%	£321,630	£83,736	£68,014	£66,212	£26,012
70% SR : 15% LLR : 15% SO	40%	£114,283	£-106,908	£-122,616	£-124,417	£-164,684
70% SR : 15% LLR : 15% SO	45%	£-94,715	£-299,186	£-314,885	£-316,687	£-357,038
70% SR : 15% LLR : 15% SO	50%	£-305,362	£-493,097	£-508,794	£-510,595	£-551,048

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,876,079	£1,521,744	£1,505,740	£1,503,938	£1,463,749
70% SR : 15% LLR : 15% SO	5%	£1,680,289	£1,342,537	£1,326,593	£1,324,792	£1,284,651
70% SR : 15% LLR : 15% SO	10%	£1,482,848	£1,161,697	£1,145,806	£1,144,004	£1,103,896
70% SR : 15% LLR : 15% SO	15%	£1,283,756	£979,223	£963,378	£961,577	£921,483
70% SR : 15% LLR : 15% SO	20%	£1,083,012	£795,115	£779,310	£777,508	£737,413
70% SR : 15% LLR : 15% SO	25%	£880,619	£609,372	£593,602	£591,800	£551,686
70% SR : 15% LLR : 15% SO	30%	£676,575	£421,996	£406,253	£404,451	£364,302
70% SR : 15% LLR : 15% SO	35%	£470,880	£232,986	£217,264	£215,462	£175,262
70% SR : 15% LLR : 15% SO	40%	£263,533	£42,342	£26,634	£24,833	£-15,434
70% SR : 15% LLR : 15% SO	45%	£54,535	£-149,936	£-165,635	£-167,437	£-207,788
70% SR : 15% LLR : 15% SO	50%	£-156,112	£-343,847	£-359,544	£-361,345	£-401,798

£550 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£403,176	£56,872	£40,867	£39,066	£-1,123
70% SR : 15% LLR : 15% SO	5%	£231,306	£98,769	£-114,713	£-116,515	£-156,655
70% SR : 15% LLR : 15% SO	10%	£57,784	£-256,043	£-271,934	£-273,736	£-313,845
70% SR : 15% LLR : 15% SO	15%	£-117,388	£-414,951	£-430,796	£-432,597	£-472,691
70% SR : 15% LLR : 15% SO	20%	£-294,211	£-575,493	£-591,297	£-593,099	£-633,194
70% SR : 15% LLR : 15% SO	25%	£-472,685	£-737,669	£-753,440	£-755,242	£-795,355
70% SR : 15% LLR : 15% SO	30%	£-652,810	£-901,479	£-917,222	£-919,024	£-959,173
70% SR : 15% LLR : 15% SO	35%	£-834,586	£-1,066,923	£-1,082,646	£-1,084,447	£-1,124,646
70% SR : 15% LLR : 15% SO	40%	£-1,018,013	£-1,234,001	£-1,249,709	£-1,251,510	£-1,291,777
70% SR : 15% LLR : 15% SO	45%	£-1,203,090	£-1,403,027	£-1,418,949	£-1,420,776	£-1,461,699
70% SR : 15% LLR : 15% SO	50%	£-1,389,951	£-1,575,793	£-1,591,702	£-1,593,529	£-1,634,554

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£986,260	£639,955	£623,950	£622,149	£581,960
70% SR : 15% LLR : 15% SO	5%	£814,389	£484,314	£468,371	£466,569	£426,428
70% SR : 15% LLR : 15% SO	10%	£640,867	£327,040	£311,150	£309,348	£269,238
70% SR : 15% LLR : 15% SO	15%	£465,695	£168,132	£152,288	£150,486	£110,392
70% SR : 15% LLR : 15% SO	20%	£288,872	£7,591	£-8,214	£-10,016	£-50,111
70% SR : 15% LLR : 15% SO	25%	£110,398	£-154,586	£-170,356	£-172,159	£-212,272
70% SR : 15% LLR : 15% SO	30%	£-69,727	£-318,396	£-334,139	£-335,941	£-376,090
70% SR : 15% LLR : 15% SO	35%	£-251,503	£-483,840	£-499,562	£-501,364	£-541,563
70% SR : 15% LLR : 15% SO	40%	£-434,929	£-650,918	£-666,625	£-668,427	£-708,693
70% SR : 15% LLR : 15% SO	45%	£-620,006	£-819,944	£-835,866	£-837,693	£-878,615
70% SR : 15% LLR : 15% SO	50%	£-806,867	£-992,700	£-1,008,619	£-1,010,446	£-1,051,470

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,183,426	£837,122	£821,117	£819,316	£779,127
70% SR : 15% LLR : 15% SO	5%	£1,011,556	£681,481	£665,537	£663,735	£623,595
70% SR : 15% LLR : 15% SO	10%	£838,034	£524,207	£508,316	£506,514	£466,405
70% SR : 15% LLR : 15% SO	15%	£662,862	£365,299	£349,454	£347,653	£307,559
70% SR : 15% LLR : 15% SO	20%	£486,039	£204,757	£188,953	£187,151	£147,056
70% SR : 15% LLR : 15% SO	25%	£307,565	£42,581	£26,810	£25,008	£-15,105
70% SR : 15% LLR : 15% SO	30%	£127,440	£-121,229	£-136,972	£-138,774	£-178,923
70% SR : 15% LLR : 15% SO	35%	£-54,336	£-286,673	£-302,396	£-304,197	£-344,396
70% SR : 15% LLR : 15% SO	40%	£-237,763	£-453,751	£-469,459	£-471,260	£-511,527
70% SR : 15% LLR : 15% SO	45%	£-422,840	£-622,777	£-638,699	£-640,526	£-681,449
70% SR : 15% LLR : 15% SO	50%	£-609,701	£-795,533	£-811,452	£-813,279	£-854,304

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,332,676	£986,372	£970,367	£968,566	£928,377
70% SR : 15% LLR : 15% SO	5%	£1,160,806	£830,731	£814,787	£812,985	£772,845
70% SR : 15% LLR : 15% SO	10%	£987,284	£673,457	£657,566	£655,764	£615,655
70% SR : 15% LLR : 15% SO	15%	£812,112	£514,549	£498,704	£496,903	£456,809
70% SR : 15% LLR : 15% SO	20%	£635,289	£354,007	£338,203	£336,401	£296,306
70% SR : 15% LLR : 15% SO	25%	£456,815	£191,831	£176,060	£174,258	£134,145
70% SR : 15% LLR : 15% SO	30%	£276,690	£28,021	£12,278	£10,476	£-29,673
70% SR : 15% LLR : 15% SO	35%	£94,914	£-137,423	£-153,146	£-154,947	£-195,146
70% SR : 15% LLR : 15% SO	40%	£-88,513	£-304,501	£-320,209	£-322,010	£-362,277
70% SR : 15% LLR : 15% SO	45%	£-273,590	£-473,527	£-489,449	£-491,276	£-532,199
70% SR : 15% LLR : 15% SO	50%	£-460,451	£-646,283	£-662,202	£-664,029	£-705,054

£500 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-140,228	£-466,496	£-482,500	£-484,302	£-524,491
70% SR : 15% LLR : 15% SO	5%	£-289,596	£-600,566	£-616,511	£-618,312	£-658,452
70% SR : 15% LLR : 15% SO	10%	£-440,614	£-736,271	£-752,162	£-753,964	£-794,072
70% SR : 15% LLR : 15% SO	15%	£-593,284	£-873,609	£-889,454	£-891,256	£-931,350
70% SR : 15% LLR : 15% SO	20%	£-747,605	£-1,012,582	£-1,028,387	£-1,030,188	£-1,070,284
70% SR : 15% LLR : 15% SO	25%	£-903,577	£-1,153,189	£-1,168,959	£-1,170,761	£-1,210,875
70% SR : 15% LLR : 15% SO	30%	£-1,061,200	£-1,295,429	£-1,311,172	£-1,312,974	£-1,353,122
70% SR : 15% LLR : 15% SO	35%	£-1,220,473	£-1,440,137	£-1,456,081	£-1,457,909	£-1,498,677
70% SR : 15% LLR : 15% SO	40%	£-1,381,410	£-1,587,704	£-1,603,634	£-1,605,460	£-1,646,298
70% SR : 15% LLR : 15% SO	45%	£-1,546,286	£-1,736,927	£-1,752,849	£-1,754,676	£-1,795,599
70% SR : 15% LLR : 15% SO	50%	£-1,712,836	£-1,887,809	£-1,903,728	£-1,905,555	£-1,946,579

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£442,856	£116,587	£100,584	£98,781	£58,592
70% SR : 15% LLR : 15% SO	5%	£293,488	£-17,483	£-33,428	£-35,229	£-75,369
70% SR : 15% LLR : 15% SO	10%	£142,469	£-153,188	£-169,078	£-170,880	£-210,989
70% SR : 15% LLR : 15% SO	15%	£-10,201	£-290,526	£-306,370	£-308,172	£-348,267
70% SR : 15% LLR : 15% SO	20%	£-164,522	£-429,499	£-445,303	£-447,105	£-487,201
70% SR : 15% LLR : 15% SO	25%	£-320,493	£-570,105	£-585,876	£-587,678	£-627,791
70% SR : 15% LLR : 15% SO	30%	£-478,116	£-712,346	£-728,089	£-729,891	£-770,038
70% SR : 15% LLR : 15% SO	35%	£-637,389	£-857,053	£-872,998	£-874,825	£-915,594
70% SR : 15% LLR : 15% SO	40%	£-798,327	£-1,004,620	£-1,020,551	£-1,022,377	£-1,063,214
70% SR : 15% LLR : 15% SO	45%	£-963,203	£-1,153,844	£-1,169,766	£-1,171,593	£-1,212,515
70% SR : 15% LLR : 15% SO	50%	£-1,129,752	£-1,304,725	£-1,320,645	£-1,322,471	£-1,363,496

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£640,022	£313,754	£297,750	£295,948	£255,759
70% SR : 15% LLR : 15% SO	5%	£490,654	£179,684	£163,739	£161,938	£121,798
70% SR : 15% LLR : 15% SO	10%	£339,636	£43,979	£28,088	£26,286	£-13,822
70% SR : 15% LLR : 15% SO	15%	£186,966	£-93,359	£-109,204	£-111,006	£-151,100
70% SR : 15% LLR : 15% SO	20%	£32,645	£-232,332	£-248,137	£-249,938	£-290,034
70% SR : 15% LLR : 15% SO	25%	£-123,327	£-372,939	£-388,709	£-390,511	£-430,625
70% SR : 15% LLR : 15% SO	30%	£-280,950	£-515,179	£-530,922	£-532,724	£-572,872
70% SR : 15% LLR : 15% SO	35%	£-440,223	£-659,887	£-675,831	£-677,659	£-718,427
70% SR : 15% LLR : 15% SO	40%	£-601,160	£-807,454	£-823,384	£-825,210	£-866,048
70% SR : 15% LLR : 15% SO	45%	£-766,036	£-956,677	£-972,599	£-974,426	£-1,015,349
70% SR : 15% LLR : 15% SO	50%	£-932,586	£-1,107,559	£-1,123,478	£-1,125,305	£-1,166,329

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£789,272	£463,004	£447,000	£445,198	£405,009
70% SR : 15% LLR : 15% SO	5%	£639,904	£328,934	£312,989	£311,188	£271,048
70% SR : 15% LLR : 15% SO	10%	£488,886	£193,229	£177,338	£175,536	£135,428
70% SR : 15% LLR : 15% SO	15%	£336,216	£55,891	£40,046	£38,244	£-1,850
70% SR : 15% LLR : 15% SO	20%	£181,895	£-83,082	£-98,887	£-100,688	£-140,784
70% SR : 15% LLR : 15% SO	25%	£25,923	£-223,689	£-239,459	£-241,261	£-281,375
70% SR : 15% LLR : 15% SO	30%	£-131,700	£-365,929	£-381,672	£-383,474	£-423,622
70% SR : 15% LLR : 15% SO	35%	£-290,973	£-510,637	£-526,581	£-528,409	£-569,177
70% SR : 15% LLR : 15% SO	40%	£-451,910	£-658,204	£-674,134	£-675,960	£-716,798
70% SR : 15% LLR : 15% SO	45%	£-616,786	£-807,427	£-823,349	£-825,176	£-866,099
70% SR : 15% LLR : 15% SO	50%	£-783,336	£-958,309	£-974,228	£-976,055	£-1,017,079

£475 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-611,929	£-734,182	£-750,196	£-751,988	£-792,177
70% SR : 15% LLR : 15% SO	5%	£-550,917	£-858,026	£-873,970	£-875,772	£-915,913
70% SR : 15% LLR : 15% SO	10%	£-691,556	£-983,503	£-999,395	£-1,001,196	£-1,041,306
70% SR : 15% LLR : 15% SO	15%	£-833,846	£-1,110,616	£-1,126,460	£-1,128,262	£-1,168,356
70% SR : 15% LLR : 15% SO	20%	£-977,786	£-1,239,362	£-1,255,165	£-1,256,968	£-1,297,064
70% SR : 15% LLR : 15% SO	25%	£-1,123,378	£-1,369,741	£-1,385,584	£-1,387,412	£-1,428,093
70% SR : 15% LLR : 15% SO	30%	£-1,270,620	£-1,503,472	£-1,519,438	£-1,521,265	£-1,561,982
70% SR : 15% LLR : 15% SO	35%	£-1,420,066	£-1,639,011	£-1,654,956	£-1,656,783	£-1,697,551
70% SR : 15% LLR : 15% SO	40%	£-1,572,741	£-1,776,207	£-1,792,136	£-1,793,964	£-1,834,801
70% SR : 15% LLR : 15% SO	45%	£-1,727,089	£-1,915,060	£-1,930,981	£-1,932,808	£-1,973,730
70% SR : 15% LLR : 15% SO	50%	£-1,883,113	£-2,055,569	£-2,071,488	£-2,073,315	£-2,114,339

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£171,154	£151,099	£167,102	£168,905	£209,094
70% SR : 15% LLR : 15% SO	5%	£32,167	£274,942	£290,887	£292,689	£332,829
70% SR : 15% LLR : 15% SO	10%	£108,472	£400,420	£416,312	£418,113	£458,222
70% SR : 15% LLR : 15% SO	15%	£250,763	£527,532	£543,377	£545,179	£585,272
70% SR : 15% LLR : 15% SO	20%	£394,703	£656,279	£672,082	£673,884	£713,980
70% SR : 15% LLR : 15% SO	25%	£540,295	£786,658	£802,501	£804,328	£845,010
70% SR : 15% LLR : 15% SO	30%	£687,537	£920,389	£936,355	£938,182	£978,899
70% SR : 15% LLR : 15% SO	35%	£836,983	£1,055,928	£1,071,872	£1,073,700	£1,114,467
70% SR : 15% LLR : 15% SO	40%	£989,658	£1,193,124	£1,209,053	£1,210,881	£1,251,718
70% SR : 15% LLR : 15% SO	45%	£1,144,006	£1,331,976	£1,347,897	£1,349,725	£1,390,647
70% SR : 15% LLR : 15% SO	50%	£1,300,029	£1,472,485	£1,488,405	£1,490,231	£1,531,256

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£368,321	£46,068	£30,064	£28,262	£11,927
70% SR : 15% LLR : 15% SO	5%	£229,333	£77,776	£93,720	£95,522	£135,663
70% SR : 15% LLR : 15% SO	10%	£88,694	£203,253	£219,145	£220,946	£261,056
70% SR : 15% LLR : 15% SO	15%	£53,596	£330,366	£346,210	£348,012	£388,106
70% SR : 15% LLR : 15% SO	20%	£197,536	£459,112	£474,915	£476,718	£516,814
70% SR : 15% LLR : 15% SO	25%	£343,128	£589,491	£605,334	£607,162	£647,843
70% SR : 15% LLR : 15% SO	30%	£490,370	£723,222	£739,188	£741,015	£781,732
70% SR : 15% LLR : 15% SO	35%	£639,816	£858,761	£874,706	£876,533	£917,301
70% SR : 15% LLR : 15% SO	40%	£792,491	£995,957	£1,011,886	£1,013,714	£1,054,551
70% SR : 15% LLR : 15% SO	45%	£946,839	£1,134,810	£1,150,731	£1,152,558	£1,193,480
70% SR : 15% LLR : 15% SO	50%	£1,102,863	£1,275,319	£1,291,238	£1,293,065	£1,334,089

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£517,571	£195,318	£179,314	£177,512	£137,323
70% SR : 15% LLR : 15% SO	5%	£378,583	£71,474	£55,530	£53,728	£13,587
70% SR : 15% LLR : 15% SO	10%	£237,944	£54,003	£69,895	£71,896	£111,806
70% SR : 15% LLR : 15% SO	15%	£95,654	£181,116	£196,960	£198,762	£238,856
70% SR : 15% LLR : 15% SO	20%	£48,286	£309,862	£325,665	£327,468	£367,564
70% SR : 15% LLR : 15% SO	25%	£193,878	£440,241	£456,084	£457,912	£498,593
70% SR : 15% LLR : 15% SO	30%	£341,120	£573,972	£589,938	£591,765	£632,482
70% SR : 15% LLR : 15% SO	35%	£490,566	£709,511	£725,456	£727,283	£768,051
70% SR : 15% LLR : 15% SO	40%	£643,241	£846,707	£862,636	£864,464	£905,301
70% SR : 15% LLR : 15% SO	45%	£797,589	£985,560	£1,001,481	£1,003,308	£1,044,230
70% SR : 15% LLR : 15% SO	50%	£953,613	£1,126,069	£1,141,988	£1,143,815	£1,184,839

Table 6.6.3: Viability of larger higher density flatted developments (Typology 6: 200 Flats - 405 dwellings per Ha)

£675 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,184,531	£14,739,256	£14,584,984	£14,567,567	£14,180,209
70% SR : 15% LLR : 15% SO	5%	£16,112,565	£12,828,420	£12,674,723	£12,657,307	£12,270,413
70% SR : 15% LLR : 15% SO	10%	£14,024,687	£10,901,831	£10,748,647	£10,731,231	£10,344,641
70% SR : 15% LLR : 15% SO	15%	£11,920,894	£8,959,491	£8,806,755	£8,789,340	£8,402,894
70% SR : 15% LLR : 15% SO	20%	£9,801,188	£7,001,399	£6,849,051	£6,831,635	£6,445,174
70% SR : 15% LLR : 15% SO	25%	£7,665,569	£5,027,557	£4,875,532	£4,858,116	£4,469,144
70% SR : 15% LLR : 15% SO	30%	£5,514,034	£3,027,430	£2,873,522	£2,855,859	£2,463,417
70% SR : 15% LLR : 15% SO	35%	£3,346,587	£1,005,801	£852,099	£834,436	£441,494
70% SR : 15% LLR : 15% SO	40%	£1,148,171	£-1,031,800	£-1,185,359	£-1,203,021	£-1,596,624
70% SR : 15% LLR : 15% SO	45%	£-1,069,953	£-3,085,371	£-3,238,847	£-3,256,511	£-3,650,936
70% SR : 15% LLR : 15% SO	50%	£-3,304,215	£-5,154,915	£-5,308,369	£-5,326,032	£-5,721,441

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,639,840	£18,194,565	£18,040,293	£18,022,876	£17,635,518
70% SR : 15% LLR : 15% SO	5%	£19,567,874	£16,283,729	£16,130,032	£16,112,615	£15,725,722
70% SR : 15% LLR : 15% SO	10%	£17,479,896	£14,357,140	£14,203,955	£14,186,540	£13,799,949
70% SR : 15% LLR : 15% SO	15%	£15,376,203	£12,414,799	£12,262,064	£12,244,648	£11,858,202
70% SR : 15% LLR : 15% SO	20%	£13,256,497	£10,456,707	£10,304,359	£10,286,944	£9,900,483
70% SR : 15% LLR : 15% SO	25%	£11,120,877	£8,482,866	£8,330,841	£8,313,425	£7,924,453
70% SR : 15% LLR : 15% SO	30%	£8,969,343	£6,482,739	£6,328,831	£6,311,168	£5,918,726
70% SR : 15% LLR : 15% SO	35%	£6,801,896	£4,461,110	£4,307,408	£4,289,745	£3,896,803
70% SR : 15% LLR : 15% SO	40%	£4,603,480	£2,423,509	£2,269,950	£2,252,288	£1,858,685
70% SR : 15% LLR : 15% SO	45%	£2,385,356	£369,937	£216,461	£198,798	£-195,628
70% SR : 15% LLR : 15% SO	50%	£151,093	£-1,699,606	£-1,853,060	£-1,870,723	£-2,266,133

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,808,235	£19,362,960	£19,208,688	£19,191,271	£18,803,913
70% SR : 15% LLR : 15% SO	5%	£20,736,269	£17,452,124	£17,298,427	£17,281,010	£16,894,117
70% SR : 15% LLR : 15% SO	10%	£18,648,391	£15,525,535	£15,372,351	£15,354,935	£14,968,344
70% SR : 15% LLR : 15% SO	15%	£16,544,598	£13,583,194	£13,430,459	£13,413,044	£13,026,598
70% SR : 15% LLR : 15% SO	20%	£14,424,892	£11,625,103	£11,472,754	£11,455,339	£11,068,878
70% SR : 15% LLR : 15% SO	25%	£12,289,272	£9,651,261	£9,499,236	£9,481,820	£9,092,848
70% SR : 15% LLR : 15% SO	30%	£10,137,738	£7,651,134	£7,497,226	£7,479,563	£7,087,121
70% SR : 15% LLR : 15% SO	35%	£7,970,291	£5,629,505	£5,475,803	£5,458,140	£5,065,198
70% SR : 15% LLR : 15% SO	40%	£5,771,875	£3,591,904	£3,438,345	£3,420,683	£3,027,080
70% SR : 15% LLR : 15% SO	45%	£3,553,751	£1,538,332	£1,384,856	£1,367,193	£972,767
70% SR : 15% LLR : 15% SO	50%	£1,319,488	£-531,211	£-684,665	£-702,328	£-1,097,738

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,692,679	£20,247,404	£20,093,132	£20,075,715	£19,688,357
70% SR : 15% LLR : 15% SO	5%	£21,620,714	£18,336,568	£18,182,871	£18,165,455	£17,778,561
70% SR : 15% LLR : 15% SO	10%	£19,532,835	£16,409,979	£16,256,795	£16,239,379	£15,852,789
70% SR : 15% LLR : 15% SO	15%	£17,429,042	£14,467,639	£14,314,904	£14,297,488	£13,911,042
70% SR : 15% LLR : 15% SO	20%	£15,309,336	£12,509,547	£12,357,199	£12,339,783	£11,953,322
70% SR : 15% LLR : 15% SO	25%	£13,173,717	£10,535,705	£10,383,680	£10,366,265	£9,977,292
70% SR : 15% LLR : 15% SO	30%	£11,022,182	£8,535,578	£8,381,671	£8,364,008	£7,971,566
70% SR : 15% LLR : 15% SO	35%	£8,854,735	£6,513,950	£6,360,247	£6,342,584	£5,949,642
70% SR : 15% LLR : 15% SO	40%	£6,656,319	£4,476,349	£4,322,790	£4,305,127	£3,911,524
70% SR : 15% LLR : 15% SO	45%	£4,438,195	£2,422,777	£2,269,301	£2,251,638	£1,857,212
70% SR : 15% LLR : 15% SO	50%	£2,203,933	£353,234	£199,780	£182,117	£-213,293

£650 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,710,754	£12,302,036	£12,147,764	£12,130,349	£11,742,991
70% SR : 15% LLR : 15% SO	5%	£13,751,396	£10,502,144	£10,348,448	£10,331,032	£9,944,137
70% SR : 15% LLR : 15% SO	10%	£11,776,125	£8,686,499	£8,533,315	£8,515,898	£8,129,308
70% SR : 15% LLR : 15% SO	15%	£9,784,939	£6,855,102	£6,702,366	£6,684,951	£6,298,505
70% SR : 15% LLR : 15% SO	20%	£7,777,840	£5,007,953	£4,853,775	£4,836,113	£4,444,184
70% SR : 15% LLR : 15% SO	25%	£5,754,828	£3,130,663	£2,976,487	£2,958,825	£2,566,720
70% SR : 15% LLR : 15% SO	30%	£3,715,902	£1,237,072	£1,083,163	£1,065,501	£673,058
70% SR : 15% LLR : 15% SO	35%	£1,646,687	£-672,492	£-826,195	£-843,857	£-1,236,799
70% SR : 15% LLR : 15% SO	40%	£-441,551	£-2,598,027	£-2,751,587	£-2,769,249	£-3,162,852
70% SR : 15% LLR : 15% SO	45%	£-2,545,929	£-4,539,534	£-4,693,011	£-4,710,673	£-5,105,099
70% SR : 15% LLR : 15% SO	50%	£-4,666,444	£-6,497,013	£-6,650,466	£-6,668,128	£-7,063,539

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,166,062	£15,757,345	£15,603,073	£15,585,657	£15,198,299
70% SR : 15% LLR : 15% SO	5%	£17,206,704	£13,957,453	£13,803,756	£13,786,341	£13,399,446
70% SR : 15% LLR : 15% SO	10%	£15,231,433	£12,141,808	£11,988,623	£11,971,207	£11,584,616
70% SR : 15% LLR : 15% SO	15%	£13,240,248	£10,310,410	£10,157,675	£10,140,259	£9,753,813
70% SR : 15% LLR : 15% SO	20%	£11,233,149	£8,463,262	£8,309,084	£8,291,422	£7,899,493
70% SR : 15% LLR : 15% SO	25%	£9,210,137	£6,585,971	£6,431,795	£6,414,133	£6,022,029
70% SR : 15% LLR : 15% SO	30%	£7,171,211	£4,692,381	£4,538,472	£4,520,810	£4,128,367
70% SR : 15% LLR : 15% SO	35%	£5,101,996	£2,782,817	£2,629,113	£2,611,451	£2,218,510
70% SR : 15% LLR : 15% SO	40%	£3,013,758	£857,282	£703,722	£686,060	£292,456
70% SR : 15% LLR : 15% SO	45%	£909,380	£-1,084,226	£-1,237,703	£-1,255,365	£-1,649,790
70% SR : 15% LLR : 15% SO	50%	£-1,211,136	£-3,041,704	£-3,195,158	£-3,212,820	£-3,608,231

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,334,457	£16,925,740	£16,771,468	£16,754,052	£16,366,694
70% SR : 15% LLR : 15% SO	5%	£18,375,099	£15,125,848	£14,972,151	£14,954,736	£14,567,841
70% SR : 15% LLR : 15% SO	10%	£16,399,828	£13,310,203	£13,157,019	£13,139,602	£12,753,011
70% SR : 15% LLR : 15% SO	15%	£14,408,643	£11,478,805	£11,326,070	£11,308,654	£10,922,208
70% SR : 15% LLR : 15% SO	20%	£12,401,544	£9,631,657	£9,477,479	£9,459,817	£9,067,888
70% SR : 15% LLR : 15% SO	25%	£10,378,532	£7,754,366	£7,600,190	£7,582,528	£7,190,424
70% SR : 15% LLR : 15% SO	30%	£8,339,606	£5,860,776	£5,706,867	£5,689,205	£5,296,762
70% SR : 15% LLR : 15% SO	35%	£6,270,391	£3,951,212	£3,797,509	£3,779,846	£3,386,905
70% SR : 15% LLR : 15% SO	40%	£4,182,153	£2,025,677	£1,872,117	£1,854,455	£1,460,851
70% SR : 15% LLR : 15% SO	45%	£2,077,775	£84,170	£-69,307	£-86,970	£-481,395
70% SR : 15% LLR : 15% SO	50%	£-42,741	£-1,873,309	£-2,026,763	£-2,044,425	£-2,439,836

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,218,902	£17,810,184	£17,655,913	£17,638,497	£17,251,139
70% SR : 15% LLR : 15% SO	5%	£19,259,544	£16,010,292	£15,856,596	£15,839,180	£15,452,285
70% SR : 15% LLR : 15% SO	10%	£17,284,273	£14,194,647	£14,041,463	£14,024,046	£13,637,456
70% SR : 15% LLR : 15% SO	15%	£15,293,087	£12,363,250	£12,210,514	£12,193,099	£11,806,653
70% SR : 15% LLR : 15% SO	20%	£13,285,989	£10,516,102	£10,361,924	£10,344,261	£9,952,332
70% SR : 15% LLR : 15% SO	25%	£11,262,976	£8,638,811	£8,484,635	£8,466,973	£8,074,868
70% SR : 15% LLR : 15% SO	30%	£9,224,050	£6,745,220	£6,591,312	£6,573,650	£6,181,207
70% SR : 15% LLR : 15% SO	35%	£7,154,835	£4,835,656	£4,681,953	£4,664,291	£4,271,349
70% SR : 15% LLR : 15% SO	40%	£5,066,597	£2,910,121	£2,756,561	£2,738,899	£2,345,296
70% SR : 15% LLR : 15% SO	45%	£2,962,220	£968,614	£815,137	£797,475	£403,049
70% SR : 15% LLR : 15% SO	50%	£841,704	£-988,864	£-1,142,318	£-1,159,980	£-1,555,391

£600 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,763,199	£7,427,599	£7,273,327	£7,255,912	£6,866,548
70% SR : 15% LLR : 15% SO	5%	£9,030,211	£5,845,071	£5,689,199	£5,671,537	£5,279,167
70% SR : 15% LLR : 15% SO	10%	£7,281,310	£4,240,661	£4,085,308	£4,067,646	£3,675,585
70% SR : 15% LLR : 15% SO	15%	£5,516,494	£2,620,276	£2,465,379	£2,447,716	£2,055,803
70% SR : 15% LLR : 15% SO	20%	£3,729,841	£983,916	£829,412	£811,750	£419,820
70% SR : 15% LLR : 15% SO	25%	£1,918,682	£-668,416	£-822,592	£-840,254	£-1,232,359
70% SR : 15% LLR : 15% SO	30%	£91,386	£-2,336,723	£-2,490,631	£-2,508,294	£-2,900,736
70% SR : 15% LLR : 15% SO	35%	£-1,752,050	£-4,021,001	£-4,174,704	£-4,192,367	£-4,585,309
70% SR : 15% LLR : 15% SO	40%	£-3,611,624	£-5,721,253	£-5,874,812	£-5,892,474	£-6,286,077
70% SR : 15% LLR : 15% SO	45%	£-5,487,337	£-7,437,475	£-7,590,951	£-7,608,613	£-8,007,993
70% SR : 15% LLR : 15% SO	50%	£-7,379,189	£-9,204,747	£-9,362,575	£-9,380,740	£-9,787,421

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,218,508	£10,882,908	£10,728,636	£10,711,220	£10,321,856
70% SR : 15% LLR : 15% SO	5%	£12,485,520	£9,300,379	£9,144,507	£9,126,845	£8,734,476
70% SR : 15% LLR : 15% SO	10%	£10,736,619	£7,695,970	£7,540,617	£7,522,954	£7,130,893
70% SR : 15% LLR : 15% SO	15%	£8,971,803	£6,075,584	£5,920,688	£5,903,025	£5,511,111
70% SR : 15% LLR : 15% SO	20%	£7,185,149	£4,439,225	£4,284,721	£4,267,058	£3,875,129
70% SR : 15% LLR : 15% SO	25%	£5,373,991	£2,786,893	£2,632,717	£2,615,054	£2,222,950
70% SR : 15% LLR : 15% SO	30%	£3,546,694	£1,118,586	£964,678	£947,015	£554,573
70% SR : 15% LLR : 15% SO	35%	£1,703,259	£-565,692	£-719,396	£-737,058	£-1,130,001
70% SR : 15% LLR : 15% SO	40%	£-156,315	£-2,265,944	£-2,419,503	£-2,437,165	£-2,830,768
70% SR : 15% LLR : 15% SO	45%	£-2,032,028	£-3,982,166	£-4,135,642	£-4,153,304	£-4,552,684
70% SR : 15% LLR : 15% SO	50%	£-3,923,881	£-5,749,439	£-5,907,267	£-5,925,432	£-6,332,112

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,386,903	£12,051,303	£11,897,031	£11,879,615	£11,490,251
70% SR : 15% LLR : 15% SO	5%	£13,653,915	£10,468,775	£10,312,902	£10,295,240	£9,902,971
70% SR : 15% LLR : 15% SO	10%	£11,905,014	£8,864,365	£8,709,012	£8,691,350	£8,299,288
70% SR : 15% LLR : 15% SO	15%	£10,140,198	£7,243,979	£7,089,083	£7,071,420	£6,679,506
70% SR : 15% LLR : 15% SO	20%	£8,353,544	£5,607,620	£5,453,116	£5,435,454	£5,043,524
70% SR : 15% LLR : 15% SO	25%	£6,542,386	£3,955,288	£3,801,112	£3,783,450	£3,391,345
70% SR : 15% LLR : 15% SO	30%	£4,715,089	£2,286,981	£2,133,073	£2,115,410	£1,722,968
70% SR : 15% LLR : 15% SO	35%	£2,871,654	£602,703	£448,999	£431,337	£38,394
70% SR : 15% LLR : 15% SO	40%	£1,012,080	£-1,097,549	£-1,251,108	£-1,268,770	£-1,662,373
70% SR : 15% LLR : 15% SO	45%	£-863,633	£-2,813,771	£-2,967,247	£-2,984,909	£-3,384,289
70% SR : 15% LLR : 15% SO	50%	£-2,755,486	£-4,581,044	£-4,738,871	£-4,757,037	£-5,163,717

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,271,347	£12,935,747	£12,781,475	£12,764,060	£12,374,696
70% SR : 15% LLR : 15% SO	5%	£14,538,359	£11,353,219	£11,197,347	£11,179,685	£10,787,315
70% SR : 15% LLR : 15% SO	10%	£12,789,458	£9,748,809	£9,593,456	£9,575,794	£9,183,733
70% SR : 15% LLR : 15% SO	15%	£11,024,642	£8,128,424	£7,973,527	£7,955,864	£7,563,951
70% SR : 15% LLR : 15% SO	20%	£9,237,989	£6,492,065	£6,337,560	£6,319,898	£5,927,969
70% SR : 15% LLR : 15% SO	25%	£7,426,830	£4,839,732	£4,685,556	£4,667,894	£4,275,790
70% SR : 15% LLR : 15% SO	30%	£5,599,534	£3,171,425	£3,017,518	£2,999,855	£2,607,412
70% SR : 15% LLR : 15% SO	35%	£3,756,099	£1,487,147	£1,333,444	£1,315,782	£922,839
70% SR : 15% LLR : 15% SO	40%	£1,896,524	£-213,104	£-366,663	£-384,326	£-777,929
70% SR : 15% LLR : 15% SO	45%	£20,811	£-1,929,327	£-2,082,803	£-2,100,465	£-2,499,845
70% SR : 15% LLR : 15% SO	50%	£-1,871,041	£-3,686,599	£-3,854,427	£-3,872,592	£-4,279,272

£550 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,813,698	£2,508,003	£2,351,548	£2,333,885	£1,941,046
70% SR : 15% LLR : 15% SO	5%	£4,285,815	£1,135,056	£979,184	£961,522	£569,152
70% SR : 15% LLR : 15% SO	10%	£2,741,794	£-253,868	£-409,220	£-426,882	£-818,943
70% SR : 15% LLR : 15% SO	15%	£1,181,633	£-1,658,765	£-1,813,662	£-1,831,324	£-2,223,239
70% SR : 15% LLR : 15% SO	20%	£-394,667	£-3,079,637	£-3,234,142	£-3,251,804	£-3,643,732
70% SR : 15% LLR : 15% SO	25%	£-1,987,104	£-4,516,482	£-4,670,657	£-4,688,320	£-5,080,425
70% SR : 15% LLR : 15% SO	30%	£-3,595,682	£-5,969,302	£-6,123,209	£-6,140,873	£-6,533,315
70% SR : 15% LLR : 15% SO	35%	£-5,220,398	£-7,438,084	£-7,591,796	£-7,609,464	£-8,007,967
70% SR : 15% LLR : 15% SO	40%	£-6,861,253	£-8,951,590	£-9,109,526	£-9,127,691	£-9,532,513
70% SR : 15% LLR : 15% SO	45%	£-8,534,921	£-10,494,468	£-10,652,319	£-10,670,485	£-11,076,153
70% SR : 15% LLR : 15% SO	50%	£-10,255,101	£-12,053,773	£-12,211,601	£-12,229,766	£-12,636,447

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,269,007	£5,963,312	£5,806,857	£5,789,193	£5,396,355
70% SR : 15% LLR : 15% SO	5%	£7,741,124	£4,590,364	£4,434,492	£4,416,830	£4,024,461
70% SR : 15% LLR : 15% SO	10%	£6,197,102	£3,201,441	£3,046,089	£3,028,427	£2,636,366
70% SR : 15% LLR : 15% SO	15%	£4,636,941	£1,796,544	£1,641,647	£1,623,985	£1,232,070
70% SR : 15% LLR : 15% SO	20%	£3,060,642	£375,671	£221,167	£203,505	£-188,424
70% SR : 15% LLR : 15% SO	25%	£1,468,204	£-1,061,174	£-1,215,349	£-1,233,012	£-1,625,116
70% SR : 15% LLR : 15% SO	30%	£-140,373	£-2,513,993	£-2,667,901	£-2,685,564	£-3,078,006
70% SR : 15% LLR : 15% SO	35%	£-1,765,090	£-3,982,785	£-4,136,487	£-4,154,155	£-4,552,658
70% SR : 15% LLR : 15% SO	40%	£-3,405,944	£-5,496,281	£-5,654,217	£-5,672,382	£-6,077,204
70% SR : 15% LLR : 15% SO	45%	£-5,079,612	£-7,039,159	£-7,197,010	£-7,215,176	£-7,620,844
70% SR : 15% LLR : 15% SO	50%	£-6,799,792	£-8,598,464	£-8,756,292	£-8,774,457	£-9,181,139

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,437,402	£7,131,707	£6,975,252	£6,957,588	£6,564,750
70% SR : 15% LLR : 15% SO	5%	£8,909,519	£5,758,760	£5,602,887	£5,585,225	£5,192,856
70% SR : 15% LLR : 15% SO	10%	£7,365,497	£4,369,836	£4,214,484	£4,196,822	£3,804,761
70% SR : 15% LLR : 15% SO	15%	£5,805,336	£2,964,939	£2,810,042	£2,792,380	£2,400,465
70% SR : 15% LLR : 15% SO	20%	£4,229,037	£1,544,066	£1,389,562	£1,371,900	£979,971
70% SR : 15% LLR : 15% SO	25%	£2,636,599	£107,221	£-46,954	£-64,617	£-456,721
70% SR : 15% LLR : 15% SO	30%	£1,028,022	£-1,345,598	£-1,499,506	£-1,517,169	£-1,909,611
70% SR : 15% LLR : 15% SO	35%	£-596,694	£-2,814,390	£-2,968,092	£-2,985,760	£-3,384,263
70% SR : 15% LLR : 15% SO	40%	£-2,237,549	£-4,327,886	£-4,485,822	£-4,503,987	£-4,908,809
70% SR : 15% LLR : 15% SO	45%	£-3,911,217	£-5,870,764	£-6,028,615	£-6,046,781	£-6,452,449
70% SR : 15% LLR : 15% SO	50%	£-5,631,397	£-7,430,069	£-7,587,897	£-7,606,062	£-8,012,744

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,321,846	£8,016,151	£7,859,696	£7,842,033	£7,449,194
70% SR : 15% LLR : 15% SO	5%	£9,793,963	£6,643,204	£6,487,332	£6,469,670	£6,077,301
70% SR : 15% LLR : 15% SO	10%	£8,249,942	£5,254,281	£5,098,928	£5,081,266	£4,689,205
70% SR : 15% LLR : 15% SO	15%	£6,689,781	£3,849,384	£3,694,486	£3,676,824	£3,284,910
70% SR : 15% LLR : 15% SO	20%	£5,113,481	£2,428,511	£2,274,006	£2,256,344	£1,864,416
70% SR : 15% LLR : 15% SO	25%	£3,521,044	£991,666	£837,491	£819,828	£427,723
70% SR : 15% LLR : 15% SO	30%	£1,912,467	-(£461,154)	-(£615,061)	-(£632,724)	-(£1,025,166)
70% SR : 15% LLR : 15% SO	35%	£287,750	-(£1,929,945)	-(£2,083,648)	-(£2,101,316)	-(£2,499,819)
70% SR : 15% LLR : 15% SO	40%	-(£1,353,105)	-(£3,443,441)	-(£3,601,378)	-(£3,619,543)	-(£4,024,365)
70% SR : 15% LLR : 15% SO	45%	-(£3,026,773)	-(£4,986,320)	-(£5,144,170)	-(£5,162,337)	-(£5,568,005)
70% SR : 15% LLR : 15% SO	50%	-(£4,746,953)	-(£6,545,625)	-(£6,703,453)	-(£6,721,618)	-(£7,128,299)

£500 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£814,314	-(£2,301,441)	-(£2,457,896)	-(£2,475,558)	-(£2,868,397)
70% SR : 15% LLR : 15% SO	5%	-(£508,477)	-(£3,478,129)	-(£3,634,000)	-(£3,651,663)	-(£4,044,032)
70% SR : 15% LLR : 15% SO	10%	-(£1,847,406)	-(£4,670,793)	-(£4,826,145)	-(£4,843,807)	-(£5,235,868)
70% SR : 15% LLR : 15% SO	15%	-(£3,202,473)	-(£5,879,432)	-(£6,034,328)	-(£6,051,991)	-(£6,443,905)
70% SR : 15% LLR : 15% SO	20%	-(£4,573,680)	-(£7,104,044)	-(£7,258,549)	-(£7,276,212)	-(£7,669,937)
70% SR : 15% LLR : 15% SO	25%	-(£5,961,025)	-(£8,357,915)	-(£8,516,485)	-(£8,534,650)	-(£8,937,931)
70% SR : 15% LLR : 15% SO	30%	-(£7,364,509)	-(£9,649,716)	-(£9,808,011)	-(£9,826,177)	-(£10,229,805)
70% SR : 15% LLR : 15% SO	35%	-(£8,808,909)	-(£10,957,945)	-(£11,116,029)	-(£11,134,195)	-(£11,538,337)
70% SR : 15% LLR : 15% SO	40%	-(£10,285,011)	-(£12,282,603)	-(£12,440,538)	-(£12,458,704)	-(£12,863,526)
70% SR : 15% LLR : 15% SO	45%	-(£11,777,713)	-(£13,623,686)	-(£13,781,536)	-(£13,799,702)	-(£14,205,371)
70% SR : 15% LLR : 15% SO	50%	-(£13,287,013)	-(£14,981,195)	-(£15,139,023)	-(£15,157,189)	-(£15,563,869)

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,269,622	£1,153,868	£997,413	£979,751	£586,911
70% SR : 15% LLR : 15% SO	5%	£2,946,832	-(£22,820)	-(£178,691)	-(£196,354)	-(£588,723)
70% SR : 15% LLR : 15% SO	10%	£1,607,903	-(£1,215,484)	-(£1,370,836)	-(£1,388,498)	-(£1,780,560)
70% SR : 15% LLR : 15% SO	15%	£252,836	-(£2,424,123)	-(£2,579,019)	-(£2,596,682)	-(£2,988,596)
70% SR : 15% LLR : 15% SO	20%	-(£1,118,371)	-(£3,648,735)	-(£3,803,240)	-(£3,820,903)	-(£4,214,628)
70% SR : 15% LLR : 15% SO	25%	-(£2,505,716)	-(£4,902,606)	-(£5,061,176)	-(£5,079,341)	-(£5,482,622)
70% SR : 15% LLR : 15% SO	30%	-(£3,909,201)	-(£6,194,407)	-(£6,352,702)	-(£6,370,869)	-(£6,774,496)
70% SR : 15% LLR : 15% SO	35%	-(£5,353,600)	-(£7,502,637)	-(£7,660,721)	-(£7,678,887)	-(£8,083,029)
70% SR : 15% LLR : 15% SO	40%	-(£6,829,702)	-(£8,827,294)	-(£8,985,229)	-(£9,003,396)	-(£9,408,218)
70% SR : 15% LLR : 15% SO	45%	-(£8,322,404)	-(£10,168,377)	-(£10,326,228)	-(£10,344,394)	-(£10,750,062)
70% SR : 15% LLR : 15% SO	50%	-(£9,831,704)	-(£11,525,886)	-(£11,683,714)	-(£11,701,880)	-(£12,108,561)

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,438,018	£2,322,263	£2,165,808	£2,148,146	£1,755,306
70% SR : 15% LLR : 15% SO	5%	£4,115,227	£1,145,575	£989,704	£972,041	£579,672
70% SR : 15% LLR : 15% SO	10%	£2,776,298	£-47,089	£-202,441	£-220,103	£-612,165
70% SR : 15% LLR : 15% SO	15%	£1,421,231	£-1,255,728	£-1,410,624	£-1,428,287	£-1,820,201
70% SR : 15% LLR : 15% SO	20%	£50,024	£-2,480,340	£-2,634,845	£-2,652,508	£-3,046,233
70% SR : 15% LLR : 15% SO	25%	£-1,337,321	£-3,734,211	£-3,892,781	£-3,910,946	£-4,314,227
70% SR : 15% LLR : 15% SO	30%	£-2,740,806	£-5,026,012	£-5,184,307	£-5,202,474	£-5,606,101
70% SR : 15% LLR : 15% SO	35%	£-4,185,205	£-6,334,242	£-6,492,326	£-6,510,492	£-6,914,634
70% SR : 15% LLR : 15% SO	40%	£-5,661,307	£-7,658,899	£-7,816,834	£-7,835,001	£-8,239,823
70% SR : 15% LLR : 15% SO	45%	£-7,154,009	£-8,999,982	£-9,157,833	£-9,175,999	£-9,581,667
70% SR : 15% LLR : 15% SO	50%	£-8,663,309	£-10,357,491	£-10,515,319	£-10,533,485	£-10,940,166

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,322,462	£3,206,708	£3,050,252	£3,032,590	£2,639,751
70% SR : 15% LLR : 15% SO	5%	£4,999,671	£2,030,019	£1,874,148	£1,856,485	£1,464,116
70% SR : 15% LLR : 15% SO	10%	£3,660,743	£837,355	£682,003	£664,341	£272,280
70% SR : 15% LLR : 15% SO	15%	£2,305,675	£-371,283	£-526,180	£-543,843	£-935,756
70% SR : 15% LLR : 15% SO	20%	£934,468	£-1,595,896	£-1,750,400	£-1,768,064	£-2,161,789
70% SR : 15% LLR : 15% SO	25%	£-452,877	£-2,849,767	£-3,008,337	£-3,026,502	£-3,429,783
70% SR : 15% LLR : 15% SO	30%	£-1,856,361	£-4,141,568	£-4,299,863	£-4,318,029	£-4,721,657
70% SR : 15% LLR : 15% SO	35%	£-3,300,761	£-5,449,797	£-5,607,881	£-5,626,047	£-6,030,189
70% SR : 15% LLR : 15% SO	40%	£-4,776,863	£-6,774,455	£-6,932,390	£-6,950,556	£-7,365,378
70% SR : 15% LLR : 15% SO	45%	£-6,269,565	£-8,115,538	£-8,273,388	£-8,291,554	£-8,697,222
70% SR : 15% LLR : 15% SO	50%	£-7,778,865	£-9,473,047	£-9,630,875	£-9,649,041	£-10,055,721

£475 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,685,378	£-4,764,191	£-4,920,647	£-4,938,309	£-5,331,148
70% SR : 15% LLR : 15% SO	5%	£-2,913,997	£-5,848,100	£-6,003,971	£-6,021,633	£-6,414,003
70% SR : 15% LLR : 15% SO	10%	£-4,158,755	£-6,947,984	£-7,103,336	£-7,120,998	£-7,513,284
70% SR : 15% LLR : 15% SO	15%	£-5,419,650	£-8,071,323	£-8,229,094	£-8,247,260	£-8,650,344
70% SR : 15% LLR : 15% SO	20%	£-6,696,685	£-9,233,330	£-9,392,238	£-9,410,404	£-9,813,503
70% SR : 15% LLR : 15% SO	25%	£-7,995,340	£-10,413,307	£-10,571,876	£-10,590,043	£-10,993,323
70% SR : 15% LLR : 15% SO	30%	£-9,338,801	£-11,609,713	£-11,768,008	£-11,786,174	£-12,189,802
70% SR : 15% LLR : 15% SO	35%	£-10,701,478	£-12,822,546	£-12,980,630	£-12,998,796	£-13,402,938
70% SR : 15% LLR : 15% SO	40%	£-12,080,755	£-14,051,808	£-14,209,744	£-14,227,909	£-14,632,731
70% SR : 15% LLR : 15% SO	45%	£-13,476,629	£-15,297,495	£-15,455,346	£-15,473,511	£-15,879,179
70% SR : 15% LLR : 15% SO	50%	£-14,889,103	£-16,559,609	£-16,717,436	£-16,735,603	£-17,142,283

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,769,930	£-1,308,883	£-1,465,338	£-1,483,000	£-1,875,840
70% SR : 15% LLR : 15% SO	5%	£541,311	£-2,392,791	£-2,548,663	£-2,566,325	£-2,958,695
70% SR : 15% LLR : 15% SO	10%	£-703,446	£-3,492,675	£-3,648,027	£-3,665,689	£-4,057,975
70% SR : 15% LLR : 15% SO	15%	£-1,964,342	£-4,616,014	£-4,773,785	£-4,791,951	£-5,195,035
70% SR : 15% LLR : 15% SO	20%	£-3,241,377	£-5,778,022	£-5,936,929	£-5,955,096	£-6,358,195
70% SR : 15% LLR : 15% SO	25%	£-4,540,031	£-6,957,999	£-7,116,568	£-7,134,734	£-7,538,015
70% SR : 15% LLR : 15% SO	30%	£-5,883,493	£-8,154,404	£-8,312,699	£-8,330,865	£-8,734,493
70% SR : 15% LLR : 15% SO	35%	£-7,246,169	£-9,367,237	£-9,525,321	£-9,543,487	£-9,947,629
70% SR : 15% LLR : 15% SO	40%	£-8,625,446	£-10,596,499	£-10,754,435	£-10,772,600	£-11,177,422
70% SR : 15% LLR : 15% SO	45%	£-10,021,321	£-11,842,187	£-12,000,037	£-12,018,202	£-12,423,870
70% SR : 15% LLR : 15% SO	50%	£-11,433,794	£-13,104,300	£-13,262,128	£-13,280,294	£-13,686,974

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,938,325	£-140,487	£-296,943	£-314,605	£-707,444
70% SR : 15% LLR : 15% SO	5%	£1,709,706	£-1,224,396	£-1,380,267	£-1,397,930	£-1,790,300
70% SR : 15% LLR : 15% SO	10%	£464,949	£-2,324,280	£-2,479,632	£-2,497,294	£-2,889,580
70% SR : 15% LLR : 15% SO	15%	£-795,947	£-3,447,619	£-3,605,390	£-3,623,556	£-4,026,640
70% SR : 15% LLR : 15% SO	20%	£-2,072,982	£-4,609,627	£-4,768,534	£-4,786,701	£-5,189,800
70% SR : 15% LLR : 15% SO	25%	£-3,371,636	£-5,789,604	£-5,948,173	£-5,966,339	£-6,369,620
70% SR : 15% LLR : 15% SO	30%	£-4,715,098	£-6,986,009	£-7,144,304	£-7,162,470	£-7,566,098
70% SR : 15% LLR : 15% SO	35%	£-6,077,774	£-8,198,842	£-8,356,926	£-8,375,092	£-8,779,234
70% SR : 15% LLR : 15% SO	40%	£-7,457,051	£-9,428,104	£-9,586,040	£-9,604,205	£-10,009,027
70% SR : 15% LLR : 15% SO	45%	£-8,852,926	£-10,673,792	£-10,831,642	£-10,849,807	£-11,255,475
70% SR : 15% LLR : 15% SO	50%	£-10,265,399	£-11,935,905	£-12,093,733	£-12,111,899	£-12,518,579

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,822,770	£743,957	£587,502	£569,840	£177,000
70% SR : 15% LLR : 15% SO	5%	£2,594,151	£-339,952	£-495,823	£-513,485	£-905,855
70% SR : 15% LLR : 15% SO	10%	£1,349,394	£-1,439,836	£-1,595,188	£-1,612,850	£-2,005,135
70% SR : 15% LLR : 15% SO	15%	£88,498	£-2,563,175	£-2,720,945	£-2,739,112	£-3,142,196
70% SR : 15% LLR : 15% SO	20%	£-1,188,537	£-3,725,182	£-3,884,090	£-3,902,256	£-4,305,355
70% SR : 15% LLR : 15% SO	25%	£-2,487,192	£-4,905,159	£-5,063,728	£-5,081,895	£-5,485,175
70% SR : 15% LLR : 15% SO	30%	£-3,830,653	£-6,101,564	£-6,259,860	£-6,278,026	£-6,681,653
70% SR : 15% LLR : 15% SO	35%	£-5,193,330	£-7,314,398	£-7,472,482	£-7,490,648	£-7,894,790
70% SR : 15% LLR : 15% SO	40%	£-6,572,607	£-8,543,659	£-8,701,595	£-8,719,761	£-9,124,583
70% SR : 15% LLR : 15% SO	45%	£-7,968,481	£-9,789,347	£-9,947,198	£-9,965,363	£-10,371,031
70% SR : 15% LLR : 15% SO	50%	£-9,380,955	£-11,051,461	£-11,209,288	£-11,227,455	£-11,634,135

6.7 The following two tables (6.7.1 and 6.7.2) set out the results of our testing of large mixed housing and flatted developments. Typology 5 (Table 6.7.1) reflects better viability due to the flatted element being lower density and incurring lower build costs than that of Typology 7 (Table 6.7.2). This identifies that taller/denser developments are more likely to be able to viably come forward in the higher value areas of the Borough and on sites in lower existing use values.

Table 6.7.1: Viability of mixed unit type development (Typology 5: 120 Flats & Houses - 210 dwellings per Ha)

£675 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,236,669	£9,094,955	£9,094,955	£9,084,340	£8,872,331
70% SR : 15% LLR : 15% SO	5%	£9,779,658	£7,736,115	£7,736,115	£7,725,499	£7,512,819
70% SR : 15% LLR : 15% SO	10%	£8,322,640	£6,377,247	£6,377,247	£6,366,632	£6,153,279
70% SR : 15% LLR : 15% SO	15%	£6,865,615	£5,018,352	£5,018,352	£5,007,736	£4,793,711
70% SR : 15% LLR : 15% SO	20%	£5,408,583	£3,659,429	£3,659,429	£3,648,814	£3,434,117
70% SR : 15% LLR : 15% SO	25%	£3,951,544	£2,300,480	£2,300,480	£2,289,865	£2,074,495
70% SR : 15% LLR : 15% SO	30%	£2,494,498	£941,505	£941,505	£930,890	£714,848
70% SR : 15% LLR : 15% SO	35%	£1,037,445	£-417,495	£-417,495	£-428,110	£-644,824
70% SR : 15% LLR : 15% SO	40%	£-419,615	£-1,776,519	£-1,776,519	£-1,787,135	£-2,004,521
70% SR : 15% LLR : 15% SO	45%	£-1,876,681	£-3,135,568	£-3,135,568	£-3,146,184	£-3,364,242
70% SR : 15% LLR : 15% SO	50%	£-3,333,755	£-4,494,641	£-4,494,641	£-4,505,256	£-4,723,987

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,234,955	£13,093,240	£13,093,240	£13,082,626	£12,870,617
70% SR : 15% LLR : 15% SO	5%	£13,777,944	£11,734,401	£11,734,401	£11,723,785	£11,511,105
70% SR : 15% LLR : 15% SO	10%	£12,320,925	£10,375,533	£10,375,533	£10,364,917	£10,151,565
70% SR : 15% LLR : 15% SO	15%	£10,863,901	£9,016,638	£9,016,638	£9,006,022	£8,791,997
70% SR : 15% LLR : 15% SO	20%	£9,406,869	£7,657,715	£7,657,715	£7,647,100	£7,432,402
70% SR : 15% LLR : 15% SO	25%	£7,949,829	£6,298,765	£6,298,765	£6,288,151	£6,072,780
70% SR : 15% LLR : 15% SO	30%	£6,492,783	£4,939,791	£4,939,791	£4,929,175	£4,713,134
70% SR : 15% LLR : 15% SO	35%	£5,035,731	£3,580,791	£3,580,791	£3,570,176	£3,353,462
70% SR : 15% LLR : 15% SO	40%	£3,578,671	£2,221,767	£2,221,767	£2,211,151	£1,993,765
70% SR : 15% LLR : 15% SO	45%	£2,121,605	£862,717	£862,717	£852,102	£634,043
70% SR : 15% LLR : 15% SO	50%	£664,531	£-496,355	£-496,355	£-506,971	£-725,701

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,586,955	£14,445,240	£14,445,240	£14,434,626	£14,222,617
70% SR : 15% LLR : 15% SO	5%	£15,129,944	£13,086,401	£13,086,401	£13,075,785	£12,863,105
70% SR : 15% LLR : 15% SO	10%	£13,672,925	£11,727,533	£11,727,533	£11,716,917	£11,503,565
70% SR : 15% LLR : 15% SO	15%	£12,215,901	£10,368,638	£10,368,638	£10,358,022	£10,143,997
70% SR : 15% LLR : 15% SO	20%	£10,758,869	£9,009,715	£9,009,715	£8,999,100	£8,784,402
70% SR : 15% LLR : 15% SO	25%	£9,301,829	£7,650,765	£7,650,765	£7,640,151	£7,424,780
70% SR : 15% LLR : 15% SO	30%	£7,844,783	£6,291,791	£6,291,791	£6,281,175	£6,065,134
70% SR : 15% LLR : 15% SO	35%	£6,387,731	£4,932,791	£4,932,791	£4,922,176	£4,705,462
70% SR : 15% LLR : 15% SO	40%	£4,930,671	£3,573,767	£3,573,767	£3,563,151	£3,345,765
70% SR : 15% LLR : 15% SO	45%	£3,473,605	£2,214,717	£2,214,717	£2,204,102	£1,986,043
70% SR : 15% LLR : 15% SO	50%	£2,016,531	£855,645	£855,645	£845,029	£626,299

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,610,384	£15,468,669	£15,468,669	£15,458,054	£15,246,045
70% SR : 15% LLR : 15% SO	5%	£16,153,372	£14,109,829	£14,109,829	£14,099,214	£13,886,533
70% SR : 15% LLR : 15% SO	10%	£14,696,354	£12,750,962	£12,750,962	£12,740,346	£12,526,993
70% SR : 15% LLR : 15% SO	15%	£13,239,330	£11,392,066	£11,392,066	£11,381,450	£11,167,426
70% SR : 15% LLR : 15% SO	20%	£11,782,297	£10,033,144	£10,033,144	£10,022,528	£9,807,831
70% SR : 15% LLR : 15% SO	25%	£10,325,258	£8,674,194	£8,674,194	£8,663,579	£8,448,209
70% SR : 15% LLR : 15% SO	30%	£8,868,212	£7,315,220	£7,315,220	£7,304,604	£7,088,562
70% SR : 15% LLR : 15% SO	35%	£7,411,160	£5,956,219	£5,956,219	£5,945,604	£5,728,891
70% SR : 15% LLR : 15% SO	40%	£5,954,100	£4,597,195	£4,597,195	£4,586,579	£4,369,193
70% SR : 15% LLR : 15% SO	45%	£4,497,033	£3,238,146	£3,238,146	£3,227,530	£3,009,472
70% SR : 15% LLR : 15% SO	50%	£3,039,959	£1,879,074	£1,879,074	£1,868,458	£1,649,727

£650 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,645,039	£7,526,846	£7,526,846	£7,516,231	£7,304,222
70% SR : 15% LLR : 15% SO	5%	£8,260,709	£6,239,614	£6,239,614	£6,228,998	£6,016,318
70% SR : 15% LLR : 15% SO	10%	£6,876,371	£4,952,352	£4,952,352	£4,941,737	£4,728,384
70% SR : 15% LLR : 15% SO	15%	£5,492,027	£3,665,062	£3,665,062	£3,654,448	£3,440,423
70% SR : 15% LLR : 15% SO	20%	£4,107,676	£2,377,747	£2,377,747	£2,367,131	£2,152,434
70% SR : 15% LLR : 15% SO	25%	£2,723,318	£1,090,404	£1,090,404	£1,079,790	£864,419
70% SR : 15% LLR : 15% SO	30%	£1,338,952	£-196,964	£-196,964	£-207,579	£-423,621
70% SR : 15% LLR : 15% SO	35%	£-45,421	£-1,484,358	£-1,484,358	£-1,494,972	£-1,711,687
70% SR : 15% LLR : 15% SO	40%	£-1,429,799	£-2,771,776	£-2,771,776	£-2,782,390	£-2,999,778
70% SR : 15% LLR : 15% SO	45%	£-2,814,186	£-4,059,218	£-4,059,218	£-4,069,833	£-4,287,892
70% SR : 15% LLR : 15% SO	50%	£-4,198,579	£-5,346,684	£-5,346,684	£-5,357,300	£-5,576,031

Measured against benchmark land value 2 (Secondary Industrial - upper value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,643,325	£11,525,132	£11,525,132	£11,514,517	£11,302,508
70% SR : 15% LLR : 15% SO	5%	£12,258,995	£10,237,899	£10,237,899	£10,227,284	£10,014,603
70% SR : 15% LLR : 15% SO	10%	£10,874,657	£8,950,638	£8,950,638	£8,940,023	£8,726,669
70% SR : 15% LLR : 15% SO	15%	£9,490,313	£7,663,348	£7,663,348	£7,652,733	£7,438,709
70% SR : 15% LLR : 15% SO	20%	£8,105,961	£6,376,033	£6,376,033	£6,365,417	£6,150,720
70% SR : 15% LLR : 15% SO	25%	£6,721,603	£5,088,690	£5,088,690	£5,078,075	£4,862,705
70% SR : 15% LLR : 15% SO	30%	£5,337,238	£3,801,322	£3,801,322	£3,790,707	£3,574,664
70% SR : 15% LLR : 15% SO	35%	£3,952,865	£2,513,928	£2,513,928	£2,503,313	£2,286,598
70% SR : 15% LLR : 15% SO	40%	£2,568,487	£1,226,510	£1,226,510	£1,215,895	£998,508
70% SR : 15% LLR : 15% SO	45%	£1,184,100	£-60,932	£-60,932	£-71,548	£-289,606
70% SR : 15% LLR : 15% SO	50%	£-200,293	£-1,348,398	£-1,348,398	£-1,359,014	£-1,577,745

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,995,325	£12,877,132	£12,877,132	£12,866,517	£12,654,508
70% SR : 15% LLR : 15% SO	5%	£13,610,995	£11,589,899	£11,589,899	£11,579,284	£11,366,603
70% SR : 15% LLR : 15% SO	10%	£12,226,657	£10,302,638	£10,302,638	£10,292,023	£10,078,669
70% SR : 15% LLR : 15% SO	15%	£10,842,313	£9,015,348	£9,015,348	£9,004,733	£8,790,709
70% SR : 15% LLR : 15% SO	20%	£9,457,961	£7,728,033	£7,728,033	£7,717,417	£7,502,720
70% SR : 15% LLR : 15% SO	25%	£8,073,603	£6,440,690	£6,440,690	£6,430,075	£6,214,705
70% SR : 15% LLR : 15% SO	30%	£6,689,238	£5,153,322	£5,153,322	£5,142,707	£4,926,664
70% SR : 15% LLR : 15% SO	35%	£5,304,865	£3,865,928	£3,865,928	£3,855,313	£3,638,598
70% SR : 15% LLR : 15% SO	40%	£3,920,487	£2,578,510	£2,578,510	£2,567,895	£2,350,598
70% SR : 15% LLR : 15% SO	45%	£2,536,100	£1,291,068	£1,291,068	£1,280,452	£1,062,394
70% SR : 15% LLR : 15% SO	50%	£1,151,707	£3,602	£3,602	£-7,014	£-225,745

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,018,753	£13,900,560	£13,900,560	£13,889,946	£13,677,937
70% SR : 15% LLR : 15% SO	5%	£14,634,423	£12,613,328	£12,613,328	£12,602,712	£12,390,032
70% SR : 15% LLR : 15% SO	10%	£13,250,086	£11,326,066	£11,326,066	£11,315,451	£11,102,098
70% SR : 15% LLR : 15% SO	15%	£11,865,742	£10,038,777	£10,038,777	£10,028,162	£9,814,137
70% SR : 15% LLR : 15% SO	20%	£10,481,390	£8,751,461	£8,751,461	£8,740,846	£8,526,148
70% SR : 15% LLR : 15% SO	25%	£9,097,032	£7,464,119	£7,464,119	£7,453,504	£7,238,134
70% SR : 15% LLR : 15% SO	30%	£7,712,667	£6,176,750	£6,176,750	£6,166,135	£5,950,093
70% SR : 15% LLR : 15% SO	35%	£6,328,294	£4,889,357	£4,889,357	£4,878,742	£4,662,027
70% SR : 15% LLR : 15% SO	40%	£4,943,915	£3,601,939	£3,601,939	£3,591,324	£3,373,937
70% SR : 15% LLR : 15% SO	45%	£3,559,528	£2,314,497	£2,314,497	£2,303,881	£2,085,822
70% SR : 15% LLR : 15% SO	50%	£2,175,136	£1,027,030	£1,027,030	£1,016,414	£797,684

£600 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,461,779	£4,390,630	£4,390,630	£4,380,015	£4,168,006
70% SR : 15% LLR : 15% SO	5%	£5,223,537	£3,247,326	£3,247,326	£3,236,711	£3,024,030
70% SR : 15% LLR : 15% SO	10%	£3,985,287	£2,103,993	£2,103,993	£2,093,379	£1,880,025
70% SR : 15% LLR : 15% SO	15%	£2,747,031	£960,633	£960,633	£950,019	£735,993
70% SR : 15% LLR : 15% SO	20%	£1,508,768	£-182,754	£-182,754	£-193,369	£-408,066
70% SR : 15% LLR : 15% SO	25%	£270,498	£-1,326,167	£-1,326,167	£-1,336,782	£-1,552,151
70% SR : 15% LLR : 15% SO	30%	£-967,780	£-2,469,606	£-2,469,606	£-2,480,221	£-2,696,263
70% SR : 15% LLR : 15% SO	35%	£-2,206,064	£-3,613,071	£-3,613,071	£-3,623,685	£-3,840,400
70% SR : 15% LLR : 15% SO	40%	£-3,444,356	£-4,756,559	£-4,756,559	£-4,767,175	£-4,994,561
70% SR : 15% LLR : 15% SO	45%	£-4,682,654	£-5,902,172	£-5,902,172	£-5,912,937	£-6,134,081
70% SR : 15% LLR : 15% SO	50%	£-5,920,959	£-7,057,114	£-7,057,114	£-7,067,878	£-7,289,705

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,460,065	£8,388,916	£8,388,916	£8,378,301	£8,166,292
70% SR : 15% LLR : 15% SO	5%	£9,221,823	£7,245,612	£7,245,612	£7,234,997	£7,022,316
70% SR : 15% LLR : 15% SO	10%	£7,983,573	£6,102,279	£6,102,279	£6,091,664	£5,878,311
70% SR : 15% LLR : 15% SO	15%	£6,745,317	£4,958,919	£4,958,919	£4,948,304	£4,734,278
70% SR : 15% LLR : 15% SO	20%	£5,507,054	£3,815,532	£3,815,532	£3,804,917	£3,590,220
70% SR : 15% LLR : 15% SO	25%	£4,268,784	£2,672,118	£2,672,118	£2,661,504	£2,446,134
70% SR : 15% LLR : 15% SO	30%	£3,030,506	£1,528,679	£1,528,679	£1,518,065	£1,302,023
70% SR : 15% LLR : 15% SO	35%	£1,792,222	£385,215	£385,215	£374,600	£157,886
70% SR : 15% LLR : 15% SO	40%	£553,930	£-758,274	£-758,274	£-768,889	£-986,275
70% SR : 15% LLR : 15% SO	45%	£-684,368	£-1,903,886	£-1,903,886	£-1,914,651	£-2,135,795
70% SR : 15% LLR : 15% SO	50%	£-1,922,673	£-3,058,828	£-3,058,828	£-3,069,593	£-3,291,420

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,812,065	£9,740,916	£9,740,916	£9,730,301	£9,518,292
70% SR : 15% LLR : 15% SO	5%	£10,573,823	£8,597,612	£8,597,612	£8,586,997	£8,374,316
70% SR : 15% LLR : 15% SO	10%	£9,335,573	£7,454,279	£7,454,279	£7,443,664	£7,230,311
70% SR : 15% LLR : 15% SO	15%	£8,097,317	£6,310,919	£6,310,919	£6,300,304	£6,086,278
70% SR : 15% LLR : 15% SO	20%	£6,859,054	£5,167,532	£5,167,532	£5,156,917	£4,942,220
70% SR : 15% LLR : 15% SO	25%	£5,620,784	£4,024,118	£4,024,118	£4,013,504	£3,798,134
70% SR : 15% LLR : 15% SO	30%	£4,382,506	£2,880,679	£2,880,679	£2,870,065	£2,654,023
70% SR : 15% LLR : 15% SO	35%	£3,144,222	£1,737,215	£1,737,215	£1,726,600	£1,509,886
70% SR : 15% LLR : 15% SO	40%	£1,905,930	£593,726	£593,726	£583,111	£365,725
70% SR : 15% LLR : 15% SO	45%	£667,632	£-551,886	£-551,886	£-562,651	£-783,795
70% SR : 15% LLR : 15% SO	50%	£-570,673	£-1,708,828	£-1,708,828	£-1,717,593	£-1,939,420

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,835,494	£10,764,344	£10,764,344	£10,753,730	£10,541,721
70% SR : 15% LLR : 15% SO	5%	£11,597,251	£9,621,040	£9,621,040	£9,610,425	£9,397,744
70% SR : 15% LLR : 15% SO	10%	£10,359,002	£8,477,708	£8,477,708	£8,467,093	£8,253,739
70% SR : 15% LLR : 15% SO	15%	£9,120,745	£7,334,348	£7,334,348	£7,323,733	£7,109,707
70% SR : 15% LLR : 15% SO	20%	£7,882,482	£6,190,960	£6,190,960	£6,180,346	£5,965,649
70% SR : 15% LLR : 15% SO	25%	£6,644,212	£5,047,547	£5,047,547	£5,036,932	£4,821,563
70% SR : 15% LLR : 15% SO	30%	£5,405,934	£3,904,108	£3,904,108	£3,893,493	£3,677,452
70% SR : 15% LLR : 15% SO	35%	£4,167,650	£2,760,644	£2,760,644	£2,750,029	£2,533,314
70% SR : 15% LLR : 15% SO	40%	£2,929,358	£1,617,155	£1,617,155	£1,606,539	£1,389,153
70% SR : 15% LLR : 15% SO	45%	£1,691,060	£471,542	£471,542	£460,777	£239,633
70% SR : 15% LLR : 15% SO	50%	£452,756	£-683,399	£-683,399	£-694,164	£-915,991

£550 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,278,520	£1,254,414	£1,254,414	£1,243,798	£1,031,790
70% SR : 15% LLR : 15% SO	5%	£2,180,202	£248,967	£248,967	£238,351	£25,671
70% SR : 15% LLR : 15% SO	10%	£1,081,876	£-756,510	£-756,510	£-767,125	£-980,478
70% SR : 15% LLR : 15% SO	15%	£-16,455	£-1,762,014	£-1,762,014	£-1,772,628	£-1,986,654
70% SR : 15% LLR : 15% SO	20%	£-1,114,795	£-2,767,544	£-2,767,544	£-2,778,159	£-2,992,857
70% SR : 15% LLR : 15% SO	25%	£-2,213,141	£-3,773,101	£-3,773,101	£-3,783,715	£-3,999,086
70% SR : 15% LLR : 15% SO	30%	£-3,311,493	£-4,778,683	£-4,778,683	£-4,789,299	£-5,005,340
70% SR : 15% LLR : 15% SO	35%	£-4,409,854	£-5,789,132	£-5,789,132	£-5,799,897	£-6,019,678
70% SR : 15% LLR : 15% SO	40%	£-5,508,220	£-6,804,615	£-6,804,615	£-6,815,390	£-7,035,843
70% SR : 15% LLR : 15% SO	45%	£-6,615,034	£-7,820,124	£-7,820,124	£-7,830,889	£-8,052,033
70% SR : 15% LLR : 15% SO	50%	£-7,724,512	£-8,835,656	£-8,835,656	£-8,846,421	£-9,068,247

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,276,806	£5,252,700	£5,252,700	£5,242,084	£5,030,076
70% SR : 15% LLR : 15% SO	5%	£6,178,488	£4,247,252	£4,247,252	£4,236,637	£4,023,956
70% SR : 15% LLR : 15% SO	10%	£5,080,162	£3,241,775	£3,241,775	£3,231,161	£3,017,808
70% SR : 15% LLR : 15% SO	15%	£3,981,830	£2,236,272	£2,236,272	£2,225,657	£2,011,631
70% SR : 15% LLR : 15% SO	20%	£2,883,491	£1,230,742	£1,230,742	£1,220,127	£1,005,429
70% SR : 15% LLR : 15% SO	25%	£1,785,145	£225,185	£225,185	£214,570	£-800
70% SR : 15% LLR : 15% SO	30%	£686,793	£-780,397	£-780,397	£-791,013	£-1,007,055
70% SR : 15% LLR : 15% SO	35%	£-411,568	£-1,790,846	£-1,790,846	£-1,801,611	£-2,021,392
70% SR : 15% LLR : 15% SO	40%	£-1,509,934	£-2,806,329	£-2,806,329	£-2,817,095	£-3,037,568
70% SR : 15% LLR : 15% SO	45%	£-2,616,749	£-3,821,838	£-3,821,838	£-3,832,603	£-4,053,747
70% SR : 15% LLR : 15% SO	50%	£-3,726,226	£-4,837,370	£-4,837,370	£-4,848,135	£-5,069,962

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,628,806	£6,604,700	£6,604,700	£6,594,084	£6,382,076
70% SR : 15% LLR : 15% SO	5%	£7,530,488	£5,599,252	£5,599,252	£5,588,637	£5,375,956
70% SR : 15% LLR : 15% SO	10%	£6,432,162	£4,593,775	£4,593,775	£4,583,161	£4,369,808
70% SR : 15% LLR : 15% SO	15%	£5,333,830	£3,588,272	£3,588,272	£3,577,657	£3,363,631
70% SR : 15% LLR : 15% SO	20%	£4,235,491	£2,582,742	£2,582,742	£2,572,127	£2,357,429
70% SR : 15% LLR : 15% SO	25%	£3,137,145	£1,577,185	£1,577,185	£1,566,570	£1,351,200
70% SR : 15% LLR : 15% SO	30%	£2,038,793	£571,603	£571,603	£560,987	£344,945
70% SR : 15% LLR : 15% SO	35%	£940,432	£-438,846	£-438,846	£-449,611	£-669,392
70% SR : 15% LLR : 15% SO	40%	£-157,934	£-1,454,329	£-1,454,329	£-1,465,095	£-1,685,558
70% SR : 15% LLR : 15% SO	45%	£-1,264,749	£-2,469,838	£-2,469,838	£-2,480,603	£-2,701,747
70% SR : 15% LLR : 15% SO	50%	£-2,374,226	£-3,485,370	£-3,485,370	£-3,496,135	£-3,717,962

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,652,234	£7,628,128	£7,628,128	£7,617,513	£7,405,505
70% SR : 15% LLR : 15% SO	5%	£8,553,916	£6,622,681	£6,622,681	£6,612,065	£6,399,385
70% SR : 15% LLR : 15% SO	10%	£7,455,591	£5,617,204	£5,617,204	£5,606,589	£5,393,237
70% SR : 15% LLR : 15% SO	15%	£6,357,259	£4,611,701	£4,611,701	£4,601,086	£4,387,060
70% SR : 15% LLR : 15% SO	20%	£5,258,920	£3,606,170	£3,606,170	£3,595,556	£3,380,857
70% SR : 15% LLR : 15% SO	25%	£4,160,574	£2,600,614	£2,600,614	£2,589,999	£2,374,628
70% SR : 15% LLR : 15% SO	30%	£3,062,221	£1,595,031	£1,595,031	£1,584,415	£1,368,374
70% SR : 15% LLR : 15% SO	35%	£1,963,861	£584,582	£584,582	£573,818	£354,036
70% SR : 15% LLR : 15% SO	40%	£865,494	-(£430,900)	-(£430,900)	-(£441,666)	-(£662,129)
70% SR : 15% LLR : 15% SO	45%	-(£241,320)	-(£1,446,409)	-(£1,446,409)	-(£1,457,174)	-(£1,678,319)
70% SR : 15% LLR : 15% SO	50%	-(£1,350,798)	-(£2,461,941)	-(£2,461,941)	-(£2,472,706)	-(£2,694,533)

£500 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£95,260	-(£1,815,129)	-(£1,815,129)	-(£1,825,745)	-(£2,037,753)
70% SR : 15% LLR : 15% SO	5%	-(£871,516)	-(£2,694,313)	-(£2,694,313)	-(£2,704,928)	-(£2,917,609)
70% SR : 15% LLR : 15% SO	10%	-(£1,838,300)	-(£3,573,525)	-(£3,573,525)	-(£3,584,141)	-(£3,797,493)
70% SR : 15% LLR : 15% SO	15%	-(£2,805,090)	-(£4,452,765)	-(£4,452,765)	-(£4,463,380)	-(£4,677,406)
70% SR : 15% LLR : 15% SO	20%	-(£3,771,888)	-(£5,337,240)	-(£5,337,240)	-(£5,348,006)	-(£5,565,741)
70% SR : 15% LLR : 15% SO	25%	-(£4,738,693)	-(£6,224,994)	-(£6,224,994)	-(£6,235,760)	-(£6,454,178)
70% SR : 15% LLR : 15% SO	30%	-(£5,708,871)	-(£7,112,776)	-(£7,112,776)	-(£7,123,540)	-(£7,342,639)
70% SR : 15% LLR : 15% SO	35%	-(£6,685,330)	-(£8,000,581)	-(£8,000,581)	-(£8,011,347)	-(£8,231,128)
70% SR : 15% LLR : 15% SO	40%	-(£7,661,795)	-(£8,888,413)	-(£8,888,413)	-(£8,899,178)	-(£9,119,641)
70% SR : 15% LLR : 15% SO	45%	-(£8,638,269)	-(£9,780,663)	-(£9,780,663)	-(£9,791,581)	-(£10,015,855)
70% SR : 15% LLR : 15% SO	50%	-(£9,616,857)	-(£10,681,107)	-(£10,681,107)	-(£10,692,025)	-(£10,916,990)

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,093,546	£2,183,157	£2,183,157	£2,172,541	£1,960,533
70% SR : 15% LLR : 15% SO	5%	£3,126,770	£1,303,972	£1,303,972	£1,293,358	£1,080,676
70% SR : 15% LLR : 15% SO	10%	£2,159,985	£424,761	£424,761	£414,145	£200,793
70% SR : 15% LLR : 15% SO	15%	£1,193,195	-(£454,479)	-(£454,479)	-(£465,094)	-(£679,120)
70% SR : 15% LLR : 15% SO	20%	£226,398	-(£1,338,954)	-(£1,338,954)	-(£1,349,720)	-(£1,567,455)
70% SR : 15% LLR : 15% SO	25%	-(£740,407)	-(£2,226,709)	-(£2,226,709)	-(£2,237,474)	-(£2,455,892)
70% SR : 15% LLR : 15% SO	30%	-(£1,710,585)	-(£3,114,490)	-(£3,114,490)	-(£3,125,255)	-(£3,344,354)
70% SR : 15% LLR : 15% SO	35%	-(£2,687,044)	-(£4,002,296)	-(£4,002,296)	-(£4,013,061)	-(£4,232,842)
70% SR : 15% LLR : 15% SO	40%	-(£3,663,509)	-(£4,890,127)	-(£4,890,127)	-(£4,900,892)	-(£5,121,355)
70% SR : 15% LLR : 15% SO	45%	-(£4,639,983)	-(£5,782,378)	-(£5,782,378)	-(£5,793,295)	-(£6,017,569)
70% SR : 15% LLR : 15% SO	50%	-(£5,618,571)	-(£6,682,821)	-(£6,682,821)	-(£6,693,740)	-(£6,918,705)

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,445,546	£3,535,157	£3,535,157	£3,524,541	£3,312,533
70% SR : 15% LLR : 15% SO	5%	£4,478,770	£2,655,972	£2,655,972	£2,645,358	£2,432,676
70% SR : 15% LLR : 15% SO	10%	£3,511,985	£1,776,761	£1,776,761	£1,766,145	£1,552,793
70% SR : 15% LLR : 15% SO	15%	£2,545,195	£897,521	£897,521	£886,906	£672,880
70% SR : 15% LLR : 15% SO	20%	£1,578,398	£13,046	£13,046	£2,280	£-215,455
70% SR : 15% LLR : 15% SO	25%	£611,593	£-874,709	£-874,709	£-885,474	£-1,103,892
70% SR : 15% LLR : 15% SO	30%	£-358,585	£-1,762,490	£-1,762,490	£-1,773,255	£-1,992,354
70% SR : 15% LLR : 15% SO	35%	£-1,335,044	£-2,650,296	£-2,650,296	£-2,661,061	£-2,880,842
70% SR : 15% LLR : 15% SO	40%	£-2,311,509	£-3,538,127	£-3,538,127	£-3,548,892	£-3,769,355
70% SR : 15% LLR : 15% SO	45%	£-3,287,983	£-4,430,378	£-4,430,378	£-4,441,295	£-4,665,569
70% SR : 15% LLR : 15% SO	50%	£-4,266,571	£-5,330,821	£-5,330,821	£-5,341,740	£-5,566,705

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,468,974	£4,558,585	£4,558,585	£4,547,970	£4,335,962
70% SR : 15% LLR : 15% SO	5%	£5,502,198	£3,679,401	£3,679,401	£3,668,786	£3,456,105
70% SR : 15% LLR : 15% SO	10%	£4,535,414	£2,800,189	£2,800,189	£2,789,574	£2,576,221
70% SR : 15% LLR : 15% SO	15%	£3,568,624	£1,920,949	£1,920,949	£1,910,334	£1,696,309
70% SR : 15% LLR : 15% SO	20%	£2,601,826	£1,036,474	£1,036,474	£1,025,708	£807,973
70% SR : 15% LLR : 15% SO	25%	£1,635,021	£148,720	£148,720	£137,954	£-80,463
70% SR : 15% LLR : 15% SO	30%	£664,844	£-739,061	£-739,061	£-749,826	£-968,925
70% SR : 15% LLR : 15% SO	35%	£-311,616	£-1,626,867	£-1,626,867	£-1,637,633	£-1,857,413
70% SR : 15% LLR : 15% SO	40%	£-1,288,081	£-2,514,699	£-2,514,699	£-2,525,464	£-2,745,926
70% SR : 15% LLR : 15% SO	45%	£-2,264,555	£-3,406,949	£-3,406,949	£-3,417,866	£-3,642,140
70% SR : 15% LLR : 15% SO	50%	£-3,243,143	£-4,307,393	£-4,307,393	£-4,318,311	£-4,543,276

£475 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,496,369	£-3,383,238	£-3,383,238	£-3,393,852	£-3,605,861
70% SR : 15% LLR : 15% SO	5%	£-2,402,504	£-4,202,675	£-4,202,675	£-4,213,290	£-4,426,521
70% SR : 15% LLR : 15% SO	10%	£-3,308,645	£-5,027,344	£-5,027,344	£-5,038,109	£-5,254,481
70% SR : 15% LLR : 15% SO	15%	£-4,214,793	£-5,854,651	£-5,854,651	£-5,865,417	£-6,082,471
70% SR : 15% LLR : 15% SO	20%	£-5,120,948	£-6,681,987	£-6,681,987	£-6,692,752	£-6,910,487
70% SR : 15% LLR : 15% SO	25%	£-6,036,038	£-7,509,348	£-7,509,348	£-7,520,114	£-7,738,531
70% SR : 15% LLR : 15% SO	30%	£-6,951,191	£-8,336,736	£-8,336,736	£-8,347,501	£-8,566,601
70% SR : 15% LLR : 15% SO	35%	£-7,866,351	£-9,164,150	£-9,164,150	£-9,174,915	£-9,394,696
70% SR : 15% LLR : 15% SO	40%	£-8,781,518	£-9,999,030	£-9,999,030	£-10,009,947	£-10,233,529
70% SR : 15% LLR : 15% SO	45%	£-9,699,961	£-10,838,201	£-10,838,201	£-10,849,120	£-11,073,394
70% SR : 15% LLR : 15% SO	50%	£-10,628,093	£-11,677,398	£-11,677,398	£-11,688,317	£-11,913,282

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,501,917	£615,048	£615,048	£604,433	£392,424
70% SR : 15% LLR : 15% SO	5%	£1,595,782	-£204,390	-£204,390	-£215,004	-£428,235
70% SR : 15% LLR : 15% SO	10%	£689,641	-£1,029,059	-£1,029,059	-£1,039,823	-£1,256,195
70% SR : 15% LLR : 15% SO	15%	-£216,507	-£1,856,366	-£1,856,366	-£1,867,131	-£2,084,185
70% SR : 15% LLR : 15% SO	20%	-£1,122,662	-£2,683,701	-£2,683,701	-£2,694,466	-£2,912,202
70% SR : 15% LLR : 15% SO	25%	-£2,037,753	-£3,511,062	-£3,511,062	-£3,521,828	-£3,740,245
70% SR : 15% LLR : 15% SO	30%	-£2,952,905	-£4,338,450	-£4,338,450	-£4,349,215	-£4,568,315
70% SR : 15% LLR : 15% SO	35%	-£3,868,066	-£5,165,864	-£5,165,864	-£5,176,629	-£5,396,410
70% SR : 15% LLR : 15% SO	40%	-£4,783,233	-£6,000,744	-£6,000,744	-£6,011,661	-£6,235,244
70% SR : 15% LLR : 15% SO	45%	-£5,701,675	-£6,839,916	-£6,839,916	-£6,850,834	-£7,075,108
70% SR : 15% LLR : 15% SO	50%	-£6,629,807	-£7,679,113	-£7,679,113	-£7,690,031	-£7,914,996

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,853,917	£1,967,048	£1,967,048	£1,956,433	£1,744,424
70% SR : 15% LLR : 15% SO	5%	£2,947,782	£1,147,610	£1,147,610	£1,136,996	£923,765
70% SR : 15% LLR : 15% SO	10%	£2,041,641	£322,941	£322,941	£312,177	£95,805
70% SR : 15% LLR : 15% SO	15%	£1,135,493	-£504,366	-£504,366	-£515,131	-£732,185
70% SR : 15% LLR : 15% SO	20%	£229,338	-£1,331,701	-£1,331,701	-£1,342,466	-£1,560,202
70% SR : 15% LLR : 15% SO	25%	-£685,753	-£2,159,062	-£2,159,062	-£2,169,828	-£2,398,245
70% SR : 15% LLR : 15% SO	30%	-£1,600,905	-£2,986,450	-£2,986,450	-£2,997,215	-£3,216,315
70% SR : 15% LLR : 15% SO	35%	-£2,516,066	-£3,813,864	-£3,813,864	-£3,824,629	-£4,044,410
70% SR : 15% LLR : 15% SO	40%	-£3,431,233	-£4,648,744	-£4,648,744	-£4,659,661	-£4,883,244
70% SR : 15% LLR : 15% SO	45%	-£4,349,675	-£5,487,916	-£5,487,916	-£5,498,834	-£5,723,108
70% SR : 15% LLR : 15% SO	50%	-£5,277,807	-£6,327,113	-£6,327,113	-£6,338,031	-£6,562,996

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,877,345	£2,990,477	£2,990,477	£2,979,862	£2,767,853
70% SR : 15% LLR : 15% SO	5%	£3,971,210	£2,171,039	£2,171,039	£2,160,424	£1,947,194
70% SR : 15% LLR : 15% SO	10%	£3,065,070	£1,346,370	£1,346,370	£1,335,605	£1,119,233
70% SR : 15% LLR : 15% SO	15%	£2,158,922	£519,063	£519,063	£508,297	£291,244
70% SR : 15% LLR : 15% SO	20%	£1,252,766	-£308,272	-£308,272	-£319,037	-£536,773
70% SR : 15% LLR : 15% SO	25%	£337,676	-£1,135,634	-£1,135,634	-£1,146,399	-£1,364,817
70% SR : 15% LLR : 15% SO	30%	-£577,477	-£1,963,022	-£1,963,022	-£1,973,787	-£2,192,886
70% SR : 15% LLR : 15% SO	35%	-£1,492,637	-£2,790,435	-£2,790,435	-£2,801,200	-£3,020,982
70% SR : 15% LLR : 15% SO	40%	-£2,407,804	-£3,625,316	-£3,625,316	-£3,636,233	-£3,859,815
70% SR : 15% LLR : 15% SO	45%	-£3,326,247	-£4,464,487	-£4,464,487	-£4,475,406	-£4,699,680
70% SR : 15% LLR : 15% SO	50%	-£4,254,378	-£5,303,684	-£5,303,684	-£5,314,602	-£5,539,567

Table 6.7.2: Viability of large Flats & Houses development (Typology 7: 120 Flats & Houses - 250 dwellings per Ha)

£675 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,597,761	£17,804,528	£17,158,996	£17,129,462	£16,466,381
70% SR : 15% LLR : 15% SO	5%	£19,605,666	£14,084,622	£13,446,824	£13,417,290	£12,751,514
70% SR : 15% LLR : 15% SO	10%	£15,613,526	£10,364,613	£9,734,402	£9,704,868	£9,036,397
70% SR : 15% LLR : 15% SO	15%	£11,621,341	£6,638,490	£6,006,912	£5,976,961	£5,296,295
70% SR : 15% LLR : 15% SO	20%	£7,629,110	£2,890,825	£2,266,657	£2,236,705	£1,553,306
70% SR : 15% LLR : 15% SO	25%	£3,632,972	£-856,940	£-1,473,834	£-1,503,786	£-2,189,919
70% SR : 15% LLR : 15% SO	30%	£-390,276	£-4,604,803	£-5,214,554	£-5,244,507	£-5,933,373
70% SR : 15% LLR : 15% SO	35%	£-4,413,571	£-8,352,761	£-8,955,500	£-8,985,452	£-9,677,051
70% SR : 15% LLR : 15% SO	40%	£-8,436,911	£-12,115,927	£-12,720,209	£-12,750,585	£-13,454,744
70% SR : 15% LLR : 15% SO	45%	£-12,468,525	£-15,902,777	£-16,500,194	£-16,530,570	£-17,237,501
70% SR : 15% LLR : 15% SO	50%	£-16,534,339	£-19,689,720	£-20,280,392	£-20,310,768	£-21,024,616

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,393,561	£27,600,328	£26,954,796	£26,925,262	£26,262,181
70% SR : 15% LLR : 15% SO	5%	£29,401,466	£23,880,422	£23,242,624	£23,213,090	£22,547,314
70% SR : 15% LLR : 15% SO	10%	£25,409,326	£20,160,413	£19,530,202	£19,500,668	£18,832,197
70% SR : 15% LLR : 15% SO	15%	£21,417,141	£16,434,290	£15,802,712	£15,772,712	£15,092,095
70% SR : 15% LLR : 15% SO	20%	£17,424,910	£12,686,625	£12,062,457	£12,032,505	£11,349,106
70% SR : 15% LLR : 15% SO	25%	£13,428,772	£8,938,860	£8,321,966	£8,292,014	£7,605,881
70% SR : 15% LLR : 15% SO	30%	£9,405,524	£5,190,997	£4,581,246	£4,551,293	£3,862,427
70% SR : 15% LLR : 15% SO	35%	£5,382,229	£1,443,039	£840,300	£810,348	£118,749
70% SR : 15% LLR : 15% SO	40%	£1,358,889	£-2,320,127	£-2,924,409	£-2,954,785	£-3,658,944
70% SR : 15% LLR : 15% SO	45%	£-2,672,725	£-6,106,977	£-6,704,394	£-6,734,770	£-7,441,701
70% SR : 15% LLR : 15% SO	50%	£-6,738,539	£-9,893,920	£-10,484,592	£-10,514,968	£-11,228,816

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£36,705,961	£30,912,728	£30,267,196	£30,237,662	£29,574,581
70% SR : 15% LLR : 15% SO	5%	£32,713,866	£27,192,822	£26,555,024	£26,525,490	£25,859,714
70% SR : 15% LLR : 15% SO	10%	£28,721,726	£23,472,813	£22,842,602	£22,813,068	£22,144,597
70% SR : 15% LLR : 15% SO	15%	£24,729,541	£19,746,690	£19,115,112	£19,085,161	£18,404,495
70% SR : 15% LLR : 15% SO	20%	£20,737,310	£15,999,025	£15,374,857	£15,344,905	£14,661,506
70% SR : 15% LLR : 15% SO	25%	£16,741,172	£12,251,260	£11,634,366	£11,604,414	£10,918,281
70% SR : 15% LLR : 15% SO	30%	£12,717,924	£8,503,397	£7,893,646	£7,863,693	£7,174,827
70% SR : 15% LLR : 15% SO	35%	£8,694,629	£4,755,439	£4,152,700	£4,122,748	£3,431,149
70% SR : 15% LLR : 15% SO	40%	£4,671,289	£992,273	£387,991	£357,615	£-346,544
70% SR : 15% LLR : 15% SO	45%	£639,675	£-2,794,577	£-3,391,994	£-3,422,370	£-4,129,301
70% SR : 15% LLR : 15% SO	50%	£-3,426,139	£-6,581,520	£-7,172,192	£-7,202,568	£-7,916,416

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£39,213,361	£33,420,128	£32,774,596	£32,745,062	£32,081,981
70% SR : 15% LLR : 15% SO	5%	£35,221,266	£29,700,222	£29,062,424	£29,032,890	£28,367,114
70% SR : 15% LLR : 15% SO	10%	£31,229,126	£25,980,213	£25,350,002	£25,320,468	£24,651,997
70% SR : 15% LLR : 15% SO	15%	£27,236,941	£22,254,090	£21,622,512	£21,592,561	£20,911,895
70% SR : 15% LLR : 15% SO	20%	£23,244,710	£18,506,425	£17,882,257	£17,852,305	£17,168,906
70% SR : 15% LLR : 15% SO	25%	£19,248,572	£14,758,660	£14,141,766	£14,111,814	£13,425,681
70% SR : 15% LLR : 15% SO	30%	£15,225,324	£11,010,797	£10,401,046	£10,371,093	£9,682,227
70% SR : 15% LLR : 15% SO	35%	£11,202,029	£7,262,839	£6,660,100	£6,630,148	£5,938,549
70% SR : 15% LLR : 15% SO	40%	£7,178,689	£3,499,673	£2,895,391	£2,865,015	£2,160,856
70% SR : 15% LLR : 15% SO	45%	£3,147,075	£-287,177	£-884,594	£-914,970	£-1,621,901
70% SR : 15% LLR : 15% SO	50%	£-918,739	£-4,074,120	£-4,664,792	£-4,695,168	£-5,409,016

£650 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,293,950	£13,564,320	£12,918,788	£12,889,254	£12,226,173
70% SR : 15% LLR : 15% SO	5%	£15,498,092	£10,037,751	£9,399,953	£9,370,329	£8,695,131
70% SR : 15% LLR : 15% SO	10%	£11,702,188	£6,494,782	£5,855,653	£5,825,701	£5,147,769
70% SR : 15% LLR : 15% SO	15%	£7,906,240	£2,942,356	£2,310,778	£2,280,827	£1,600,161
70% SR : 15% LLR : 15% SO	20%	£4,102,666	£-610,169	£-1,234,338	£-1,264,290	£-1,947,688
70% SR : 15% LLR : 15% SO	25%	£277,529	£-4,162,795	£-4,779,690	£-4,809,641	£-5,495,774
70% SR : 15% LLR : 15% SO	30%	£-3,547,653	£-7,715,518	£-8,325,271	£-8,355,223	£-9,044,089
70% SR : 15% LLR : 15% SO	35%	£-7,372,881	£-11,279,105	£-11,890,373	£-11,920,749	£-12,622,136
70% SR : 15% LLR : 15% SO	40%	£-11,198,154	£-14,868,490	£-15,472,771	£-15,503,147	£-16,207,306
70% SR : 15% LLR : 15% SO	45%	£-15,062,045	£-18,457,969	£-19,055,386	£-19,085,763	£-19,792,694
70% SR : 15% LLR : 15% SO	50%	£-18,927,530	£-22,064,930	£-22,663,961	£-22,694,767	£-23,417,676

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,089,750	£23,360,120	£22,714,588	£22,685,054	£22,021,973
70% SR : 15% LLR : 15% SO	5%	£25,293,892	£19,833,551	£19,195,753	£19,166,129	£18,490,931
70% SR : 15% LLR : 15% SO	10%	£21,497,988	£16,290,582	£15,651,453	£15,621,501	£14,943,569
70% SR : 15% LLR : 15% SO	15%	£17,702,040	£12,738,156	£12,106,578	£12,076,627	£11,395,961
70% SR : 15% LLR : 15% SO	20%	£13,898,466	£9,185,631	£8,561,462	£8,531,510	£7,848,112
70% SR : 15% LLR : 15% SO	25%	£10,073,329	£5,633,005	£5,016,110	£4,986,159	£4,300,026
70% SR : 15% LLR : 15% SO	30%	£6,248,147	£2,080,282	£1,470,529	£1,440,577	£751,711
70% SR : 15% LLR : 15% SO	35%	£2,422,919	£-1,483,305	£-2,094,573	£-2,124,949	£-2,826,336
70% SR : 15% LLR : 15% SO	40%	£-1,402,354	£-5,072,690	£-5,676,971	£-5,707,347	£-6,411,506
70% SR : 15% LLR : 15% SO	45%	£-5,266,245	£-8,662,169	£-9,259,586	£-9,289,963	£-9,996,894
70% SR : 15% LLR : 15% SO	50%	£-9,131,730	£-12,269,130	£-12,868,161	£-12,898,967	£-13,621,876

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,402,150	£26,672,520	£26,026,988	£25,997,454	£25,334,373
70% SR : 15% LLR : 15% SO	5%	£28,606,292	£23,145,951	£22,508,153	£22,478,529	£21,803,331
70% SR : 15% LLR : 15% SO	10%	£24,810,388	£19,602,982	£18,963,853	£18,933,901	£18,255,969
70% SR : 15% LLR : 15% SO	15%	£21,014,440	£16,050,556	£15,418,978	£15,389,027	£14,708,361
70% SR : 15% LLR : 15% SO	20%	£17,210,866	£12,498,031	£11,873,862	£11,843,910	£11,160,512
70% SR : 15% LLR : 15% SO	25%	£13,385,729	£8,945,405	£8,328,510	£8,298,559	£7,612,426
70% SR : 15% LLR : 15% SO	30%	£9,560,547	£5,392,682	£4,782,929	£4,752,977	£4,064,111
70% SR : 15% LLR : 15% SO	35%	£5,735,319	£1,829,095	£1,217,827	£1,187,451	£486,064
70% SR : 15% LLR : 15% SO	40%	£1,910,046	£-1,760,290	£-2,364,571	£-2,394,947	£-3,099,106
70% SR : 15% LLR : 15% SO	45%	£-1,953,845	£-5,349,769	£-6,947,186	£-6,977,563	£-6,684,494
70% SR : 15% LLR : 15% SO	50%	£-5,819,330	£-8,956,730	£-9,555,761	£-9,586,567	£-10,309,476

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£34,909,550	£29,179,920	£28,534,388	£28,504,854	£27,841,773
70% SR : 15% LLR : 15% SO	5%	£31,113,692	£25,653,351	£25,015,553	£24,985,929	£24,310,731
70% SR : 15% LLR : 15% SO	10%	£27,317,788	£22,110,382	£21,471,253	£21,441,301	£20,763,369
70% SR : 15% LLR : 15% SO	15%	£23,521,840	£18,557,956	£17,926,378	£17,896,427	£17,215,761
70% SR : 15% LLR : 15% SO	20%	£19,718,266	£15,005,431	£14,381,262	£14,351,310	£13,667,912
70% SR : 15% LLR : 15% SO	25%	£15,893,129	£11,452,805	£10,835,910	£10,805,959	£10,119,826
70% SR : 15% LLR : 15% SO	30%	£12,067,947	£7,900,082	£7,290,329	£7,260,377	£6,571,511
70% SR : 15% LLR : 15% SO	35%	£8,242,719	£4,336,495	£3,725,227	£3,694,851	£2,993,464
70% SR : 15% LLR : 15% SO	40%	£4,417,446	£747,110	£142,829	£112,453	£-591,706
70% SR : 15% LLR : 15% SO	45%	£553,555	£-2,842,369	£-3,439,786	£-3,470,163	£-4,177,094
70% SR : 15% LLR : 15% SO	50%	£-3,311,930	£-6,449,330	£-7,048,361	£-7,079,167	£-7,802,076

£600 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,686,329	£5,036,217	£4,381,551	£4,351,598	£3,679,135
70% SR : 15% LLR : 15% SO	5%	£7,284,407	£1,876,273	£1,229,450	£1,199,498	£524,300
70% SR : 15% LLR : 15% SO	10%	£3,857,566	£-1,283,776	£-1,922,904	£-1,952,856	£-2,630,787
70% SR : 15% LLR : 15% SO	15%	£430,678	£-4,443,928	£-5,075,506	£-5,105,458	£-5,786,124
70% SR : 15% LLR : 15% SO	20%	£-2,996,255	£-7,604,181	£-8,228,350	£-8,258,301	£-8,943,970
70% SR : 15% LLR : 15% SO	25%	£-6,423,235	£-10,779,853	£-11,405,477	£-11,435,854	£-12,131,695
70% SR : 15% LLR : 15% SO	30%	£-9,850,260	£-13,972,282	£-14,590,663	£-14,621,039	£-15,319,653
70% SR : 15% LLR : 15% SO	35%	£-13,305,206	£-17,164,809	£-17,776,077	£-17,806,453	£-18,507,840
70% SR : 15% LLR : 15% SO	40%	£-16,767,883	£-20,357,432	£-20,967,351	£-20,998,156	£-21,712,279
70% SR : 15% LLR : 15% SO	45%	£-20,230,607	£-23,594,953	£-24,209,398	£-24,240,640	£-24,967,720
70% SR : 15% LLR : 15% SO	50%	£-23,739,594	£-26,875,624	£-27,483,131	£-27,514,373	£-28,249,416

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,482,129	£14,832,017	£14,177,351	£14,147,398	£13,474,935
70% SR : 15% LLR : 15% SO	5%	£17,080,207	£11,672,073	£11,025,250	£10,995,298	£10,320,100
70% SR : 15% LLR : 15% SO	10%	£13,653,366	£8,512,024	£7,872,896	£7,842,944	£7,165,013
70% SR : 15% LLR : 15% SO	15%	£10,226,478	£5,351,872	£4,720,294	£4,690,342	£4,009,676
70% SR : 15% LLR : 15% SO	20%	£6,799,545	£2,191,619	£1,567,450	£1,537,499	£851,830
70% SR : 15% LLR : 15% SO	25%	£3,372,565	£-984,063	£-1,609,677	£-1,640,054	£-2,335,895
70% SR : 15% LLR : 15% SO	30%	£-54,460	£-4,176,482	£-4,794,863	£-4,825,239	£-5,523,853
70% SR : 15% LLR : 15% SO	35%	£-3,509,406	£-7,369,009	£-7,980,277	£-8,010,653	£-8,712,040
70% SR : 15% LLR : 15% SO	40%	£-6,972,083	£-10,561,632	£-11,171,551	£-11,202,356	£-11,916,479
70% SR : 15% LLR : 15% SO	45%	£-10,434,807	£-13,799,153	£-14,413,598	£-14,444,840	£-15,171,920
70% SR : 15% LLR : 15% SO	50%	£-13,943,794	£-17,079,824	£-17,687,331	£-17,718,573	£-18,453,616

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,794,529	£18,144,417	£17,489,751	£17,459,798	£16,787,335
70% SR : 15% LLR : 15% SO	5%	£20,392,607	£14,984,473	£14,337,650	£14,307,698	£13,632,500
70% SR : 15% LLR : 15% SO	10%	£16,965,766	£11,824,424	£11,185,296	£11,155,344	£10,477,413
70% SR : 15% LLR : 15% SO	15%	£13,538,878	£8,664,272	£8,032,694	£8,002,742	£7,322,076
70% SR : 15% LLR : 15% SO	20%	£10,111,945	£5,504,019	£4,879,850	£4,849,899	£4,164,230
70% SR : 15% LLR : 15% SO	25%	£6,684,965	£2,328,347	£1,702,723	£1,672,346	£976,505
70% SR : 15% LLR : 15% SO	30%	£3,257,940	£-864,082	£-1,482,463	£-1,512,839	£-2,211,453
70% SR : 15% LLR : 15% SO	35%	£-197,006	£-4,056,609	£-4,667,877	£-4,698,253	£-5,399,640
70% SR : 15% LLR : 15% SO	40%	£-3,659,683	£-7,249,232	£-7,859,151	£-7,889,956	£-8,604,079
70% SR : 15% LLR : 15% SO	45%	£-7,122,407	£-10,486,753	£-11,101,198	£-11,132,440	£-11,859,520
70% SR : 15% LLR : 15% SO	50%	£-10,631,394	£-13,767,424	£-14,374,931	£-14,406,173	£-15,141,216

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,301,929	£20,651,817	£19,997,151	£19,967,198	£19,294,735
70% SR : 15% LLR : 15% SO	5%	£22,900,007	£17,491,873	£16,845,050	£16,815,098	£16,139,900
70% SR : 15% LLR : 15% SO	10%	£19,473,166	£14,331,824	£13,692,696	£13,662,744	£12,984,813
70% SR : 15% LLR : 15% SO	15%	£16,046,278	£11,171,672	£10,540,094	£10,510,142	£9,829,476
70% SR : 15% LLR : 15% SO	20%	£12,619,345	£8,011,419	£7,387,250	£7,357,299	£6,671,630
70% SR : 15% LLR : 15% SO	25%	£9,192,365	£4,835,747	£4,210,123	£4,179,746	£3,483,905
70% SR : 15% LLR : 15% SO	30%	£5,765,340	£1,643,318	£1,024,937	£994,561	£295,947
70% SR : 15% LLR : 15% SO	35%	£2,310,394	£-1,549,209	£-2,160,477	£-2,190,853	£-2,892,240
70% SR : 15% LLR : 15% SO	40%	£-1,152,283	£-4,741,832	£-5,351,751	£-5,382,556	£-6,096,679
70% SR : 15% LLR : 15% SO	45%	£-4,615,007	£-7,979,353	£-8,593,798	£-8,625,040	£-9,352,120
70% SR : 15% LLR : 15% SO	50%	£-8,123,994	£-11,260,024	£-11,867,531	£-11,898,773	£-12,633,816

£550 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,019,653	-£3,526,886	-£4,181,553	-£4,211,505	-£4,883,969
70% SR : 15% LLR : 15% SO	5%	-£1,026,155	-£6,311,473	-£6,958,295	-£6,988,248	-£7,665,682
70% SR : 15% LLR : 15% SO	10%	-£4,072,008	-£9,106,992	-£9,755,164	-£9,785,540	-£10,473,065
70% SR : 15% LLR : 15% SO	15%	-£7,117,907	-£11,919,510	-£12,560,025	-£12,590,402	-£13,280,699
70% SR : 15% LLR : 15% SO	20%	-£10,169,227	-£14,732,131	-£15,365,132	-£15,395,508	-£16,088,577
70% SR : 15% LLR : 15% SO	25%	-£13,246,464	-£17,544,854	-£18,170,477	-£18,200,853	-£18,896,695
70% SR : 15% LLR : 15% SO	30%	-£16,323,747	-£20,357,674	-£20,984,478	-£21,015,284	-£21,723,784
70% SR : 15% LLR : 15% SO	35%	-£19,401,077	-£23,207,460	-£23,836,150	-£23,867,393	-£24,588,770
70% SR : 15% LLR : 15% SO	40%	-£22,502,966	-£26,097,771	-£26,719,275	-£26,750,518	-£27,474,746
70% SR : 15% LLR : 15% SO	45%	-£25,655,441	-£29,003,264	-£29,626,404	-£29,658,087	-£30,395,457
70% SR : 15% LLR : 15% SO	50%	-£28,835,546	-£31,940,759	-£32,556,863	-£32,588,547	-£33,328,808

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,815,453	£6,268,914	£5,614,247	£5,584,295	£4,911,831
70% SR : 15% LLR : 15% SO	5%	£8,769,645	£3,484,327	£2,837,505	£2,807,552	£2,130,118
70% SR : 15% LLR : 15% SO	10%	£5,723,792	£688,808	£40,636	£10,260	-£677,265
70% SR : 15% LLR : 15% SO	15%	£2,677,893	-£2,123,710	-£2,764,225	-£2,794,602	-£3,484,899
70% SR : 15% LLR : 15% SO	20%	-£373,427	-£4,936,331	-£5,569,332	-£5,599,708	-£6,292,777
70% SR : 15% LLR : 15% SO	25%	-£3,450,664	-£7,749,054	-£8,374,677	-£8,405,053	-£9,100,895
70% SR : 15% LLR : 15% SO	30%	-£6,527,947	-£10,561,874	-£11,188,678	-£11,219,484	-£11,927,984
70% SR : 15% LLR : 15% SO	35%	-£9,605,277	-£13,411,660	-£14,040,350	-£14,071,593	-£14,792,970
70% SR : 15% LLR : 15% SO	40%	-£12,707,166	-£16,301,971	-£16,923,475	-£16,954,718	-£17,678,946
70% SR : 15% LLR : 15% SO	45%	-£15,859,641	-£19,207,464	-£19,830,604	-£19,862,287	-£20,599,657
70% SR : 15% LLR : 15% SO	50%	-£19,039,746	-£22,144,959	-£22,761,063	-£22,792,747	-£23,533,008

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,127,853	£9,581,314	£8,926,647	£8,896,695	£8,224,231
70% SR : 15% LLR : 15% SO	5%	£12,082,045	£6,796,727	£6,149,905	£6,119,952	£5,442,518
70% SR : 15% LLR : 15% SO	10%	£9,036,192	£4,001,208	£3,353,036	£3,322,660	£2,635,135
70% SR : 15% LLR : 15% SO	15%	£5,990,293	£1,188,690	£548,175	£517,798	-£172,499
70% SR : 15% LLR : 15% SO	20%	£2,938,973	-£1,623,931	-£2,256,932	-£2,287,308	-£2,980,377
70% SR : 15% LLR : 15% SO	25%	-£138,264	-£4,436,654	-£5,062,277	-£5,092,653	-£5,788,495
70% SR : 15% LLR : 15% SO	30%	-£3,215,547	-£7,249,474	-£7,876,278	-£7,907,084	-£8,615,584
70% SR : 15% LLR : 15% SO	35%	-£6,292,877	-£10,099,260	-£10,727,950	-£10,759,193	-£11,480,570
70% SR : 15% LLR : 15% SO	40%	-£9,394,766	-£12,989,571	-£13,611,075	-£13,642,318	-£14,366,546
70% SR : 15% LLR : 15% SO	45%	-£12,547,241	-£15,895,064	-£16,518,204	-£16,549,887	-£17,287,257
70% SR : 15% LLR : 15% SO	50%	-£15,727,346	-£18,832,559	-£19,448,663	-£19,480,347	-£20,220,608

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,635,253	£12,088,714	£11,434,047	£11,404,095	£10,731,631
70% SR : 15% LLR : 15% SO	5%	£14,589,445	£9,304,127	£8,657,305	£8,627,352	£7,949,918
70% SR : 15% LLR : 15% SO	10%	£11,543,592	£6,508,608	£5,860,436	£5,830,060	£5,142,535
70% SR : 15% LLR : 15% SO	15%	£8,497,693	£3,696,090	£3,055,575	£3,025,198	£2,334,901
70% SR : 15% LLR : 15% SO	20%	£5,446,373	£883,469	£250,468	£220,092	£-472,977
70% SR : 15% LLR : 15% SO	25%	£2,369,136	£-1,929,254	£-2,554,877	£-2,585,253	£-3,281,095
70% SR : 15% LLR : 15% SO	30%	£-708,147	£-4,742,074	£-5,368,878	£-5,399,684	£-6,108,184
70% SR : 15% LLR : 15% SO	35%	£-3,785,477	£-7,591,860	£-8,220,550	£-8,251,793	£-8,973,170
70% SR : 15% LLR : 15% SO	40%	£-6,887,366	£-10,482,171	£-11,103,675	£-11,134,918	£-11,859,146
70% SR : 15% LLR : 15% SO	45%	£-10,039,841	£-13,387,664	£-14,010,804	£-14,042,487	£-14,779,857
70% SR : 15% LLR : 15% SO	50%	£-13,219,946	£-16,325,159	£-16,941,263	£-16,972,947	£-17,713,208

£500 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-6,671,897	£-11,954,517	£-12,618,448	£-12,648,824	£-13,330,803
70% SR : 15% LLR : 15% SO	5%	£-9,369,159	£-14,420,088	£-15,076,065	£-15,106,441	£-15,791,193
70% SR : 15% LLR : 15% SO	10%	£-12,084,636	£-16,885,766	£-17,533,938	£-17,564,314	£-18,251,839
70% SR : 15% LLR : 15% SO	15%	£-14,800,159	£-19,351,547	£-19,992,063	£-20,022,439	£-20,721,563
70% SR : 15% LLR : 15% SO	20%	£-17,515,729	£-21,839,308	£-22,481,267	£-22,512,073	£-23,215,289
70% SR : 15% LLR : 15% SO	25%	£-20,231,345	£-24,353,833	£-24,997,289	£-25,028,530	£-25,744,205
70% SR : 15% LLR : 15% SO	30%	£-22,980,247	£-26,887,587	£-27,523,593	£-27,554,835	£-28,273,361
70% SR : 15% LLR : 15% SO	35%	£-25,767,718	£-29,437,677	£-30,075,264	£-30,106,948	£-30,838,533
70% SR : 15% LLR : 15% SO	40%	£-28,586,778	£-32,013,021	£-32,643,320	£-32,675,004	£-33,409,482
70% SR : 15% LLR : 15% SO	45%	£-31,402,432	£-34,588,463	£-35,211,603	£-35,243,288	£-35,980,656
70% SR : 15% LLR : 15% SO	50%	£-34,238,135	£-37,164,003	£-37,780,109	£-37,811,792	£-38,552,053

Measured against benchmark land value 2 (Secondary Industrial - upper value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,123,903	£-2,158,717	£-2,822,648	£-2,853,024	£-3,535,003
70% SR : 15% LLR : 15% SO	5%	£426,641	£-4,624,288	£-5,280,265	£-5,310,641	£-5,995,393
70% SR : 15% LLR : 15% SO	10%	£-2,288,836	£-7,089,966	£-7,738,138	£-7,768,514	£-8,456,039
70% SR : 15% LLR : 15% SO	15%	£-5,004,359	£-9,555,747	£-10,196,263	£-10,226,639	£-10,925,763
70% SR : 15% LLR : 15% SO	20%	£-7,719,929	£-12,043,508	£-12,695,467	£-12,716,273	£-13,419,489
70% SR : 15% LLR : 15% SO	25%	£-10,435,545	£-14,558,033	£-15,201,489	£-15,232,730	£-15,948,405
70% SR : 15% LLR : 15% SO	30%	£-13,184,447	£-17,091,787	£-17,727,793	£-17,759,035	£-18,477,561
70% SR : 15% LLR : 15% SO	35%	£-15,971,918	£-19,641,877	£-20,279,464	£-20,311,148	£-21,042,733
70% SR : 15% LLR : 15% SO	40%	£-18,770,978	£-22,217,221	£-22,847,520	£-22,879,204	£-23,613,682
70% SR : 15% LLR : 15% SO	45%	£-21,606,632	£-24,792,663	£-25,415,803	£-25,447,488	£-26,184,856
70% SR : 15% LLR : 15% SO	50%	£-24,442,335	£-27,368,203	£-27,984,309	£-28,015,992	£-28,756,253

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,436,303	£1,153,683	£489,752	£459,376	-£222,603
70% SR : 15% LLR : 15% SO	5%	£3,739,041	-£1,311,888	-£1,967,865	-£1,998,241	-£2,682,993
70% SR : 15% LLR : 15% SO	10%	£1,023,564	-£3,777,566	-£4,425,738	-£4,456,114	-£5,143,639
70% SR : 15% LLR : 15% SO	15%	-£1,691,959	-£6,243,347	-£6,893,863	-£6,914,239	-£7,613,363
70% SR : 15% LLR : 15% SO	20%	-£4,407,529	-£8,731,108	-£9,373,067	-£9,403,873	-£10,107,089
70% SR : 15% LLR : 15% SO	25%	-£7,123,145	-£11,245,633	-£11,889,089	-£11,920,330	-£12,636,005
70% SR : 15% LLR : 15% SO	30%	-£9,872,047	-£13,779,387	-£14,415,393	-£14,446,635	-£15,165,161
70% SR : 15% LLR : 15% SO	35%	-£12,659,518	-£16,329,477	-£16,967,064	-£16,998,748	-£17,730,333
70% SR : 15% LLR : 15% SO	40%	-£15,458,578	-£18,904,821	-£19,535,120	-£19,566,804	-£20,301,282
70% SR : 15% LLR : 15% SO	45%	-£18,294,232	-£21,480,263	-£22,103,403	-£22,135,088	-£22,872,456
70% SR : 15% LLR : 15% SO	50%	-£21,129,935	-£24,055,803	-£24,671,909	-£24,703,592	-£25,443,853

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,943,703	£3,661,083	£2,997,152	£2,966,776	£2,284,797
70% SR : 15% LLR : 15% SO	5%	£6,246,441	£1,195,512	£539,535	£509,159	-£175,593
70% SR : 15% LLR : 15% SO	10%	£3,530,964	-£1,270,166	-£1,918,338	-£1,948,714	-£2,636,239
70% SR : 15% LLR : 15% SO	15%	£815,441	-£3,735,947	-£4,376,463	-£4,406,839	-£5,105,963
70% SR : 15% LLR : 15% SO	20%	-£1,900,129	-£6,223,708	-£6,865,667	-£6,896,473	-£7,599,689
70% SR : 15% LLR : 15% SO	25%	-£4,615,745	-£8,738,233	-£9,381,689	-£9,412,930	-£10,128,605
70% SR : 15% LLR : 15% SO	30%	-£7,364,647	-£11,271,987	-£11,907,993	-£11,939,235	-£12,657,761
70% SR : 15% LLR : 15% SO	35%	-£10,152,118	-£13,822,077	-£14,459,664	-£14,491,348	-£15,222,933
70% SR : 15% LLR : 15% SO	40%	-£12,951,178	-£16,397,421	-£17,027,720	-£17,059,404	-£17,793,882
70% SR : 15% LLR : 15% SO	45%	-£15,786,832	-£18,972,863	-£19,596,003	-£19,627,688	-£20,365,056
70% SR : 15% LLR : 15% SO	50%	-£18,622,535	-£21,548,403	-£22,164,509	-£22,196,192	-£22,936,453

£475 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£11,050,222	-£16,286,037	-£16,949,967	-£16,980,344	-£17,662,324
70% SR : 15% LLR : 15% SO	5%	-£13,599,328	-£18,587,742	-£19,243,718	-£19,274,094	-£19,959,717
70% SR : 15% LLR : 15% SO	10%	-£16,148,481	-£20,901,141	-£21,558,486	-£21,589,292	-£22,286,546
70% SR : 15% LLR : 15% SO	15%	-£18,697,680	-£23,233,775	-£23,892,547	-£23,923,789	-£24,633,760
70% SR : 15% LLR : 15% SO	20%	-£21,259,253	-£25,598,918	-£26,249,960	-£26,281,203	-£26,994,026
70% SR : 15% LLR : 15% SO	25%	-£23,851,344	-£27,964,164	-£28,607,620	-£28,638,862	-£29,362,909
70% SR : 15% LLR : 15% SO	30%	-£26,470,819	-£30,356,938	-£31,001,945	-£31,033,629	-£31,762,323
70% SR : 15% LLR : 15% SO	35%	-£29,104,464	-£32,761,117	-£33,398,704	-£33,430,388	-£34,161,974
70% SR : 15% LLR : 15% SO	40%	-£31,766,438	-£35,165,396	-£35,795,695	-£35,827,379	-£36,561,857
70% SR : 15% LLR : 15% SO	45%	-£34,428,461	-£37,569,774	-£38,192,913	-£38,224,597	-£38,961,967
70% SR : 15% LLR : 15% SO	50%	-£37,090,533	-£39,974,249	-£40,590,353	-£40,622,037	-£41,362,298

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£1,254,422	-£8,490,237	-£7,154,167	-£7,184,544	-£7,866,524
70% SR : 15% LLR : 15% SO	5%	-£3,803,528	-£8,791,942	-£9,447,918	-£9,478,294	-£10,163,917
70% SR : 15% LLR : 15% SO	10%	-£6,352,681	-£11,105,341	-£11,762,686	-£11,793,492	-£12,490,746
70% SR : 15% LLR : 15% SO	15%	-£8,901,880	-£13,437,975	-£14,096,747	-£14,127,989	-£14,837,960
70% SR : 15% LLR : 15% SO	20%	-£11,463,453	-£15,803,118	-£16,454,160	-£16,485,403	-£17,198,226
70% SR : 15% LLR : 15% SO	25%	-£14,055,544	-£18,168,364	-£18,811,820	-£18,843,062	-£19,567,109
70% SR : 15% LLR : 15% SO	30%	-£16,675,019	-£20,561,138	-£21,206,145	-£21,237,829	-£21,966,523
70% SR : 15% LLR : 15% SO	35%	-£19,308,664	-£22,965,317	-£23,602,904	-£23,634,588	-£24,366,174
70% SR : 15% LLR : 15% SO	40%	-£21,970,638	-£25,369,596	-£25,999,895	-£26,031,579	-£26,766,057
70% SR : 15% LLR : 15% SO	45%	-£24,632,661	-£27,773,974	-£28,397,113	-£28,428,797	-£29,166,167
70% SR : 15% LLR : 15% SO	50%	-£27,294,733	-£30,178,449	-£30,794,553	-£30,826,237	-£31,566,498

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,057,978	-£3,177,837	-£3,841,767	-£3,872,144	-£4,554,124
70% SR : 15% LLR : 15% SO	5%	-£491,128	-£5,479,542	-£6,135,518	-£6,165,894	-£6,851,517
70% SR : 15% LLR : 15% SO	10%	-£3,040,281	-£7,792,941	-£8,450,286	-£8,481,092	-£9,178,346
70% SR : 15% LLR : 15% SO	15%	-£5,589,480	-£10,125,575	-£10,784,347	-£10,815,589	-£11,525,560
70% SR : 15% LLR : 15% SO	20%	-£8,151,053	-£12,490,718	-£13,141,760	-£13,173,003	-£13,885,826
70% SR : 15% LLR : 15% SO	25%	-£10,743,144	-£14,855,964	-£15,499,420	-£15,530,662	-£16,254,709
70% SR : 15% LLR : 15% SO	30%	-£13,362,619	-£17,248,738	-£17,893,745	-£17,925,429	-£18,654,123
70% SR : 15% LLR : 15% SO	35%	-£15,996,264	-£19,652,917	-£20,290,504	-£20,322,188	-£21,053,774
70% SR : 15% LLR : 15% SO	40%	-£18,658,238	-£22,057,196	-£22,687,495	-£22,719,179	-£23,453,657
70% SR : 15% LLR : 15% SO	45%	-£21,320,261	-£24,461,574	-£25,084,713	-£25,116,397	-£25,853,767
70% SR : 15% LLR : 15% SO	50%	-£23,982,333	-£26,866,049	-£27,482,153	-£27,513,837	-£28,254,098

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,565,378	-£670,437	-£1,334,367	-£1,364,744	-£2,046,724
70% SR : 15% LLR : 15% SO	5%	£2,016,272	-£2,972,142	-£3,628,118	-£3,658,494	-£4,344,117
70% SR : 15% LLR : 15% SO	10%	-£532,881	-£5,285,541	-£5,942,886	-£5,973,692	-£6,670,946
70% SR : 15% LLR : 15% SO	15%	-£3,082,080	-£7,618,175	-£8,276,947	-£8,308,189	-£9,018,160
70% SR : 15% LLR : 15% SO	20%	-£5,643,653	-£9,983,318	-£10,634,360	-£10,665,603	-£11,378,426
70% SR : 15% LLR : 15% SO	25%	-£8,235,744	-£12,348,564	-£12,992,020	-£13,023,262	-£13,747,309
70% SR : 15% LLR : 15% SO	30%	-£10,855,219	-£14,741,338	-£15,386,345	-£15,418,029	-£16,146,723
70% SR : 15% LLR : 15% SO	35%	-£13,488,864	-£17,145,517	-£17,783,104	-£17,814,788	-£18,546,374
70% SR : 15% LLR : 15% SO	40%	-£16,150,838	-£19,549,796	-£20,180,095	-£20,211,779	-£20,946,257
70% SR : 15% LLR : 15% SO	45%	-£18,812,861	-£21,954,174	-£22,577,313	-£22,608,997	-£23,346,367
70% SR : 15% LLR : 15% SO	50%	-£21,474,933	-£24,358,649	-£24,974,753	-£25,006,437	-£25,746,698

6.8 The following tables (6.8.1 and 6.8.2) present the results of our testing of the two largest development Typologies tested of 700 and 1,000 units, which include the provision of community and commercial uses such as a crèche and retail. Our testing identified the larger sites would likely be delivered on the lower benchmarks. Furthermore, the larger sites struggle to be viable in the lower value areas. There is virtually no viable site below £550 per square foot.

Table 6.8.1: Viability of large development with supporting retail and nursery commercial uses (Typology 9: 700 Flats, 8,100 sq m of commercial space - 233 dwellings per Ha)

£675 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,104,528	£1,627,999	£1,184,858	£1,130,165	-£267,716
70% SR : 15% LLR : 15% SO	5%	£4,944,477	-£4,158,895	-£4,600,383	-£4,655,402	-£6,065,318
70% SR : 15% LLR : 15% SO	10%	-£1,270,670	-£10,033,935	-£10,478,249	-£10,533,717	-£11,942,571
70% SR : 15% LLR : 15% SO	15%	-£7,573,769	-£15,967,734	-£16,410,745	-£16,466,213	-£17,874,562
70% SR : 15% LLR : 15% SO	20%	-£13,935,528	-£21,982,442	-£22,428,905	-£22,485,158	-£23,908,135
70% SR : 15% LLR : 15% SO	25%	-£20,391,931	-£28,073,583	-£28,519,095	-£28,575,347	-£29,998,937
70% SR : 15% LLR : 15% SO	30%	-£26,928,488	-£34,219,275	-£34,664,017	-£34,720,269	-£36,145,034
70% SR : 15% LLR : 15% SO	35%	-£33,548,790	-£40,419,522	-£40,863,568	-£40,919,521	-£42,346,421
70% SR : 15% LLR : 15% SO	40%	-£40,223,435	-£46,674,317	-£47,121,485	-£47,178,533	-£48,622,942
70% SR : 15% LLR : 15% SO	45%	-£46,952,422	-£53,066,359	-£53,526,268	-£53,584,942	-£55,059,591
70% SR : 15% LLR : 15% SO	50%	-£53,802,796	-£59,690,041	-£60,155,999	-£60,216,346	-£61,741,439

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,068,205	£23,591,676	£23,148,535	£23,093,842	£21,695,962
70% SR : 15% LLR : 15% SO	5%	£26,908,154	£17,804,782	£17,363,294	£17,308,275	£15,898,359
70% SR : 15% LLR : 15% SO	10%	£20,693,007	£11,929,742	£11,485,428	£11,429,960	£10,021,106
70% SR : 15% LLR : 15% SO	15%	£14,389,508	£5,995,943	£5,552,932	£5,497,465	£4,089,115
70% SR : 15% LLR : 15% SO	20%	£8,028,150	-£18,765	-£465,228	-£621,481	-£1,944,458
70% SR : 15% LLR : 15% SO	25%	£1,571,746	-£6,109,906	-£6,558,418	-£6,511,670	-£8,035,260
70% SR : 15% LLR : 15% SO	30%	-£4,964,610	-£12,255,599	-£12,700,340	-£12,756,592	-£14,181,357
70% SR : 15% LLR : 15% SO	35%	-£11,585,113	-£18,455,844	-£18,899,991	-£18,956,244	-£20,382,743
70% SR : 15% LLR : 15% SO	40%	-£18,259,758	-£24,710,639	-£25,157,808	-£25,214,856	-£26,659,255
70% SR : 15% LLR : 15% SO	45%	-£24,988,745	-£31,022,682	-£31,562,591	-£31,621,255	-£33,105,914
70% SR : 15% LLR : 15% SO	50%	-£31,839,119	-£37,326,364	-£37,872,322	-£37,932,669	-£39,777,782

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,495,111	£31,018,582	£30,575,441	£30,520,748	£29,122,867
70% SR : 15% LLR : 15% SO	5%	£34,335,060	£25,231,688	£24,790,199	£24,735,181	£23,325,265
70% SR : 15% LLR : 15% SO	10%	£28,119,913	£19,356,648	£18,912,334	£18,856,866	£17,448,012
70% SR : 15% LLR : 15% SO	15%	£21,816,814	£13,422,849	£12,979,838	£12,924,370	£11,516,021
70% SR : 15% LLR : 15% SO	20%	£15,455,055	£7,408,141	£6,961,678	£6,905,425	£5,482,448
70% SR : 15% LLR : 15% SO	25%	£8,998,652	£1,317,000	£871,488	£815,236	-£608,354
70% SR : 15% LLR : 15% SO	30%	£2,462,095	-£4,828,693	-£5,273,434	-£5,329,686	-£6,754,451
70% SR : 15% LLR : 15% SO	35%	-£4,158,207	-£11,028,939	-£11,473,085	-£11,529,336	-£12,955,636
70% SR : 15% LLR : 15% SO	40%	-£10,832,862	-£17,283,734	-£17,730,903	-£17,787,950	-£19,232,359
70% SR : 15% LLR : 15% SO	45%	-£17,561,839	-£23,675,776	-£24,138,685	-£24,194,359	-£25,679,008
70% SR : 15% LLR : 15% SO	50%	-£24,412,213	-£30,299,458	-£30,765,416	-£30,825,763	-£32,350,656

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£46,117,084	£36,640,555	£36,197,414	£36,142,721	£34,744,840
70% SR : 15% LLR : 15% SO	5%	£39,957,033	£30,853,661	£30,412,173	£30,357,154	£28,947,238
70% SR : 15% LLR : 15% SO	10%	£33,741,886	£24,978,621	£24,534,307	£24,478,839	£23,069,985
70% SR : 15% LLR : 15% SO	15%	£27,438,787	£19,044,822	£18,601,811	£18,546,344	£17,137,994
70% SR : 15% LLR : 15% SO	20%	£21,077,029	£13,030,114	£12,583,651	£12,527,398	£11,104,421
70% SR : 15% LLR : 15% SO	25%	£14,620,625	£6,938,973	£6,493,461	£6,437,209	£5,013,619
70% SR : 15% LLR : 15% SO	30%	£8,084,069	£793,280	£348,539	£292,267	£-1,132,478
70% SR : 15% LLR : 15% SO	35%	£1,463,766	£-5,406,966	£-5,851,112	£-5,907,365	£-7,333,865
70% SR : 15% LLR : 15% SO	40%	£-5,210,879	£-11,661,761	£-12,108,929	£-12,165,977	£-13,610,386
70% SR : 15% LLR : 15% SO	45%	£-11,939,866	£-18,063,803	£-18,513,712	£-18,572,386	£-20,057,036
70% SR : 15% LLR : 15% SO	50%	£-18,790,240	£-24,677,485	£-25,143,443	£-25,203,790	£-26,726,883

£650 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,888,610	£-6,657,772	£-6,105,240	£-6,160,708	£-7,572,239
70% SR : 15% LLR : 15% SO	5%	£-1,957,497	£-11,148,829	£-11,594,628	£-11,650,096	£-13,060,011
70% SR : 15% LLR : 15% SO	10%	£-7,875,300	£-16,693,886	£-17,138,200	£-17,193,667	£-18,615,019
70% SR : 15% LLR : 15% SO	15%	£-13,858,116	£-22,330,611	£-22,776,208	£-22,834,460	£-24,257,387
70% SR : 15% LLR : 15% SO	20%	£-19,925,992	£-28,029,360	£-28,475,625	£-28,532,076	£-29,955,055
70% SR : 15% LLR : 15% SO	25%	£-26,071,610	£-33,782,665	£-34,228,177	£-34,284,429	£-35,708,020
70% SR : 15% LLR : 15% SO	30%	£-32,299,734	£-39,590,522	£-40,035,262	£-40,091,515	£-41,516,279
70% SR : 15% LLR : 15% SO	35%	£-38,582,200	£-45,452,931	£-45,897,078	£-45,953,331	£-47,392,707
70% SR : 15% LLR : 15% SO	40%	£-44,919,007	£-51,417,661	£-51,866,241	£-51,923,693	£-53,404,289
70% SR : 15% LLR : 15% SO	45%	£-51,330,980	£-57,597,332	£-58,062,782	£-58,122,287	£-59,624,825
70% SR : 15% LLR : 15% SO	50%	£-57,976,762	£-63,972,140	£-64,449,557	£-64,510,768	£-66,057,359

Measured against benchmark land value 2 (Secondary Industrial - upper value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,852,287	£16,305,905	£15,858,437	£15,802,969	£14,391,438
70% SR : 15% LLR : 15% SO	5%	£20,006,180	£10,814,849	£10,369,049	£10,313,582	£8,903,666
70% SR : 15% LLR : 15% SO	10%	£14,088,377	£5,269,792	£4,825,478	£4,770,010	£3,348,658
70% SR : 15% LLR : 15% SO	15%	£8,105,561	£-366,933	£-814,531	£-870,782	£-2,293,710
70% SR : 15% LLR : 15% SO	20%	£2,037,685	£-6,065,683	£-6,512,147	£-6,568,399	£-7,991,377
70% SR : 15% LLR : 15% SO	25%	£-4,107,933	£-11,818,988	£-12,264,500	£-12,320,752	£-13,744,343
70% SR : 15% LLR : 15% SO	30%	£-10,336,057	£-17,626,845	£-18,071,585	£-18,127,838	£-19,552,602
70% SR : 15% LLR : 15% SO	35%	£-16,618,523	£-23,489,254	£-23,933,401	£-23,989,653	£-25,429,030
70% SR : 15% LLR : 15% SO	40%	£-22,955,330	£-29,453,984	£-29,902,564	£-29,959,076	£-31,440,612
70% SR : 15% LLR : 15% SO	45%	£-29,367,303	£-35,633,655	£-36,099,105	£-36,156,610	£-37,661,147
70% SR : 15% LLR : 15% SO	50%	£-36,013,085	£-42,008,463	£-42,486,890	£-42,547,091	£-44,093,712

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,279,193	£23,732,611	£23,285,343	£23,229,875	£21,818,344
70% SR : 15% LLR : 15% SO	5%	£27,433,086	£18,241,754	£17,795,955	£17,740,487	£16,330,572
70% SR : 15% LLR : 15% SO	10%	£21,515,283	£12,696,697	£12,252,383	£12,196,916	£10,775,564
70% SR : 15% LLR : 15% SO	15%	£15,532,467	£7,059,972	£6,612,375	£6,556,123	£5,133,196
70% SR : 15% LLR : 15% SO	20%	£9,464,591	£1,361,223	£914,758	£858,507	£-564,472
70% SR : 15% LLR : 15% SO	25%	£3,318,973	£-4,392,082	£-4,837,594	£-4,893,846	£-6,317,437
70% SR : 15% LLR : 15% SO	30%	£-2,909,161	£-10,199,939	£-10,644,879	£-10,700,932	£-12,125,696
70% SR : 15% LLR : 15% SO	35%	£-9,191,617	£-16,062,348	£-16,506,495	£-16,562,748	£-18,002,124
70% SR : 15% LLR : 15% SO	40%	£-15,528,424	£-22,027,078	£-22,475,658	£-22,533,070	£-24,013,706
70% SR : 15% LLR : 15% SO	45%	£-21,940,397	£-28,206,749	£-28,672,199	£-28,731,704	£-30,234,242
70% SR : 15% LLR : 15% SO	50%	£-28,586,179	£-34,581,557	£-35,058,984	£-35,120,185	£-36,666,806

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£38,901,166	£29,354,784	£28,907,316	£28,851,848	£27,440,317
70% SR : 15% LLR : 15% SO	5%	£33,055,059	£23,863,727	£23,417,928	£23,362,461	£21,952,545
70% SR : 15% LLR : 15% SO	10%	£27,137,256	£18,318,670	£17,874,357	£17,818,889	£16,397,537
70% SR : 15% LLR : 15% SO	15%	£21,154,440	£12,681,945	£12,234,348	£12,178,097	£10,755,169
70% SR : 15% LLR : 15% SO	20%	£15,086,564	£6,963,196	£6,536,732	£6,480,480	£5,057,502
70% SR : 15% LLR : 15% SO	25%	£8,940,946	£1,229,891	£784,379	£728,127	£-695,464
70% SR : 15% LLR : 15% SO	30%	£2,712,822	£-4,577,966	£-5,022,706	£-5,078,959	£-6,503,723
70% SR : 15% LLR : 15% SO	35%	£-3,569,644	£-10,440,375	£-10,884,522	£-10,940,775	£-12,380,151
70% SR : 15% LLR : 15% SO	40%	£-9,906,451	£-16,405,105	£-16,853,685	£-16,911,097	£-18,391,733
70% SR : 15% LLR : 15% SO	45%	£-16,318,424	£-22,584,776	£-23,050,226	£-23,109,731	£-24,612,269
70% SR : 15% LLR : 15% SO	50%	£-22,964,206	£-28,959,584	£-29,437,011	£-29,496,212	£-31,044,833

£600 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-10,636,071	£-20,358,232	£-20,810,332	£-20,866,595	£-22,292,727
70% SR : 15% LLR : 15% SO	5%	£-15,869,799	£-25,214,293	£-25,664,707	£-25,720,959	£-27,145,468
70% SR : 15% LLR : 15% SO	10%	£-21,157,311	£-30,124,914	£-30,573,826	£-30,630,079	£-32,053,516
70% SR : 15% LLR : 15% SO	15%	£-26,537,872	£-35,090,092	£-35,537,688	£-35,593,941	£-37,016,867
70% SR : 15% LLR : 15% SO	20%	£-31,978,295	£-40,109,825	£-40,556,289	£-40,612,541	£-42,035,520
70% SR : 15% LLR : 15% SO	25%	£-37,473,059	£-45,184,337	£-45,634,716	£-45,691,765	£-47,130,911
70% SR : 15% LLR : 15% SO	30%	£-43,022,166	£-50,361,117	£-50,810,717	£-50,867,765	£-52,325,305
70% SR : 15% LLR : 15% SO	35%	£-48,626,759	£-55,690,706	£-56,151,623	£-56,211,128	£-57,708,255
70% SR : 15% LLR : 15% SO	40%	£-54,384,556	£-61,185,133	£-61,656,698	£-61,717,044	£-63,235,467
70% SR : 15% LLR : 15% SO	45%	£-60,336,204	£-66,855,766	£-67,356,628	£-67,419,572	£-69,004,145
70% SR : 15% LLR : 15% SO	50%	£-66,541,212	£-72,814,376	£-73,305,166	£-73,368,112	£-74,956,468

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,327,606	£1,605,445	£1,153,345	£1,097,092	-£329,060
70% SR : 15% LLR : 15% SO	5%	£6,093,876	-£3,260,616	-£3,701,030	-£3,757,282	-£5,181,791
70% SR : 15% LLR : 15% SO	10%	£806,366	-£8,161,237	-£8,610,149	-£8,666,402	-£10,089,839
70% SR : 15% LLR : 15% SO	15%	-£4,574,194	-£13,126,415	-£13,574,011	-£13,630,264	-£15,063,190
70% SR : 15% LLR : 15% SO	20%	-£10,014,618	-£18,146,148	-£18,592,612	-£18,648,864	-£20,071,843
70% SR : 15% LLR : 15% SO	25%	-£15,509,382	-£23,220,660	-£23,671,039	-£23,728,088	-£25,167,234
70% SR : 15% LLR : 15% SO	30%	-£21,068,489	-£28,397,440	-£28,847,040	-£28,904,088	-£30,361,628
70% SR : 15% LLR : 15% SO	35%	-£26,663,082	-£33,727,029	-£34,187,945	-£34,247,451	-£35,744,578
70% SR : 15% LLR : 15% SO	40%	-£32,420,879	-£39,221,455	-£39,693,021	-£39,753,367	-£41,271,769
70% SR : 15% LLR : 15% SO	45%	-£38,372,527	-£44,902,088	-£45,392,951	-£45,455,895	-£47,040,468
70% SR : 15% LLR : 15% SO	50%	-£44,577,535	-£50,850,699	-£51,341,489	-£51,404,435	-£52,992,791

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,754,512	£9,032,351	£8,580,251	£8,523,998	£7,097,856
70% SR : 15% LLR : 15% SO	5%	£13,520,784	£4,176,290	£3,725,875	£3,669,624	£2,245,115
70% SR : 15% LLR : 15% SO	10%	£8,233,272	-£734,331	-£1,163,243	-£1,239,496	-£2,662,933
70% SR : 15% LLR : 15% SO	15%	£2,852,711	-£5,699,509	-£6,147,105	-£6,203,356	-£7,626,284
70% SR : 15% LLR : 15% SO	20%	-£2,587,712	-£10,719,242	-£11,166,706	-£11,221,958	-£12,644,937
70% SR : 15% LLR : 15% SO	25%	-£8,062,476	-£15,793,754	-£16,244,133	-£16,301,182	-£17,740,328
70% SR : 15% LLR : 15% SO	30%	-£13,631,583	-£20,970,534	-£21,420,134	-£21,477,182	-£22,934,722
70% SR : 15% LLR : 15% SO	35%	-£19,236,176	-£26,300,123	-£26,761,040	-£26,820,545	-£28,317,672
70% SR : 15% LLR : 15% SO	40%	-£24,993,973	-£31,794,550	-£32,266,115	-£32,326,462	-£33,844,884
70% SR : 15% LLR : 15% SO	45%	-£30,945,621	-£37,475,183	-£37,966,045	-£38,028,969	-£39,613,562
70% SR : 15% LLR : 15% SO	50%	-£37,150,629	-£43,423,793	-£43,914,583	-£43,977,529	-£45,565,885

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,376,485	£14,654,324	£14,202,224	£14,145,971	£12,719,829
70% SR : 15% LLR : 15% SO	5%	£19,142,757	£9,798,263	£9,347,849	£9,291,597	£7,867,068
70% SR : 15% LLR : 15% SO	10%	£13,855,245	£4,887,642	£4,438,730	£4,382,477	£2,959,040
70% SR : 15% LLR : 15% SO	15%	£8,474,685	-£77,536	-£525,132	-£581,385	-£2,004,311
70% SR : 15% LLR : 15% SO	20%	£3,034,261	-£5,097,269	-£5,543,733	-£5,599,985	-£7,022,964
70% SR : 15% LLR : 15% SO	25%	-£2,460,503	-£10,171,781	-£10,622,160	-£10,679,209	-£12,118,355
70% SR : 15% LLR : 15% SO	30%	-£8,009,610	-£15,348,551	-£15,798,161	-£15,855,209	-£17,312,749
70% SR : 15% LLR : 15% SO	35%	-£13,614,203	-£20,678,150	-£21,139,066	-£21,198,572	-£22,695,699
70% SR : 15% LLR : 15% SO	40%	-£19,372,000	-£26,172,577	-£26,644,142	-£26,704,488	-£28,222,911
70% SR : 15% LLR : 15% SO	45%	-£25,323,648	-£31,853,210	-£32,344,072	-£32,407,016	-£33,991,589
70% SR : 15% LLR : 15% SO	50%	-£31,528,656	-£37,801,820	-£38,292,610	-£38,355,556	-£39,943,912

£550 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£28,339,188	-£35,154,782	-£35,606,861	-£35,663,114	-£37,089,256
70% SR : 15% LLR : 15% SO	5%	-£29,965,951	-£39,360,190	-£39,810,603	-£39,866,856	-£41,291,365
70% SR : 15% LLR : 15% SO	10%	-£34,647,056	-£43,620,872	-£44,074,691	-£44,131,740	-£45,570,731
70% SR : 15% LLR : 15% SO	15%	-£39,382,504	-£47,974,896	-£48,427,384	-£48,484,433	-£49,922,309
70% SR : 15% LLR : 15% SO	20%	-£44,172,295	-£52,410,727	-£52,873,718	-£52,932,392	-£54,408,043
70% SR : 15% LLR : 15% SO	25%	-£49,029,906	-£57,001,184	-£57,468,755	-£57,528,259	-£59,022,333
70% SR : 15% LLR : 15% SO	30%	-£54,016,717	-£61,711,227	-£62,183,866	-£62,244,212	-£63,759,068
70% SR : 15% LLR : 15% SO	35%	-£59,169,917	-£66,565,304	-£67,050,031	-£67,112,098	-£68,677,375
70% SR : 15% LLR : 15% SO	40%	-£64,487,945	-£71,647,854	-£72,138,982	-£72,201,926	-£73,783,335
70% SR : 15% LLR : 15% SO	45%	-£70,069,600	-£76,812,107	-£77,302,969	-£77,365,913	-£78,950,486
70% SR : 15% LLR : 15% SO	50%	-£75,763,568	-£82,036,732	-£82,527,522	-£82,590,468	-£84,178,824

Measured against benchmark land value 2 (Secondary Industrial - upper value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,375,511	-£13,191,084	-£13,643,184	-£13,699,437	-£15,125,579
70% SR : 15% LLR : 15% SO	5%	-£8,002,274	-£17,396,513	-£17,846,926	-£17,903,179	-£19,327,688
70% SR : 15% LLR : 15% SO	10%	-£12,683,379	-£21,657,195	-£22,111,014	-£22,168,062	-£23,607,054
70% SR : 15% LLR : 15% SO	15%	-£17,418,827	-£26,011,219	-£26,463,707	-£26,520,756	-£27,959,232
70% SR : 15% LLR : 15% SO	20%	-£22,208,617	-£30,447,050	-£30,910,041	-£30,968,715	-£32,444,366
70% SR : 15% LLR : 15% SO	25%	-£27,056,229	-£35,037,507	-£35,505,076	-£35,564,582	-£37,058,656
70% SR : 15% LLR : 15% SO	30%	-£32,053,040	-£39,747,550	-£40,220,188	-£40,280,535	-£41,795,391
70% SR : 15% LLR : 15% SO	35%	-£37,206,239	-£44,601,626	-£45,086,354	-£45,148,421	-£46,713,697
70% SR : 15% LLR : 15% SO	40%	-£42,524,268	-£49,684,177	-£50,175,304	-£50,238,249	-£51,819,658
70% SR : 15% LLR : 15% SO	45%	-£48,009,923	-£54,848,430	-£55,339,292	-£55,402,236	-£56,996,809
70% SR : 15% LLR : 15% SO	50%	-£53,799,891	-£60,073,055	-£60,563,845	-£60,626,791	-£62,215,147

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,051,395	-£5,764,179	-£6,216,278	-£6,272,531	-£7,699,674
70% SR : 15% LLR : 15% SO	5%	-£575,368	-£9,969,607	-£10,420,020	-£10,476,273	-£11,900,782
70% SR : 15% LLR : 15% SO	10%	-£5,256,473	-£14,230,289	-£14,684,108	-£14,741,157	-£16,180,148
70% SR : 15% LLR : 15% SO	15%	-£9,991,921	-£18,584,313	-£19,036,801	-£19,093,650	-£20,532,326
70% SR : 15% LLR : 15% SO	20%	-£14,781,712	-£23,020,144	-£23,483,135	-£23,541,809	-£25,017,460
70% SR : 15% LLR : 15% SO	25%	-£19,639,323	-£27,610,601	-£28,078,172	-£28,137,676	-£29,631,750
70% SR : 15% LLR : 15% SO	30%	-£24,626,134	-£32,320,644	-£32,793,283	-£32,853,629	-£34,368,485
70% SR : 15% LLR : 15% SO	35%	-£29,779,334	-£37,174,721	-£37,689,448	-£37,741,515	-£39,286,792
70% SR : 15% LLR : 15% SO	40%	-£35,097,362	-£42,257,271	-£42,748,399	-£42,811,343	-£44,392,752
70% SR : 15% LLR : 15% SO	45%	-£40,679,017	-£47,421,524	-£47,912,366	-£47,975,330	-£49,559,903
70% SR : 15% LLR : 15% SO	50%	-£46,372,985	-£52,646,149	-£53,136,939	-£53,199,885	-£54,788,241

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,673,368	£142,206	£594,305	£650,558	£2,076,700
70% SR : 15% LLR : 15% SO	5%	£5,046,605	£4,347,634	£4,798,047	£4,854,300	£6,278,809
70% SR : 15% LLR : 15% SO	10%	£365,500	£8,608,316	£9,062,135	£9,119,183	£10,558,175
70% SR : 15% LLR : 15% SO	15%	£4,369,948	£12,962,340	£13,414,828	£13,471,877	£14,910,353
70% SR : 15% LLR : 15% SO	20%	£9,159,738	£17,398,171	£17,861,162	£17,919,836	£19,395,487
70% SR : 15% LLR : 15% SO	25%	£14,017,350	£21,988,628	£22,456,199	£22,515,703	£24,009,777
70% SR : 15% LLR : 15% SO	30%	£19,004,161	£26,698,671	£27,171,310	£27,231,656	£28,748,512
70% SR : 15% LLR : 15% SO	35%	£24,157,361	£31,552,748	£32,037,475	£32,099,542	£33,864,819
70% SR : 15% LLR : 15% SO	40%	£29,475,389	£36,535,298	£37,126,426	£37,189,370	£38,770,779
70% SR : 15% LLR : 15% SO	45%	£35,057,044	£41,799,551	£42,290,413	£42,353,357	£43,937,930
70% SR : 15% LLR : 15% SO	50%	£40,791,012	£47,024,176	£47,514,966	£47,577,912	£49,166,268

£500 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,135,717	£49,657,342	£50,119,635	£50,177,491	£51,635,787
70% SR : 15% LLR : 15% SO	5%	£44,150,741	£53,358,922	£53,826,008	£53,884,682	£55,363,132
70% SR : 15% LLR : 15% SO	10%	£48,237,127	£57,172,390	£57,643,530	£57,703,034	£59,196,948
70% SR : 15% LLR : 15% SO	15%	£52,408,482	£61,080,438	£61,556,111	£61,616,458	£63,128,643
70% SR : 15% LLR : 15% SO	20%	£56,732,663	£65,102,822	£65,583,520	£65,644,721	£67,176,809
70% SR : 15% LLR : 15% SO	25%	£61,178,267	£69,265,546	£69,758,644	£69,821,590	£71,397,236
70% SR : 15% LLR : 15% SO	30%	£65,759,588	£73,588,590	£74,090,634	£74,143,779	£75,720,726
70% SR : 15% LLR : 15% SO	35%	£70,558,986	£77,972,012	£78,463,600	£78,526,544	£80,105,411
70% SR : 15% LLR : 15% SO	40%	£75,451,901	£82,415,810	£82,906,937	£82,969,882	£84,551,292
70% SR : 15% LLR : 15% SO	45%	£80,404,950	£86,919,983	£87,410,845	£87,473,790	£89,058,361
70% SR : 15% LLR : 15% SO	50%	£85,418,168	£91,484,527	£91,975,317	£92,038,263	£93,626,619

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,172,040	£27,693,665	£28,155,958	£28,213,813	£29,672,110
70% SR : 15% LLR : 15% SO	5%	£22,187,064	£31,395,245	£31,862,331	£31,921,005	£33,399,455
70% SR : 15% LLR : 15% SO	10%	£26,273,450	£35,208,713	£35,679,852	£35,739,357	£37,233,270
70% SR : 15% LLR : 15% SO	15%	£30,444,805	£39,116,760	£39,592,434	£39,652,781	£41,164,966
70% SR : 15% LLR : 15% SO	20%	£34,768,985	£43,139,145	£43,619,843	£43,681,044	£45,213,132
70% SR : 15% LLR : 15% SO	25%	£39,212,590	£47,301,869	£47,794,967	£47,857,913	£49,433,559
70% SR : 15% LLR : 15% SO	30%	£43,796,010	£51,624,913	£52,117,156	£52,180,102	£53,757,049
70% SR : 15% LLR : 15% SO	35%	£48,596,309	£56,008,335	£56,499,922	£56,562,867	£58,141,734
70% SR : 15% LLR : 15% SO	40%	£53,488,223	£60,452,133	£60,943,260	£61,006,205	£62,587,614
70% SR : 15% LLR : 15% SO	45%	£58,441,283	£64,956,306	£65,447,168	£65,510,112	£67,094,684
70% SR : 15% LLR : 15% SO	50%	£63,454,491	£69,520,850	£70,011,640	£70,074,586	£71,662,942

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£10,745,134	-£20,266,759	-£20,729,052	-£20,786,908	-£22,245,204
70% SR : 15% LLR : 15% SO	5%	-£14,760,159	-£23,968,339	-£24,435,425	-£24,494,099	-£25,972,549
70% SR : 15% LLR : 15% SO	10%	-£18,846,544	-£27,781,807	-£28,252,947	-£28,312,451	-£29,806,365
70% SR : 15% LLR : 15% SO	15%	-£23,017,899	-£31,689,855	-£32,165,628	-£32,225,875	-£33,738,060
70% SR : 15% LLR : 15% SO	20%	-£27,342,080	-£35,712,239	-£36,192,937	-£36,254,138	-£37,786,226
70% SR : 15% LLR : 15% SO	25%	-£31,785,584	-£39,874,953	-£40,368,051	-£40,431,007	-£42,006,553
70% SR : 15% LLR : 15% SO	30%	-£36,369,105	-£44,198,007	-£44,690,251	-£44,753,196	-£46,330,143
70% SR : 15% LLR : 15% SO	35%	-£41,169,403	-£48,591,429	-£49,073,017	-£49,135,961	-£50,714,828
70% SR : 15% LLR : 15% SO	40%	-£46,061,318	-£53,025,227	-£53,516,355	-£53,579,299	-£55,160,709
70% SR : 15% LLR : 15% SO	45%	-£51,014,377	-£57,529,400	-£58,020,262	-£58,083,207	-£59,667,778
70% SR : 15% LLR : 15% SO	50%	-£56,027,585	-£62,093,944	-£62,584,734	-£62,647,680	-£64,236,036

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£5,123,161	-£14,644,786	-£15,107,079	-£15,164,935	-£16,633,231
70% SR : 15% LLR : 15% SO	5%	-£9,138,185	-£18,346,366	-£18,813,452	-£18,872,125	-£20,350,576
70% SR : 15% LLR : 15% SO	10%	-£13,224,571	-£22,159,834	-£22,630,974	-£22,690,478	-£24,184,392
70% SR : 15% LLR : 15% SO	15%	-£17,395,926	-£26,067,881	-£26,543,555	-£26,603,992	-£28,116,087
70% SR : 15% LLR : 15% SO	20%	-£21,720,107	-£30,090,266	-£30,570,964	-£30,632,165	-£32,164,253
70% SR : 15% LLR : 15% SO	25%	-£26,163,711	-£34,252,990	-£34,746,088	-£34,809,034	-£36,384,680
70% SR : 15% LLR : 15% SO	30%	-£30,747,131	-£38,576,034	-£39,068,277	-£39,131,223	-£40,708,170
70% SR : 15% LLR : 15% SO	35%	-£35,546,430	-£42,959,456	-£43,451,043	-£43,513,988	-£45,092,855
70% SR : 15% LLR : 15% SO	40%	-£40,439,344	-£47,403,254	-£47,894,381	-£47,957,326	-£49,538,736
70% SR : 15% LLR : 15% SO	45%	-£45,392,404	-£51,907,427	-£52,398,289	-£52,461,233	-£54,045,805
70% SR : 15% LLR : 15% SO	50%	-£50,405,512	-£56,471,971	-£56,962,761	-£57,025,707	-£58,614,063

£475 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£47,551,394	-£97,319,348	-£97,793,832	-£97,853,336	-£99,350,089
70% SR : 15% LLR : 15% SO	5%	-£51,319,638	-£98,813,739	-£99,292,407	-£99,352,754	-£100,866,619
70% SR : 15% LLR : 15% SO	10%	-£55,224,390	-£98,407,328	-£98,890,663	-£98,951,864	-£100,484,446
70% SR : 15% LLR : 15% SO	15%	-£59,231,944	-£98,119,026	-£98,607,520	-£98,669,586	-£100,223,520
70% SR : 15% LLR : 15% SO	20%	-£63,351,333	-£71,978,723	-£72,472,875	-£72,535,820	-£74,110,790
70% SR : 15% LLR : 15% SO	25%	-£67,621,216	-£75,927,572	-£76,420,670	-£76,483,615	-£78,059,262
70% SR : 15% LLR : 15% SO	30%	-£72,074,429	-£79,936,800	-£80,429,043	-£80,491,969	-£82,068,935
70% SR : 15% LLR : 15% SO	35%	-£76,593,351	-£84,006,405	-£84,497,993	-£84,560,939	-£86,139,805
70% SR : 15% LLR : 15% SO	40%	-£81,172,478	-£88,136,388	-£88,627,516	-£88,690,460	-£90,271,869
70% SR : 15% LLR : 15% SO	45%	-£85,811,723	-£92,326,745	-£92,817,607	-£92,880,552	-£94,465,124
70% SR : 15% LLR : 15% SO	50%	-£90,511,114	-£96,577,474	-£97,068,264	-£97,131,209	-£98,719,556

Measured against benchmark land value 2 (Secondary Industrial - upper value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - upper value

£9,566,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£25,887,717	-£35,355,671	-£35,830,155	-£35,869,659	-£37,386,412
70% SR : 15% LLR : 15% SO	5%	-£29,355,961	-£38,850,062	-£39,328,730	-£39,369,076	-£40,902,942
70% SR : 15% LLR : 15% SO	10%	-£33,260,713	-£42,443,651	-£42,926,966	-£42,968,167	-£44,520,768
70% SR : 15% LLR : 15% SO	15%	-£37,268,267	-£46,155,349	-£46,643,843	-£46,705,909	-£48,259,843
70% SR : 15% LLR : 15% SO	20%	-£41,387,656	-£50,015,046	-£50,509,198	-£50,572,143	-£52,147,112
70% SR : 15% LLR : 15% SO	25%	-£45,657,539	-£53,963,895	-£54,456,993	-£54,519,937	-£56,095,585
70% SR : 15% LLR : 15% SO	30%	-£50,110,752	-£57,973,123	-£58,465,366	-£58,528,312	-£60,105,258
70% SR : 15% LLR : 15% SO	35%	-£54,629,704	-£62,042,729	-£62,534,316	-£62,597,262	-£64,176,128
70% SR : 15% LLR : 15% SO	40%	-£59,208,801	-£66,172,711	-£66,663,839	-£66,726,783	-£68,308,192
70% SR : 15% LLR : 15% SO	45%	-£63,848,046	-£70,363,068	-£70,853,930	-£70,916,874	-£72,501,447
70% SR : 15% LLR : 15% SO	50%	-£68,547,437	-£74,613,797	-£75,104,587	-£75,167,532	-£76,755,889

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£18,160,811	-£27,928,765	-£28,403,249	-£28,462,773	-£29,959,506
70% SR : 15% LLR : 15% SO	5%	-£21,929,055	-£31,423,156	-£31,901,824	-£31,962,171	-£33,476,036
70% SR : 15% LLR : 15% SO	10%	-£25,833,807	-£35,016,746	-£35,500,080	-£35,561,281	-£37,093,863
70% SR : 15% LLR : 15% SO	15%	-£29,841,361	-£38,728,443	-£39,216,937	-£39,279,003	-£40,832,937
70% SR : 15% LLR : 15% SO	20%	-£33,960,750	-£42,588,140	-£43,082,292	-£43,145,237	-£44,720,207
70% SR : 15% LLR : 15% SO	25%	-£38,230,633	-£46,536,989	-£47,030,087	-£47,093,032	-£48,668,679
70% SR : 15% LLR : 15% SO	30%	-£42,663,846	-£50,546,217	-£51,038,460	-£51,101,406	-£52,678,352
70% SR : 15% LLR : 15% SO	35%	-£47,202,798	-£54,615,823	-£55,107,410	-£55,170,356	-£56,749,222
70% SR : 15% LLR : 15% SO	40%	-£51,781,895	-£58,745,805	-£59,236,933	-£59,299,877	-£60,881,286
70% SR : 15% LLR : 15% SO	45%	-£56,421,140	-£62,936,162	-£63,427,024	-£63,489,969	-£65,074,541
70% SR : 15% LLR : 15% SO	50%	-£61,120,531	-£67,186,891	-£67,677,681	-£67,740,626	-£69,328,983

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£12,538,838	-£22,306,792	-£22,761,276	-£22,840,780	-£24,337,533
70% SR : 15% LLR : 15% SO	5%	-£16,307,082	-£25,801,183	-£26,279,851	-£26,340,198	-£27,854,063
70% SR : 15% LLR : 15% SO	10%	-£20,211,834	-£29,394,772	-£29,878,107	-£29,939,308	-£31,471,890
70% SR : 15% LLR : 15% SO	15%	-£24,219,388	-£33,105,470	-£33,594,964	-£33,657,030	-£35,210,964
70% SR : 15% LLR : 15% SO	20%	-£28,338,777	-£36,966,167	-£37,460,319	-£37,523,264	-£39,098,234
70% SR : 15% LLR : 15% SO	25%	-£32,608,660	-£40,915,016	-£41,408,114	-£41,471,059	-£43,046,706
70% SR : 15% LLR : 15% SO	30%	-£37,061,873	-£44,924,244	-£45,416,487	-£45,479,433	-£47,056,379
70% SR : 15% LLR : 15% SO	35%	-£41,580,825	-£48,993,850	-£49,485,437	-£49,548,383	-£51,127,249
70% SR : 15% LLR : 15% SO	40%	-£46,159,922	-£53,123,832	-£53,614,960	-£53,677,904	-£55,259,313
70% SR : 15% LLR : 15% SO	45%	-£50,799,167	-£57,314,189	-£57,805,051	-£57,867,995	-£59,452,568
70% SR : 15% LLR : 15% SO	50%	-£55,498,668	-£61,564,918	-£62,068,708	-£62,118,663	-£63,707,010

Table 6.8.2: Viability of large development with supporting retail commercial uses (Typology 9: 1,000 Flats, 10,000 sq m of commercial space - 233 dwellings per Ha)

£675 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,618,731	-£8,007,089	-£8,582,463	-£8,655,896	-£10,485,517
70% SR : 15% LLR : 15% SO	5%	-£3,372,245	-£15,491,256	-£16,069,099	-£16,142,532	-£17,970,058
70% SR : 15% LLR : 15% SO	10%	-£11,433,424	-£23,051,202	-£23,629,096	-£23,703,567	-£25,547,966
70% SR : 15% LLR : 15% SO	15%	-£19,564,805	-£30,727,207	-£31,307,175	-£31,381,647	-£33,225,384
70% SR : 15% LLR : 15% SO	20%	-£27,781,385	-£38,506,659	-£39,091,227	-£39,166,752	-£41,029,899
70% SR : 15% LLR : 15% SO	25%	-£36,108,568	-£46,413,111	-£47,002,838	-£47,079,432	-£48,963,850
70% SR : 15% LLR : 15% SO	30%	-£44,569,973	-£54,470,787	-£55,066,242	-£55,143,920	-£57,066,834
70% SR : 15% LLR : 15% SO	35%	-£53,189,950	-£62,724,476	-£63,333,698	-£63,413,589	-£65,376,937
70% SR : 15% LLR : 15% SO	40%	-£62,018,920	-£71,275,268	-£71,908,963	-£71,993,463	-£74,081,094
70% SR : 15% LLR : 15% SO	45%	-£71,191,951	-£80,333,006	-£80,993,165	-£81,080,084	-£83,211,170
70% SR : 15% LLR : 15% SO	50%	-£80,988,130	-£89,898,194	-£90,367,598	-£90,455,746	-£92,542,578

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,772,898	£21,147,098	£20,571,703	£20,498,271	£18,668,649
70% SR : 15% LLR : 15% SO	5%	£28,781,922	£13,662,911	£13,085,067	£13,011,635	£11,184,108
70% SR : 15% LLR : 15% SO	10%	£17,720,743	£6,102,965	£5,525,071	£5,450,600	£3,606,200
70% SR : 15% LLR : 15% SO	15%	£9,589,362	-£1,573,041	-£2,153,009	-£2,227,480	-£4,071,218
70% SR : 15% LLR : 15% SO	20%	£1,372,781	-£9,352,492	-£9,937,060	-£10,012,585	-£11,875,733
70% SR : 15% LLR : 15% SO	25%	-£6,954,392	-£17,258,944	-£17,848,671	-£17,925,265	-£19,809,684
70% SR : 15% LLR : 15% SO	30%	-£15,415,806	-£25,316,620	-£25,912,075	-£25,989,753	-£27,912,667
70% SR : 15% LLR : 15% SO	35%	-£24,035,783	-£33,570,310	-£34,179,531	-£34,259,423	-£36,222,771
70% SR : 15% LLR : 15% SO	40%	-£32,864,753	-£42,121,101	-£42,784,786	-£42,839,297	-£44,926,927
70% SR : 15% LLR : 15% SO	45%	-£42,037,785	-£51,178,839	-£51,838,998	-£51,925,917	-£54,057,004
70% SR : 15% LLR : 15% SO	50%	-£51,833,964	-£60,544,028	-£61,213,431	-£61,301,579	-£63,488,411

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£43,631,231	£31,005,431	£30,430,037	£30,356,604	£28,626,983
70% SR : 15% LLR : 15% SO	5%	£35,640,255	£23,521,244	£22,943,401	£22,869,968	£21,042,442
70% SR : 15% LLR : 15% SO	10%	£27,579,076	£15,961,298	£15,383,404	£15,308,933	£13,464,534
70% SR : 15% LLR : 15% SO	15%	£19,447,695	£8,285,293	£7,705,325	£7,630,853	£5,787,116
70% SR : 15% LLR : 15% SO	20%	£11,231,114	£505,841	-£78,727	-£154,282	-£2,017,399
70% SR : 15% LLR : 15% SO	25%	£2,903,942	-£7,400,611	-£7,990,338	-£8,066,932	-£9,951,350
70% SR : 15% LLR : 15% SO	30%	-£5,557,473	-£15,458,287	-£16,053,742	-£16,131,420	-£18,054,334
70% SR : 15% LLR : 15% SO	35%	-£14,177,450	-£23,711,976	-£24,321,198	-£24,401,089	-£26,364,437
70% SR : 15% LLR : 15% SO	40%	-£23,006,420	-£32,262,768	-£32,896,453	-£32,980,963	-£35,068,594
70% SR : 15% LLR : 15% SO	45%	-£32,179,451	-£41,320,506	-£41,980,665	-£42,067,584	-£44,198,670
70% SR : 15% LLR : 15% SO	50%	-£41,975,630	-£50,685,694	-£51,355,098	-£51,443,246	-£53,630,078

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£51,093,731	£38,467,931	£37,892,537	£37,819,104	£35,989,483
70% SR : 15% LLR : 15% SO	5%	£43,102,755	£30,983,744	£30,405,901	£30,332,468	£28,504,942
70% SR : 15% LLR : 15% SO	10%	£35,041,576	£23,423,798	£22,845,904	£22,771,433	£20,927,034
70% SR : 15% LLR : 15% SO	15%	£26,910,195	£15,747,793	£15,167,825	£15,093,353	£13,249,616
70% SR : 15% LLR : 15% SO	20%	£18,693,614	£7,968,341	£7,383,773	£7,308,248	£5,445,101
70% SR : 15% LLR : 15% SO	25%	£10,366,442	£61,889	£62,838	£60,432	£2,488,850
70% SR : 15% LLR : 15% SO	30%	£1,905,027	£7,995,787	£8,591,242	£8,668,920	£10,591,834
70% SR : 15% LLR : 15% SO	35%	£6,714,950	£16,249,476	£16,858,698	£16,938,589	£18,901,937
70% SR : 15% LLR : 15% SO	40%	£15,543,920	£24,800,268	£25,433,953	£25,518,463	£27,606,094
70% SR : 15% LLR : 15% SO	45%	£24,716,951	£33,858,006	£34,518,165	£34,605,084	£36,736,170
70% SR : 15% LLR : 15% SO	50%	£34,513,130	£43,223,194	£43,892,598	£43,980,745	£46,167,578

£650 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,777,394	£17,468,812	£18,048,819	£18,122,250	£19,955,767
70% SR : 15% LLR : 15% SO	5%	£12,339,298	£24,548,032	£25,131,649	£25,206,120	£27,051,907
70% SR : 15% LLR : 15% SO	10%	£19,971,406	£31,720,331	£32,302,004	£32,376,505	£34,240,258
70% SR : 15% LLR : 15% SO	15%	£27,699,851	£39,009,576	£39,595,628	£39,671,153	£41,539,065
70% SR : 15% LLR : 15% SO	20%	£35,530,093	£46,415,508	£47,006,495	£47,083,088	£48,971,135
70% SR : 15% LLR : 15% SO	25%	£43,484,574	£53,961,107	£54,557,596	£54,635,273	£56,559,920
70% SR : 15% LLR : 15% SO	30%	£51,586,383	£61,685,323	£62,295,358	£62,375,250	£64,329,552
70% SR : 15% LLR : 15% SO	35%	£59,868,193	£69,649,732	£70,283,838	£70,367,169	£72,414,303
70% SR : 15% LLR : 15% SO	40%	£68,410,804	£77,878,058	£78,729,357	£78,815,064	£80,826,597
70% SR : 15% LLR : 15% SO	45%	£77,500,128	£86,783,487	£87,452,989	£87,541,137	£89,702,380
70% SR : 15% LLR : 15% SO	50%	£86,964,568	£95,804,651	£96,483,526	£96,572,923	£98,769,984

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£3,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,376,773	£11,685,355	£11,105,348	£11,031,916	£9,198,399
70% SR : 15% LLR : 15% SO	5%	£16,814,868	£4,606,135	£4,022,518	£3,948,047	£2,102,259
70% SR : 15% LLR : 15% SO	10%	£9,182,761	£2,566,165	£3,147,837	£3,222,339	£5,086,088
70% SR : 15% LLR : 15% SO	15%	£1,454,316	£9,855,410	£10,441,461	£10,516,986	£12,384,699
70% SR : 15% LLR : 15% SO	20%	£6,375,926	£17,261,341	£17,852,328	£17,928,922	£19,816,968
70% SR : 15% LLR : 15% SO	25%	£14,330,408	£24,806,940	£25,403,429	£25,481,106	£27,405,754
70% SR : 15% LLR : 15% SO	30%	£22,432,216	£32,531,156	£33,141,192	£33,221,083	£35,175,385
70% SR : 15% LLR : 15% SO	35%	£30,714,026	£40,495,566	£41,129,671	£41,213,002	£43,260,137
70% SR : 15% LLR : 15% SO	40%	£39,266,638	£48,923,891	£49,575,191	£49,660,897	£51,772,430
70% SR : 15% LLR : 15% SO	45%	£48,345,961	£57,629,320	£58,296,822	£58,386,970	£60,548,213
70% SR : 15% LLR : 15% SO	50%	£57,810,402	£66,650,485	£67,329,380	£67,418,757	£69,615,817

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£34,235,106	£21,543,688	£20,963,681	£20,890,250	£19,056,733
70% SR : 15% LLR : 15% SO	5%	£26,673,202	£14,464,468	£13,880,851	£13,806,380	£11,960,593
70% SR : 15% LLR : 15% SO	10%	£19,041,094	£7,292,169	£6,710,496	£6,635,995	£4,772,245
70% SR : 15% LLR : 15% SO	15%	£11,312,649	£2,924	-£583,128	-£658,653	-£2,526,585
70% SR : 15% LLR : 15% SO	20%	£3,482,407	-£7,403,008	-£7,993,995	-£8,070,588	-£9,958,635
70% SR : 15% LLR : 15% SO	25%	-£4,472,074	-£14,948,507	-£15,545,096	-£15,622,773	-£17,547,420
70% SR : 15% LLR : 15% SO	30%	-£12,573,863	-£22,672,623	-£23,282,656	-£23,362,750	-£25,317,062
70% SR : 15% LLR : 15% SO	35%	-£20,855,693	-£30,637,232	-£31,271,338	-£31,354,669	-£33,401,803
70% SR : 15% LLR : 15% SO	40%	-£29,398,304	-£39,065,558	-£39,716,857	-£39,802,564	-£41,914,097
70% SR : 15% LLR : 15% SO	45%	-£38,487,628	-£47,770,987	-£48,440,489	-£48,528,637	-£50,689,880
70% SR : 15% LLR : 15% SO	50%	-£47,952,068	-£56,792,151	-£57,471,026	-£57,560,423	-£59,757,484

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,697,606	£29,006,188	£28,426,181	£28,352,750	£26,519,233
70% SR : 15% LLR : 15% SO	5%	£34,135,702	£21,926,968	£21,343,351	£21,268,860	£19,423,093
70% SR : 15% LLR : 15% SO	10%	£26,503,594	£14,754,669	£14,172,996	£14,098,495	£12,234,745
70% SR : 15% LLR : 15% SO	15%	£18,775,149	£7,465,424	£6,879,372	£6,803,847	£4,935,935
70% SR : 15% LLR : 15% SO	20%	£10,944,907	£59,492	-£531,495	-£608,088	-£2,496,135
70% SR : 15% LLR : 15% SO	25%	£2,990,426	-£7,486,107	-£8,082,596	-£8,160,273	-£10,084,920
70% SR : 15% LLR : 15% SO	30%	-£5,111,363	-£15,210,323	-£15,820,358	-£15,900,250	-£17,854,552
70% SR : 15% LLR : 15% SO	35%	-£13,393,193	-£23,174,732	-£23,808,838	-£23,892,169	-£25,939,303
70% SR : 15% LLR : 15% SO	40%	-£21,935,804	-£31,603,058	-£32,254,357	-£32,340,064	-£34,451,597
70% SR : 15% LLR : 15% SO	45%	-£31,025,128	-£40,305,487	-£40,977,989	-£41,066,137	-£43,227,380
70% SR : 15% LLR : 15% SO	50%	-£40,489,568	-£49,329,651	-£50,008,526	-£50,097,923	-£52,294,984

£600 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£23,600,187	-£36,597,631	-£37,189,579	-£37,265,104	-£39,148,456
70% SR : 15% LLR : 15% SO	5%	-£30,338,840	-£42,902,787	-£43,499,004	-£43,575,597	-£45,461,232
70% SR : 15% LLR : 15% SO	10%	-£37,193,003	-£49,318,703	-£49,919,746	-£49,997,423	-£51,903,240
70% SR : 15% LLR : 15% SO	15%	-£44,154,276	-£55,866,290	-£56,472,723	-£56,551,500	-£58,481,020
70% SR : 15% LLR : 15% SO	20%	-£51,242,608	-£62,567,076	-£63,179,476	-£63,259,367	-£65,234,587
70% SR : 15% LLR : 15% SO	25%	-£58,487,061	-£69,472,898	-£70,108,952	-£70,192,283	-£72,239,910
70% SR : 15% LLR : 15% SO	30%	-£65,932,560	-£76,751,562	-£77,404,342	-£77,490,047	-£79,581,285
70% SR : 15% LLR : 15% SO	35%	-£73,746,228	-£84,246,201	-£84,907,336	-£84,994,255	-£87,117,668
70% SR : 15% LLR : 15% SO	40%	-£81,941,421	-£91,964,931	-£92,634,793	-£92,723,892	-£94,911,343
70% SR : 15% LLR : 15% SO	45%	-£90,388,669	-£99,939,131	-£100,618,106	-£100,707,502	-£102,899,328
70% SR : 15% LLR : 15% SO	50%	-£99,119,889	-£108,057,991	-£108,686,867	-£108,776,263	-£110,973,325

Measured against benchmark land value 2 (Secondary Industrial - upper value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,553,979	-£7,443,464	-£8,035,413	-£8,110,938	-£9,994,289
70% SR : 15% LLR : 15% SO	5%	-£1,184,674	-£13,748,620	-£14,344,838	-£14,421,430	-£16,307,066
70% SR : 15% LLR : 15% SO	10%	-£8,036,836	-£20,164,536	-£20,766,680	-£20,843,266	-£22,749,073
70% SR : 15% LLR : 15% SO	15%	-£15,000,109	-£26,712,123	-£27,318,556	-£27,397,333	-£29,326,853
70% SR : 15% LLR : 15% SO	20%	-£22,088,441	-£33,412,910	-£34,026,309	-£34,105,200	-£36,080,421
70% SR : 15% LLR : 15% SO	25%	-£29,332,894	-£40,318,731	-£40,954,786	-£41,038,117	-£43,055,743
70% SR : 15% LLR : 15% SO	30%	-£36,778,393	-£47,597,395	-£48,250,176	-£48,335,881	-£50,427,118
70% SR : 15% LLR : 15% SO	35%	-£44,592,062	-£55,092,035	-£55,753,169	-£55,840,088	-£57,963,501
70% SR : 15% LLR : 15% SO	40%	-£52,787,254	-£62,810,764	-£63,480,627	-£63,569,725	-£65,757,176
70% SR : 15% LLR : 15% SO	45%	-£61,234,502	-£70,784,965	-£71,463,939	-£71,553,335	-£73,745,161
70% SR : 15% LLR : 15% SO	50%	-£69,965,723	-£78,953,825	-£79,632,701	-£79,722,096	-£81,819,158

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,874,813	£9,877,369	£9,285,421	£9,209,896	£7,326,544
70% SR : 15% LLR : 15% SO	5%	£16,136,160	£3,572,213	£2,975,996	£2,899,403	£1,013,768
70% SR : 15% LLR : 15% SO	10%	£9,281,997	-£2,843,703	-£3,444,746	-£3,522,423	-£5,428,240
70% SR : 15% LLR : 15% SO	15%	£2,320,724	-£9,391,290	-£9,997,723	-£10,076,500	-£12,006,020
70% SR : 15% LLR : 15% SO	20%	-£4,767,808	-£16,092,076	-£16,704,476	-£16,784,367	-£18,759,587
70% SR : 15% LLR : 15% SO	25%	-£12,012,061	-£22,997,898	-£23,633,982	-£23,717,283	-£25,764,910
70% SR : 15% LLR : 15% SO	30%	-£19,457,560	-£30,276,562	-£30,929,342	-£31,015,047	-£33,106,285
70% SR : 15% LLR : 15% SO	35%	-£27,271,228	-£37,771,201	-£38,432,336	-£38,519,255	-£40,642,668
70% SR : 15% LLR : 15% SO	40%	-£35,466,421	-£45,489,931	-£46,159,793	-£46,248,892	-£48,436,343
70% SR : 15% LLR : 15% SO	45%	-£43,913,669	-£53,464,131	-£54,143,106	-£54,232,502	-£56,424,328
70% SR : 15% LLR : 15% SO	50%	-£52,644,889	-£61,532,991	-£62,211,867	-£62,301,263	-£64,498,325

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,874,813	£9,877,369	£9,285,421	£9,209,896	£7,326,544
70% SR : 15% LLR : 15% SO	5%	£16,136,160	£3,572,213	£2,975,996	£2,899,403	£1,013,768
70% SR : 15% LLR : 15% SO	10%	£9,281,997	-£2,843,703	-£3,444,746	-£3,522,423	-£5,428,240
70% SR : 15% LLR : 15% SO	15%	£2,320,724	-£9,391,290	-£9,997,723	-£10,076,500	-£12,006,020
70% SR : 15% LLR : 15% SO	20%	-£4,767,808	-£16,092,076	-£16,704,476	-£16,784,367	-£18,759,587
70% SR : 15% LLR : 15% SO	25%	-£12,012,061	-£22,997,898	-£23,633,982	-£23,717,283	-£25,764,910
70% SR : 15% LLR : 15% SO	30%	-£19,457,560	-£30,276,562	-£30,929,342	-£31,015,047	-£33,106,285
70% SR : 15% LLR : 15% SO	35%	-£27,271,228	-£37,771,201	-£38,432,336	-£38,519,255	-£40,642,668
70% SR : 15% LLR : 15% SO	40%	-£35,466,421	-£45,489,931	-£46,159,793	-£46,248,892	-£48,436,343
70% SR : 15% LLR : 15% SO	45%	-£43,913,669	-£53,464,131	-£54,143,106	-£54,232,502	-£56,424,328
70% SR : 15% LLR : 15% SO	50%	-£52,644,889	-£61,532,991	-£62,211,867	-£62,301,263	-£64,498,325

£550 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£42,696,128	-£56,203,023	-£56,818,370	-£56,899,261	-£56,654,454
70% SR : 15% LLR : 15% SO	5%	-£48,723,407	-£61,819,429	-£62,443,242	-£62,524,264	-£64,503,334
70% SR : 15% LLR : 15% SO	10%	-£54,872,896	-£67,993,005	-£68,224,973	-£68,307,142	-£70,329,276
70% SR : 15% LLR : 15% SO	15%	-£61,169,313	-£73,614,668	-£74,271,640	-£74,357,347	-£76,445,887
70% SR : 15% LLR : 15% SO	20%	-£67,650,872	-£79,860,711	-£80,516,020	-£80,601,726	-£82,710,152
70% SR : 15% LLR : 15% SO	25%	-£74,468,643	-£86,268,305	-£86,931,471	-£87,018,390	-£89,149,139
70% SR : 15% LLR : 15% SO	30%	-£81,542,655	-£92,960,064	-£93,531,450	-£93,619,598	-£95,791,289
70% SR : 15% LLR : 15% SO	35%	-£88,827,650	-£99,964,561	-£100,344,530	-£100,433,926	-£102,617,861
70% SR : 15% LLR : 15% SO	40%	-£96,382,709	-£106,874,264	-£107,283,605	-£107,343,002	-£109,530,453
70% SR : 15% LLR : 15% SO	45%	-£104,014,190	-£113,568,863	-£114,247,837	-£114,337,233	-£116,529,050
70% SR : 15% LLR : 15% SO	50%	-£111,760,242	-£120,648,345	-£121,327,220	-£121,416,517	-£123,613,677

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£13,541,982	-£27,048,957	-£27,664,203	-£27,744,094	-£29,700,288
70% SR : 15% LLR : 15% SO	5%	-£19,569,240	-£32,665,262	-£33,289,076	-£33,370,098	-£35,349,167
70% SR : 15% LLR : 15% SO	10%	-£25,718,729	-£38,438,838	-£39,070,807	-£39,152,975	-£41,175,110
70% SR : 15% LLR : 15% SO	15%	-£32,015,147	-£44,460,501	-£45,117,474	-£45,203,180	-£47,291,720
70% SR : 15% LLR : 15% SO	20%	-£38,496,705	-£50,706,544	-£51,361,853	-£51,447,559	-£53,556,985
70% SR : 15% LLR : 15% SO	25%	-£45,314,477	-£57,114,139	-£57,777,304	-£57,864,224	-£59,994,972
70% SR : 15% LLR : 15% SO	30%	-£52,388,489	-£63,705,898	-£64,377,283	-£64,465,432	-£66,637,122
70% SR : 15% LLR : 15% SO	35%	-£59,673,483	-£70,510,385	-£71,190,363	-£71,279,760	-£73,463,695
70% SR : 15% LLR : 15% SO	40%	-£67,198,542	-£77,420,097	-£78,099,439	-£78,188,835	-£80,376,287
70% SR : 15% LLR : 15% SO	45%	-£74,860,023	-£84,414,695	-£85,093,671	-£85,183,067	-£87,374,894
70% SR : 15% LLR : 15% SO	50%	-£82,606,075	-£91,494,178	-£92,173,053	-£92,262,450	-£94,459,511

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,683,628	-£17,190,523	-£17,805,870	-£17,885,761	-£19,841,954
70% SR : 15% LLR : 15% SO	5%	-£9,710,907	-£22,806,929	-£23,430,742	-£23,511,764	-£25,496,834
70% SR : 15% LLR : 15% SO	10%	-£15,860,396	-£28,580,505	-£29,212,473	-£29,294,642	-£31,316,776
70% SR : 15% LLR : 15% SO	15%	-£22,166,813	-£34,602,168	-£35,299,140	-£35,344,847	-£37,433,387
70% SR : 15% LLR : 15% SO	20%	-£28,638,372	-£40,848,211	-£41,503,520	-£41,589,226	-£43,697,652
70% SR : 15% LLR : 15% SO	25%	-£35,456,143	-£47,255,805	-£47,918,971	-£48,005,890	-£50,136,639
70% SR : 15% LLR : 15% SO	30%	-£42,530,155	-£53,847,564	-£54,518,950	-£54,607,098	-£56,778,789
70% SR : 15% LLR : 15% SO	35%	-£49,815,150	-£60,652,051	-£61,332,030	-£61,421,426	-£63,605,361
70% SR : 15% LLR : 15% SO	40%	-£57,340,209	-£67,561,764	-£68,241,105	-£68,330,502	-£70,517,953
70% SR : 15% LLR : 15% SO	45%	-£65,001,690	-£74,556,363	-£75,235,337	-£75,324,733	-£77,516,560
70% SR : 15% LLR : 15% SO	50%	-£72,747,742	-£81,635,845	-£82,314,720	-£82,404,117	-£84,601,177

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,778,872	-£9,728,023	-£10,343,370	-£10,423,261	-£12,379,454
70% SR : 15% LLR : 15% SO	5%	-£2,248,407	-£15,344,429	-£15,968,242	-£16,049,264	-£18,028,334
70% SR : 15% LLR : 15% SO	10%	-£8,397,896	-£21,118,005	-£21,749,973	-£21,832,142	-£23,854,276
70% SR : 15% LLR : 15% SO	15%	-£14,694,313	-£27,139,668	-£27,796,640	-£27,882,347	-£29,970,587
70% SR : 15% LLR : 15% SO	20%	-£21,175,872	-£33,385,711	-£34,041,020	-£34,126,726	-£36,235,152
70% SR : 15% LLR : 15% SO	25%	-£27,993,643	-£39,793,305	-£40,456,471	-£40,543,390	-£42,674,139
70% SR : 15% LLR : 15% SO	30%	-£35,067,655	-£46,385,064	-£47,056,450	-£47,144,598	-£49,316,289
70% SR : 15% LLR : 15% SO	35%	-£42,352,650	-£53,169,551	-£53,869,530	-£53,958,926	-£56,142,861
70% SR : 15% LLR : 15% SO	40%	-£49,877,709	-£60,099,264	-£60,778,605	-£60,868,002	-£63,055,453
70% SR : 15% LLR : 15% SO	45%	-£57,539,190	-£67,093,863	-£67,772,837	-£67,862,233	-£70,054,060
70% SR : 15% LLR : 15% SO	50%	-£65,285,242	-£74,173,345	-£74,852,220	-£74,941,617	-£77,138,677

£500 per sq ft

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£62,385,049	-£76,309,625	-£76,973,108	-£77,059,814	-£79,152,074
70% SR : 15% LLR : 15% SO	5%	-£67,835,599	-£81,453,220	-£82,114,327	-£82,200,033	-£84,319,545
70% SR : 15% LLR : 15% SO	10%	-£73,543,002	-£86,750,611	-£87,416,840	-£87,505,759	-£89,624,614
70% SR : 15% LLR : 15% SO	15%	-£79,462,533	-£92,187,968	-£92,853,666	-£92,951,816	-£95,099,884
70% SR : 15% LLR : 15% SO	20%	-£85,537,978	-£97,790,978	-£98,474,503	-£98,563,899	-£100,742,443
70% SR : 15% LLR : 15% SO	25%	-£91,768,554	-£103,545,892	-£104,227,951	-£104,317,356	-£106,496,838
70% SR : 15% LLR : 15% SO	30%	-£98,240,628	-£109,385,701	-£110,066,586	-£110,155,983	-£112,337,262
70% SR : 15% LLR : 15% SO	35%	-£104,803,471	-£115,310,401	-£115,990,378	-£116,079,775	-£118,263,709
70% SR : 15% LLR : 15% SO	40%	-£111,450,884	-£121,319,988	-£121,999,330	-£122,088,726	-£124,276,177
70% SR : 15% LLR : 15% SO	45%	-£118,182,670	-£127,414,462	-£128,093,437	-£128,182,833	-£130,374,660
70% SR : 15% LLR : 15% SO	50%	-£124,999,427	-£133,593,820	-£134,272,696	-£134,362,092	-£136,559,153

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£33,230,883	-£47,155,359	-£47,616,941	-£47,604,647	-£49,997,907
70% SR : 15% LLR : 15% SO	5%	-£38,681,432	-£52,299,053	-£52,960,161	-£53,045,866	-£55,165,378
70% SR : 15% LLR : 15% SO	10%	-£44,368,835	-£57,596,444	-£58,264,673	-£58,351,592	-£60,470,448
70% SR : 15% LLR : 15% SO	15%	-£50,308,367	-£63,033,802	-£63,709,500	-£63,797,849	-£65,945,717
70% SR : 15% LLR : 15% SO	20%	-£56,383,811	-£68,636,812	-£69,320,336	-£69,409,732	-£71,588,276
70% SR : 15% LLR : 15% SO	25%	-£62,634,398	-£74,391,726	-£75,073,794	-£75,163,180	-£77,342,671
70% SR : 15% LLR : 15% SO	30%	-£69,086,461	-£80,231,534	-£80,912,420	-£81,001,817	-£83,183,095
70% SR : 15% LLR : 15% SO	35%	-£75,649,304	-£86,156,234	-£86,836,211	-£86,925,608	-£89,109,543
70% SR : 15% LLR : 15% SO	40%	-£82,296,718	-£92,165,922	-£92,845,163	-£92,934,960	-£95,122,010
70% SR : 15% LLR : 15% SO	45%	-£89,028,703	-£98,260,296	-£98,939,271	-£99,028,666	-£101,220,493
70% SR : 15% LLR : 15% SO	50%	-£95,845,260	-£104,439,653	-£105,118,529	-£105,207,925	-£107,404,986

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

 Residual Land values compared to benchmark land values
 Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% GO	0%	-£23,372,549	-£37,297,025	-£37,960,608	-£38,046,314	-£40,139,574
70% SR : 15% LLR : 15% GO	5%	-£28,823,099	-£42,440,720	-£43,101,827	-£43,187,533	-£45,307,045
70% SR : 15% LLR : 15% GO	10%	-£34,530,502	-£47,738,111	-£48,406,340	-£48,493,259	-£50,612,114
70% SR : 15% LLR : 15% GO	15%	-£40,450,033	-£53,175,468	-£53,851,768	-£53,939,316	-£56,087,384
70% SR : 15% LLR : 15% GO	20%	-£46,525,478	-£58,776,478	-£59,462,003	-£59,551,399	-£61,729,943
70% SR : 15% LLR : 15% GO	25%	-£52,776,064	-£64,533,392	-£65,215,461	-£65,304,856	-£67,484,338
70% SR : 15% LLR : 15% GO	30%	-£59,228,128	-£70,373,201	-£71,054,086	-£71,143,483	-£73,324,762
70% SR : 15% LLR : 15% GO	35%	-£65,790,971	-£76,297,901	-£76,977,678	-£77,067,275	-£79,251,269
70% SR : 15% LLR : 15% GO	40%	-£72,439,384	-£82,307,488	-£82,986,630	-£83,076,226	-£85,263,677
70% SR : 15% LLR : 15% GO	45%	-£79,170,370	-£88,401,962	-£89,090,937	-£89,170,333	-£91,362,160
70% SR : 15% LLR : 15% GO	50%	-£85,986,927	-£94,581,320	-£95,260,196	-£95,349,592	-£97,546,653

Measured against benchmark land value 4 (Secondary Industrial - lower value)

 Residual Land values compared to benchmark land values
 Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% GO	0%	-£15,910,049	-£29,834,625	-£30,498,108	-£30,583,614	-£32,677,074
70% SR : 15% LLR : 15% GO	5%	-£21,360,599	-£34,976,220	-£35,639,327	-£35,725,033	-£37,844,545
70% SR : 15% LLR : 15% GO	10%	-£27,068,002	-£40,276,611	-£40,943,840	-£41,030,759	-£43,149,614
70% SR : 15% LLR : 15% GO	15%	-£32,987,533	-£45,712,968	-£46,388,666	-£46,476,816	-£48,624,884
70% SR : 15% LLR : 15% GO	20%	-£39,062,978	-£51,315,978	-£51,999,503	-£52,088,699	-£54,267,443
70% SR : 15% LLR : 15% GO	25%	-£45,313,564	-£57,070,892	-£57,752,961	-£57,842,356	-£60,021,838
70% SR : 15% LLR : 15% GO	30%	-£51,765,628	-£62,910,701	-£63,591,586	-£63,680,983	-£65,862,262
70% SR : 15% LLR : 15% GO	35%	-£58,328,471	-£68,835,401	-£69,515,378	-£69,604,775	-£71,788,709
70% SR : 15% LLR : 15% GO	40%	-£64,975,884	-£74,844,988	-£75,524,330	-£75,613,726	-£77,801,177
70% SR : 15% LLR : 15% GO	45%	-£71,707,870	-£80,939,462	-£81,618,437	-£81,707,833	-£83,899,660
70% SR : 15% LLR : 15% GO	50%	-£78,524,427	-£87,118,820	-£87,797,696	-£87,887,092	-£90,084,153

£475 per sq ft
Measured against benchmark land value 1 (Secondary Offices - upper value)

 Residual Land values compared to benchmark land values
 Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% GO	0%	-£72,709,382	-£87,131,301	-£87,804,274	-£87,891,193	-£90,014,074
70% SR : 15% LLR : 15% GO	5%	-£78,050,568	-£91,969,236	-£92,649,187	-£92,737,335	-£94,897,792
70% SR : 15% LLR : 15% GO	10%	-£83,517,078	-£96,948,977	-£97,634,294	-£97,723,690	-£99,902,936
70% SR : 15% LLR : 15% GO	15%	-£89,133,255	-£102,104,194	-£102,789,454	-£102,878,550	-£105,057,316
70% SR : 15% LLR : 15% GO	20%	-£94,923,945	-£107,346,268	-£108,029,793	-£108,119,188	-£110,297,733
70% SR : 15% LLR : 15% GO	25%	-£100,889,701	-£112,673,238	-£113,355,305	-£113,444,702	-£115,624,183
70% SR : 15% LLR : 15% GO	30%	-£106,940,028	-£118,085,101	-£118,765,995	-£118,855,383	-£121,036,662
70% SR : 15% LLR : 15% GO	35%	-£113,074,925	-£123,581,855	-£124,261,833	-£124,351,229	-£126,535,164
70% SR : 15% LLR : 15% GO	40%	-£119,294,395	-£129,163,498	-£129,842,840	-£129,932,236	-£132,119,687
70% SR : 15% LLR : 15% GO	45%	-£125,598,435	-£134,830,027	-£135,509,002	-£135,598,398	-£137,790,225
70% SR : 15% LLR : 15% GO	50%	-£131,987,048	-£140,581,440	-£141,260,315	-£141,349,712	-£143,546,773

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£43,865,215	-£57,977,134	-£68,650,107	-£68,737,027	-£60,859,907
70% SR : 15% LLR : 15% SO	5%	-£48,896,401	-£62,815,070	-£63,495,020	-£63,583,168	-£65,733,625
70% SR : 15% LLR : 15% SO	10%	-£54,362,911	-£67,794,811	-£68,480,127	-£68,569,523	-£70,748,770
70% SR : 15% LLR : 15% SO	15%	-£59,979,088	-£72,950,028	-£73,635,287	-£73,724,584	-£75,903,149
70% SR : 15% LLR : 15% SO	20%	-£65,769,778	-£78,192,101	-£78,875,626	-£78,965,022	-£81,143,566
70% SR : 15% LLR : 15% SO	25%	-£71,735,534	-£83,519,071	-£84,201,138	-£84,290,535	-£86,470,016
70% SR : 15% LLR : 15% SO	30%	-£77,785,861	-£88,930,934	-£89,611,820	-£89,701,217	-£91,882,498
70% SR : 15% LLR : 15% SO	35%	-£83,920,759	-£94,427,658	-£95,107,567	-£95,197,063	-£97,380,597
70% SR : 15% LLR : 15% SO	40%	-£90,140,228	-£100,009,332	-£100,588,573	-£100,778,069	-£102,965,520
70% SR : 15% LLR : 15% SO	45%	-£96,444,268	-£105,675,861	-£106,354,836	-£106,444,231	-£108,636,058
70% SR : 15% LLR : 15% SO	50%	-£102,832,881	-£111,427,274	-£112,106,149	-£112,195,546	-£114,392,607

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£33,898,882	-£48,118,901	-£48,791,774	-£48,878,693	-£51,001,574
70% SR : 15% LLR : 15% SO	5%	-£39,038,068	-£52,956,736	-£53,636,667	-£53,724,835	-£55,875,292
70% SR : 15% LLR : 15% SO	10%	-£44,804,578	-£57,936,477	-£58,621,794	-£58,711,190	-£60,890,436
70% SR : 15% LLR : 15% SO	15%	-£50,120,755	-£63,091,694	-£63,776,954	-£63,866,350	-£66,044,516
70% SR : 15% LLR : 15% SO	20%	-£55,911,445	-£68,333,768	-£69,017,293	-£69,106,688	-£71,285,233
70% SR : 15% LLR : 15% SO	25%	-£61,877,201	-£73,660,738	-£74,342,805	-£74,432,202	-£76,611,683
70% SR : 15% LLR : 15% SO	30%	-£67,927,528	-£79,072,601	-£79,753,486	-£79,842,883	-£82,024,162
70% SR : 15% LLR : 15% SO	35%	-£74,052,425	-£84,569,355	-£85,249,333	-£85,338,729	-£87,522,654
70% SR : 15% LLR : 15% SO	40%	-£80,251,895	-£90,150,998	-£90,830,340	-£90,919,736	-£93,107,187
70% SR : 15% LLR : 15% SO	45%	-£86,555,935	-£95,817,527	-£96,496,502	-£96,585,898	-£98,777,725
70% SR : 15% LLR : 15% SO	50%	-£92,974,548	-£101,568,940	-£102,247,815	-£102,337,212	-£104,534,273

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£26,234,382	-£40,656,301	-£41,329,274	-£41,416,193	-£43,539,074
70% SR : 15% LLR : 15% SO	5%	-£31,575,558	-£45,494,235	-£46,174,187	-£46,262,335	-£48,412,792
70% SR : 15% LLR : 15% SO	10%	-£37,042,078	-£50,473,977	-£51,159,294	-£51,246,690	-£53,427,936
70% SR : 15% LLR : 15% SO	15%	-£42,658,255	-£55,629,194	-£56,314,454	-£56,403,850	-£58,582,316
70% SR : 15% LLR : 15% SO	20%	-£48,448,945	-£60,871,268	-£61,554,793	-£61,644,188	-£63,822,733
70% SR : 15% LLR : 15% SO	25%	-£54,414,701	-£66,198,238	-£66,880,305	-£66,969,702	-£69,149,183
70% SR : 15% LLR : 15% SO	30%	-£60,465,028	-£71,610,101	-£72,290,956	-£72,380,363	-£74,561,652
70% SR : 15% LLR : 15% SO	35%	-£66,599,925	-£77,106,855	-£77,766,833	-£77,876,229	-£80,060,164
70% SR : 15% LLR : 15% SO	40%	-£72,819,395	-£82,688,498	-£83,367,840	-£83,457,236	-£85,644,687
70% SR : 15% LLR : 15% SO	45%	-£79,123,435	-£88,355,027	-£89,034,002	-£89,123,398	-£91,315,225
70% SR : 15% LLR : 15% SO	50%	-£85,512,048	-£94,106,440	-£94,785,315	-£94,874,712	-£97,071,773

6.9 As can be noted from the results in tables 6.5.1 to 6.8.2, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the current policy strategic target of 50% and minimum of 35% would, in principle, mean that some schemes that *could* have delivered more than 35% to 50% would no longer be required to do so if the Council adopted a lower percentage target.

- 6.10 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain the current policy approach, which sets a relatively high target but implicitly accepts that many schemes will provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites.
- 6.11 The results of our testing demonstrate that there are significant differences in the viability of schemes and the level of affordable housing that can be viably provided across the borough. These differences manifest themselves both on an area basis and also between schemes located in the same value area dependant on density and the existing use value of the site.
- 6.12 Viability in schemes where lower values are achieved is currently challenging. Understandably as residential sales values increase, viability is seen to improve. This can be a factor of more than one element including the height and specification of the development and surrounding amenities. As previously identified there is a significant amount of regeneration planned for the borough, including provision of infrastructure. Much of this is to be delivered where currently there is currently limited recent or available transactional evidence on sales values, consequently new development coming forward in these areas will set a new residential value. This value growth would improve the viability of development across the LBWF's area.
- 6.13 Some development typologies tested were unviable in certain circumstances due to market factors, rather than the impact of the LBWF's proposed policy requirements and standards. These schemes are identified in the appraisals as being unviable at 0% affordable housing and base build costs and are generally located in the low values areas or on higher existing uses or as a result of higher costs given the nature of the scheme. These schemes will not come forward until changes in market conditions i.e. an improvement in sales values by comparison to build costs. In this regard their current unviable status should not be taken as an indication that the LBWF's requirements cannot be accommodated.
- 6.14 As noted in section 5, our appraisals also test the impact of different approaches to tenure mix of the affordable rented element (see **appendices 1 and 4**). This has identified that seeking the more affordable tenure of SR over LAR has a nominal impact on developments' viability reflecting no more than 5% affordable housing in a few instances.
- 6.15 The LBWF's affordable housing policy seeks to maximise affordable housing delivery by applying the London Plan's fast track route, including utilising viability re-appraisal where relevant. Accordingly the LBWF's Local Plan allows for flexibility by identifying that schemes are required to provide, a minimum of 35%/50% affordable housing, in line with the requirements of the London Plan, subject to financial viability in accordance with the London Plan and related supplementary guidance. The LBWF's flexible approach to the application of its policies (i.e. subject to viability) remains an important element.
- 6.16 We note that the application of the LBWF's other policy requirements, many of which flow down from the London Plan 2021 including; of contributions towards infrastructure through CIL and S106, 10% wheelchair accessibility, SANGS/SAMMS contributions and carbon reduction have a modest impact on scheme viability, being typically less than the provision of 5% affordable housing in a scheme. There are instances when such policies are shown to have an impact but, the LBWF's holistic approach to assessing schemes on a site by site basis will assist in balancing all the policy asks on developments.
- 6.17 In light of the above, we consider that the results support the maintenance of the LBWF's consistent London wide approach, which will not only assist in delivering the maximum reasonable quantum of affordable housing and other policy requirements, but will also ensure that the majority of developments will be able to come forward over the economic cycle and lifetime of the emerging Local Plan.

Sensitivity analysis: growth in sales values and increases in build costs and downside analysis

- 6.18 As noted in Section 4, we have also re-tested our appraisals with growth in sales values and inflation on costs to test the sensitivity of the results to changes in key appraisal variables. If residential sales values grow (alongside normal levels of cost inflation) and other factors remain unchanged, there will be an improvement in viability and levels of affordable housing that can be provided. The results of these analyses are attached as **appendices 2 and 5**.
- 6.19 In view of the current uncertainty associated with the measures introduced by the UK government to halt the spread of coronavirus, we have also run a set of 'downside' appraisals which test the impact of a fall in sales values and flatter growth over the subsequent five year period (see **appendices 3 and 6**). These appraisals indicate a small reduction in viability in comparison to the base position, but these changes are insufficient to warrant any change in approach; the Council's policies are sufficiently flexible to allow for schemes to come forward with reduced levels of affordable housing based on proven viability evidence presented in support of individual planning applications.

BtR / PRS

- 6.20 London Plan Policy H11 requires BtR/PRS schemes to provide 35% affordable housing (50% on . BtR/PRS schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.
- 6.21 Affordable housing on build for rent schemes is typically provided as 30% Discount Market Rent equivalent to London Living Rents with the remaining 70% at a range of genuinely affordable rents and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017) and London Plan. This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element. The LBWF's LP1 Policy 13 also applies to BtR/PRS schemes and we have tested the scheme with Discount Market Rents at SR (70%) and LLR (30% levels), which is in line with the London Plan requirements.
- 6.22 The results of our appraisals testing the viability of a BtR/PRS schemes are set out in Tables 6.22.1 below and Appendix 7). These indicate that viability in such schemes is mixed with good viability in higher value schemes and lower value existing uses. However in lower value areas and schemes viability can be challenging, particularly in higher density schemes and on sites with higher existing use values.

Table 6.22.1: Viability of PRS / BTR development (200 Flats, 406 dwellings per Ha)

Measured against benchmark land value 1 (Secondary Offices - upper value)

Higher Rental Value CIL Zone B

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£19,824,755	£16,548,564	£16,387,110	£16,368,883	£16,015,801
70% SR : 15% LAR : 15% SO	5%	£17,585,323	£14,461,329	£14,299,874	£14,281,648	£13,928,566
70% SR : 15% LAR : 15% SO	10%	£15,345,890	£12,374,094	£12,212,640	£12,194,413	£11,841,331
70% SR : 15% LAR : 15% SO	15%	£13,106,458	£10,286,859	£10,125,405	£10,107,178	£9,754,096
70% SR : 15% LAR : 15% SO	20%	£10,867,025	£8,199,624	£8,038,170	£8,019,943	£7,666,861
70% SR : 15% LAR : 15% SO	25%	£8,627,593	£6,112,389	£5,950,935	£5,932,708	£5,579,626
70% SR : 15% LAR : 15% SO	30%	£6,388,160	£4,025,154	£3,863,700	£3,845,473	£3,492,391
70% SR : 15% LAR : 15% SO	35%	£4,148,728	£1,937,919	£1,776,465	£1,758,238	£1,405,156
70% SR : 15% LAR : 15% SO	40%	£1,909,296	£-149,316	£-310,770	£-328,997	£-682,079
70% SR : 15% LAR : 15% SO	45%	£-330,137	£-2,236,551	£-2,398,005	£-2,416,231	£-2,769,314
70% SR : 15% LAR : 15% SO	50%	£-2,569,569	£-4,323,786	£-4,485,240	£-4,503,467	£-4,856,549

Lower Rental Value CIL Zone B

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£5,558,228	£2,492,873	£2,331,418	£2,313,191	£1,960,110
70% SR : 15% LAR : 15% SO	5%	£4,017,723	£1,094,236	£932,782	£914,556	£561,473
70% SR : 15% LAR : 15% SO	10%	£2,477,220	£-304,400	£-465,854	£-484,081	£-837,163
70% SR : 15% LAR : 15% SO	15%	£936,715	£-1,703,035	£-1,864,489	£-1,882,716	£-2,235,798
70% SR : 15% LAR : 15% SO	20%	£-603,790	£-3,101,672	£-3,263,126	£-3,281,352	£-3,634,435
70% SR : 15% LAR : 15% SO	25%	£-2,144,294	£-4,500,307	£-4,661,762	£-4,679,989	£-5,033,070
70% SR : 15% LAR : 15% SO	30%	£-3,684,798	£-5,898,944	£-6,060,397	£-6,078,624	£-6,431,706
70% SR : 15% LAR : 15% SO	35%	£-5,225,303	£-7,297,580	£-7,459,034	£-7,477,260	£-7,830,343
70% SR : 15% LAR : 15% SO	40%	£-6,765,807	£-8,703,517	£-8,867,256	£-8,885,740	£-9,243,819
70% SR : 15% LAR : 15% SO	45%	£-8,308,096	£-10,121,945	£-10,285,683	£-10,304,169	£-10,662,247
70% SR : 15% LAR : 15% SO	50%	£-9,870,400	£-11,540,373	£-11,704,112	£-11,722,596	£-12,080,674

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Lower Rental Value CIL Zone A

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£5,558,228	£2,597,850	£2,436,396	£2,418,170	£2,065,087
70% SR : 15% LAR : 15% SO	5%	£3,991,567	£1,168,195	£1,006,741	£988,515	£635,432
70% SR : 15% LAR : 15% SO	10%	£2,424,906	£-261,460	£-422,914	£-441,141	£-794,222
70% SR : 15% LAR : 15% SO	15%	£858,244	£-1,691,115	£-1,852,569	£-1,870,796	£-2,223,878
70% SR : 15% LAR : 15% SO	20%	£-708,417	£-3,120,770	£-3,282,224	£-3,300,451	£-3,653,533
70% SR : 15% LAR : 15% SO	25%	£-2,275,078	£-4,550,426	£-4,711,880	£-4,730,106	£-5,083,189
70% SR : 15% LAR : 15% SO	30%	£-3,841,739	£-5,980,080	£-6,141,534	£-6,159,761	£-6,512,843
70% SR : 15% LAR : 15% SO	35%	£-5,408,401	£-7,409,736	£-7,571,190	£-7,589,417	£-7,942,498
70% SR : 15% LAR : 15% SO	40%	£-6,975,062	£-8,848,718	£-9,012,457	£-9,030,942	£-9,389,020
70% SR : 15% LAR : 15% SO	45%	£-8,546,838	£-10,298,605	£-10,462,343	£-10,480,827	£-10,838,907
70% SR : 15% LAR : 15% SO	50%	£-10,135,670	£-11,748,490	£-11,912,229	£-11,930,714	£-12,288,793

Higher Rental Value CIL Zone B

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£23,280,064	£20,003,872	£19,842,418	£19,824,192	£19,471,109
70% SR : 15% LAR : 15% SO	5%	£21,040,631	£17,916,638	£17,755,183	£17,736,956	£17,383,875
70% SR : 15% LAR : 15% SO	10%	£18,801,199	£15,829,402	£15,667,948	£15,649,722	£15,296,639
70% SR : 15% LAR : 15% SO	15%	£16,561,766	£13,742,168	£13,580,714	£13,562,486	£13,209,405
70% SR : 15% LAR : 15% SO	20%	£14,322,334	£11,654,932	£11,493,478	£11,475,252	£11,122,169
70% SR : 15% LAR : 15% SO	25%	£12,082,901	£9,567,698	£9,406,244	£9,388,016	£9,034,935
70% SR : 15% LAR : 15% SO	30%	£9,843,469	£7,480,462	£7,319,008	£7,300,782	£6,947,699
70% SR : 15% LAR : 15% SO	35%	£7,604,037	£5,393,228	£5,231,774	£5,213,546	£4,860,465
70% SR : 15% LAR : 15% SO	40%	£5,364,604	£3,305,992	£3,144,538	£3,126,312	£2,773,229
70% SR : 15% LAR : 15% SO	45%	£3,125,172	£1,218,758	£1,057,304	£1,039,077	£685,995
70% SR : 15% LAR : 15% SO	50%	£885,739	£-868,478	£-1,029,931	£-1,048,158	£-1,401,240

Lower Rental Value CIL Zone B

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£9,013,537	£5,948,181	£5,786,726	£5,768,500	£5,415,418
70% SR : 15% LAR : 15% SO	5%	£7,473,032	£4,549,545	£4,388,091	£4,369,864	£4,016,782
70% SR : 15% LAR : 15% SO	10%	£5,932,528	£3,150,909	£2,989,455	£2,971,228	£2,618,146
70% SR : 15% LAR : 15% SO	15%	£4,392,023	£1,752,273	£1,590,819	£1,572,593	£1,219,510
70% SR : 15% LAR : 15% SO	20%	£2,851,519	£353,637	£192,183	£173,956	£-179,126
70% SR : 15% LAR : 15% SO	25%	£1,311,015	£-1,044,998	£-1,206,453	£-1,224,680	£-1,577,761
70% SR : 15% LAR : 15% SO	30%	£-229,490	£-2,443,635	£-2,605,089	£-2,623,315	£-2,976,398
70% SR : 15% LAR : 15% SO	35%	£-1,769,995	£-3,842,271	£-4,003,725	£-4,021,952	£-4,375,034
70% SR : 15% LAR : 15% SO	40%	£-3,310,498	£-5,248,209	£-5,411,947	£-5,430,431	£-5,788,510
70% SR : 15% LAR : 15% SO	45%	£-4,852,787	£-6,666,636	£-6,830,375	£-6,848,860	£-7,206,938
70% SR : 15% LAR : 15% SO	50%	£-6,415,091	£-8,085,065	£-8,248,803	£-8,267,287	£-8,625,366

Lower Rental Value CIL Zone A

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£9,013,537	£6,053,159	£5,891,705	£5,873,478	£5,520,396
70% SR : 15% LAR : 15% SO	5%	£7,446,876	£4,623,504	£4,462,050	£4,443,824	£4,090,741
70% SR : 15% LAR : 15% SO	10%	£5,880,215	£3,193,848	£3,032,394	£3,014,168	£2,661,086
70% SR : 15% LAR : 15% SO	15%	£4,313,553	£1,764,194	£1,602,740	£1,584,513	£1,231,431
70% SR : 15% LAR : 15% SO	20%	£2,746,892	£334,539	£173,085	£154,857	£-198,224
70% SR : 15% LAR : 15% SO	25%	£1,180,231	£-1,095,117	£-1,256,571	£-1,274,797	£-1,627,880
70% SR : 15% LAR : 15% SO	30%	£-386,430	£-2,524,772	£-2,686,226	£-2,704,452	£-3,057,535
70% SR : 15% LAR : 15% SO	35%	£-1,953,092	£-3,954,427	£-4,115,881	£-4,134,108	£-4,487,189
70% SR : 15% LAR : 15% SO	40%	£-3,519,753	£-5,393,409	£-5,557,149	£-5,575,633	£-5,933,711
70% SR : 15% LAR : 15% SO	45%	£-5,091,530	£-6,843,296	£-7,007,034	£-7,025,519	£-7,383,598
70% SR : 15% LAR : 15% SO	50%	£-6,680,361	£-8,293,182	£-8,456,920	£-8,475,406	£-8,833,484

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Higher Rental Value CIL Zone B

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£24,448,459	£21,172,267	£21,010,813	£20,992,587	£20,639,504
70% SR : 15% LAR : 15% SO	5%	£22,209,026	£19,085,033	£18,923,578	£18,905,351	£18,552,270
70% SR : 15% LAR : 15% SO	10%	£19,969,594	£16,997,797	£16,836,343	£16,818,117	£16,465,034
70% SR : 15% LAR : 15% SO	15%	£17,730,161	£14,910,563	£14,749,109	£14,730,881	£14,377,800
70% SR : 15% LAR : 15% SO	20%	£15,490,729	£12,823,327	£12,661,873	£12,643,647	£12,290,564
70% SR : 15% LAR : 15% SO	25%	£13,251,297	£10,736,093	£10,574,639	£10,556,411	£10,203,330
70% SR : 15% LAR : 15% SO	30%	£11,011,864	£8,648,857	£8,487,403	£8,469,177	£8,116,094
70% SR : 15% LAR : 15% SO	35%	£8,772,432	£6,561,623	£6,400,169	£6,381,941	£6,028,860
70% SR : 15% LAR : 15% SO	40%	£6,532,999	£4,474,387	£4,312,934	£4,294,707	£3,941,625
70% SR : 15% LAR : 15% SO	45%	£4,293,567	£2,387,153	£2,225,699	£2,207,473	£1,854,390
70% SR : 15% LAR : 15% SO	50%	£2,054,134	£299,918	£138,464	£120,237	£-232,845

Lower Rental Value CIL Zone B

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£10,181,932	£7,116,576	£6,955,122	£6,936,895	£6,583,813
70% SR : 15% LAR : 15% SO	5%	£8,641,427	£5,717,940	£5,556,486	£5,538,260	£5,185,177
70% SR : 15% LAR : 15% SO	10%	£7,100,923	£4,319,304	£4,157,850	£4,139,623	£3,786,541
70% SR : 15% LAR : 15% SO	15%	£5,560,418	£2,920,668	£2,759,214	£2,740,988	£2,387,905
70% SR : 15% LAR : 15% SO	20%	£4,019,914	£1,522,032	£1,360,578	£1,342,351	£989,269
70% SR : 15% LAR : 15% SO	25%	£2,479,410	£123,397	£-38,058	£-56,285	£-409,366
70% SR : 15% LAR : 15% SO	30%	£938,905	£-1,275,240	£-1,436,694	£-1,454,920	£-1,808,003
70% SR : 15% LAR : 15% SO	35%	£-601,599	£-2,673,876	£-2,835,330	£-2,853,557	£-3,206,639
70% SR : 15% LAR : 15% SO	40%	£-2,142,103	£-4,079,814	£-4,243,552	£-4,262,036	£-4,620,115
70% SR : 15% LAR : 15% SO	45%	£-3,684,392	£-5,498,241	£-5,661,980	£-5,680,465	£-6,039,543
70% SR : 15% LAR : 15% SO	50%	£-5,246,696	£-6,916,670	£-7,080,408	£-7,098,892	£-7,456,971

Lower Rental Value CIL Zone A

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£10,181,932	£7,221,554	£7,060,100	£7,041,873	£6,688,791
70% SR : 15% LAR : 15% SO	5%	£8,615,271	£5,791,899	£5,630,445	£5,612,219	£5,259,136
70% SR : 15% LAR : 15% SO	10%	£7,048,610	£4,362,243	£4,200,789	£4,182,563	£3,829,481
70% SR : 15% LAR : 15% SO	15%	£5,481,948	£2,932,589	£2,771,135	£2,752,908	£2,399,826
70% SR : 15% LAR : 15% SO	20%	£3,915,287	£1,502,934	£1,341,480	£1,323,252	£970,171
70% SR : 15% LAR : 15% SO	25%	£2,348,626	£73,278	£-88,176	£-106,402	£-459,485
70% SR : 15% LAR : 15% SO	30%	£781,965	£-1,356,377	£-1,517,831	£-1,536,057	£-1,889,140
70% SR : 15% LAR : 15% SO	35%	£-784,697	£-2,786,032	£-2,947,486	£-2,965,713	£-3,318,794
70% SR : 15% LAR : 15% SO	40%	£-2,351,358	£-4,225,014	£-4,388,754	£-4,407,238	£-4,765,316
70% SR : 15% LAR : 15% SO	45%	£-3,923,135	£-5,674,901	£-5,838,639	£-5,857,124	£-6,215,203
70% SR : 15% LAR : 15% SO	50%	£-5,511,966	£-7,124,787	£-7,288,525	£-7,307,010	£-7,665,089

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Higher Rental Value CIL Zone B

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£25,332,903	£22,056,712	£21,895,258	£21,877,031	£21,523,949
70% SR : 15% LAR : 15% SO	5%	£23,093,471	£19,969,477	£19,808,022	£19,789,796	£19,436,714
70% SR : 15% LAR : 15% SO	10%	£20,854,038	£17,882,242	£17,720,788	£17,702,561	£17,349,479
70% SR : 15% LAR : 15% SO	15%	£18,614,606	£15,795,007	£15,633,553	£15,615,326	£15,262,244
70% SR : 15% LAR : 15% SO	20%	£16,375,173	£13,707,772	£13,546,318	£13,528,091	£13,175,009
70% SR : 15% LAR : 15% SO	25%	£14,135,741	£11,620,537	£11,459,083	£11,440,856	£11,087,774
70% SR : 15% LAR : 15% SO	30%	£11,896,309	£9,533,302	£9,371,848	£9,353,621	£9,000,539
70% SR : 15% LAR : 15% SO	35%	£9,656,876	£7,446,067	£7,284,613	£7,266,386	£6,913,304
70% SR : 15% LAR : 15% SO	40%	£7,417,444	£5,358,832	£5,197,378	£5,179,151	£4,826,069
70% SR : 15% LAR : 15% SO	45%	£5,178,011	£3,271,597	£3,110,144	£3,091,917	£2,738,834
70% SR : 15% LAR : 15% SO	50%	£2,938,579	£1,184,362	£1,022,908	£1,004,681	£651,599

Lower Rental Value CIL Zone B

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£11,066,376	£8,105,998	£7,944,544	£7,926,318	£7,573,235
70% SR : 15% LAR : 15% SO	5%	£9,499,715	£6,676,344	£6,514,890	£6,496,663	£6,143,581
70% SR : 15% LAR : 15% SO	10%	£7,933,054	£5,246,688	£5,085,234	£5,067,007	£4,713,926
70% SR : 15% LAR : 15% SO	15%	£6,366,392	£3,817,033	£3,655,579	£3,637,353	£3,284,270
70% SR : 15% LAR : 15% SO	20%	£4,799,731	£2,387,378	£2,225,924	£2,207,697	£1,854,615
70% SR : 15% LAR : 15% SO	25%	£3,233,070	£957,723	£796,269	£778,042	£424,960
70% SR : 15% LAR : 15% SO	30%	£1,666,409	£-471,932	£-633,386	£-651,613	£-1,004,695
70% SR : 15% LAR : 15% SO	35%	£99,747	£-1,901,588	£-2,063,042	£-2,081,268	£-2,434,350
70% SR : 15% LAR : 15% SO	40%	£-1,466,914	£-3,340,570	£-3,504,309	£-3,522,793	£-3,880,872
70% SR : 15% LAR : 15% SO	45%	£-3,038,690	£-4,790,457	£-4,954,195	£-4,972,679	£-5,330,759
70% SR : 15% LAR : 15% SO	50%	£-4,627,522	£-6,240,342	£-6,404,081	£-6,422,568	£-6,780,644

Lower Rental Value CIL Zone A

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£11,066,376	£8,001,021	£7,839,566	£7,821,339	£7,468,258
70% SR : 15% LAR : 15% SO	5%	£9,525,871	£6,602,384	£6,440,931	£6,422,704	£6,069,622
70% SR : 15% LAR : 15% SO	10%	£7,985,368	£5,203,748	£5,042,294	£5,024,068	£4,670,985
70% SR : 15% LAR : 15% SO	15%	£6,444,863	£3,805,113	£3,643,659	£3,625,432	£3,272,350
70% SR : 15% LAR : 15% SO	20%	£4,904,358	£2,406,476	£2,245,022	£2,226,796	£1,873,713
70% SR : 15% LAR : 15% SO	25%	£3,363,854	£1,007,841	£846,386	£828,160	£475,078
70% SR : 15% LAR : 15% SO	30%	£1,823,350	£-390,795	£-552,249	£-570,476	£-923,558
70% SR : 15% LAR : 15% SO	35%	£282,845	£-1,789,432	£-1,950,886	£-1,969,112	£-2,322,195
70% SR : 15% LAR : 15% SO	40%	£-1,257,659	£-3,195,369	£-3,359,108	£-3,377,592	£-3,735,670
70% SR : 15% LAR : 15% SO	45%	£-2,799,948	£-4,613,797	£-4,777,535	£-4,796,020	£-5,154,099
70% SR : 15% LAR : 15% SO	50%	£-4,362,251	£-6,032,225	£-6,195,964	£-6,214,448	£-6,572,526

- 6.23 As can be noted from the results in Table 6.22.1, there is no uniform level of affordable housing where Build to rent schemes are viable. The results of our appraisals of BtR schemes confirm that the Council's targets in emerging Policy 13 are viable in some circumstances, where 35% and 50% affordable housing is viable, mainly in the higher values areas in the south and on sites with low existing use values, but many schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability route in the Mayor's SPG and will not be able to utilise the 35% threshold route. As Policy 13 already provides sufficient flexibility to address the varying scenarios identified by our appraisals, there is no need for the Council to set different targets or adopt a different approach to BtR/PRS schemes.
- 6.24 In light of this, we consider that the LBWF's policy approach, which seeks to maximise the delivery of affordable housing whilst allowing for the viability assessment of individual schemes that are unable to meet the target affordable housing levels and tenures will ensure that schemes are delivered during the lifetime of the plan providing the maximum viable quantum of affordable housing.

Development of employment floorspace and mixed use schemes incorporating affordable workspace

- 6.25 The Council expressed an interest in understanding the viability of the intensification of employment uses on sites and delivering new mixed-use, employment led development in designated employment locations. If new employment development is not viable in its own right, the Council is considering an element of residential development to facilitate or cross-subsidise new and replacement floorspace.

- 6.26 As identified in Table 4.3.1 in section 4, we have tested three commercial development typologies (Emp 1, EMP2 and EMP 3), which the Council has identified as potential options for re-providing existing floorspace and intensifying the use of employment sites. Each site would, if developed, provide a significant quantum of industrial floorspace as B1(c) light industrial/B2 floorspace; and B8 floorspace. We have also tested the delivery of commercial uses as part of a mixed use scheme with residential (MU1 and MU2) to understand how incorporating residential units might beneficially cross-subsidise employment sites. We note however that the London Plan requires 50% of residential units development on industrial land to be provided as affordable in order to qualify for the 'Fast Track' route. This presents a challenge when the purpose of providing residential development is to cross-subsidise the delivery of employment floorspace, which may not be viable in its own right.
- 6.27 Policy 33 in LP1 requires the provision of affordable workspace where viable on site, with a payment in lieu sought where this is not possible as part of the delivery of new employment floorspace of 1,000 sq m or greater in SIL LSIS, BEA and in town centres and as part of major mixed-use developments in town centres, in Strategic Locations or as part of regeneration schemes. This follows the London Plan Policy E3 Affordable workspace.
- 6.28 We note that both the Draft New London Plan and LP1 policies do not specify a quantum of affordable workspace or the discount form market rent that should be sought. Rather, both polices reflect on the local evidence of the need for such space. We consider this to be a reasonable approach as understandably the affordability of workspace will depend on the type of space and local market. Given this, we have undertaken a range of testing to consider the viability of delivering affordable workspace as part of the employment and mixed use sites as well. We have tested the quantum of affordable floorspace provided at 0%, 10 and 20% with discounts of up to 50% from market rents.
- 6.29 We set out the results of our testing of the employment developments in Table 6.29.1. The full results of our testing are set out in **Appendix 8**.

Table 6.29.1 Results of Employment Typologies appraisals and affordable workspace

Measured against benchmark land value 1 (Secondary Offices - upper value)

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP5 - 5,000 sqm B1c
0%	N/A	-£20,243,946	-£17,913,160	-£8,956,580
10%	10%	-£20,979,348	-£18,733,031	-£9,366,516
10%	25%	-£21,292,821	-£19,068,215	-£9,534,108
10%	35%	-£21,501,804	-£19,291,670	-£9,645,835
10%	50%	-£21,815,277	-£19,626,854	-£9,813,426
20%	10%	-£21,714,263	-£24,884,493	-£9,776,100
20%	25%	-£22,341,210	-£20,222,567	-£10,111,283
20%	35%	-£22,759,175	-£20,669,477	-£10,334,739
20%	50%	-£23,386,122	-£21,339,844	-£10,669,922

Measured against benchmark land value 2 (Secondary Industrial - upper value)

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP5 - 5,000 sqm B1c
0%	N/A	-£9,482,560	-£7,151,774	-£3,575,887
10%	10%	-£10,217,962	-£7,971,645	-£3,985,823
10%	25%	-£10,531,435	-£8,306,829	-£4,153,415
10%	35%	-£10,740,418	-£8,530,284	-£4,265,142
10%	50%	-£11,053,891	-£8,865,468	-£4,432,733
20%	10%	-£10,952,877	-£14,123,107	-£4,395,407
20%	25%	-£11,579,824	-£9,461,181	-£4,730,590
20%	35%	-£11,997,789	-£9,908,091	-£4,954,046
20%	50%	-£12,624,736	-£10,578,458	-£5,289,229

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP5 - 5,000 sqm B1c
0%	N/A	-£5,843,652	-£3,512,866	-£1,756,433
10%	10%	-£6,579,054	-£4,332,737	-£2,166,369
10%	25%	-£6,892,527	-£4,667,921	-£2,333,961
10%	35%	-£7,101,510	-£4,891,376	-£2,445,688
10%	50%	-£7,414,983	-£5,226,560	-£2,613,279
20%	10%	-£7,313,969	-£10,484,199	-£2,575,953
20%	25%	-£7,940,916	-£5,822,273	-£2,911,136
20%	35%	-£8,358,881	-£6,269,183	-£3,134,592
20%	50%	-£8,985,828	-£6,939,550	-£3,469,775

Measured against benchmark land value 4 (Secondary Industrial - lower value)

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP5 - 5,000 sqm B1c
0%	N/A	-£3,089,094	-£758,308	-£379,154
10%	10%	-£3,824,496	-£1,578,179	-£789,090
10%	25%	-£4,137,969	-£1,913,363	-£956,682
10%	35%	-£4,346,952	-£2,136,818	-£1,068,409
10%	50%	-£4,660,425	-£2,472,002	-£1,236,000
20%	10%	-£4,559,411	-£7,729,641	-£1,198,674
20%	25%	-£5,186,358	-£3,067,715	-£1,533,857
20%	35%	-£5,604,323	-£3,514,625	-£1,757,313
20%	50%	-£6,231,270	-£4,184,992	-£2,092,496

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- 6.30 Although all three developments generate positive residual land values, none of these are identified as being viable, even without any affordable workspace, when measured against the four benchmark land values. We have subsequently undertaken sensitivity testing of these developments, increasing the intensity of development by reducing the site sizes to establish at what level of intensification such commercial development could viably be delivered where 60% of the site is developed. The full results of this testing are set out in **Appendix 8**, and we set out a summary of our analysis of this testing in Table 6.30.1 below.
- 6.31 This testing has identified that for site EMP1, where the site size is reduced by 50% to 63% and delivered in a building of up to three-storeys the scheme is viable against the two lower benchmark land values (BLV 3 - Secondary Offices - lower value and Community and BLV 4 - Secondary Industrial - lower value). For this scheme to viably come forward against the second highest Benchmark land value (BLV 2 - Secondary Industrial - upper value), the site size would need to be reduced by 72% and be delivered in a four-storey building. The last scenario is more challenging where the site size needs to be reduced by 84% and the development delivered in a building of circa seven-storeys to viably come forward against BLV 1 - Secondary Offices - upper value. In light of this, we consider that such schemes are more likely to come forward on sites in the two lower benchmark land value uses, and may come forward on sites in benchmark land value 2 uses. We consider it is less likely that such schemes would come forward on sites which are in benchmark land value 1 land uses.
- 6.32 The sensitivity testing undertaken for sites EMP 2 and EMP3 have identified that where the site size is reduced by 23% to 57% and delivered in a building of up to three-storeys, the scheme is viable against BLV 2, BLV3 and BLV 4. For these schemes to viably come forward against the highest Benchmark land value (BLV 1), the site size would need to be reduced by 75% and delivered in a circa four-storey building. Given these results, we consider that such developments could viably be delivered on sites where the existing use of the site is in BLV 2, BLV 3 and BLV 4 land uses and may come forward on sites in the highest benchmark land value uses.

Table 6.30.1 Summary and analysis of employment sites sensitivity testing

Scenario tested	EMP1 - 10,000 sqm B1c/B2			EMP2 - 10,000 sqm B8			EMP3 - 5,000 sqm B1c		
	Site Area (hectares)	% Discount of site size	Height of development (in storeys) assuming 60% site coverage	Site Area (hectares)	% Discount of site size	Height of development (in storeys) assuming 60% site coverage	Site Area (hectares)	% Discount of site size	Height of development (in storeys) assuming 60% site coverage
Original Site area	1.54	0%	1.08	1.54	0%	1.08	0.77	0%	1.08
Sensitivity Test 1 - 10% AW @ 25% discount to market rent viable at BLV 4 Secondary Industrial - lower value	0.77	-50%	2.17	1.18	-23%	1.41	0.59	-23%	1.41
Sensitivity Test 2 - 10% AW @ 25% discount to market rent viable at BLV 3 Secondary Offices - lower value and Community	0.57	-63%	2.93	0.88	-43%	1.90	0.44	-43%	1.90
Sensitivity Test 3 - 10% AW @ 25% discount to market rent viable at BLV 2 Secondary Industrial - upper value	0.43	-72%	3.87	0.66	-57%	2.52	0.33	-57%	2.52
Sensitivity Test 4 - 10% AW @ 25% discount to market rent viable at BLV 1 Secondary Offices - upper value	0.25	-84%	6.77	0.38	-75%	4.33	0.19	-75%	4.33

6.33 Tables 6.33.1 and 6.33.2 summarise the residual land values generated by the mixed use development typologies modelled with 0% to 50% affordable housing (provided as 70% SR, LLR 15% and 15% SO in all cases) and 0% affordable workspace.

Table 6.33.1 Results of Mixed Use Typology 1 (MU1- 190 flats and 15,000 sq m of B1c/B2/B8 commercial space)

Measured against benchmark land value 1 (Secondary Offices - upper value)

£675 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£23,001,159	-£28,311,271	-£28,453,530	-£28,489,589	-£28,842,843
70% SR : 15% LLR : 15% SO	5%	-£24,902,648	-£28,084,311	-£28,206,039	-£28,222,098	-£28,594,926
70% SR : 15% LLR : 15% SO	10%	-£28,818,808	-£29,831,877	-£29,973,134	-£29,989,193	-£30,361,738
70% SR : 15% LLR : 15% SO	15%	-£28,749,844	-£31,613,989	-£31,754,811	-£31,770,870	-£32,143,282
70% SR : 15% LLR : 15% SO	20%	-£30,695,155	-£33,410,585	-£33,551,070	-£33,567,130	-£33,944,499
70% SR : 15% LLR : 15% SO	25%	-£32,655,340	-£35,224,709	-£35,366,879	-£35,383,168	-£35,761,024
70% SR : 15% LLR : 15% SO	30%	-£34,630,200	-£37,058,105	-£37,198,028	-£37,214,315	-£37,592,485
70% SR : 15% LLR : 15% SO	35%	-£38,619,733	-£38,902,229	-£39,043,963	-£39,060,250	-£39,438,881
70% SR : 15% LLR : 15% SO	40%	-£38,623,843	-£40,763,082	-£40,904,684	-£40,920,970	-£41,300,210
70% SR : 15% LLR : 15% SO	45%	-£40,845,425	-£42,638,663	-£42,780,187	-£42,796,475	-£43,176,473
70% SR : 15% LLR : 15% SO	50%	-£42,687,353	-£44,528,971	-£44,670,474	-£44,686,782	-£45,067,568

£650 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£25,275,538	-£28,552,036	-£28,694,294	-£28,710,355	-£29,085,380
70% SR : 15% LLR : 15% SO	5%	-£27,073,523	-£30,203,105	-£30,345,073	-£30,361,360	-£30,739,482
70% SR : 15% LLR : 15% SO	10%	-£28,888,184	-£31,871,146	-£32,014,401	-£32,030,688	-£32,408,505
70% SR : 15% LLR : 15% SO	15%	-£30,713,520	-£33,555,683	-£33,698,517	-£33,714,804	-£34,062,486
70% SR : 15% LLR : 15% SO	20%	-£32,555,530	-£35,254,950	-£35,397,423	-£35,413,710	-£35,791,405
70% SR : 15% LLR : 15% SO	25%	-£34,412,215	-£36,969,946	-£37,111,116	-£37,127,403	-£37,505,281
70% SR : 15% LLR : 15% SO	30%	-£36,283,575	-£38,697,873	-£38,839,596	-£38,855,883	-£39,234,053
70% SR : 15% LLR : 15% SO	35%	-£38,169,608	-£40,441,128	-£40,582,882	-£40,599,149	-£40,977,779
70% SR : 15% LLR : 15% SO	40%	-£40,078,151	-£42,199,312	-£42,340,913	-£42,357,200	-£42,736,440
70% SR : 15% LLR : 15% SO	45%	-£41,998,989	-£43,972,223	-£44,113,748	-£44,130,035	-£44,510,033
70% SR : 15% LLR : 15% SO	50%	-£43,938,708	-£45,769,882	-£45,901,366	-£45,917,652	-£46,298,559

£600 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£34,384,893	-£37,578,595	-£37,720,887	-£37,737,154	-£38,115,889
70% SR : 15% LLR : 15% SO	5%	-£35,788,946	-£38,827,900	-£38,871,634	-£38,987,920	-£39,386,022
70% SR : 15% LLR : 15% SO	10%	-£37,197,782	-£40,093,936	-£40,237,190	-£40,253,478	-£40,631,294
70% SR : 15% LLR : 15% SO	15%	-£38,621,500	-£41,374,702	-£41,517,537	-£41,533,824	-£41,911,506
70% SR : 15% LLR : 15% SO	20%	-£40,060,100	-£42,670,199	-£42,812,872	-£42,829,959	-£43,206,855
70% SR : 15% LLR : 15% SO	25%	-£41,513,683	-£43,980,428	-£44,122,595	-£44,138,882	-£44,516,741
70% SR : 15% LLR : 15% SO	30%	-£42,981,947	-£45,305,382	-£45,447,306	-£45,463,562	-£45,841,782
70% SR : 15% LLR : 15% SO	35%	-£44,465,193	-£46,645,087	-£46,788,801	-£46,803,088	-£47,186,303
70% SR : 15% LLR : 15% SO	40%	-£45,963,321	-£48,005,338	-£48,148,942	-£48,165,458	-£48,550,085
70% SR : 15% LLR : 15% SO	45%	-£47,476,332	-£49,383,551	-£49,527,079	-£49,543,596	-£49,928,972
70% SR : 15% LLR : 15% SO	50%	-£49,005,243	-£50,778,702	-£50,920,208	-£50,936,725	-£51,323,021

£550 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£29,824,289	-£33,061,430	-£33,205,702	-£33,221,960	-£33,600,525
70% SR : 15% LLR : 15% SO	5%	-£31,414,211	-£34,510,102	-£34,653,838	-£34,670,123	-£35,048,225
70% SR : 15% LLR : 15% SO	10%	-£33,018,807	-£35,973,506	-£36,116,761	-£36,133,048	-£36,510,886
70% SR : 15% LLR : 15% SO	15%	-£34,639,592	-£37,451,640	-£37,594,475	-£37,610,783	-£37,988,444
70% SR : 15% LLR : 15% SO	20%	-£36,278,521	-£38,944,505	-£39,086,979	-£39,103,268	-£39,480,981
70% SR : 15% LLR : 15% SO	25%	-£37,932,332	-£40,452,100	-£40,594,269	-£40,610,567	-£40,988,414
70% SR : 15% LLR : 15% SO	30%	-£39,601,024	-£41,974,424	-£42,116,347	-£42,132,634	-£42,510,804
70% SR : 15% LLR : 15% SO	35%	-£41,284,599	-£43,511,478	-£43,633,210	-£43,649,498	-£44,048,129
70% SR : 15% LLR : 15% SO	40%	-£42,983,056	-£45,063,258	-£45,204,859	-£45,221,147	-£45,600,387
70% SR : 15% LLR : 15% SO	45%	-£44,696,395	-£46,629,787	-£46,771,292	-£46,787,578	-£47,167,577
70% SR : 15% LLR : 15% SO	50%	-£46,424,817	-£48,211,003	-£48,352,507	-£48,368,795	-£48,754,935

£500 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£38,977,885	-£41,984,739	-£42,129,011	-£42,145,299	-£42,523,834
70% SR : 15% LLR : 15% SO	5%	-£40,184,078	-£43,066,407	-£43,200,141	-£43,216,428	-£43,594,530
70% SR : 15% LLR : 15% SO	10%	-£41,405,149	-£44,142,808	-£44,286,061	-£44,302,347	-£44,684,000
70% SR : 15% LLR : 15% SO	15%	-£42,641,104	-£45,246,383	-£45,391,239	-£45,407,757	-£45,790,783
70% SR : 15% LLR : 15% SO	20%	-£43,891,941	-£46,368,669	-£46,513,159	-£46,529,675	-£46,912,716
70% SR : 15% LLR : 15% SO	25%	-£45,157,882	-£47,505,893	-£47,650,075	-£47,666,592	-£48,049,797
70% SR : 15% LLR : 15% SO	30%	-£46,438,283	-£48,658,055	-£48,801,987	-£48,818,504	-£49,202,025
70% SR : 15% LLR : 15% SO	35%	-£47,735,795	-£49,825,155	-£49,968,894	-£49,985,412	-£50,369,400
70% SR : 15% LLR : 15% SO	40%	-£49,055,199	-£51,007,191	-£51,150,798	-£51,167,313	-£51,551,920
70% SR : 15% LLR : 15% SO	45%	-£50,389,695	-£52,204,183	-£52,347,890	-£52,364,208	-£52,749,583
70% SR : 15% LLR : 15% SO	50%	-£51,739,284	-£53,416,071	-£53,559,577	-£53,578,095	-£53,967,390

£475 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£41,269,331	-£44,249,325	-£44,395,639	-£44,412,157	-£44,796,048
70% SR : 15% LLR : 15% SO	5%	-£42,389,363	-£45,241,174	-£45,386,942	-£45,403,460	-£45,786,913
70% SR : 15% LLR : 15% SO	10%	-£43,524,277	-£46,247,864	-£46,393,246	-£46,406,783	-£46,792,827
70% SR : 15% LLR : 15% SO	15%	-£44,674,074	-£47,269,692	-£47,414,548	-£47,431,086	-£47,814,063
70% SR : 15% LLR : 15% SO	20%	-£45,838,752	-£48,308,360	-£48,459,849	-£48,467,367	-£48,850,407
70% SR : 15% LLR : 15% SO	25%	-£47,022,119	-£49,357,966	-£49,502,147	-£49,518,664	-£49,901,870
70% SR : 15% LLR : 15% SO	30%	-£48,224,435	-£50,424,509	-£50,568,441	-£50,584,958	-£50,968,479
70% SR : 15% LLR : 15% SO	35%	-£49,441,843	-£51,506,990	-£51,649,729	-£51,666,246	-£52,050,235
70% SR : 15% LLR : 15% SO	40%	-£50,674,343	-£52,602,407	-£52,746,012	-£52,762,530	-£53,147,138
70% SR : 15% LLR : 15% SO	45%	-£51,921,937	-£53,718,968	-£53,862,527	-£53,879,277	-£54,270,107
70% SR : 15% LLR : 15% SO	50%	-£53,184,623	-£54,855,546	-£55,001,097	-£55,017,837	-£55,409,601

Measured against benchmark land value 2 (Secondary Industrial - upper value)

£675 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£788,641	-£2,521,471	-£2,663,730	-£2,679,789	-£3,053,043
70% SR : 15% LLR : 15% SO	5%	-£1,112,846	-£4,274,511	-£4,416,239	-£4,432,298	-£4,805,126
70% SR : 15% LLR : 15% SO	10%	-£3,029,008	-£6,042,077	-£6,183,334	-£6,199,393	-£6,571,938
70% SR : 15% LLR : 15% SO	15%	-£4,959,844	-£7,824,169	-£7,965,011	-£7,981,070	-£8,353,482
70% SR : 15% LLR : 15% SO	20%	-£6,905,355	-£9,620,795	-£9,761,270	-£9,777,330	-£10,154,699
70% SR : 15% LLR : 15% SO	25%	-£8,865,540	-£11,434,909	-£11,577,079	-£11,593,368	-£11,971,224
70% SR : 15% LLR : 15% SO	30%	-£10,840,400	-£13,266,305	-£13,408,228	-£13,424,515	-£13,802,685
70% SR : 15% LLR : 15% SO	35%	-£12,829,933	-£15,112,429	-£15,254,183	-£15,270,450	-£15,649,081
70% SR : 15% LLR : 15% SO	40%	-£14,834,143	-£16,973,282	-£17,114,884	-£17,131,170	-£17,510,410
70% SR : 15% LLR : 15% SO	45%	-£16,856,625	-£18,848,883	-£18,990,387	-£19,006,675	-£19,386,673
70% SR : 15% LLR : 15% SO	50%	-£18,897,553	-£20,739,171	-£20,880,674	-£20,896,962	-£21,277,888

£650 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£1,485,736	-£4,782,236	-£4,904,404	-£4,920,555	-£5,285,560
70% SR : 15% LLR : 15% SO	5%	-£3,283,723	-£6,413,305	-£6,555,273	-£6,571,560	-£6,949,662
70% SR : 15% LLR : 15% SO	10%	-£5,096,394	-£8,081,346	-£8,224,601	-£8,240,888	-£8,618,705
70% SR : 15% LLR : 15% SO	15%	-£6,923,720	-£9,785,883	-£9,908,717	-£9,925,004	-£10,302,688
70% SR : 15% LLR : 15% SO	20%	-£8,765,730	-£11,465,150	-£11,607,623	-£11,623,910	-£12,001,605
70% SR : 15% LLR : 15% SO	25%	-£10,622,415	-£13,179,148	-£13,321,316	-£13,337,603	-£13,715,461
70% SR : 15% LLR : 15% SO	30%	-£12,493,775	-£14,907,873	-£15,049,796	-£15,066,083	-£15,444,253
70% SR : 15% LLR : 15% SO	35%	-£14,379,808	-£16,651,328	-£16,793,062	-£16,809,349	-£17,187,979
70% SR : 15% LLR : 15% SO	40%	-£16,288,351	-£18,409,512	-£18,551,113	-£18,567,400	-£18,946,640
70% SR : 15% LLR : 15% SO	45%	-£18,209,188	-£20,182,423	-£20,323,948	-£20,340,235	-£20,720,233
70% SR : 15% LLR : 15% SO	50%	-£20,148,608	-£21,970,062	-£22,111,566	-£22,127,852	-£22,508,759

£600 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£10,805,193	-£13,789,795	-£13,931,087	-£13,947,354	-£14,325,889
70% SR : 15% LLR : 15% SO	5%	-£11,969,146	-£15,039,100	-£15,181,834	-£15,198,120	-£15,576,222
70% SR : 15% LLR : 15% SO	10%	-£13,407,982	-£16,304,136	-£16,447,390	-£16,463,678	-£16,841,484
70% SR : 15% LLR : 15% SO	15%	-£14,831,700	-£17,584,902	-£17,727,737	-£17,744,024	-£18,121,708
70% SR : 15% LLR : 15% SO	20%	-£16,270,300	-£18,880,398	-£19,022,872	-£19,039,159	-£19,416,855
70% SR : 15% LLR : 15% SO	25%	-£17,723,783	-£20,190,628	-£20,332,795	-£20,349,082	-£20,726,941
70% SR : 15% LLR : 15% SO	30%	-£19,192,147	-£21,515,582	-£21,857,808	-£21,873,792	-£22,051,982
70% SR : 15% LLR : 15% SO	35%	-£20,675,393	-£22,855,287	-£22,997,001	-£23,013,288	-£23,396,503
70% SR : 15% LLR : 15% SO	40%	-£22,173,521	-£24,215,538	-£24,359,142	-£24,375,858	-£24,780,285
70% SR : 15% LLR : 15% SO	45%	-£23,686,532	-£25,593,751	-£25,737,279	-£25,753,796	-£26,139,172
70% SR : 15% LLR : 15% SO	50%	-£25,215,443	-£26,989,902	-£27,130,408	-£27,146,825	-£27,533,221

£550 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£8,034,489	-£9,271,830	-£9,415,902	-£9,432,190	-£9,810,725
70% SR : 15% LLR : 15% SO	5%	-£7,624,411	-£10,720,302	-£10,864,036	-£10,880,323	-£11,258,425
70% SR : 15% LLR : 15% SO	10%	-£9,229,007	-£12,193,708	-£12,326,961	-£12,343,248	-£12,721,086
70% SR : 15% LLR : 15% SO	15%	-£10,849,792	-£13,691,840	-£13,804,875	-£13,820,963	-£14,199,644
70% SR : 15% LLR : 15% SO	20%	-£12,488,721	-£15,154,705	-£15,297,179	-£15,313,466	-£15,891,181
70% SR : 15% LLR : 15% SO	25%	-£14,142,532	-£16,662,300	-£16,804,469	-£16,820,757	-£17,198,614
70% SR : 15% LLR : 15% SO	30%	-£15,811,224	-£18,194,624	-£18,326,547	-£18,342,834	-£18,721,004
70% SR : 15% LLR : 15% SO	35%	-£17,494,799	-£19,721,678	-£19,863,410	-£19,879,698	-£20,258,329
70% SR : 15% LLR : 15% SO	40%	-£19,193,258	-£21,273,458	-£21,415,059	-£21,431,347	-£21,810,587
70% SR : 15% LLR : 15% SO	45%	-£20,906,595	-£22,839,987	-£22,981,492	-£22,997,778	-£23,377,777
70% SR : 15% LLR : 15% SO	50%	-£22,634,817	-£24,421,203	-£24,562,707	-£24,578,995	-£24,965,135

£500 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£15,188,085	-£18,194,939	-£18,339,211	-£18,355,499	-£18,734,034
70% SR : 15% LLR : 15% SO	5%	-£16,394,276	-£19,266,807	-£19,410,341	-£19,426,628	-£19,804,730
70% SR : 15% LLR : 15% SO	10%	-£17,615,349	-£20,353,008	-£20,496,261	-£20,512,547	-£20,894,200
70% SR : 15% LLR : 15% SO	15%	-£18,851,304	-£21,456,593	-£21,601,439	-£21,617,957	-£22,000,993
70% SR : 15% LLR : 15% SO	20%	-£20,102,141	-£22,576,869	-£22,723,359	-£22,739,875	-£23,122,916
70% SR : 15% LLR : 15% SO	25%	-£21,367,882	-£23,716,093	-£23,880,275	-£23,896,792	-£24,259,997
70% SR : 15% LLR : 15% SO	30%	-£22,648,483	-£24,868,255	-£25,012,187	-£25,028,704	-£25,412,225
70% SR : 15% LLR : 15% SO	35%	-£23,945,995	-£26,035,355	-£26,179,094	-£26,195,812	-£26,579,800
70% SR : 15% LLR : 15% SO	40%	-£25,266,399	-£27,217,391	-£27,360,998	-£27,377,513	-£27,762,120
70% SR : 15% LLR : 15% SO	45%	-£26,609,895	-£28,414,383	-£28,557,890	-£28,574,408	-£28,959,793
70% SR : 15% LLR : 15% SO	50%	-£27,949,484	-£29,626,271	-£29,769,777	-£29,786,295	-£30,177,590

£475 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£17,479,831	-£20,469,626	-£20,606,839	-£20,622,367	-£21,006,248
70% SR : 15% LLR : 15% SO	5%	-£18,599,563	-£21,451,374	-£21,567,142	-£21,613,660	-£21,997,113
70% SR : 15% LLR : 15% SO	10%	-£19,734,477	-£22,458,164	-£22,603,446	-£22,619,963	-£23,003,127
70% SR : 15% LLR : 15% SO	15%	-£20,884,274	-£23,479,892	-£23,624,748	-£23,641,266	-£24,024,293
70% SR : 15% LLR : 15% SO	20%	-£22,048,952	-£24,516,560	-£24,661,049	-£24,677,567	-£25,060,607
70% SR : 15% LLR : 15% SO	25%	-£23,232,319	-£25,568,166	-£25,712,347	-£25,728,864	-£26,112,070
70% SR : 15% LLR : 15% SO	30%	-£24,434,635	-£26,634,709	-£26,778,641	-£26,795,168	-£27,178,679
70% SR : 15% LLR : 15% SO	35%	-£25,652,043	-£27,716,190	-£27,859,629	-£27,876,446	-£28,260,435
70% SR : 15% LLR : 15% SO	40%	-£26,884,543	-£28,812,607	-£28,966,212	-£28,972,730	-£29,357,336
70% SR : 15% LLR : 15% SO	45%	-£28,132,137	-£29,927,168	-£30,072,727	-£30,089,477	-£30,460,307
70% SR : 15% LLR : 15% SO	50%	-£29,394,823	-£31,065,749	-£31,211,287	-£31,228,037	-£31,619,801

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

£675 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,833,041	£5,522,929	£5,380,670	£5,364,611	£4,991,357
70% SR : 15% LLR : 15% SO	5%	£8,931,554	£3,789,889	£3,628,161	£3,612,102	£3,239,274
70% SR : 15% LLR : 15% SO	10%	£5,015,392	£2,002,323	£1,861,066	£1,845,007	£1,472,462
70% SR : 15% LLR : 15% SO	15%	£3,084,556	£220,231	£79,389	£63,330	-£309,082
70% SR : 15% LLR : 15% SO	20%	£1,139,045	-£1,576,385	-£1,716,870	-£1,732,930	-£2,110,299
70% SR : 15% LLR : 15% SO	25%	-£821,140	-£3,390,509	-£3,532,679	-£3,548,666	-£3,928,824
70% SR : 15% LLR : 15% SO	30%	-£2,796,000	-£5,221,905	-£5,363,828	-£5,380,115	-£5,758,285
70% SR : 15% LLR : 15% SO	35%	-£4,785,533	-£7,068,029	-£7,209,763	-£7,226,050	-£7,604,661
70% SR : 15% LLR : 15% SO	40%	-£6,789,743	-£8,928,882	-£9,070,484	-£9,086,770	-£9,466,010
70% SR : 15% LLR : 15% SO	45%	-£8,811,225	-£10,804,463	-£10,945,987	-£10,962,275	-£11,342,273
70% SR : 15% LLR : 15% SO	50%	-£10,853,153	-£12,694,771	-£12,836,274	-£12,852,562	-£13,233,468

£650 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,558,664	£3,282,164	£3,139,906	£3,123,845	£2,748,840
70% SR : 15% LLR : 15% SO	5%	£4,760,677	£1,631,095	£1,489,127	£1,472,840	£1,094,738
70% SR : 15% LLR : 15% SO	10%	£2,948,016	-£36,946	-£180,201	-£196,488	-£574,305
70% SR : 15% LLR : 15% SO	15%	£1,120,680	-£1,721,483	-£1,864,317	-£1,880,604	-£2,256,266
70% SR : 15% LLR : 15% SO	20%	-£721,330	-£3,420,760	-£3,563,223	-£3,579,510	-£3,957,205
70% SR : 15% LLR : 15% SO	25%	-£2,578,015	-£5,134,746	-£5,276,916	-£5,293,203	-£5,671,061
70% SR : 15% LLR : 15% SO	30%	-£4,449,375	-£6,883,473	-£7,005,399	-£7,021,683	-£7,399,853
70% SR : 15% LLR : 15% SO	35%	-£6,335,408	-£8,606,928	-£8,748,662	-£8,764,949	-£9,143,579
70% SR : 15% LLR : 15% SO	40%	-£8,241,951	-£10,365,112	-£10,506,713	-£10,523,000	-£10,902,240
70% SR : 15% LLR : 15% SO	45%	-£10,164,789	-£12,139,023	-£12,279,546	-£12,295,835	-£12,675,833
70% SR : 15% LLR : 15% SO	50%	-£12,102,508	-£13,925,682	-£14,067,166	-£14,083,462	-£14,464,359

£600 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,009,911	-£1,227,230	-£1,371,502	-£1,387,790	-£1,788,325
70% SR : 15% LLR : 15% SO	5%	£419,989	-£2,675,902	-£2,819,836	-£2,835,923	-£3,214,025
70% SR : 15% LLR : 15% SO	10%	-£1,184,607	-£4,139,306	-£4,282,561	-£4,298,848	-£4,676,666
70% SR : 15% LLR : 15% SO	15%	-£2,805,392	-£5,617,440	-£5,760,275	-£5,776,563	-£6,154,244
70% SR : 15% LLR : 15% SO	20%	-£4,444,321	-£7,110,305	-£7,252,779	-£7,269,066	-£7,646,761
70% SR : 15% LLR : 15% SO	25%	-£6,098,132	-£8,617,900	-£8,760,069	-£8,776,357	-£9,154,214
70% SR : 15% LLR : 15% SO	30%	-£7,766,824	-£10,140,224	-£10,282,147	-£10,298,434	-£10,676,604
70% SR : 15% LLR : 15% SO	35%	-£9,450,389	-£11,677,276	-£11,819,010	-£11,835,298	-£12,213,929
70% SR : 15% LLR : 15% SO	40%	-£11,148,856	-£13,229,058	-£13,370,859	-£13,386,947	-£13,766,187
70% SR : 15% LLR : 15% SO	45%	-£12,862,195	-£14,795,567	-£14,937,092	-£14,953,378	-£15,333,377
70% SR : 15% LLR : 15% SO	50%	-£14,590,417	-£16,376,803	-£16,518,307	-£16,534,595	-£16,920,736

£550 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£2,560,793	-£5,742,395	-£5,886,667	-£5,902,954	-£6,281,489
70% SR : 15% LLR : 15% SO	5%	-£3,954,746	-£8,993,700	-£9,137,434	-£9,153,720	-£9,531,822
70% SR : 15% LLR : 15% SO	10%	-£5,363,582	-£12,259,736	-£12,402,990	-£12,419,278	-£12,797,094
70% SR : 15% LLR : 15% SO	15%	-£6,787,300	-£15,540,502	-£15,683,337	-£15,699,624	-£16,077,306
70% SR : 15% LLR : 15% SO	20%	-£8,225,900	-£18,835,999	-£18,978,472	-£18,994,759	-£19,372,455
70% SR : 15% LLR : 15% SO	25%	-£9,679,383	-£22,146,226	-£22,288,395	-£22,304,682	-£22,692,541
70% SR : 15% LLR : 15% SO	30%	-£11,147,747	-£25,471,182	-£25,613,106	-£25,629,392	-£26,007,582
70% SR : 15% LLR : 15% SO	35%	-£12,630,993	-£28,810,867	-£28,952,601	-£28,968,888	-£29,352,103
70% SR : 15% LLR : 15% SO	40%	-£14,129,121	-£32,171,136	-£32,312,742	-£32,329,028	-£32,715,865
70% SR : 15% LLR : 15% SO	45%	-£15,642,132	-£35,549,351	-£35,690,879	-£35,707,396	-£36,094,772
70% SR : 15% LLR : 15% SO	50%	-£17,171,043	-£38,942,502	-£39,083,008	-£39,100,225	-£39,488,821

£500 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£7,143,885	-£10,150,539	-£10,294,811	-£10,311,099	-£10,689,634
70% SR : 15% LLR : 15% SO	5%	-£8,349,876	-£11,222,207	-£11,365,941	-£11,382,228	-£11,760,330
70% SR : 15% LLR : 15% SO	10%	-£9,570,949	-£12,308,606	-£12,451,861	-£12,468,147	-£12,849,800
70% SR : 15% LLR : 15% SO	15%	-£10,806,904	-£13,412,183	-£13,557,039	-£13,573,557	-£13,958,563
70% SR : 15% LLR : 15% SO	20%	-£12,057,741	-£14,534,469	-£14,678,959	-£14,695,475	-£15,078,516
70% SR : 15% LLR : 15% SO	25%	-£13,323,462	-£15,671,893	-£15,815,875	-£15,832,392	-£16,215,597
70% SR : 15% LLR : 15% SO	30%	-£14,604,083	-£16,823,855	-£16,967,787	-£16,984,304	-£17,367,825
70% SR : 15% LLR : 15% SO	35%	-£15,901,595	-£18,090,955	-£18,134,694	-£18,151,212	-£18,535,200
70% SR : 15% LLR : 15% SO	40%	-£17,220,999	-£19,372,991	-£19,516,596	-£19,533,113	-£19,717,720
70% SR : 15% LLR : 15% SO	45%	-£18,555,495	-£20,669,963	-£20,813,490	-£20,830,008	-£20,915,393
70% SR : 15% LLR : 15% SO	50%	-£19,905,084	-£21,981,871	-£22,125,377	-£22,141,895	-£22,133,190

£475 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£9,435,131	-£12,415,125	-£12,561,439	-£12,577,957	-£12,981,848
70% SR : 15% LLR : 15% SO	5%	-£10,555,163	-£13,408,874	-£13,552,742	-£13,569,260	-£13,952,713
70% SR : 15% LLR : 15% SO	10%	-£11,690,077	-£14,413,784	-£14,559,046	-£14,575,563	-£14,958,727
70% SR : 15% LLR : 15% SO	15%	-£12,839,874	-£15,435,492	-£15,580,348	-£15,596,866	-£15,979,893
70% SR : 15% LLR : 15% SO	20%	-£14,004,552	-£16,472,190	-£16,616,649	-£16,633,167	-£17,016,207
70% SR : 15% LLR : 15% SO	25%	-£15,187,919	-£17,523,786	-£17,667,947	-£17,684,464	-£18,067,670
70% SR : 15% LLR : 15% SO	30%	-£16,390,235	-£18,590,309	-£18,734,241	-£18,750,758	-£19,134,279
70% SR : 15% LLR : 15% SO	35%	-£17,607,843	-£19,671,790	-£19,815,529	-£19,832,046	-£20,216,035
70% SR : 15% LLR : 15% SO	40%	-£18,840,143	-£20,769,207	-£20,911,812	-£20,928,330	-£21,312,938
70% SR : 15% LLR : 15% SO	45%	-£20,087,737	-£21,882,788	-£22,028,327	-£22,045,077	-£22,435,907
70% SR : 15% LLR : 15% SO	50%	-£21,350,423	-£23,021,349	-£23,166,887	-£23,183,637	-£23,575,401

Measured against benchmark land value 4 (Secondary Industrial - lower value)

£675 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,922,441	£11,812,329	£11,470,070	£11,454,011	£11,080,757
70% SR : 15% LLR : 15% SO	5%	£13,020,954	£9,859,289	£9,717,561	£9,701,502	£9,328,674
70% SR : 15% LLR : 15% SO	10%	£11,104,792	£8,091,723	£7,950,488	£7,934,407	£7,561,862
70% SR : 15% LLR : 15% SO	15%	£9,173,956	£6,309,831	£6,168,789	£6,152,730	£5,780,318
70% SR : 15% LLR : 15% SO	20%	£7,228,445	£4,513,015	£4,372,530	£4,356,470	£3,979,101
70% SR : 15% LLR : 15% SO	25%	£5,268,260	£2,698,891	£2,556,721	£2,540,434	£2,162,576
70% SR : 15% LLR : 15% SO	30%	£3,293,400	£897,495	£725,572	£709,285	£331,115
70% SR : 15% LLR : 15% SO	35%	£1,303,867	-£978,629	-£1,120,363	-£1,139,860	-£1,515,291
70% SR : 15% LLR : 15% SO	40%	-£700,343	-£2,839,482	-£2,981,084	-£2,997,370	-£3,376,610
70% SR : 15% LLR : 15% SO	45%	-£2,721,825	-£4,715,083	-£4,856,587	-£4,872,975	-£5,262,873
70% SR : 15% LLR : 15% SO	50%	-£4,783,753	-£6,605,371	-£6,746,874	-£6,763,162	-£7,144,088

£650 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,848,064	£9,371,584	£9,229,308	£9,213,245	£8,838,240
70% SR : 15% LLR : 15% SO	5%	£10,850,077	£7,720,495	£7,578,527	£7,562,240	£7,184,138
70% SR : 15% LLR : 15% SO	10%	£9,037,416	£6,052,454	£5,909,199	£5,892,912	£5,515,065
70% SR : 15% LLR : 15% SO	15%	£7,210,080	£4,387,917	£4,225,083	£4,208,798	£3,831,114
70% SR : 15% LLR : 15% SO	20%	£5,368,070	£2,688,650	£2,526,177	£2,509,890	£2,132,195
70% SR : 15% LLR : 15% SO	25%	£3,511,385	£954,654	£812,484	£796,197	£418,339
70% SR : 15% LLR : 15% SO	30%	£1,640,025	-£774,073	-£915,966	-£932,283	-£1,310,483
70% SR : 15% LLR : 15% SO	35%	-£248,008	-£2,517,528	-£2,659,262	-£2,675,549	-£3,064,179
70% SR : 15% LLR : 15% SO	40%	-£2,152,551	-£4,275,712	-£4,417,313	-£4,433,800	-£4,812,840
70% SR : 15% LLR : 15% SO	45%	-£4,076,388	-£6,048,823	-£6,190,148	-£6,206,435	-£6,588,433
70% SR : 15% LLR : 15% SO	50%	-£6,013,108	-£7,836,262	-£7,977,766	-£7,994,052	-£8,374,659

£600 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,099,311	£4,982,170	£4,717,898	£4,701,610	£4,323,075
70% SR : 15% LLR : 15% SO	5%	£6,509,389	£3,413,498	£3,269,764	£3,253,477	£2,875,375
70% SR : 15% LLR : 15% SO	10%	£4,904,793	£1,950,094	£1,806,839	£1,790,552	£1,412,734
70% SR : 15% LLR : 15% SO	15%	£3,284,008	£471,960	£329,125	£312,837	£84,844
70% SR : 15% LLR : 15% SO	20%	£1,645,079	£-1,020,905	£-1,163,379	£-1,179,688	£-1,557,391
70% SR : 15% LLR : 15% SO	25%	£-8,732	£-2,528,500	£-2,670,669	£-2,688,957	£-3,064,814
70% SR : 15% LLR : 15% SO	30%	£-1,677,424	£-4,050,824	£-4,192,747	£-4,208,034	£-4,587,204
70% SR : 15% LLR : 15% SO	35%	£-3,380,999	£-5,587,878	£-5,729,610	£-5,745,898	£-6,124,529
70% SR : 15% LLR : 15% SO	40%	£-5,059,456	£-7,139,658	£-7,281,259	£-7,297,547	£-7,676,797
70% SR : 15% LLR : 15% SO	45%	£-6,772,795	£-8,708,167	£-8,847,692	£-8,863,978	£-9,243,977
70% SR : 15% LLR : 15% SO	50%	£-8,501,017	£-10,287,403	£-10,428,907	£-10,445,195	£-10,831,335

£550 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,528,607	£347,005	£202,733	£186,446	£-192,089
70% SR : 15% LLR : 15% SO	5%	£2,134,654	£-904,300	£-1,048,034	£-1,064,320	£-1,442,422
70% SR : 15% LLR : 15% SO	10%	£725,818	£-2,170,336	£-2,313,590	£-2,329,878	£-2,707,894
70% SR : 15% LLR : 15% SO	15%	£-697,900	£-3,451,102	£-3,593,937	£-3,610,224	£-3,987,908
70% SR : 15% LLR : 15% SO	20%	£-2,136,600	£-4,746,599	£-4,889,072	£-4,905,359	£-5,283,955
70% SR : 15% LLR : 15% SO	25%	£-3,589,983	£-6,056,826	£-6,198,995	£-6,215,282	£-6,593,141
70% SR : 15% LLR : 15% SO	30%	£-5,058,347	£-7,381,782	£-7,523,706	£-7,539,992	£-7,918,162
70% SR : 15% LLR : 15% SO	35%	£-6,541,593	£-8,721,467	£-8,863,201	£-8,879,488	£-9,262,703
70% SR : 15% LLR : 15% SO	40%	£-8,039,721	£-10,081,736	£-10,225,342	£-10,241,628	£-10,626,465
70% SR : 15% LLR : 15% SO	45%	£-9,552,732	£-11,459,951	£-11,603,479	£-11,619,966	£-12,005,372
70% SR : 15% LLR : 15% SO	50%	£-11,081,843	£-12,853,102	£-12,996,608	£-13,013,125	£-13,399,421

£500 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,054,285	£-4,061,139	£-4,205,411	£-4,221,699	£-4,600,234
70% SR : 15% LLR : 15% SO	5%	£-2,280,478	£-5,132,907	£-5,276,541	£-5,292,828	£-5,670,930
70% SR : 15% LLR : 15% SO	10%	£-3,481,549	£-6,219,209	£-6,362,461	£-6,378,747	£-6,780,400
70% SR : 15% LLR : 15% SO	15%	£-4,717,504	£-7,322,783	£-7,467,839	£-7,484,157	£-7,887,183
70% SR : 15% LLR : 15% SO	20%	£-5,988,341	£-8,445,089	£-8,589,559	£-8,606,075	£-9,008,116
70% SR : 15% LLR : 15% SO	25%	£-7,234,062	£-9,582,293	£-9,726,475	£-9,742,992	£-10,126,197
70% SR : 15% LLR : 15% SO	30%	£-8,514,663	£-10,734,455	£-10,878,387	£-10,894,904	£-11,279,425
70% SR : 15% LLR : 15% SO	35%	£-9,812,185	£-11,901,565	£-12,045,294	£-12,061,812	£-12,445,800
70% SR : 15% LLR : 15% SO	40%	£-11,131,599	£-13,083,591	£-13,227,198	£-13,243,713	£-13,628,320
70% SR : 15% LLR : 15% SO	45%	£-12,486,095	£-14,280,563	£-14,424,090	£-14,440,608	£-14,825,983
70% SR : 15% LLR : 15% SO	50%	£-13,815,684	£-15,492,471	£-15,635,977	£-15,652,495	£-16,043,790

£475 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,345,731	-£8,325,725	-£6,472,039	-£6,488,557	-£6,872,448
70% SR : 15% LLR : 15% SO	5%	-£4,465,783	-£7,317,574	-£7,463,342	-£7,479,880	-£7,883,313
70% SR : 15% LLR : 15% SO	10%	-£5,600,677	-£8,324,384	-£8,469,646	-£8,486,183	-£8,899,327
70% SR : 15% LLR : 15% SO	15%	-£6,750,474	-£9,346,092	-£9,460,948	-£9,507,468	-£9,890,493
70% SR : 15% LLR : 15% SO	20%	-£7,916,152	-£10,382,780	-£10,527,249	-£10,543,767	-£10,926,807
70% SR : 15% LLR : 15% SO	25%	-£9,098,519	-£11,434,386	-£11,578,547	-£11,595,084	-£11,978,270
70% SR : 15% LLR : 15% SO	30%	-£10,300,835	-£12,500,909	-£12,644,841	-£12,661,358	-£13,044,879
70% SR : 15% LLR : 15% SO	35%	-£11,518,243	-£13,582,390	-£13,726,129	-£13,742,546	-£14,126,635
70% SR : 15% LLR : 15% SO	40%	-£12,750,743	-£14,678,807	-£14,822,412	-£14,838,930	-£15,223,538
70% SR : 15% LLR : 15% SO	45%	-£13,998,337	-£15,793,388	-£15,938,927	-£15,955,677	-£16,346,507
70% SR : 15% LLR : 15% SO	50%	-£15,261,023	-£16,931,949	-£17,077,487	-£17,094,237	-£17,486,001

Table 6.33.2 Results of Mixed Use Typology 2 (MU2 - 300 flats and 8,000 sq m B1c/B2 commercial space)

Measured against benchmark land value 1 (Secondary Offices - upper value)

£675 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,621,574	£7,635,418	£7,417,325	£7,392,363	£6,820,136
70% SR : 15% LLR : 15% SO	5%	£9,644,371	£4,876,481	£4,659,201	£4,634,239	£4,062,667
70% SR : 15% LLR : 15% SO	10%	£6,635,173	£2,095,275	£1,878,718	£1,853,756	£1,282,615
70% SR : 15% LLR : 15% SO	15%	£3,600,009	-£708,201	-£924,122	-£949,084	-£1,520,021
70% SR : 15% LLR : 15% SO	20%	£542,349	-£3,533,944	-£3,749,319	-£3,774,280	-£4,345,237
70% SR : 15% LLR : 15% SO	25%	-£2,537,809	-£6,381,953	-£6,595,868	-£6,621,831	-£7,195,552
70% SR : 15% LLR : 15% SO	30%	-£5,640,464	-£9,282,431	-£9,480,010	-£9,505,326	-£10,085,090
70% SR : 15% LLR : 15% SO	35%	-£8,755,616	-£12,174,450	-£12,391,739	-£12,417,055	-£12,997,524
70% SR : 15% LLR : 15% SO	40%	-£11,892,075	-£15,109,048	-£15,326,134	-£15,351,449	-£15,932,853
70% SR : 15% LLR : 15% SO	45%	-£15,115,305	-£18,066,225	-£18,263,194	-£18,308,509	-£18,893,251
70% SR : 15% LLR : 15% SO	50%	-£18,331,350	-£21,054,481	-£21,284,485	-£21,310,161	-£21,902,393

£650 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,094,522	£4,144,299	£3,926,206	£3,901,244	£3,329,016
70% SR : 15% LLR : 15% SO	5%	£6,265,848	£1,544,470	£1,327,190	£1,302,228	£730,656
70% SR : 15% LLR : 15% SO	10%	£3,414,677	-£1,077,628	-£1,294,185	-£1,319,146	-£1,890,288
70% SR : 15% LLR : 15% SO	15%	£541,008	-£3,721,995	-£3,937,916	-£3,962,878	-£4,533,815
70% SR : 15% LLR : 15% SO	20%	-£2,355,157	-£6,388,630	-£6,606,927	-£6,632,242	-£7,211,279
70% SR : 15% LLR : 15% SO	25%	-£5,273,821	-£9,094,797	-£9,312,754	-£9,338,069	-£9,917,354
70% SR : 15% LLR : 15% SO	30%	-£8,214,981	-£11,823,670	-£12,041,249	-£12,066,564	-£12,646,328
70% SR : 15% LLR : 15% SO	35%	-£11,185,344	-£14,575,123	-£14,792,411	-£14,817,727	-£15,398,196
70% SR : 15% LLR : 15% SO	40%	-£14,195,784	-£17,349,156	-£17,566,241	-£17,591,556	-£18,172,961
70% SR : 15% LLR : 15% SO	45%	-£17,226,040	-£20,159,331	-£20,379,969	-£20,405,643	-£20,996,454
70% SR : 15% LLR : 15% SO	50%	-£20,283,558	-£23,005,362	-£23,225,369	-£23,251,042	-£23,843,265

£600 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,007,550	-£2,838,426	-£3,059,606	-£3,084,921	-£3,665,246
70% SR : 15% LLR : 15% SO	5%	-£496,800	-£5,131,621	-£5,351,976	-£5,377,291	-£5,966,951
70% SR : 15% LLR : 15% SO	10%	-£3,023,047	-£7,447,401	-£7,667,022	-£7,692,337	-£8,271,561
70% SR : 15% LLR : 15% SO	15%	-£5,572,091	-£9,785,764	-£10,004,741	-£10,030,056	-£10,609,072
70% SR : 15% LLR : 15% SO	20%	-£8,147,493	-£12,146,710	-£12,365,133	-£12,390,448	-£12,969,485
70% SR : 15% LLR : 15% SO	25%	-£10,758,583	-£14,530,239	-£14,748,195	-£14,773,510	-£15,352,797
70% SR : 15% LLR : 15% SO	30%	-£13,393,088	-£16,936,349	-£17,153,928	-£17,179,243	-£17,765,660
70% SR : 15% LLR : 15% SO	35%	-£16,060,108	-£19,381,807	-£19,602,171	-£19,627,484	-£20,216,527
70% SR : 15% LLR : 15% SO	40%	-£18,729,945	-£21,855,161	-£22,075,319	-£22,100,592	-£22,690,624
70% SR : 15% LLR : 15% SO	45%	-£21,455,497	-£24,351,415	-£24,571,454	-£24,597,127	-£25,180,745
70% SR : 15% LLR : 15% SO	50%	-£24,206,740	-£26,891,050	-£27,114,169	-£27,140,206	-£27,740,808

£550 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£5,095,087	-£9,897,684	-£10,108,864	-£10,134,179	-£10,714,504
70% SR : 15% LLR : 15% SO	5%	-£7,291,680	-£11,871,979	-£12,092,334	-£12,117,649	-£12,697,309
70% SR : 15% LLR : 15% SO	10%	-£9,521,089	-£13,878,858	-£14,098,479	-£14,123,794	-£14,703,018
70% SR : 15% LLR : 15% SO	15%	-£11,773,314	-£15,908,729	-£16,130,805	-£16,156,478	-£16,743,688
70% SR : 15% LLR : 15% SO	20%	-£14,048,364	-£17,978,261	-£18,199,774	-£18,225,447	-£18,812,678
70% SR : 15% LLR : 15% SO	25%	-£16,346,209	-£20,070,695	-£20,291,735	-£20,317,409	-£20,904,892
70% SR : 15% LLR : 15% SO	30%	-£18,674,094	-£22,186,029	-£22,406,686	-£22,432,360	-£23,020,328
70% SR : 15% LLR : 15% SO	35%	-£21,039,017	-£24,324,262	-£24,544,626	-£24,570,300	-£25,167,003
70% SR : 15% LLR : 15% SO	40%	-£23,427,079	-£26,506,583	-£26,729,835	-£26,755,873	-£27,353,848
70% SR : 15% LLR : 15% SO	45%	-£25,845,594	-£28,715,878	-£28,939,031	-£28,965,067	-£29,564,239
70% SR : 15% LLR : 15% SO	50%	-£28,308,673	-£30,979,243	-£31,208,723	-£31,235,501	-£31,853,222

£500 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£12,240,084	-£16,796,862	-£17,021,171	-£17,046,845	-£17,635,381
70% SR : 15% LLR : 15% SO	5%	-£14,152,424	-£18,513,161	-£18,736,634	-£18,762,308	-£19,350,170
70% SR : 15% LLR : 15% SO	10%	-£16,087,579	-£20,252,366	-£20,475,094	-£20,500,767	-£21,088,188
70% SR : 15% LLR : 15% SO	15%	-£18,061,028	-£22,014,472	-£22,236,548	-£22,262,221	-£22,849,431
70% SR : 15% LLR : 15% SO	20%	-£20,069,184	-£23,799,482	-£24,021,600	-£24,047,636	-£24,643,177
70% SR : 15% LLR : 15% SO	25%	-£22,080,480	-£25,626,335	-£25,849,505	-£25,875,541	-£26,471,338
70% SR : 15% LLR : 15% SO	30%	-£24,124,913	-£27,476,943	-£27,700,724	-£27,726,760	-£28,323,049
70% SR : 15% LLR : 15% SO	35%	-£26,209,481	-£29,351,776	-£29,575,259	-£29,601,295	-£30,207,191
70% SR : 15% LLR : 15% SO	40%	-£28,324,588	-£31,288,967	-£31,518,604	-£31,545,383	-£32,160,402
70% SR : 15% LLR : 15% SO	45%	-£30,480,113	-£33,285,289	-£33,494,802	-£33,521,580	-£34,137,830
70% SR : 15% LLR : 15% SO	50%	-£32,704,062	-£35,285,936	-£35,518,663	-£35,545,820	-£36,172,283

£475 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£15,822,851	-£20,360,865	-£20,585,175	-£20,610,848	-£21,199,385
70% SR : 15% LLR : 15% SO	5%	-£17,614,934	-£21,942,526	-£22,165,999	-£22,191,673	-£22,779,535
70% SR : 15% LLR : 15% SO	10%	-£19,430,155	-£23,547,091	-£23,772,492	-£23,798,530	-£24,394,262
70% SR : 15% LLR : 15% SO	15%	-£21,268,516	-£25,192,254	-£25,417,472	-£25,443,510	-£26,039,029
70% SR : 15% LLR : 15% SO	20%	-£23,130,013	-£26,861,124	-£27,085,771	-£27,111,808	-£27,707,349
70% SR : 15% LLR : 15% SO	25%	-£25,021,464	-£28,553,218	-£28,777,367	-£28,803,424	-£29,399,220
70% SR : 15% LLR : 15% SO	30%	-£26,951,307	-£30,279,336	-£30,509,495	-£30,536,274	-£31,149,557
70% SR : 15% LLR : 15% SO	35%	-£28,904,616	-£32,067,700	-£32,297,553	-£32,324,331	-£32,936,362
70% SR : 15% LLR : 15% SO	40%	-£30,910,145	-£33,879,951	-£34,109,588	-£34,136,367	-£34,756,502
70% SR : 15% LLR : 15% SO	45%	-£32,967,670	-£35,740,315	-£35,973,076	-£36,000,233	-£36,625,204
70% SR : 15% LLR : 15% SO	50%	-£35,068,768	-£37,632,117	-£37,864,843	-£37,892,002	-£38,516,464

Measured against benchmark land value 2 (Secondary Industrial - upper value)

£675 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,191,035	£20,204,879	£19,986,786	£19,961,824	£19,389,598
70% SR : 15% LLR : 15% SO	5%	£22,213,832	£17,445,942	£17,228,652	£17,203,701	£16,632,128
70% SR : 15% LLR : 15% SO	10%	£19,204,634	£14,664,736	£14,448,179	£14,423,217	£13,652,076
70% SR : 15% LLR : 15% SO	15%	£16,169,470	£11,861,260	£11,645,339	£11,620,377	£11,049,441
70% SR : 15% LLR : 15% SO	20%	£13,111,810	£9,035,517	£8,820,142	£8,795,181	£8,224,224
70% SR : 15% LLR : 15% SO	25%	£10,031,652	£6,187,508	£5,972,593	£5,947,630	£5,373,909
70% SR : 15% LLR : 15% SO	30%	£6,928,997	£3,307,030	£3,089,451	£3,064,135	£2,484,371
70% SR : 15% LLR : 15% SO	35%	£3,803,845	£395,011	£177,722	£152,406	-£428,063
70% SR : 15% LLR : 15% SO	40%	£647,386	-£2,539,587	-£2,756,673	-£2,781,958	-£3,363,392
70% SR : 15% LLR : 15% SO	45%	-£2,545,845	-£5,496,764	-£5,713,732	-£5,739,048	-£6,323,800
70% SR : 15% LLR : 15% SO	50%	-£5,761,889	-£8,495,020	-£8,715,027	-£8,740,700	-£9,332,922

£650 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,663,983	£16,713,760	£16,495,667	£16,470,705	£15,898,477
70% SR : 15% LLR : 15% SO	5%	£18,835,309	£14,113,931	£13,896,651	£13,871,690	£13,300,117
70% SR : 15% LLR : 15% SO	10%	£15,984,138	£11,491,833	£11,275,276	£11,250,315	£10,679,173
70% SR : 15% LLR : 15% SO	15%	£13,110,469	£8,847,466	£8,631,545	£8,606,583	£8,035,646
70% SR : 15% LLR : 15% SO	20%	£10,214,304	£6,180,831	£5,962,534	£5,937,219	£5,358,182
70% SR : 15% LLR : 15% SO	25%	£7,295,640	£3,474,664	£3,256,707	£3,231,392	£2,652,107
70% SR : 15% LLR : 15% SO	30%	£4,354,480	£745,791	£528,212	£502,897	-£76,867
70% SR : 15% LLR : 15% SO	35%	£1,381,117	-£2,005,662	-£2,222,950	-£2,248,265	-£2,828,735
70% SR : 15% LLR : 15% SO	40%	-£1,626,323	-£4,779,695	-£4,996,780	-£5,022,095	-£5,603,500
70% SR : 15% LLR : 15% SO	45%	-£4,655,579	-£7,590,470	-£7,810,505	-£7,836,182	-£8,426,993
70% SR : 15% LLR : 15% SO	50%	-£7,714,097	-£10,435,901	-£10,655,908	-£10,681,581	-£11,273,804

£600 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,577,011	£9,731,035	£9,509,855	£9,484,540	£8,904,215
70% SR : 15% LLR : 15% SO	5%	£12,072,961	£7,437,840	£7,217,485	£7,192,170	£6,612,510
70% SR : 15% LLR : 15% SO	10%	£9,546,414	£5,122,060	£4,902,439	£4,877,124	£4,297,900
70% SR : 15% LLR : 15% SO	15%	£6,997,370	£2,783,697	£2,564,720	£2,539,405	£1,960,369
70% SR : 15% LLR : 15% SO	20%	£4,421,968	£422,751	£204,328	£179,013	£-600,024
70% SR : 15% LLR : 15% SO	25%	£1,810,579	£-1,960,778	£-2,178,734	£-2,204,049	£-2,783,336
70% SR : 15% LLR : 15% SO	30%	£-823,627	£-4,366,868	£-4,584,467	£-4,609,782	£-5,196,189
70% SR : 15% LLR : 15% SO	35%	£-3,480,647	£-6,812,346	£-7,032,710	£-7,058,383	£-7,647,066
70% SR : 15% LLR : 15% SO	40%	£-6,160,484	£-9,285,700	£-9,505,858	£-9,531,531	£-10,121,163
70% SR : 15% LLR : 15% SO	45%	£-8,886,036	£-11,781,954	£-12,001,993	£-12,027,666	£-12,621,284
70% SR : 15% LLR : 15% SO	50%	£-11,637,278	£-14,321,588	£-14,544,708	£-14,570,745	£-15,171,347

£550 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,484,374	£2,681,777	£2,460,597	£2,435,282	£1,854,958
70% SR : 15% LLR : 15% SO	5%	£5,277,781	£697,482	£477,127	£451,812	£-127,848
70% SR : 15% LLR : 15% SO	10%	£3,048,372	£-1,309,397	£-1,529,018	£-1,554,333	£-2,133,557
70% SR : 15% LLR : 15% SO	15%	£796,147	£-3,339,268	£-3,561,344	£-3,587,017	£-4,174,227
70% SR : 15% LLR : 15% SO	20%	£-1,478,893	£-5,408,800	£-5,630,313	£-5,655,986	£-6,243,217
70% SR : 15% LLR : 15% SO	25%	£-3,776,748	£-7,501,234	£-7,722,274	£-7,747,948	£-8,335,431
70% SR : 15% LLR : 15% SO	30%	£-6,104,633	£-9,618,568	£-9,837,225	£-9,862,899	£-10,450,867
70% SR : 15% LLR : 15% SO	35%	£-8,469,556	£-11,754,901	£-11,975,165	£-12,000,839	£-12,597,542
70% SR : 15% LLR : 15% SO	40%	£-10,857,618	£-13,937,102	£-14,160,374	£-14,186,412	£-14,784,387
70% SR : 15% LLR : 15% SO	45%	£-13,276,133	£-16,146,417	£-16,369,570	£-16,395,606	£-16,994,776
70% SR : 15% LLR : 15% SO	50%	£-15,739,212	£-18,409,782	£-18,639,262	£-18,666,040	£-19,283,761

£500 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£329,377	£-4,227,401	£-4,451,710	£-4,477,384	£-5,065,920
70% SR : 15% LLR : 15% SO	5%	£-1,582,963	£-6,943,700	£-7,167,173	£-7,192,846	£-7,780,709
70% SR : 15% LLR : 15% SO	10%	£-3,518,118	£-9,682,905	£-9,905,633	£-9,931,306	£-10,518,727
70% SR : 15% LLR : 15% SO	15%	£-5,491,567	£-12,445,011	£-12,667,087	£-12,692,760	£-13,279,970
70% SR : 15% LLR : 15% SO	20%	£-7,489,723	£-15,230,021	£-15,452,139	£-15,477,812	£-16,073,716
70% SR : 15% LLR : 15% SO	25%	£-9,511,019	£-18,035,874	£-18,260,044	£-18,285,717	£-18,991,877
70% SR : 15% LLR : 15% SO	30%	£-11,555,452	£-20,860,482	£-21,085,253	£-21,110,926	£-21,997,588
70% SR : 15% LLR : 15% SO	35%	£-13,620,020	£-23,714,315	£-23,939,315	£-23,964,988	£-24,993,300
70% SR : 15% LLR : 15% SO	40%	£-15,705,127	£-26,587,806	£-26,812,366	£-26,838,039	£-27,989,012
70% SR : 15% LLR : 15% SO	45%	£-17,810,652	£-29,480,482	£-29,704,942	£-29,730,615	£-30,984,724
70% SR : 15% LLR : 15% SO	50%	£-20,934,601	£-32,392,806	£-32,617,066	£-32,642,739	£-33,980,436

£475 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£3,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,253,390	-£7,791,404	-£8,015,714	-£8,041,367	-£8,629,924
70% SR : 15% LLR : 15% SO	5%	-£5,045,473	-£9,373,055	-£9,596,538	-£9,622,212	-£10,210,074
70% SR : 15% LLR : 15% SO	10%	-£6,850,694	-£10,977,630	-£11,203,031	-£11,229,068	-£11,824,801
70% SR : 15% LLR : 15% SO	15%	-£8,699,054	-£12,622,793	-£12,848,011	-£12,874,049	-£13,469,588
70% SR : 15% LLR : 15% SO	20%	-£10,560,652	-£14,291,663	-£14,516,310	-£14,542,347	-£15,137,888
70% SR : 15% LLR : 15% SO	25%	-£12,452,003	-£15,983,757	-£16,207,926	-£16,233,963	-£16,829,759
70% SR : 15% LLR : 15% SO	30%	-£14,381,846	-£17,709,875	-£17,940,034	-£17,966,813	-£18,580,096
70% SR : 15% LLR : 15% SO	35%	-£16,335,155	-£19,498,239	-£19,728,092	-£19,754,870	-£20,368,901
70% SR : 15% LLR : 15% SO	40%	-£18,340,685	-£21,310,490	-£21,540,127	-£21,566,905	-£22,187,041
70% SR : 15% LLR : 15% SO	45%	-£20,398,209	-£23,170,954	-£23,403,615	-£23,430,772	-£24,055,743
70% SR : 15% LLR : 15% SO	50%	-£22,499,307	-£25,062,656	-£25,295,362	-£25,322,541	-£25,949,003

Measured against benchmark land value 3 (Secondary Offices - lower value and Community)

£675 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,441,334	£24,455,178	£24,237,085	£24,212,123	£23,639,897
70% SR : 15% LLR : 15% SO	5%	£26,464,131	£21,696,241	£21,478,961	£21,454,000	£20,882,428
70% SR : 15% LLR : 15% SO	10%	£23,454,933	£18,915,035	£18,698,478	£18,673,516	£18,102,376
70% SR : 15% LLR : 15% SO	15%	£20,419,769	£16,111,559	£15,896,638	£15,870,676	£15,299,740
70% SR : 15% LLR : 15% SO	20%	£17,362,109	£13,285,817	£13,070,442	£13,045,481	£12,474,524
70% SR : 15% LLR : 15% SO	25%	£14,281,951	£10,437,807	£10,222,892	£10,197,930	£9,624,209
70% SR : 15% LLR : 15% SO	30%	£11,179,296	£7,557,329	£7,339,750	£7,314,435	£6,734,671
70% SR : 15% LLR : 15% SO	35%	£8,054,144	£4,645,311	£4,428,021	£4,402,706	£3,822,236
70% SR : 15% LLR : 15% SO	40%	£4,897,685	£1,710,712	£1,493,627	£1,468,312	£896,907
70% SR : 15% LLR : 15% SO	45%	£1,704,455	£-1,246,464	£-1,463,433	£-1,488,748	£-2,073,500
70% SR : 15% LLR : 15% SO	50%	£-1,511,589	£-4,244,720	£-4,464,728	£-4,490,450	£-5,062,623

£650 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,914,283	£20,964,059	£20,745,966	£20,721,004	£20,148,777
70% SR : 15% LLR : 15% SO	5%	£23,085,608	£18,364,230	£18,146,950	£18,121,989	£17,550,417
70% SR : 15% LLR : 15% SO	10%	£20,234,437	£15,742,132	£15,525,576	£15,500,614	£14,929,473
70% SR : 15% LLR : 15% SO	15%	£17,360,768	£13,097,766	£12,881,844	£12,856,882	£12,285,945
70% SR : 15% LLR : 15% SO	20%	£14,464,603	£10,431,131	£10,212,833	£10,187,518	£9,608,481
70% SR : 15% LLR : 15% SO	25%	£11,545,940	£7,724,964	£7,507,007	£7,481,692	£6,902,406
70% SR : 15% LLR : 15% SO	30%	£8,604,780	£4,996,091	£4,778,512	£4,753,197	£4,173,433
70% SR : 15% LLR : 15% SO	35%	£5,631,417	£2,244,638	£2,027,349	£2,002,034	£1,421,564
70% SR : 15% LLR : 15% SO	40%	£2,623,976	£-629,395	£-746,481	£-771,795	£-1,353,200
70% SR : 15% LLR : 15% SO	45%	£-406,280	£-3,340,171	£-3,560,209	£-3,586,882	£-4,176,694
70% SR : 15% LLR : 15% SO	50%	£-3,463,798	£-6,188,502	£-6,408,608	£-6,431,282	£-7,023,504

£600 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,827,310	£13,981,334	£13,760,155	£13,734,840	£13,154,515
70% SR : 15% LLR : 15% SO	5%	£16,323,260	£11,688,139	£11,467,785	£11,442,470	£10,862,809
70% SR : 15% LLR : 15% SO	10%	£13,796,713	£9,372,360	£9,152,738	£9,127,423	£8,548,199
70% SR : 15% LLR : 15% SO	15%	£11,247,669	£7,033,996	£6,815,020	£6,789,704	£6,210,689
70% SR : 15% LLR : 15% SO	20%	£8,672,267	£4,673,050	£4,454,627	£4,429,312	£3,850,275
70% SR : 15% LLR : 15% SO	25%	£6,060,878	£2,289,521	£2,071,565	£2,046,250	£1,466,964
70% SR : 15% LLR : 15% SO	30%	£3,426,673	£-116,588	£-334,167	£-359,482	£-945,890
70% SR : 15% LLR : 15% SO	35%	£769,652	£-2,562,045	£-2,782,410	£-2,808,084	£-3,396,767
70% SR : 15% LLR : 15% SO	40%	£-1,910,184	£-5,035,401	£-5,255,558	£-5,281,232	£-5,870,864
70% SR : 15% LLR : 15% SO	45%	£-4,635,736	£-7,531,654	£-7,751,693	£-7,777,367	£-8,370,984
70% SR : 15% LLR : 15% SO	50%	£-7,366,979	£-10,071,289	£-10,294,409	£-10,320,445	£-10,921,048

£550 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,734,674	£6,932,076	£6,710,897	£6,685,582	£6,105,257
70% SR : 15% LLR : 15% SO	5%	£9,528,080	£4,947,782	£4,727,426	£4,702,111	£4,122,452
70% SR : 15% LLR : 15% SO	10%	£7,298,671	£2,940,903	£2,721,281	£2,695,966	£2,116,742
70% SR : 15% LLR : 15% SO	15%	£5,046,447	£911,031	£688,956	£663,282	£76,072
70% SR : 15% LLR : 15% SO	20%	£2,771,407	£-1,158,500	£-1,380,014	£-1,405,687	£-1,992,918
70% SR : 15% LLR : 15% SO	25%	£473,552	£-3,250,935	£-3,471,975	£-3,497,648	£-4,085,132
70% SR : 15% LLR : 15% SO	30%	£-1,854,333	£-5,366,268	£-5,586,926	£-5,612,599	£-6,200,567
70% SR : 15% LLR : 15% SO	35%	£-4,219,257	£-7,504,502	£-7,724,856	£-7,750,539	£-8,347,243
70% SR : 15% LLR : 15% SO	40%	£-6,607,319	£-9,686,802	£-9,910,075	£-9,936,112	£-10,534,088
70% SR : 15% LLR : 15% SO	45%	£-9,025,833	£-11,896,117	£-12,119,271	£-12,145,307	£-12,744,479
70% SR : 15% LLR : 15% SO	50%	£-11,488,913	£-14,159,483	£-14,388,962	£-14,415,741	£-15,033,462

£500 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,579,676	£22,899	£-201,411	£-227,084	£-815,620
70% SR : 15% LLR : 15% SO	5%	£2,667,336	£-1,693,401	£-1,916,874	£-1,942,547	£-2,530,410
70% SR : 15% LLR : 15% SO	10%	£732,181	£-3,432,605	£-3,655,333	£-3,681,007	£-4,268,427
70% SR : 15% LLR : 15% SO	15%	£-1,241,267	£-5,194,712	£-5,416,787	£-5,442,461	£-6,029,670
70% SR : 15% LLR : 15% SO	20%	£-3,239,423	£-6,979,721	£-7,201,839	£-7,227,876	£-7,823,417
70% SR : 15% LLR : 15% SO	25%	£-5,260,719	£-8,805,575	£-9,029,744	£-9,055,780	£-9,651,578
70% SR : 15% LLR : 15% SO	30%	£-7,305,152	£-10,657,183	£-10,880,954	£-10,907,000	£-11,503,288
70% SR : 15% LLR : 15% SO	35%	£-9,369,720	£-12,532,015	£-12,755,496	£-12,781,534	£-13,387,431
70% SR : 15% LLR : 15% SO	40%	£-11,504,828	£-14,469,207	£-14,698,843	£-14,725,623	£-15,340,642
70% SR : 15% LLR : 15% SO	45%	£-13,660,352	£-16,445,529	£-16,678,041	£-16,701,820	£-17,318,059
70% SR : 15% LLR : 15% SO	50%	£-15,884,302	£-18,466,176	£-18,698,902	£-18,725,060	£-19,352,523

£475 per sq ft

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£996,910	-£3,541,105	-£3,765,414	-£3,791,088	-£4,379,625
70% SR : 15% LLR : 15% SO	5%	-£795,173	-£5,122,766	-£5,346,239	-£5,371,912	-£5,959,775
70% SR : 15% LLR : 15% SO	10%	-£2,610,395	-£6,727,331	-£6,952,732	-£6,978,769	-£7,574,501
70% SR : 15% LLR : 15% SO	15%	-£4,448,755	-£8,372,494	-£8,597,712	-£8,623,749	-£9,219,268
70% SR : 15% LLR : 15% SO	20%	-£6,310,253	-£10,041,363	-£10,266,011	-£10,292,047	-£10,887,588
70% SR : 15% LLR : 15% SO	25%	-£8,201,704	-£11,733,458	-£11,957,625	-£11,983,664	-£12,575,460
70% SR : 15% LLR : 15% SO	30%	-£10,131,547	-£13,459,576	-£13,689,734	-£13,716,514	-£14,329,797
70% SR : 15% LLR : 15% SO	35%	-£12,084,855	-£15,247,940	-£15,477,792	-£15,504,571	-£16,118,602
70% SR : 15% LLR : 15% SO	40%	-£14,090,385	-£17,060,190	-£17,289,828	-£17,316,606	-£17,936,741
70% SR : 15% LLR : 15% SO	45%	-£16,147,910	-£18,920,554	-£19,153,316	-£19,180,473	-£19,805,443
70% SR : 15% LLR : 15% SO	50%	-£18,249,007	-£20,812,356	-£21,045,083	-£21,072,241	-£21,698,703

Measured against benchmark land value 4 (Secondary Industrial - lower value)

£675 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,658,700	£27,672,544	£27,454,451	£27,429,489	£26,857,262
70% SR : 15% LLR : 15% SO	5%	£29,681,496	£24,913,607	£24,696,326	£24,671,365	£24,099,793
70% SR : 15% LLR : 15% SO	10%	£26,672,299	£22,132,400	£21,915,844	£21,890,882	£21,319,741
70% SR : 15% LLR : 15% SO	15%	£23,637,134	£19,328,925	£19,113,003	£19,088,041	£18,517,105
70% SR : 15% LLR : 15% SO	20%	£20,579,475	£16,503,182	£16,287,807	£16,262,846	£15,691,889
70% SR : 15% LLR : 15% SO	25%	£17,499,316	£13,655,172	£13,440,257	£13,415,295	£12,841,574
70% SR : 15% LLR : 15% SO	30%	£14,396,562	£10,774,694	£10,557,115	£10,531,800	£9,952,036
70% SR : 15% LLR : 15% SO	35%	£11,271,509	£7,862,676	£7,645,386	£7,620,071	£7,039,602
70% SR : 15% LLR : 15% SO	40%	£8,115,050	£4,928,078	£4,710,992	£4,685,677	£4,104,273
70% SR : 15% LLR : 15% SO	45%	£4,921,820	£1,970,901	£1,753,932	£1,728,617	£1,143,865
70% SR : 15% LLR : 15% SO	50%	£1,705,776	-£1,027,355	-£1,247,363	-£1,273,035	-£1,865,258

£650 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,131,648	£24,181,425	£23,963,332	£23,938,369	£23,366,142
70% SR : 15% LLR : 15% SO	5%	£26,302,974	£21,581,596	£21,364,315	£21,339,354	£20,767,782
70% SR : 15% LLR : 15% SO	10%	£23,451,803	£18,959,497	£18,742,941	£18,717,980	£18,146,838
70% SR : 15% LLR : 15% SO	15%	£20,578,133	£16,315,131	£16,099,210	£16,074,248	£15,503,310
70% SR : 15% LLR : 15% SO	20%	£17,681,968	£13,646,496	£13,430,199	£13,404,883	£12,825,846
70% SR : 15% LLR : 15% SO	25%	£14,763,305	£10,942,329	£10,724,372	£10,699,057	£10,119,771
70% SR : 15% LLR : 15% SO	30%	£11,822,145	£8,213,456	£7,995,877	£7,970,562	£7,390,798
70% SR : 15% LLR : 15% SO	35%	£8,948,782	£5,462,003	£5,244,714	£5,219,399	£4,638,930
70% SR : 15% LLR : 15% SO	40%	£5,841,341	£2,687,970	£2,470,884	£2,445,569	£1,864,165
70% SR : 15% LLR : 15% SO	45%	£2,811,086	-£122,805	-£342,844	-£368,517	-£399,329
70% SR : 15% LLR : 15% SO	50%	-£246,432	-£2,968,237	-£3,188,243	-£3,213,917	-£3,806,139

£600 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,044,676	£17,198,699	£16,977,520	£16,952,205	£16,371,880
70% SR : 15% LLR : 15% SO	5%	£19,540,625	£14,905,504	£14,685,150	£14,659,835	£14,080,174
70% SR : 15% LLR : 15% SO	10%	£17,014,079	£12,589,725	£12,370,104	£12,344,788	£11,765,565
70% SR : 15% LLR : 15% SO	15%	£14,465,034	£10,251,362	£10,032,385	£10,007,070	£9,428,054
70% SR : 15% LLR : 15% SO	20%	£11,889,632	£7,890,415	£7,671,993	£7,646,677	£7,067,540
70% SR : 15% LLR : 15% SO	25%	£9,278,243	£5,506,887	£5,288,930	£5,263,615	£4,684,329
70% SR : 15% LLR : 15% SO	30%	£6,644,038	£3,100,777	£2,883,198	£2,857,883	£2,271,475
70% SR : 15% LLR : 15% SO	35%	£3,987,018	£655,319	£434,955	£409,281	£-179,402
70% SR : 15% LLR : 15% SO	40%	£1,307,181	£-1,818,035	£-2,038,193	£-2,063,867	£-2,653,499
70% SR : 15% LLR : 15% SO	45%	£-1,418,371	£-4,314,289	£-4,534,328	£-4,560,002	£-5,153,619
70% SR : 15% LLR : 15% SO	50%	£-4,169,614	£-6,853,924	£-7,077,044	£-7,103,080	£-7,703,683

£550 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,952,039	£10,149,441	£9,928,262	£9,902,947	£9,322,622
70% SR : 15% LLR : 15% SO	5%	£12,745,445	£8,165,147	£7,944,792	£7,919,477	£7,339,817
70% SR : 15% LLR : 15% SO	10%	£10,516,037	£6,158,268	£5,938,647	£5,913,331	£5,334,108
70% SR : 15% LLR : 15% SO	15%	£8,263,812	£4,128,397	£3,906,321	£3,880,648	£3,293,437
70% SR : 15% LLR : 15% SO	20%	£5,988,772	£2,058,865	£1,837,352	£1,811,678	£1,224,447
70% SR : 15% LLR : 15% SO	25%	£3,690,917	£-33,569	£-254,610	£-280,283	£-687,766
70% SR : 15% LLR : 15% SO	30%	£1,363,032	£-2,148,903	£-2,369,661	£-2,395,234	£-2,983,202
70% SR : 15% LLR : 15% SO	35%	£-1,001,891	£-4,287,137	£-4,507,501	£-4,533,174	£-5,129,877
70% SR : 15% LLR : 15% SO	40%	£-3,389,953	£-6,469,437	£-6,692,710	£-6,718,747	£-7,316,723
70% SR : 15% LLR : 15% SO	45%	£-5,808,468	£-8,678,782	£-8,901,905	£-8,927,942	£-9,527,114
70% SR : 15% LLR : 15% SO	50%	£-8,271,547	£-10,942,118	£-11,171,597	£-11,198,376	£-11,816,097

£500 per sq ft

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,797,042	£3,240,264	£3,015,954	£2,990,281	£2,401,745
70% SR : 15% LLR : 15% SO	5%	£5,884,702	£1,523,965	£1,300,492	£1,274,818	£686,955
70% SR : 15% LLR : 15% SO	10%	£3,949,546	£-218,240	£-437,968	£-463,642	£-1,051,062
70% SR : 15% LLR : 15% SO	15%	£1,976,098	£-1,977,347	£-2,199,422	£-2,225,096	£-2,812,305
70% SR : 15% LLR : 15% SO	20%	£-22,058	£-3,762,356	£-3,984,474	£-4,010,510	£-4,606,051
70% SR : 15% LLR : 15% SO	25%	£-2,043,354	£-5,588,209	£-5,812,379	£-5,838,415	£-6,434,212
70% SR : 15% LLR : 15% SO	30%	£-4,087,787	£-7,439,817	£-7,663,698	£-7,689,635	£-8,285,923
70% SR : 15% LLR : 15% SO	35%	£-6,172,365	£-9,314,650	£-9,538,133	£-9,564,169	£-10,170,066
70% SR : 15% LLR : 15% SO	40%	£-8,287,463	£-11,251,842	£-11,481,476	£-11,508,258	£-12,123,276
70% SR : 15% LLR : 15% SO	45%	£-10,442,987	£-13,228,163	£-13,457,676	£-13,484,454	£-14,100,704
70% SR : 15% LLR : 15% SO	50%	£-12,666,937	£-15,248,610	£-15,481,537	£-15,508,694	£-16,135,157

£475 per sq ft

Residual Land values compared to benchmark land values
Secondary industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,214,275	-£323,739	-£548,049	-£673,723	-£1,162,260
70% SR : 15% LLR : 15% SO	5%	£2,422,192	-£1,995,400	-£2,128,873	-£2,154,547	-£2,742,410
70% SR : 15% LLR : 15% SO	10%	£606,970	-£3,509,965	-£3,735,366	-£3,761,404	-£4,357,136
70% SR : 15% LLR : 15% SO	15%	-£1,231,390	-£5,155,128	-£5,380,347	-£5,406,384	-£6,001,903
70% SR : 15% LLR : 15% SO	20%	-£3,092,887	-£6,823,998	-£7,048,646	-£7,074,682	-£7,670,223
70% SR : 15% LLR : 15% SO	25%	-£4,984,338	-£8,516,092	-£8,740,261	-£8,766,298	-£9,362,094
70% SR : 15% LLR : 15% SO	30%	-£6,914,181	-£10,242,210	-£10,472,369	-£10,499,149	-£11,112,431
70% SR : 15% LLR : 15% SO	35%	-£8,867,490	-£12,030,575	-£12,260,427	-£12,287,206	-£12,901,237
70% SR : 15% LLR : 15% SO	40%	-£10,873,020	-£13,842,825	-£14,072,462	-£14,099,241	-£14,719,376
70% SR : 15% LLR : 15% SO	45%	-£12,930,545	-£15,703,189	-£15,935,950	-£15,963,108	-£16,588,078
70% SR : 15% LLR : 15% SO	50%	-£15,031,642	-£17,594,991	-£17,827,718	-£17,854,876	-£18,481,338

- 6.34 If the employment floorspace is provided without any residential, it is unviable. When residential units are introduced, the employment schemes become viable in a number of instances with some scenarios also delivering affordable housing, dependant on the value area and existing use value.
- 6.35 Nevertheless, despite the varying outcomes in terms of the viable affordable housing percentage, the results demonstrate that the delivery of new employment floorspace can be facilitated by incorporating a residential element in the developments.
- 6.36 We have also modelled the mixed use typologies incorporating 10% and 20% of floorspace provided as affordable workspace with discounted rents of up to 50% from market rents. The results incorporating affordable workspace are provided at **Appendix 8**, however we summarise our findings of this testing below.
- 6.37 Our appraisals identify that the inclusion of affordable workspace can be accommodated in schemes, with a nominal impact on viability. I.e. this is shown to be less than 5% affordable housing on MU2 and in the 10% floorspace scenarios up to 35% discount on market rents in MU1. However, in MU2, where the increases to 20% and the 50% discount to market rents on 10% floorspace, this impact increases to 10% and as high as 15% affordable housing.
- 6.38 Given the findings of our appraisals, we consider that the Council's proposals to deliver affordable workspace under Policy 33, affordable workspace is deliverable and will not have a significant impact on the viability of schemes. We support the Council's flexible approach to the application of this policy with respect to the level of discount from market rents and quantum of floorspace sought as this is best determined on a case by case basis. For example to ensure the space is genuinely affordable for tenants, and is in some cases by reference to the re-provision of existing space at current rental levels on the site in question. Notwithstanding this, should the Council wish to consider setting a minimum rate of floorspace provided as affordable workspace, that it considers basing this on an allowance of 10% floorspace subject to viability.

Student Accommodation

- 6.39 As part of this assessment we have considered the viability of student accommodation schemes in the Borough and their ability to deliver 'affordable student accommodation' in line with the London Plan 2021. We have undertaken testing of the viability of such schemes, see **Appendix 9** for a copy of our appraisal results.
- 6.40 This has demonstrated that such developments in the Borough are viable, and can support the delivery of affordable student accommodation, as defined by the London Plan. Our testing identified good viability at both 35% and 50% affordable student accommodation provision. In light of this, we consider

that Policy 13 of LP1 which seeks the delivery of affordable student accommodation in purpose built student accommodation developments applying the London Plan's threshold approach, is reasonable and the flexibility provided through this will be able to account for any site specific issues that may arise.

Older Persons Accommodation

- 6.41 The results of our appraisals testing older persons' accommodation demonstrate that the viability of retirement/sheltered housing and particularly Extra Care schemes in the Borough are challenging (see **Appendix 10**), except where schemes achieve higher sales values and come forward on sites with lower existing use values.
- 6.42 Given the Council's encouragement of the delivery of specialist accommodation which meets a required need in the borough, providing for older, disabled and vulnerable people, we support the Council's Policy for the requirement for such schemes to deliver affordable housing in accordance with the London Plan's threshold approach. This allows for the consideration of viability when determining such schemes, and this flexibility will ensure that such development continues to come forward over the life of the plan and will deliver the maximum reasonable amount of affordable accommodation.

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in the LBWF’s area to support Local Plan policies while making contributions to infrastructure that will support growth through the adopted CIL.
- 7.2 The NPPF sets an ambition for plan policies to be set in the plan with little use of viability assessments when planning applications are brought forward. This is only a realistic expectation in rural district authorities with homogenous developments on greenfields. **In common with other London boroughs, LBWF has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and a high degree of variability in residential sales values.** In such circumstances, setting a policy that all schemes can viably deliver would require the level of affordable housing to be set at such a low level, it would be relatively meaningless in terms of meeting affordable housing need. It would be a policy that is determined by the lowest common denominator and schemes that could have viably delivered a higher percentage would no longer be required to do so.
- 7.3 **We therefore endorse the Council’s adopted approach, which sets an ambitious target which some schemes can meet over the plan period, but recognise that this will not always be achieved due to site-specific viability issues.**
- 7.4 **In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council’s requirements.** In these cases, the value of the existing building 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 Council’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 when values change over time.
- 7.5 We have tested the impact of the main emerging policies in the LP1, which may have an impact on viability and our findings and recommendations are summarised as follows:
- Residential schemes**
- 7.6 We have appraised residential schemes with a range of affordable housing from 0% to 50%, testing the impact of the LBWF’s Policy 13 (Delivering Genuinely Affordable Housing), which in line with the London Plan Policy H6 Threshold approach to applications, seeks to maximise affordable housing delivery through a 35% minimum target with an overarching 50% target. The tenure mix of the affordable housing also has a bearing on viability and in this regard we have tested the Council’s preferred tenure split set out in Policy 14 of 70% Low cost affordable rent and 30% intermediate housing products as 70% SR, 15% LAR and 15% SO. We have undertaken sensitivity testing of the impact on viability of delivering LAR in place of SR units. This has identified that this change results in a circa 5% or less shift in affordable housing and therefore will have a minimal impact on the delivery of developments.
- 7.7 In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies, which may have cost implications. We have included costs as appropriate for the LBWF’s other policy requirements identified as having additional costs to development including, contributions towards infrastructure through CIL and S106, wheelchair accessibility, SANGS and carbon reduction. Our testing has identified that the LBWF’s other policy requirements for residential development have a modest impact on scheme viability being typically less than the provision of 5% affordable housing in a scheme. There are instances when such policies are shown to have an impact but, we consider that the LBWF’s holistic approach to assessing schemes on a site by site basis will assist in balancing all the policy asks on developments. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

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- 7.8 There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values (which vary across the Borough, with the highest values in the south and the lowest in the north); composition; and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the target in emerging Policy 13, (which is in line with the London Plan) be retained and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so.

Delivering new employment floorspace and cross-subsidy from residential

- 7.9 The Council is seeking to encourage and deliver new employment floorspace to enhance economic growth in the borough. The results of our testing have identified that the delivery of purely commercial sites is challenging, however there is potential for the viable delivery of such schemes were the development is delivered more intensively in multi-storey buildings. This is still a relatively new model of development in London and the UK, however there are a number of schemes being explored and pursued given the increase in industrial and warehousing values and strong demand for such space.
- 7.10 We have also considered the viability of employment uses where they form part of a wider mixed use development, benefitting from cross-subsidy from the residential uses. This testing has identified that this improves development viability. However, where residential is being used to cross-subsidise employment floorspace, and the delivery of affordable workspace, the level of affordable housing may need to be reduced to avoid a 'double-call' on the value generated by the private housing component. This may cause some issues with the Mayoral policy approach of seeking 50% affordable housing on sites in industrial use.

Affordable workspace

- 7.11 With respect to affordable workspace, the results of our testing identify that the inclusion of affordable workspace can be accommodated in schemes, with a nominal impact on viability. I.e. this is shown to be less than 5% affordable housing on MU2 and in the 10% floorspace scenarios up to 35% discount on market rents in MU1. However, in MU2, where the increases to 20% and the 50% discount to market rents on 10% floorspace, this impact increases to 10% and as high as 15% affordable housing.
- 7.12 Given the findings of our appraisals, we consider that the Council's proposals to deliver affordable workspace under Policy 33, affordable workspace is feasible and will not have a significant impact on the viability of schemes. We support the Council's flexible approach to the application of this policy with respect to the level of discount from market rents and quantum of floorspace sought as this is best determined on a case by case basis. Notwithstanding this, should the Council wish to consider setting a minimum rate of floorspace provided as affordable workspace, that it considers basing this on an allowance of 10% floorspace subject to viability.

BtR / BTR

- 7.13 Policy 13 also applies to BtR/PRS schemes. We have tested such schemes' viability assuming that the affordable housing is provided as 70% SR and 30% LLR, which is in line with the requirements of the London Plan.
- 7.14 As with standard build for sale residential schemes, the results of our appraisals testing BtR/PRS identify that there is no uniform percentage at which most schemes can be regarded as viable. We therefore consider that the LBWF's policy approach, which seeks to maximise the delivery of affordable housing through adopting the Threshold approach as set out in the London Plan, whilst allowing for the viability assessment of individual schemes that are unable to meet the target affordable housing levels and tenures, is reasonable. This approach will ensure that schemes are delivered during the lifetime of the plan whilst providing the maximum viable quantum of affordable housing.

Student accommodation

- 7.15 As part of this assessment we have also considered the viability of student accommodation schemes in LBWF and their ability to deliver 'affordable student accommodation' as required by Policy 13 in line with the London Plan 2021.
- 7.16 Our testing has identified that such developments are viable, and can support the delivery of up to 35% and 50% affordable student accommodation. The Council's policy adopts the London Plan's threshold approach, which allows for flexibility to account for any site specific issues that may arise.

Older Persons' accommodation

- 7.17 Policy 18 requires the delivery of affordable housing from such schemes in accordance with Policy 11 in the London Plan. The results of our appraisals testing older persons' accommodation demonstrate that the viability of retirement/sheltered housing and particularly Extra Care schemes in the Borough are challenging (see **Appendix 10**), except where schemes achieve higher sales values and come forward on sites with lower existing use values. In light of this we support the Council's flexible approach to determining such schemes as they have adopted the London Plan's threshold approach. This allows for the consideration of viability when determining such schemes, and this flexibility will ensure that such development continues to come forward over the life of the plan and will deliver the maximum reasonable amount of affordable accommodation.

Additional observations

- 7.18 **Viability measured in present value terms is only one of several factors that determine whether a site is developed.** Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes to policy can be absorbed in almost all circumstances by developers taking a commercial view on the impact. In most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 7.19 **In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the LBWF's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the LBWF's policies and requirements, merely that some existing buildings are more valuable than a redevelopment opportunity.**
- 7.20 **It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the LBWF's policy requirements.** There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment. This flexibility is allowed for by the adoption of the Mayor of London's 'threshold' approach to affordable housing.
- 7.21 **This study demonstrates that the LBWF's proposed policies in its emerging LP1 and its flexible approach to applying its affordable housing requirements through the Mayor's threshold approach will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landowners and developers to achieve a reasonable return.**

Appendix 1 - Residential appraisal results with SR,
LLR and SO (base costs and values)

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£675 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£526,207	£484,523	£479,828	£479,645	£474,939
70% SR : 15% LLR : 15% SO	5%	£493,057	£453,357	£448,664	£448,480	£443,774
70% SR : 15% LLR : 15% SO	10%	£459,908	£422,193	£417,499	£417,316	£412,609
70% SR : 15% LLR : 15% SO	15%	£426,757	£391,028	£386,335	£386,152	£381,445
70% SR : 15% LLR : 15% SO	20%	£393,608	£359,864	£355,169	£354,987	£350,280
70% SR : 15% LLR : 15% SO	25%	£360,458	£328,700	£324,005	£323,822	£319,116
70% SR : 15% LLR : 15% SO	30%	£327,308	£297,534	£292,840	£292,657	£287,951
70% SR : 15% LLR : 15% SO	35%	£294,159	£266,370	£261,676	£261,493	£256,787
70% SR : 15% LLR : 15% SO	40%	£261,008	£235,205	£230,512	£230,328	£225,621
70% SR : 15% LLR : 15% SO	45%	£227,859	£204,041	£199,346	£199,164	£194,457
70% SR : 15% LLR : 15% SO	50%	£194,710	£172,876	£168,182	£167,999	£163,292

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£194,907	£153,223	£148,528	£148,345	£143,639
70% SR : 15% LLR : 15% SO	5%	£161,757	£122,057	£117,364	£117,180	£112,474
70% SR : 15% LLR : 15% SO	10%	£128,608	£90,893	£86,199	£86,016	£81,309
70% SR : 15% LLR : 15% SO	15%	£95,457	£59,728	£55,035	£54,852	£50,145
70% SR : 15% LLR : 15% SO	20%	£62,308	£28,564	£23,869	£23,687	£18,980
70% SR : 15% LLR : 15% SO	25%	£29,158	£-2,600	£-7,295	£-7,478	£-12,184
70% SR : 15% LLR : 15% SO	30%	£-3,992	£-33,766	£-38,480	£-38,643	£-43,349
70% SR : 15% LLR : 15% SO	35%	£-37,141	£-64,930	£-69,624	£-69,807	£-74,513
70% SR : 15% LLR : 15% SO	40%	£-70,292	£-96,095	£-100,788	£-100,972	£-105,679
70% SR : 15% LLR : 15% SO	45%	£-103,441	£-127,259	£-131,954	£-132,136	£-136,843
70% SR : 15% LLR : 15% SO	50%	£-136,590	£-158,424	£-163,118	£-163,301	£-168,008

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£334,847	£293,163	£288,468	£288,285	£283,579
70% SR : 15% LLR : 15% SO	5%	£301,697	£261,997	£257,304	£257,120	£252,414
70% SR : 15% LLR : 15% SO	10%	£268,548	£230,833	£226,139	£225,956	£221,249
70% SR : 15% LLR : 15% SO	15%	£235,397	£199,668	£194,975	£194,792	£190,085
70% SR : 15% LLR : 15% SO	20%	£202,248	£168,504	£163,809	£163,627	£158,920
70% SR : 15% LLR : 15% SO	25%	£169,098	£137,340	£132,645	£132,462	£127,756
70% SR : 15% LLR : 15% SO	30%	£135,948	£106,174	£101,480	£101,297	£96,591
70% SR : 15% LLR : 15% SO	35%	£102,799	£75,010	£70,316	£70,133	£65,427
70% SR : 15% LLR : 15% SO	40%	£69,648	£43,845	£39,152	£38,968	£34,261
70% SR : 15% LLR : 15% SO	45%	£36,499	£12,681	£7,986	£7,804	£3,097
70% SR : 15% LLR : 15% SO	50%	£3,350	£-16,484	£-23,178	£-23,361	£-28,058

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£382,167	£340,483	£335,788	£335,605	£330,899
70% SR : 15% LLR : 15% SO	5%	£349,017	£309,317	£304,624	£304,440	£299,734
70% SR : 15% LLR : 15% SO	10%	£315,868	£278,153	£273,459	£273,276	£268,569
70% SR : 15% LLR : 15% SO	15%	£282,717	£246,988	£242,295	£242,112	£237,405
70% SR : 15% LLR : 15% SO	20%	£249,568	£215,824	£211,129	£210,947	£206,240
70% SR : 15% LLR : 15% SO	25%	£216,418	£184,660	£179,965	£179,782	£175,076
70% SR : 15% LLR : 15% SO	30%	£183,268	£153,494	£148,800	£148,617	£143,911
70% SR : 15% LLR : 15% SO	35%	£150,119	£122,330	£117,636	£117,453	£112,747
70% SR : 15% LLR : 15% SO	40%	£116,968	£91,165	£86,472	£86,288	£81,581
70% SR : 15% LLR : 15% SO	45%	£83,819	£60,001	£55,306	£55,124	£50,417
70% SR : 15% LLR : 15% SO	50%	£50,670	£28,836	£24,142	£23,959	£19,252

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£417,987	£376,303	£371,608	£371,425	£366,719
70% SR : 15% LLR : 15% SO	5%	£384,837	£345,137	£340,444	£340,260	£335,554
70% SR : 15% LLR : 15% SO	10%	£351,688	£313,973	£309,279	£309,096	£304,389
70% SR : 15% LLR : 15% SO	15%	£318,537	£282,808	£278,115	£277,932	£273,225
70% SR : 15% LLR : 15% SO	20%	£285,388	£251,644	£246,949	£246,767	£242,060
70% SR : 15% LLR : 15% SO	25%	£252,238	£220,480	£215,785	£215,602	£210,896
70% SR : 15% LLR : 15% SO	30%	£219,088	£189,314	£184,620	£184,437	£179,731
70% SR : 15% LLR : 15% SO	35%	£185,939	£158,150	£153,456	£153,273	£148,567
70% SR : 15% LLR : 15% SO	40%	£152,788	£126,985	£122,292	£122,108	£117,401
70% SR : 15% LLR : 15% SO	45%	£119,639	£95,821	£91,126	£90,944	£86,237
70% SR : 15% LLR : 15% SO	50%	£86,490	£64,656	£59,962	£59,779	£55,072

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£650 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£488,924	£447,792	£443,097	£442,914	£438,208
70% SR : 15% LLR : 15% SO	5%	£457,481	£418,308	£413,613	£413,431	£408,724
70% SR : 15% LLR : 15% SO	10%	£426,037	£388,823	£384,129	£383,946	£379,239
70% SR : 15% LLR : 15% SO	15%	£394,593	£359,339	£354,645	£354,462	£349,755
70% SR : 15% LLR : 15% SO	20%	£363,149	£329,855	£325,161	£324,978	£320,272
70% SR : 15% LLR : 15% SO	25%	£331,705	£300,371	£295,677	£295,494	£290,787
70% SR : 15% LLR : 15% SO	30%	£300,261	£270,887	£266,392	£266,210	£261,303
70% SR : 15% LLR : 15% SO	35%	£268,817	£241,403	£236,708	£236,526	£231,819
70% SR : 15% LLR : 15% SO	40%	£237,373	£211,918	£207,225	£207,042	£202,335
70% SR : 15% LLR : 15% SO	45%	£205,929	£182,434	£177,741	£177,557	£172,851
70% SR : 15% LLR : 15% SO	50%	£174,485	£152,951	£148,256	£148,073	£143,367

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£157,624	£116,492	£111,797	£111,614	£106,908
70% SR : 15% LLR : 15% SO	5%	£126,181	£87,008	£82,313	£82,131	£77,424
70% SR : 15% LLR : 15% SO	10%	£94,737	£57,523	£52,829	£52,646	£47,939
70% SR : 15% LLR : 15% SO	15%	£63,293	£28,039	£23,345	£23,162	£18,455
70% SR : 15% LLR : 15% SO	20%	£31,849	£-1,445	£-6,139	£-6,322	£-11,028
70% SR : 15% LLR : 15% SO	25%	£405	£-30,929	£-35,623	£-35,806	£-40,513
70% SR : 15% LLR : 15% SO	30%	£-31,039	£-60,413	£-65,108	£-65,290	£-69,997
70% SR : 15% LLR : 15% SO	35%	£-62,483	£-89,897	£-94,592	£-94,774	£-99,481
70% SR : 15% LLR : 15% SO	40%	£-93,927	£-119,382	£-124,075	£-124,258	£-128,965
70% SR : 15% LLR : 15% SO	45%	£-125,371	£-148,866	£-153,559	£-153,743	£-158,449
70% SR : 15% LLR : 15% SO	50%	£-156,815	£-178,349	£-183,044	£-183,227	£-187,933

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£297,564	£256,432	£251,737	£251,554	£246,848
70% SR : 15% LLR : 15% SO	5%	£266,121	£226,948	£222,253	£222,071	£217,364
70% SR : 15% LLR : 15% SO	10%	£234,677	£197,463	£192,769	£192,586	£187,879
70% SR : 15% LLR : 15% SO	15%	£203,233	£167,979	£163,285	£163,102	£158,395
70% SR : 15% LLR : 15% SO	20%	£171,789	£138,495	£133,801	£133,618	£128,912
70% SR : 15% LLR : 15% SO	25%	£140,345	£109,011	£104,317	£104,134	£99,427
70% SR : 15% LLR : 15% SO	30%	£108,901	£79,527	£74,832	£74,650	£69,943
70% SR : 15% LLR : 15% SO	35%	£77,457	£50,043	£45,348	£45,166	£40,459
70% SR : 15% LLR : 15% SO	40%	£46,013	£20,558	£15,865	£15,682	£10,975
70% SR : 15% LLR : 15% SO	45%	£14,569	£-9,926	£-15,619	£-15,803	£-20,509
70% SR : 15% LLR : 15% SO	50%	£-16,875	£-38,409	£-43,104	£-43,287	£-47,933

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£344,884	£303,752	£299,057	£298,874	£294,168
70% SR : 15% LLR : 15% SO	5%	£313,441	£274,268	£269,573	£269,391	£264,684
70% SR : 15% LLR : 15% SO	10%	£281,997	£244,783	£240,089	£239,906	£235,199
70% SR : 15% LLR : 15% SO	15%	£250,553	£215,299	£210,605	£210,422	£205,715
70% SR : 15% LLR : 15% SO	20%	£219,109	£185,815	£181,121	£180,938	£176,232
70% SR : 15% LLR : 15% SO	25%	£187,665	£156,331	£151,637	£151,454	£146,747
70% SR : 15% LLR : 15% SO	30%	£156,221	£126,847	£122,152	£121,970	£117,263
70% SR : 15% LLR : 15% SO	35%	£124,777	£97,363	£92,668	£92,486	£87,779
70% SR : 15% LLR : 15% SO	40%	£93,333	£67,879	£63,185	£63,002	£58,295
70% SR : 15% LLR : 15% SO	45%	£61,889	£38,394	£33,701	£33,517	£28,811
70% SR : 15% LLR : 15% SO	50%	£30,445	£8,911	£4,216	£4,033	£-679

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£390,704	£339,572	£334,877	£334,694	£329,988
70% SR : 15% LLR : 15% SO	5%	£349,261	£310,088	£305,393	£305,211	£300,504
70% SR : 15% LLR : 15% SO	10%	£317,817	£280,603	£275,909	£275,726	£271,019
70% SR : 15% LLR : 15% SO	15%	£286,373	£251,119	£246,425	£246,242	£241,535
70% SR : 15% LLR : 15% SO	20%	£254,929	£221,635	£216,941	£216,758	£212,052
70% SR : 15% LLR : 15% SO	25%	£223,485	£192,151	£187,457	£187,274	£182,567
70% SR : 15% LLR : 15% SO	30%	£192,041	£162,667	£157,972	£157,790	£153,083
70% SR : 15% LLR : 15% SO	35%	£160,597	£133,183	£128,488	£128,306	£123,599
70% SR : 15% LLR : 15% SO	40%	£129,153	£103,698	£99,005	£98,822	£94,115
70% SR : 15% LLR : 15% SO	45%	£97,709	£74,214	£69,521	£69,337	£64,631
70% SR : 15% LLR : 15% SO	50%	£66,265	£44,731	£40,036	£39,853	£35,147

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£600 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£414,361	£374,329	£369,635	£369,452	£364,746
70% SR : 15% LLR : 15% SO	5%	£386,346	£348,223	£343,530	£343,346	£338,639
70% SR : 15% LLR : 15% SO	10%	£358,331	£322,117	£317,423	£317,241	£312,534
70% SR : 15% LLR : 15% SO	15%	£330,316	£296,012	£291,317	£291,134	£286,428
70% SR : 15% LLR : 15% SO	20%	£302,300	£269,905	£265,212	£265,028	£260,322
70% SR : 15% LLR : 15% SO	25%	£274,285	£243,799	£239,106	£238,923	£234,216
70% SR : 15% LLR : 15% SO	30%	£246,270	£217,694	£212,999	£212,817	£208,110
70% SR : 15% LLR : 15% SO	35%	£218,255	£191,588	£186,894	£186,710	£182,004
70% SR : 15% LLR : 15% SO	40%	£190,240	£165,481	£160,788	£160,605	£155,898
70% SR : 15% LLR : 15% SO	45%	£162,224	£139,376	£134,681	£134,499	£129,792
70% SR : 15% LLR : 15% SO	50%	£134,209	£113,270	£108,576	£108,393	£103,686

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£83,061	£43,029	£38,335	£38,152	£33,446
70% SR : 15% LLR : 15% SO	5%	£55,046	£16,923	£12,230	£12,046	£7,339
70% SR : 15% LLR : 15% SO	10%	£27,031	£-9,183	£-13,877	£-14,059	£-18,766
70% SR : 15% LLR : 15% SO	15%	£-984	£-35,288	£-39,983	£-40,166	£-44,872
70% SR : 15% LLR : 15% SO	20%	£-29,000	£-61,395	£-66,088	£-66,272	£-70,978
70% SR : 15% LLR : 15% SO	25%	£-57,015	£-87,501	£-92,194	£-92,377	£-97,084
70% SR : 15% LLR : 15% SO	30%	£-85,030	£-113,606	£-118,301	£-118,483	£-123,190
70% SR : 15% LLR : 15% SO	35%	£-113,045	£-139,712	£-144,406	£-144,590	£-149,296
70% SR : 15% LLR : 15% SO	40%	£-141,060	£-165,819	£-170,512	£-170,695	£-175,402
70% SR : 15% LLR : 15% SO	45%	£-169,076	£-191,924	£-196,619	£-196,801	£-201,508
70% SR : 15% LLR : 15% SO	50%	£-197,091	£-218,030	£-222,724	£-222,907	£-227,614

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£223,001	£182,969	£178,275	£178,092	£173,386
70% SR : 15% LLR : 15% SO	5%	£194,986	£156,863	£152,170	£151,986	£147,279
70% SR : 15% LLR : 15% SO	10%	£166,971	£130,757	£126,063	£125,881	£121,174
70% SR : 15% LLR : 15% SO	15%	£138,956	£104,652	£99,957	£99,774	£95,068
70% SR : 15% LLR : 15% SO	20%	£110,940	£78,545	£73,852	£73,668	£68,962
70% SR : 15% LLR : 15% SO	25%	£82,925	£52,439	£47,746	£47,563	£42,856
70% SR : 15% LLR : 15% SO	30%	£54,910	£26,334	£21,639	£21,457	£16,750
70% SR : 15% LLR : 15% SO	35%	£26,895	£228	£-4,466	£-4,650	£-9,356
70% SR : 15% LLR : 15% SO	40%	£-1,120	£-25,879	£-30,572	£-30,755	£-35,462
70% SR : 15% LLR : 15% SO	45%	£-29,135	£-51,984	£-56,679	£-56,861	£-61,568
70% SR : 15% LLR : 15% SO	50%	£-57,151	£-78,089	£-82,784	£-82,967	£-87,674

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£270,321	£230,289	£225,595	£225,412	£220,706
70% SR : 15% LLR : 15% SO	5%	£242,306	£204,183	£199,490	£199,306	£194,599
70% SR : 15% LLR : 15% SO	10%	£214,291	£178,077	£173,383	£173,201	£168,494
70% SR : 15% LLR : 15% SO	15%	£186,276	£151,972	£147,277	£147,094	£142,388
70% SR : 15% LLR : 15% SO	20%	£158,260	£125,865	£121,172	£120,988	£116,282
70% SR : 15% LLR : 15% SO	25%	£130,245	£99,759	£95,066	£94,883	£90,176
70% SR : 15% LLR : 15% SO	30%	£102,230	£73,654	£68,959	£68,777	£64,070
70% SR : 15% LLR : 15% SO	35%	£74,215	£47,548	£42,854	£42,670	£37,964
70% SR : 15% LLR : 15% SO	40%	£46,200	£21,441	£16,748	£16,565	£11,858
70% SR : 15% LLR : 15% SO	45%	£18,184	£-4,664	£-9,359	£-9,541	£-14,248
70% SR : 15% LLR : 15% SO	50%	£-9,831	£-30,770	£-35,464	£-35,647	£-40,354

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£306,141	£266,109	£261,415	£261,232	£256,526
70% SR : 15% LLR : 15% SO	5%	£278,126	£240,003	£235,310	£235,126	£230,419
70% SR : 15% LLR : 15% SO	10%	£250,111	£213,897	£209,203	£209,021	£204,314
70% SR : 15% LLR : 15% SO	15%	£222,096	£187,792	£183,097	£182,914	£178,208
70% SR : 15% LLR : 15% SO	20%	£194,080	£161,685	£156,992	£156,808	£152,102
70% SR : 15% LLR : 15% SO	25%	£166,065	£135,579	£130,886	£130,703	£125,996
70% SR : 15% LLR : 15% SO	30%	£138,050	£109,474	£104,779	£104,597	£99,890
70% SR : 15% LLR : 15% SO	35%	£110,035	£83,368	£78,674	£78,490	£73,784
70% SR : 15% LLR : 15% SO	40%	£82,020	£57,261	£52,568	£52,385	£47,678
70% SR : 15% LLR : 15% SO	45%	£54,004	£31,156	£26,461	£26,279	£21,572
70% SR : 15% LLR : 15% SO	50%	£25,989	£5,050	£366	£173	£-4,534

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£550 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£339,797	£300,867	£296,173	£295,990	£291,284
70% SR : 15% LLR : 15% SO	5%	£315,064	£277,995	£273,302	£273,119	£268,411
70% SR : 15% LLR : 15% SO	10%	£290,332	£255,124	£250,429	£250,247	£245,540
70% SR : 15% LLR : 15% SO	15%	£265,600	£232,252	£227,558	£227,374	£222,668
70% SR : 15% LLR : 15% SO	20%	£240,867	£209,380	£204,686	£204,503	£199,797
70% SR : 15% LLR : 15% SO	25%	£216,135	£186,508	£181,815	£181,631	£176,924
70% SR : 15% LLR : 15% SO	30%	£191,402	£163,637	£158,942	£158,760	£154,053
70% SR : 15% LLR : 15% SO	35%	£166,670	£140,765	£136,071	£135,887	£131,181
70% SR : 15% LLR : 15% SO	40%	£141,937	£117,893	£113,199	£113,016	£108,310
70% SR : 15% LLR : 15% SO	45%	£117,205	£95,021	£90,328	£90,144	£85,437
70% SR : 15% LLR : 15% SO	50%	£92,472	£72,150	£67,455	£67,273	£62,566

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,497	-£30,433	-£35,127	-£35,310	-£40,016
70% SR : 15% LLR : 15% SO	5%	-£16,236	-£53,305	-£57,998	-£58,181	-£62,889
70% SR : 15% LLR : 15% SO	10%	-£40,968	-£76,176	-£80,871	-£81,053	-£85,760
70% SR : 15% LLR : 15% SO	15%	-£65,700	-£99,048	-£103,742	-£103,926	-£108,632
70% SR : 15% LLR : 15% SO	20%	-£90,433	-£121,920	-£126,614	-£126,797	-£131,503
70% SR : 15% LLR : 15% SO	25%	-£115,165	-£144,792	-£149,485	-£149,669	-£154,376
70% SR : 15% LLR : 15% SO	30%	-£139,898	-£167,663	-£172,358	-£172,540	-£177,247
70% SR : 15% LLR : 15% SO	35%	-£164,630	-£190,535	-£195,229	-£195,413	-£200,119
70% SR : 15% LLR : 15% SO	40%	-£189,363	-£213,407	-£218,101	-£218,284	-£222,990
70% SR : 15% LLR : 15% SO	45%	-£214,095	-£236,279	-£240,972	-£241,156	-£245,863
70% SR : 15% LLR : 15% SO	50%	-£238,828	-£259,150	-£263,845	-£264,027	-£268,734

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£148,437	£109,507	£104,813	£104,630	£99,924
70% SR : 15% LLR : 15% SO	5%	£123,704	£86,635	£81,942	£81,759	£77,051
70% SR : 15% LLR : 15% SO	10%	£98,972	£63,764	£59,069	£58,887	£54,180
70% SR : 15% LLR : 15% SO	15%	£74,240	£40,892	£36,198	£36,014	£31,308
70% SR : 15% LLR : 15% SO	20%	£49,507	£18,020	£13,326	£13,143	£8,437
70% SR : 15% LLR : 15% SO	25%	£24,775	-£4,852	-£9,545	-£9,729	-£14,436
70% SR : 15% LLR : 15% SO	30%	£42	-£27,723	-£32,418	-£32,600	-£37,307
70% SR : 15% LLR : 15% SO	35%	-£24,890	-£50,595	-£55,289	-£55,473	-£60,179
70% SR : 15% LLR : 15% SO	40%	-£49,423	-£73,467	-£78,161	-£78,344	-£83,050
70% SR : 15% LLR : 15% SO	45%	-£74,155	-£96,339	-£101,032	-£101,216	-£105,923
70% SR : 15% LLR : 15% SO	50%	-£98,888	-£119,210	-£123,905	-£124,087	-£128,794

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£195,757	£156,827	£152,133	£151,950	£147,244
70% SR : 15% LLR : 15% SO	5%	£171,024	£133,955	£129,262	£129,079	£124,371
70% SR : 15% LLR : 15% SO	10%	£146,292	£111,084	£106,389	£106,207	£101,500
70% SR : 15% LLR : 15% SO	15%	£121,560	£88,212	£83,518	£83,334	£78,628
70% SR : 15% LLR : 15% SO	20%	£96,827	£65,340	£60,646	£60,463	£55,757
70% SR : 15% LLR : 15% SO	25%	£72,095	£42,468	£37,775	£37,591	£32,884
70% SR : 15% LLR : 15% SO	30%	£47,362	£19,597	£14,902	£14,720	£10,013
70% SR : 15% LLR : 15% SO	35%	£22,630	-£3,275	-£7,969	-£8,153	-£12,859
70% SR : 15% LLR : 15% SO	40%	-£2,103	-£26,147	-£30,841	-£31,024	-£35,730
70% SR : 15% LLR : 15% SO	45%	-£26,835	-£49,019	-£53,712	-£53,896	-£58,603
70% SR : 15% LLR : 15% SO	50%	-£51,568	-£71,890	-£76,585	-£76,767	-£81,474

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£231,577	£192,647	£187,953	£187,770	£183,064
70% SR : 15% LLR : 15% SO	5%	£206,844	£169,775	£165,082	£164,899	£160,191
70% SR : 15% LLR : 15% SO	10%	£182,112	£146,904	£142,209	£142,027	£137,320
70% SR : 15% LLR : 15% SO	15%	£157,380	£124,032	£119,338	£119,154	£114,448
70% SR : 15% LLR : 15% SO	20%	£132,647	£101,160	£96,466	£96,283	£91,577
70% SR : 15% LLR : 15% SO	25%	£107,915	£78,288	£73,595	£73,411	£68,704
70% SR : 15% LLR : 15% SO	30%	£83,182	£55,417	£50,722	£50,540	£45,833
70% SR : 15% LLR : 15% SO	35%	£58,450	£32,545	£27,851	£27,667	£22,961
70% SR : 15% LLR : 15% SO	40%	£33,717	£9,673	£4,979	£4,796	£0
70% SR : 15% LLR : 15% SO	45%	£8,985	-£13,199	-£17,892	-£18,076	-£22,763
70% SR : 15% LLR : 15% SO	50%	-£15,748	-£36,070	-£40,765	-£40,947	-£45,654

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£500 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£265,233	£228,723	£224,029	£223,846	£219,139
70% SR : 15% LLR : 15% SO	5%	£243,589	£208,829	£204,135	£203,951	£199,245
70% SR : 15% LLR : 15% SO	10%	£221,947	£188,934	£184,241	£184,058	£179,351
70% SR : 15% LLR : 15% SO	15%	£200,303	£169,041	£164,346	£164,163	£159,457
70% SR : 15% LLR : 15% SO	20%	£178,659	£149,146	£144,452	£144,269	£139,562
70% SR : 15% LLR : 15% SO	25%	£157,016	£129,252	£124,558	£124,374	£119,668
70% SR : 15% LLR : 15% SO	30%	£135,372	£109,358	£104,664	£104,481	£99,774
70% SR : 15% LLR : 15% SO	35%	£113,729	£89,464	£84,769	£84,586	£79,880
70% SR : 15% LLR : 15% SO	40%	£92,085	£69,569	£64,875	£64,692	£59,985
70% SR : 15% LLR : 15% SO	45%	£70,442	£49,675	£44,981	£44,797	£40,091
70% SR : 15% LLR : 15% SO	50%	£48,799	£29,781	£25,087	£24,904	£20,197

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£86,067	£102,577	£107,271	£107,454	£112,161
70% SR : 15% LLR : 15% SO	5%	£87,711	£122,471	£127,165	£127,349	£132,055
70% SR : 15% LLR : 15% SO	10%	£109,353	£142,366	£147,059	£147,242	£151,949
70% SR : 15% LLR : 15% SO	15%	£130,997	£162,259	£166,954	£167,137	£171,843
70% SR : 15% LLR : 15% SO	20%	£152,641	£182,154	£186,848	£187,031	£191,738
70% SR : 15% LLR : 15% SO	25%	£174,284	£202,048	£206,742	£206,926	£211,632
70% SR : 15% LLR : 15% SO	30%	£195,928	£221,942	£226,636	£226,819	£231,526
70% SR : 15% LLR : 15% SO	35%	£217,571	£241,836	£246,531	£246,714	£251,420
70% SR : 15% LLR : 15% SO	40%	£239,215	£261,731	£266,425	£266,608	£271,315
70% SR : 15% LLR : 15% SO	45%	£260,858	£281,625	£286,319	£286,503	£291,209
70% SR : 15% LLR : 15% SO	50%	£282,501	£301,519	£306,213	£306,396	£311,103

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£73,873	£37,363	£32,669	£32,486	£27,779
70% SR : 15% LLR : 15% SO	5%	£52,229	£17,469	£12,775	£12,591	£7,885
70% SR : 15% LLR : 15% SO	10%	£30,587	£2,426	£7,119	£7,302	£12,009
70% SR : 15% LLR : 15% SO	15%	£8,943	£22,319	£27,014	£27,197	£31,903
70% SR : 15% LLR : 15% SO	20%	£12,701	£42,214	£46,908	£47,091	£51,798
70% SR : 15% LLR : 15% SO	25%	£34,344	£62,108	£66,802	£66,986	£71,692
70% SR : 15% LLR : 15% SO	30%	£55,988	£82,002	£86,696	£86,879	£91,586
70% SR : 15% LLR : 15% SO	35%	£77,631	£101,896	£106,591	£106,774	£111,480
70% SR : 15% LLR : 15% SO	40%	£99,275	£121,791	£126,485	£126,668	£131,375
70% SR : 15% LLR : 15% SO	45%	£120,918	£141,685	£146,379	£146,563	£151,269
70% SR : 15% LLR : 15% SO	50%	£142,561	£161,579	£166,273	£166,456	£171,163

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£121,193	£84,683	£79,989	£79,806	£75,099
70% SR : 15% LLR : 15% SO	5%	£99,549	£64,789	£60,095	£59,911	£55,205
70% SR : 15% LLR : 15% SO	10%	£77,907	£44,894	£40,201	£40,018	£35,311
70% SR : 15% LLR : 15% SO	15%	£56,263	£25,001	£20,306	£20,123	£15,417
70% SR : 15% LLR : 15% SO	20%	£34,619	£5,106	£412	£229	£4,478
70% SR : 15% LLR : 15% SO	25%	£12,976	£14,788	£19,482	£19,666	£24,372
70% SR : 15% LLR : 15% SO	30%	£8,668	£34,682	£39,376	£39,559	£44,266
70% SR : 15% LLR : 15% SO	35%	£30,311	£54,576	£59,271	£59,454	£64,160
70% SR : 15% LLR : 15% SO	40%	£51,955	£74,471	£79,165	£79,348	£84,055
70% SR : 15% LLR : 15% SO	45%	£73,598	£94,365	£99,059	£99,243	£103,949
70% SR : 15% LLR : 15% SO	50%	£95,241	£114,259	£118,953	£119,136	£123,843

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£157,013	£120,503	£115,808	£115,626	£110,919
70% SR : 15% LLR : 15% SO	5%	£135,369	£100,609	£95,915	£95,731	£91,025
70% SR : 15% LLR : 15% SO	10%	£113,727	£80,714	£76,021	£75,838	£71,131
70% SR : 15% LLR : 15% SO	15%	£92,083	£60,821	£56,126	£55,943	£51,237
70% SR : 15% LLR : 15% SO	20%	£70,439	£40,926	£36,232	£36,049	£31,342
70% SR : 15% LLR : 15% SO	25%	£48,796	£21,032	£16,338	£16,154	£11,448
70% SR : 15% LLR : 15% SO	30%	£27,152	£1,138	£3,556	£3,739	£8,446
70% SR : 15% LLR : 15% SO	35%	£5,509	£18,756	£23,451	£23,634	£28,340
70% SR : 15% LLR : 15% SO	40%	£16,135	£38,651	£43,345	£43,528	£48,235
70% SR : 15% LLR : 15% SO	45%	£37,778	£58,545	£63,239	£63,423	£68,129
70% SR : 15% LLR : 15% SO	50%	£59,421	£78,439	£83,133	£83,316	£88,023

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£475 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£227,950	£191,992	£187,297	£187,115	£182,408
70% SR : 15% LLR : 15% SO	5%	£207,735	£173,505	£168,810	£168,628	£163,921
70% SR : 15% LLR : 15% SO	10%	£187,520	£155,018	£150,323	£150,141	£145,434
70% SR : 15% LLR : 15% SO	15%	£167,305	£136,531	£131,836	£131,653	£126,947
70% SR : 15% LLR : 15% SO	20%	£147,089	£118,042	£113,349	£113,166	£108,460
70% SR : 15% LLR : 15% SO	25%	£126,874	£99,555	£94,862	£94,678	£89,972
70% SR : 15% LLR : 15% SO	30%	£106,659	£81,068	£76,374	£76,191	£71,484
70% SR : 15% LLR : 15% SO	35%	£86,443	£62,581	£57,886	£57,704	£52,997
70% SR : 15% LLR : 15% SO	40%	£66,228	£44,094	£39,399	£39,217	£34,510
70% SR : 15% LLR : 15% SO	45%	£46,013	£25,607	£20,912	£20,730	£16,023
70% SR : 15% LLR : 15% SO	50%	£25,797	£7,120	£2,425	£2,242	£-2,500

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£103,350	-£139,308	-£144,003	-£144,185	-£148,892
70% SR : 15% LLR : 15% SO	5%	-£123,565	-£157,795	-£162,490	-£162,672	-£167,379
70% SR : 15% LLR : 15% SO	10%	-£143,780	-£176,282	-£180,977	-£181,159	-£185,866
70% SR : 15% LLR : 15% SO	15%	-£163,995	-£194,769	-£199,464	-£199,647	-£204,353
70% SR : 15% LLR : 15% SO	20%	-£184,211	-£213,258	-£217,951	-£218,134	-£222,840
70% SR : 15% LLR : 15% SO	25%	-£204,426	-£231,745	-£236,438	-£236,622	-£241,328
70% SR : 15% LLR : 15% SO	30%	-£224,641	-£250,232	-£254,926	-£255,109	-£259,816
70% SR : 15% LLR : 15% SO	35%	-£244,857	-£268,719	-£273,414	-£273,596	-£278,303
70% SR : 15% LLR : 15% SO	40%	-£265,072	-£287,206	-£291,901	-£292,083	-£296,790
70% SR : 15% LLR : 15% SO	45%	-£285,287	-£305,693	-£310,388	-£310,570	-£315,277
70% SR : 15% LLR : 15% SO	50%	-£305,503	-£324,180	-£328,875	-£329,058	-£333,800

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£36,590	£632	-£4,063	-£4,245	-£8,952
70% SR : 15% LLR : 15% SO	5%	£16,375	-£17,855	-£22,550	-£22,732	-£27,439
70% SR : 15% LLR : 15% SO	10%	-£3,840	-£36,342	-£41,037	-£41,219	-£45,926
70% SR : 15% LLR : 15% SO	15%	-£24,055	-£54,829	-£59,524	-£59,707	-£64,413
70% SR : 15% LLR : 15% SO	20%	-£44,271	-£73,318	-£78,011	-£78,194	-£82,900
70% SR : 15% LLR : 15% SO	25%	-£64,486	-£91,805	-£96,498	-£96,682	-£101,388
70% SR : 15% LLR : 15% SO	30%	-£84,701	-£110,292	-£114,986	-£115,169	-£119,876
70% SR : 15% LLR : 15% SO	35%	-£104,917	-£128,779	-£133,474	-£133,656	-£138,363
70% SR : 15% LLR : 15% SO	40%	-£125,132	-£147,266	-£151,961	-£152,143	-£156,850
70% SR : 15% LLR : 15% SO	45%	-£145,347	-£165,753	-£170,448	-£170,630	-£175,337
70% SR : 15% LLR : 15% SO	50%	-£165,563	-£184,240	-£188,935	-£189,118	-£193,860

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£83,910	£47,952	£43,257	£43,075	£38,368
70% SR : 15% LLR : 15% SO	5%	£63,695	£29,465	£24,770	£24,588	£19,881
70% SR : 15% LLR : 15% SO	10%	£43,480	£10,978	£6,283	£6,101	£1,394
70% SR : 15% LLR : 15% SO	15%	£23,265	-£7,509	-£12,204	-£12,387	-£17,093
70% SR : 15% LLR : 15% SO	20%	£3,049	-£25,998	-£30,691	-£30,874	-£35,580
70% SR : 15% LLR : 15% SO	25%	-£17,166	-£44,485	-£49,178	-£49,362	-£54,068
70% SR : 15% LLR : 15% SO	30%	-£37,381	-£62,972	-£67,666	-£67,849	-£72,556
70% SR : 15% LLR : 15% SO	35%	-£57,597	-£81,459	-£86,154	-£86,336	-£91,043
70% SR : 15% LLR : 15% SO	40%	-£77,812	-£99,946	-£104,641	-£104,823	-£109,530
70% SR : 15% LLR : 15% SO	45%	-£98,027	-£118,433	-£123,128	-£123,310	-£128,017
70% SR : 15% LLR : 15% SO	50%	-£118,243	-£136,920	-£141,615	-£141,798	-£146,540

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£119,730	£83,772	£79,077	£78,895	£74,188
70% SR : 15% LLR : 15% SO	5%	£99,515	£65,285	£60,590	£60,408	£55,701
70% SR : 15% LLR : 15% SO	10%	£79,300	£46,798	£42,103	£41,921	£37,214
70% SR : 15% LLR : 15% SO	15%	£59,085	£28,311	£23,616	£23,433	£18,727
70% SR : 15% LLR : 15% SO	20%	£38,869	£9,822	£5,129	£4,946	£240
70% SR : 15% LLR : 15% SO	25%	£18,654	-£8,665	-£13,358	-£13,542	-£18,248
70% SR : 15% LLR : 15% SO	30%	-£1,561	-£27,152	-£31,846	-£32,029	-£36,736
70% SR : 15% LLR : 15% SO	35%	-£21,777	-£45,639	-£50,334	-£50,516	-£55,223
70% SR : 15% LLR : 15% SO	40%	-£41,992	-£64,126	-£68,621	-£68,803	-£73,710
70% SR : 15% LLR : 15% SO	45%	-£62,207	-£82,613	-£87,108	-£87,290	-£92,197
70% SR : 15% LLR : 15% SO	50%	-£82,423	-£101,100	-£105,595	-£105,778	-£110,720

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£675 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£769,469	£678,666	£674,576	£674,118	£664,124
70% SR : 15% LLR : 15% SO	5%	£708,437	£621,902	£617,813	£617,356	£607,338
70% SR : 15% LLR : 15% SO	10%	£647,405	£565,139	£561,049	£560,592	£550,552
70% SR : 15% LLR : 15% SO	15%	£586,372	£508,375	£504,286	£503,829	£493,765
70% SR : 15% LLR : 15% SO	20%	£525,340	£451,612	£447,522	£447,066	£436,979
70% SR : 15% LLR : 15% SO	25%	£464,308	£394,848	£390,759	£390,302	£380,194
70% SR : 15% LLR : 15% SO	30%	£403,275	£338,085	£333,995	£333,539	£323,407
70% SR : 15% LLR : 15% SO	35%	£342,243	£281,321	£277,233	£276,775	£266,621
70% SR : 15% LLR : 15% SO	40%	£281,211	£224,558	£220,469	£220,012	£209,835
70% SR : 15% LLR : 15% SO	45%	£220,178	£167,794	£163,706	£163,248	£153,048
70% SR : 15% LLR : 15% SO	50%	£159,146	£111,031	£106,942	£106,485	£96,263

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£217,303	£126,499	£122,408	£121,952	£111,958
70% SR : 15% LLR : 15% SO	5%	£156,270	£69,735	£65,646	£65,189	£55,171
70% SR : 15% LLR : 15% SO	10%	£95,238	£12,972	£8,882	£8,425	£-1,615
70% SR : 15% LLR : 15% SO	15%	£34,206	£-43,792	£-47,880	£-48,338	£-58,401
70% SR : 15% LLR : 15% SO	20%	£-26,827	£-100,555	£-104,644	£-105,101	£-115,188
70% SR : 15% LLR : 15% SO	25%	£-87,859	£-157,319	£-161,407	£-161,865	£-171,973
70% SR : 15% LLR : 15% SO	30%	£-148,891	£-214,082	£-218,171	£-218,628	£-228,759
70% SR : 15% LLR : 15% SO	35%	£-209,924	£-270,845	£-274,934	£-275,392	£-285,546
70% SR : 15% LLR : 15% SO	40%	£-270,956	£-327,608	£-331,698	£-332,155	£-342,332
70% SR : 15% LLR : 15% SO	45%	£-331,988	£-384,372	£-388,461	£-389,919	£-399,118
70% SR : 15% LLR : 15% SO	50%	£-393,021	£-441,135	£-445,225	£-445,681	£-455,904

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£450,536	£359,732	£355,643	£355,185	£345,191
70% SR : 15% LLR : 15% SO	5%	£389,504	£302,968	£298,880	£298,422	£288,405
70% SR : 15% LLR : 15% SO	10%	£328,471	£246,206	£242,116	£241,658	£231,618
70% SR : 15% LLR : 15% SO	15%	£267,439	£189,442	£185,353	£184,895	£174,832
70% SR : 15% LLR : 15% SO	20%	£206,407	£132,679	£128,589	£128,132	£118,046
70% SR : 15% LLR : 15% SO	25%	£145,374	£75,915	£71,826	£71,368	£61,260
70% SR : 15% LLR : 15% SO	30%	£84,342	£19,152	£15,062	£14,606	£4,474
70% SR : 15% LLR : 15% SO	35%	£23,310	£-37,612	£-41,701	£-42,158	£-52,312
70% SR : 15% LLR : 15% SO	40%	£-37,723	£-94,375	£-98,465	£-98,921	£-109,099
70% SR : 15% LLR : 15% SO	45%	£-99,755	£-151,139	£-155,228	£-155,685	£-165,885
70% SR : 15% LLR : 15% SO	50%	£-159,787	£-207,902	£-211,992	£-212,448	£-222,670

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£529,403	£438,599	£434,508	£434,052	£424,058
70% SR : 15% LLR : 15% SO	5%	£468,370	£381,835	£377,746	£377,289	£367,271
70% SR : 15% LLR : 15% SO	10%	£407,338	£325,072	£320,982	£320,525	£310,485
70% SR : 15% LLR : 15% SO	15%	£346,306	£268,308	£264,220	£263,762	£253,699
70% SR : 15% LLR : 15% SO	20%	£285,273	£211,545	£207,456	£206,999	£196,912
70% SR : 15% LLR : 15% SO	25%	£224,241	£154,781	£150,693	£150,235	£140,127
70% SR : 15% LLR : 15% SO	30%	£163,209	£98,018	£93,929	£93,472	£83,341
70% SR : 15% LLR : 15% SO	35%	£102,176	£41,255	£37,166	£36,708	£26,554
70% SR : 15% LLR : 15% SO	40%	£41,144	£-15,508	£-19,598	£-20,055	£-30,232
70% SR : 15% LLR : 15% SO	45%	£-19,888	£-72,272	£-76,361	£-76,819	£-87,018
70% SR : 15% LLR : 15% SO	50%	£-80,921	£-129,035	£-133,125	£-133,581	£-143,804

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£589,103	£498,299	£494,208	£493,752	£483,758
70% SR : 15% LLR : 15% SO	5%	£528,070	£441,535	£437,446	£436,989	£426,971
70% SR : 15% LLR : 15% SO	10%	£467,038	£384,772	£380,682	£380,225	£370,185
70% SR : 15% LLR : 15% SO	15%	£406,006	£328,008	£323,920	£323,462	£313,399
70% SR : 15% LLR : 15% SO	20%	£344,973	£271,245	£267,156	£266,699	£256,612
70% SR : 15% LLR : 15% SO	25%	£283,941	£214,481	£210,393	£209,935	£199,827
70% SR : 15% LLR : 15% SO	30%	£222,909	£157,718	£153,629	£153,172	£143,041
70% SR : 15% LLR : 15% SO	35%	£161,876	£100,955	£96,866	£96,408	£86,254
70% SR : 15% LLR : 15% SO	40%	£100,844	£44,192	£40,102	£39,645	£29,468
70% SR : 15% LLR : 15% SO	45%	£39,812	£-12,572	£-16,661	£-17,119	£-27,318
70% SR : 15% LLR : 15% SO	50%	£-21,221	£-69,335	£-73,425	£-73,881	£-84,104

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£650 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£702,308	£612,495	£608,406	£607,949	£597,954
70% SR : 15% LLR : 15% SO	5%	£644,343	£558,755	£554,665	£554,208	£544,190
70% SR : 15% LLR : 15% SO	10%	£586,378	£505,014	£500,924	£500,466	£490,426
70% SR : 15% LLR : 15% SO	15%	£528,413	£451,272	£447,183	£446,725	£436,663
70% SR : 15% LLR : 15% SO	20%	£470,448	£397,531	£393,442	£392,984	£382,898
70% SR : 15% LLR : 15% SO	25%	£412,484	£343,790	£339,700	£339,243	£329,135
70% SR : 15% LLR : 15% SO	30%	£354,519	£290,049	£285,959	£285,502	£275,371
70% SR : 15% LLR : 15% SO	35%	£296,554	£236,308	£232,218	£231,761	£221,607
70% SR : 15% LLR : 15% SO	40%	£238,589	£182,567	£178,477	£178,019	£167,843
70% SR : 15% LLR : 15% SO	45%	£180,624	£128,826	£124,736	£124,278	£114,079
70% SR : 15% LLR : 15% SO	50%	£122,660	£75,084	£70,995	£70,537	£60,315

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£150,141	£60,328	£56,240	£55,782	£45,787
70% SR : 15% LLR : 15% SO	5%	£92,176	£6,588	£2,498	£2,041	£-7,977
70% SR : 15% LLR : 15% SO	10%	£34,211	£-47,153	£-51,243	£-51,700	£-61,740
70% SR : 15% LLR : 15% SO	15%	£-23,754	£-100,894	£-104,984	£-105,441	£-115,504
70% SR : 15% LLR : 15% SO	20%	£-81,719	£-154,635	£-158,725	£-159,183	£-169,268
70% SR : 15% LLR : 15% SO	25%	£-139,683	£-208,377	£-212,466	£-212,924	£-223,032
70% SR : 15% LLR : 15% SO	30%	£-197,648	£-262,118	£-266,207	£-266,665	£-276,796
70% SR : 15% LLR : 15% SO	35%	£-255,613	£-315,859	£-319,949	£-320,406	£-330,560
70% SR : 15% LLR : 15% SO	40%	£-313,577	£-369,600	£-373,690	£-374,147	£-384,324
70% SR : 15% LLR : 15% SO	45%	£-371,542	£-423,341	£-427,431	£-427,889	£-438,087
70% SR : 15% LLR : 15% SO	50%	£-429,506	£-477,082	£-481,172	£-481,630	£-491,852

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£383,374	£293,562	£289,473	£289,015	£279,020
70% SR : 15% LLR : 15% SO	5%	£325,409	£239,821	£235,732	£235,274	£225,257
70% SR : 15% LLR : 15% SO	10%	£267,444	£186,080	£181,991	£181,533	£171,493
70% SR : 15% LLR : 15% SO	15%	£209,479	£132,339	£128,249	£127,792	£117,730
70% SR : 15% LLR : 15% SO	20%	£151,515	£78,598	£74,508	£74,051	£63,965
70% SR : 15% LLR : 15% SO	25%	£93,551	£24,857	£20,767	£20,310	£10,201
70% SR : 15% LLR : 15% SO	30%	£35,586	£-28,884	£-32,974	£-33,432	£-43,562
70% SR : 15% LLR : 15% SO	35%	£-22,379	£-82,625	£-86,715	£-87,173	£-97,327
70% SR : 15% LLR : 15% SO	40%	£-80,344	£-136,367	£-140,456	£-140,914	£-151,090
70% SR : 15% LLR : 15% SO	45%	£-138,309	£-190,108	£-194,197	£-194,655	£-204,854
70% SR : 15% LLR : 15% SO	50%	£-196,273	£-243,849	£-247,939	£-248,396	£-258,619

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£462,241	£372,428	£368,340	£367,882	£357,887
70% SR : 15% LLR : 15% SO	5%	£404,276	£318,688	£314,598	£314,141	£304,123
70% SR : 15% LLR : 15% SO	10%	£346,311	£264,947	£260,857	£260,400	£250,360
70% SR : 15% LLR : 15% SO	15%	£288,346	£211,206	£207,116	£206,659	£196,596
70% SR : 15% LLR : 15% SO	20%	£230,381	£157,465	£153,375	£152,917	£142,832
70% SR : 15% LLR : 15% SO	25%	£172,417	£103,723	£99,634	£99,176	£89,068
70% SR : 15% LLR : 15% SO	30%	£114,452	£49,982	£45,893	£45,435	£35,304
70% SR : 15% LLR : 15% SO	35%	£56,487	£-3,759	£-7,849	£-8,308	£-18,460
70% SR : 15% LLR : 15% SO	40%	£-1,477	£-57,500	£-61,590	£-62,047	£-72,224
70% SR : 15% LLR : 15% SO	45%	£-59,442	£-111,241	£-115,331	£-115,788	£-125,987
70% SR : 15% LLR : 15% SO	50%	£-117,406	£-164,982	£-169,072	£-169,530	£-179,752

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£521,941	£432,128	£428,040	£427,582	£417,587
70% SR : 15% LLR : 15% SO	5%	£463,976	£378,388	£374,298	£373,841	£363,823
70% SR : 15% LLR : 15% SO	10%	£406,011	£324,647	£320,557	£320,100	£310,060
70% SR : 15% LLR : 15% SO	15%	£348,046	£270,906	£266,816	£266,359	£256,296
70% SR : 15% LLR : 15% SO	20%	£290,081	£217,165	£213,075	£212,617	£202,532
70% SR : 15% LLR : 15% SO	25%	£232,117	£163,423	£159,334	£158,876	£148,768
70% SR : 15% LLR : 15% SO	30%	£174,152	£109,682	£105,593	£105,135	£95,004
70% SR : 15% LLR : 15% SO	35%	£116,187	£55,941	£51,851	£51,394	£41,240
70% SR : 15% LLR : 15% SO	40%	£58,223	£2,200	£-1,890	£-2,347	£-12,524
70% SR : 15% LLR : 15% SO	45%	£-2,258	£-51,541	£-55,631	£-56,088	£-66,287
70% SR : 15% LLR : 15% SO	50%	£-60,296	£-105,282	£-109,372	£-109,830	£-120,052

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£600 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£567,982	£480,156	£476,067	£475,609	£465,614
70% SR : 15% LLR : 15% SO	5%	£516,184	£432,489	£428,400	£427,943	£417,925
70% SR : 15% LLR : 15% SO	10%	£464,385	£384,823	£380,733	£380,277	£370,236
70% SR : 15% LLR : 15% SO	15%	£412,585	£337,157	£333,067	£332,609	£322,547
70% SR : 15% LLR : 15% SO	20%	£360,787	£289,489	£285,401	£284,943	£274,857
70% SR : 15% LLR : 15% SO	25%	£308,988	£241,823	£237,734	£237,277	£227,168
70% SR : 15% LLR : 15% SO	30%	£257,189	£194,157	£190,067	£189,611	£179,479
70% SR : 15% LLR : 15% SO	35%	£205,389	£146,491	£142,401	£141,944	£131,789
70% SR : 15% LLR : 15% SO	40%	£153,591	£98,824	£94,735	£94,277	£84,101
70% SR : 15% LLR : 15% SO	45%	£101,792	£51,157	£47,068	£46,611	£36,411
70% SR : 15% LLR : 15% SO	50%	£49,992	£3,491	£-607	£-1,071	£-11,438

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,816	£-72,011	£-76,100	£-76,557	£-86,553
70% SR : 15% LLR : 15% SO	5%	£-35,983	£-119,677	£-123,767	£-124,224	£-134,241
70% SR : 15% LLR : 15% SO	10%	£-87,782	£-167,344	£-171,433	£-171,890	£-181,931
70% SR : 15% LLR : 15% SO	15%	£-139,581	£-215,010	£-219,100	£-219,557	£-229,620
70% SR : 15% LLR : 15% SO	20%	£-191,380	£-262,677	£-266,766	£-267,224	£-277,309
70% SR : 15% LLR : 15% SO	25%	£-243,179	£-310,344	£-314,433	£-314,890	£-324,999
70% SR : 15% LLR : 15% SO	30%	£-294,978	£-358,010	£-362,100	£-362,556	£-372,688
70% SR : 15% LLR : 15% SO	35%	£-346,777	£-405,676	£-409,766	£-410,222	£-420,377
70% SR : 15% LLR : 15% SO	40%	£-398,576	£-453,342	£-457,432	£-457,890	£-468,066
70% SR : 15% LLR : 15% SO	45%	£-450,375	£-501,010	£-505,099	£-505,556	£-515,756
70% SR : 15% LLR : 15% SO	50%	£-502,174	£-548,676	£-552,774	£-553,231	£-563,605

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£249,049	£161,222	£157,133	£156,676	£146,681
70% SR : 15% LLR : 15% SO	5%	£197,251	£113,556	£109,466	£109,010	£98,992
70% SR : 15% LLR : 15% SO	10%	£145,451	£65,890	£61,800	£61,343	£51,302
70% SR : 15% LLR : 15% SO	15%	£93,652	£18,223	£14,134	£13,676	£3,614
70% SR : 15% LLR : 15% SO	20%	£41,854	£-29,444	£-33,533	£-33,990	£-44,076
70% SR : 15% LLR : 15% SO	25%	£-9,946	£-77,110	£-81,199	£-81,656	£-91,766
70% SR : 15% LLR : 15% SO	30%	£-61,745	£-124,776	£-128,866	£-129,323	£-139,454
70% SR : 15% LLR : 15% SO	35%	£-113,544	£-172,443	£-176,532	£-176,989	£-187,144
70% SR : 15% LLR : 15% SO	40%	£-165,342	£-220,109	£-224,199	£-224,656	£-234,833
70% SR : 15% LLR : 15% SO	45%	£-217,142	£-267,776	£-271,865	£-272,322	£-282,522
70% SR : 15% LLR : 15% SO	50%	£-268,941	£-315,443	£-319,540	£-320,004	£-330,371

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£327,916	£240,089	£236,000	£235,543	£225,547
70% SR : 15% LLR : 15% SO	5%	£276,117	£192,423	£188,333	£187,876	£177,859
70% SR : 15% LLR : 15% SO	10%	£224,318	£144,756	£140,667	£140,210	£130,169
70% SR : 15% LLR : 15% SO	15%	£172,519	£97,090	£93,000	£92,543	£82,480
70% SR : 15% LLR : 15% SO	20%	£120,720	£49,423	£45,334	£44,876	£34,791
70% SR : 15% LLR : 15% SO	25%	£68,921	£1,756	£-2,332	£-2,790	£-12,889
70% SR : 15% LLR : 15% SO	30%	£17,122	£-45,910	£-50,000	£-50,456	£-60,588
70% SR : 15% LLR : 15% SO	35%	£-34,677	£-93,576	£-97,666	£-98,122	£-108,277
70% SR : 15% LLR : 15% SO	40%	£-86,476	£-141,242	£-145,332	£-145,790	£-155,966
70% SR : 15% LLR : 15% SO	45%	£-138,275	£-188,910	£-192,999	£-193,456	£-203,656
70% SR : 15% LLR : 15% SO	50%	£-190,074	£-236,576	£-240,674	£-241,131	£-251,505

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£387,616	£299,789	£295,700	£295,243	£285,247
70% SR : 15% LLR : 15% SO	5%	£335,817	£252,123	£248,033	£247,576	£237,559
70% SR : 15% LLR : 15% SO	10%	£284,018	£204,456	£200,367	£199,910	£189,869
70% SR : 15% LLR : 15% SO	15%	£232,219	£156,790	£152,700	£152,243	£142,180
70% SR : 15% LLR : 15% SO	20%	£180,420	£109,123	£105,034	£104,576	£94,491
70% SR : 15% LLR : 15% SO	25%	£128,621	£61,456	£57,368	£56,910	£46,801
70% SR : 15% LLR : 15% SO	30%	£76,822	£13,790	£9,700	£9,244	£-888
70% SR : 15% LLR : 15% SO	35%	£25,023	£-33,876	£-37,966	£-38,422	£-48,577
70% SR : 15% LLR : 15% SO	40%	£-26,776	£-81,542	£-85,632	£-86,090	£-96,266
70% SR : 15% LLR : 15% SO	45%	£-78,575	£-129,210	£-133,299	£-133,756	£-143,956
70% SR : 15% LLR : 15% SO	50%	£-130,374	£-176,876	£-180,974	£-181,431	£-191,805

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£550 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£433,658	£347,816	£343,726	£343,270	£333,275
70% SR : 15% LLR : 15% SO	5%	£387,765	£305,968	£301,879	£301,422	£291,404
70% SR : 15% LLR : 15% SO	10%	£341,873	£264,121	£260,032	£259,574	£249,534
70% SR : 15% LLR : 15% SO	15%	£295,979	£222,274	£218,184	£217,726	£207,664
70% SR : 15% LLR : 15% SO	20%	£250,086	£180,426	£176,336	£175,880	£165,793
70% SR : 15% LLR : 15% SO	25%	£204,194	£138,578	£134,488	£134,032	£123,923
70% SR : 15% LLR : 15% SO	30%	£158,301	£96,730	£92,642	£92,184	£82,053
70% SR : 15% LLR : 15% SO	35%	£112,409	£54,884	£50,794	£50,336	£40,182
70% SR : 15% LLR : 15% SO	40%	£66,516	£13,036	£8,946	£8,490	£-1,711
70% SR : 15% LLR : 15% SO	45%	£20,623	£-29,219	£-33,367	£-33,831	£-44,174
70% SR : 15% LLR : 15% SO	50%	£-25,627	£-71,660	£-75,806	£-76,270	£-86,637

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-118,509	£-204,351	£-208,440	£-208,897	£-218,892
70% SR : 15% LLR : 15% SO	5%	£-164,402	£-246,198	£-250,288	£-250,745	£-260,762
70% SR : 15% LLR : 15% SO	10%	£-210,294	£-288,046	£-292,135	£-292,592	£-302,632
70% SR : 15% LLR : 15% SO	15%	£-256,187	£-329,893	£-333,983	£-334,440	£-344,503
70% SR : 15% LLR : 15% SO	20%	£-302,080	£-371,741	£-375,830	£-376,287	£-386,374
70% SR : 15% LLR : 15% SO	25%	£-347,972	£-413,588	£-417,678	£-418,135	£-428,244
70% SR : 15% LLR : 15% SO	30%	£-393,866	£-455,436	£-459,525	£-459,983	£-470,114
70% SR : 15% LLR : 15% SO	35%	£-439,758	£-497,283	£-501,373	£-501,830	£-511,984
70% SR : 15% LLR : 15% SO	40%	£-485,651	£-539,131	£-543,221	£-543,677	£-553,878
70% SR : 15% LLR : 15% SO	45%	£-531,544	£-580,978	£-585,068	£-585,525	£-596,341
70% SR : 15% LLR : 15% SO	50%	£-577,436	£-622,826	£-627,913	£-628,370	£-638,804

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£114,724	£28,883	£24,793	£24,336	£14,341
70% SR : 15% LLR : 15% SO	5%	£68,831	£-12,965	£-17,055	£-17,511	£-27,529
70% SR : 15% LLR : 15% SO	10%	£22,939	£-54,813	£-58,902	£-59,359	£-69,399
70% SR : 15% LLR : 15% SO	15%	£-22,954	£-96,660	£-100,749	£-101,207	£-111,269
70% SR : 15% LLR : 15% SO	20%	£-68,847	£-138,507	£-142,597	£-143,054	£-153,140
70% SR : 15% LLR : 15% SO	25%	£-114,739	£-180,355	£-184,445	£-184,901	£-195,011
70% SR : 15% LLR : 15% SO	30%	£-160,632	£-222,203	£-226,292	£-226,749	£-236,881
70% SR : 15% LLR : 15% SO	35%	£-206,524	£-264,050	£-268,139	£-268,597	£-278,751
70% SR : 15% LLR : 15% SO	40%	£-252,417	£-305,897	£-309,987	£-310,444	£-320,645
70% SR : 15% LLR : 15% SO	45%	£-298,311	£-347,744	£-352,833	£-353,290	£-363,108
70% SR : 15% LLR : 15% SO	50%	£-344,203	£-389,592	£-394,681	£-395,138	£-405,571

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£193,591	£107,749	£103,660	£103,203	£93,208
70% SR : 15% LLR : 15% SO	5%	£147,698	£65,902	£61,812	£61,355	£51,338
70% SR : 15% LLR : 15% SO	10%	£101,806	£24,054	£19,965	£19,508	£9,468
70% SR : 15% LLR : 15% SO	15%	£55,913	£-17,793	£-21,883	£-22,340	£-32,403
70% SR : 15% LLR : 15% SO	20%	£10,020	£-59,641	£-63,730	£-64,187	£-74,274
70% SR : 15% LLR : 15% SO	25%	£-35,872	£-101,488	£-105,578	£-106,035	£-116,144
70% SR : 15% LLR : 15% SO	30%	£-81,766	£-143,336	£-147,425	£-147,883	£-158,014
70% SR : 15% LLR : 15% SO	35%	£-127,658	£-185,183	£-189,273	£-189,730	£-199,884
70% SR : 15% LLR : 15% SO	40%	£-173,551	£-227,031	£-231,121	£-231,577	£-241,778
70% SR : 15% LLR : 15% SO	45%	£-219,444	£-268,878	£-273,968	£-274,425	£-284,241
70% SR : 15% LLR : 15% SO	50%	£-265,336	£-310,726	£-315,813	£-316,270	£-326,704

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£253,291	£167,449	£163,360	£162,903	£152,908
70% SR : 15% LLR : 15% SO	5%	£207,398	£125,602	£121,512	£121,055	£111,038
70% SR : 15% LLR : 15% SO	10%	£161,506	£83,754	£79,665	£79,208	£69,168
70% SR : 15% LLR : 15% SO	15%	£115,613	£41,907	£37,817	£37,360	£27,297
70% SR : 15% LLR : 15% SO	20%	£69,720	£59	£-4,030	£-4,487	£-14,574
70% SR : 15% LLR : 15% SO	25%	£23,828	£-41,788	£-45,878	£-46,335	£-56,444
70% SR : 15% LLR : 15% SO	30%	£-22,066	£-83,636	£-87,725	£-88,183	£-98,314
70% SR : 15% LLR : 15% SO	35%	£-67,958	£-125,483	£-129,573	£-130,030	£-140,184
70% SR : 15% LLR : 15% SO	40%	£-113,851	£-167,331	£-171,421	£-171,877	£-182,078
70% SR : 15% LLR : 15% SO	45%	£-159,744	£-209,178	£-213,268	£-213,725	£-224,541
70% SR : 15% LLR : 15% SO	50%	£-205,636	£-251,026	£-255,113	£-255,570	£-267,004

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£500 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£299,332	£218,444	£214,354	£213,898	£203,902
70% SR : 15% LLR : 15% SO	5%	£258,993	£181,919	£177,830	£177,373	£167,355
70% SR : 15% LLR : 15% SO	10%	£218,654	£145,395	£141,305	£140,848	£130,807
70% SR : 15% LLR : 15% SO	15%	£178,314	£108,870	£104,780	£104,323	£94,260
70% SR : 15% LLR : 15% SO	20%	£137,975	£72,345	£68,256	£67,798	£57,712
70% SR : 15% LLR : 15% SO	25%	£97,635	£35,820	£31,731	£31,274	£21,165
70% SR : 15% LLR : 15% SO	30%	£57,296	£14	£4,861	£4,325	£-15,600
70% SR : 15% LLR : 15% SO	35%	£16,957	£-37,756	£-41,903	£-42,367	£-52,665
70% SR : 15% LLR : 15% SO	40%	£-23,714	£-74,798	£-78,944	£-79,408	£-89,729
70% SR : 15% LLR : 15% SO	45%	£-64,624	£-111,839	£-115,986	£-116,450	£-126,794
70% SR : 15% LLR : 15% SO	50%	£-105,534	£-148,880	£-153,028	£-153,491	£-163,859

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-252,834	£-333,723	£-337,813	£-338,269	£-348,264
70% SR : 15% LLR : 15% SO	5%	£-293,174	£-370,247	£-374,337	£-374,794	£-384,811
70% SR : 15% LLR : 15% SO	10%	£-333,513	£-406,772	£-410,862	£-411,318	£-421,359
70% SR : 15% LLR : 15% SO	15%	£-373,852	£-443,297	£-447,386	£-447,844	£-457,906
70% SR : 15% LLR : 15% SO	20%	£-414,192	£-479,821	£-483,911	£-484,368	£-494,454
70% SR : 15% LLR : 15% SO	25%	£-454,532	£-516,347	£-520,435	£-520,893	£-531,001
70% SR : 15% LLR : 15% SO	30%	£-494,870	£-552,881	£-557,028	£-557,491	£-567,767
70% SR : 15% LLR : 15% SO	35%	£-535,210	£-589,922	£-594,070	£-594,533	£-604,832
70% SR : 15% LLR : 15% SO	40%	£-575,551	£-626,964	£-631,111	£-631,575	£-641,896
70% SR : 15% LLR : 15% SO	45%	£-616,791	£-664,005	£-668,152	£-668,617	£-678,961
70% SR : 15% LLR : 15% SO	50%	£-657,931	£-701,047	£-705,194	£-705,658	£-716,025

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-19,601	£-100,490	£-104,579	£-105,036	£-115,031
70% SR : 15% LLR : 15% SO	5%	£-59,941	£-137,014	£-141,104	£-141,560	£-151,578
70% SR : 15% LLR : 15% SO	10%	£-100,279	£-173,539	£-177,628	£-178,085	£-188,126
70% SR : 15% LLR : 15% SO	15%	£-140,619	£-210,063	£-214,153	£-214,611	£-224,673
70% SR : 15% LLR : 15% SO	20%	£-180,959	£-246,588	£-250,678	£-251,135	£-261,221
70% SR : 15% LLR : 15% SO	25%	£-221,298	£-283,113	£-287,202	£-287,660	£-297,768
70% SR : 15% LLR : 15% SO	30%	£-261,637	£-319,638	£-323,727	£-324,185	£-334,533
70% SR : 15% LLR : 15% SO	35%	£-301,977	£-356,163	£-360,252	£-360,710	£-371,598
70% SR : 15% LLR : 15% SO	40%	£-342,317	£-392,688	£-396,777	£-397,235	£-408,662
70% SR : 15% LLR : 15% SO	45%	£-382,657	£-429,213	£-433,302	£-433,760	£-445,727
70% SR : 15% LLR : 15% SO	50%	£-422,997	£-465,738	£-470,827	£-471,285	£-482,792

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£59,266	£-21,623	£-25,713	£-26,169	£-36,164
70% SR : 15% LLR : 15% SO	5%	£18,926	£-58,147	£-62,237	£-62,694	£-72,711
70% SR : 15% LLR : 15% SO	10%	£-21,413	£-94,672	£-98,762	£-99,218	£-109,259
70% SR : 15% LLR : 15% SO	15%	£-61,752	£-131,197	£-135,286	£-135,744	£-145,806
70% SR : 15% LLR : 15% SO	20%	£-102,092	£-167,721	£-171,811	£-172,268	£-182,354
70% SR : 15% LLR : 15% SO	25%	£-142,432	£-204,247	£-208,335	£-208,793	£-218,901
70% SR : 15% LLR : 15% SO	30%	£-182,772	£-240,781	£-244,828	£-245,285	£-255,667
70% SR : 15% LLR : 15% SO	35%	£-223,112	£-277,322	£-281,370	£-281,827	£-292,732
70% SR : 15% LLR : 15% SO	40%	£-263,452	£-313,864	£-317,911	£-318,368	£-329,796
70% SR : 15% LLR : 15% SO	45%	£-303,792	£-350,405	£-354,452	£-354,909	£-366,861
70% SR : 15% LLR : 15% SO	50%	£-344,132	£-386,947	£-390,994	£-391,451	£-403,925

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£118,966	£38,077	£33,987	£33,531	£23,536
70% SR : 15% LLR : 15% SO	5%	£78,626	£1,553	£-2,537	£-2,994	£-13,011
70% SR : 15% LLR : 15% SO	10%	£38,287	£-34,972	£-39,062	£-39,518	£-49,559
70% SR : 15% LLR : 15% SO	15%	£-2,052	£-71,497	£-75,586	£-76,044	£-86,106
70% SR : 15% LLR : 15% SO	20%	£-42,392	£-108,021	£-112,111	£-112,568	£-122,654
70% SR : 15% LLR : 15% SO	25%	£-82,732	£-144,547	£-148,635	£-149,093	£-159,201
70% SR : 15% LLR : 15% SO	30%	£-123,072	£-181,081	£-185,170	£-185,627	£-195,967
70% SR : 15% LLR : 15% SO	35%	£-163,412	£-217,615	£-221,704	£-222,162	£-233,032
70% SR : 15% LLR : 15% SO	40%	£-203,752	£-254,149	£-258,238	£-258,695	£-270,096
70% SR : 15% LLR : 15% SO	45%	£-244,092	£-290,683	£-294,772	£-295,229	£-307,161
70% SR : 15% LLR : 15% SO	50%	£-284,432	£-327,217	£-331,306	£-331,764	£-344,225

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£475 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£232,171	£152,274	£148,184	£147,728	£137,733
70% SR : 15% LLR : 15% SO	5%	£194,392	£118,272	£114,183	£113,725	£103,708
70% SR : 15% LLR : 15% SO	10%	£156,613	£84,271	£80,181	£79,724	£69,684
70% SR : 15% LLR : 15% SO	15%	£118,835	£50,268	£46,180	£45,722	£35,659
70% SR : 15% LLR : 15% SO	20%	£81,055	£16,267	£12,178	£11,720	£1,635
70% SR : 15% LLR : 15% SO	25%	£43,276	£-17,986	£-22,133	£-22,596	£-32,848
70% SR : 15% LLR : 15% SO	30%	£5,498	£-52,469	£-56,616	£-57,079	£-67,355
70% SR : 15% LLR : 15% SO	35%	£-32,737	£-88,952	£-93,099	£-93,562	£-101,860
70% SR : 15% LLR : 15% SO	40%	£-71,051	£-121,435	£-125,581	£-126,046	£-136,367
70% SR : 15% LLR : 15% SO	45%	£-109,364	£-155,918	£-160,064	£-160,529	£-170,873
70% SR : 15% LLR : 15% SO	50%	£-147,677	£-190,400	£-194,548	£-195,012	£-205,378

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£319,896	£399,893	£403,882	£404,438	£414,434
70% SR : 15% LLR : 15% SO	5%	£357,775	£433,894	£437,984	£438,441	£448,437
70% SR : 15% LLR : 15% SO	10%	£395,654	£467,896	£471,985	£472,443	£482,440
70% SR : 15% LLR : 15% SO	15%	£433,533	£501,898	£505,987	£506,445	£516,443
70% SR : 15% LLR : 15% SO	20%	£471,412	£535,900	£539,989	£540,446	£550,446
70% SR : 15% LLR : 15% SO	25%	£509,291	£570,902	£574,991	£575,448	£585,449
70% SR : 15% LLR : 15% SO	30%	£547,170	£604,904	£608,993	£609,450	£619,451
70% SR : 15% LLR : 15% SO	35%	£585,049	£638,906	£642,995	£643,452	£654,453
70% SR : 15% LLR : 15% SO	40%	£622,928	£672,908	£676,997	£677,454	£688,455
70% SR : 15% LLR : 15% SO	45%	£660,807	£706,910	£710,999	£711,456	£723,457
70% SR : 15% LLR : 15% SO	50%	£698,686	£740,912	£744,999	£745,458	£757,459

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£86,763	£166,659	£170,749	£171,205	£181,201
70% SR : 15% LLR : 15% SO	5%	£124,542	£200,661	£204,751	£205,208	£215,204
70% SR : 15% LLR : 15% SO	10%	£162,321	£234,662	£238,752	£239,210	£249,206
70% SR : 15% LLR : 15% SO	15%	£200,100	£268,664	£272,754	£273,211	£283,207
70% SR : 15% LLR : 15% SO	20%	£237,879	£302,666	£306,755	£307,213	£317,209
70% SR : 15% LLR : 15% SO	25%	£275,658	£336,668	£340,757	£341,214	£351,210
70% SR : 15% LLR : 15% SO	30%	£313,437	£370,670	£374,759	£375,216	£385,211
70% SR : 15% LLR : 15% SO	35%	£351,216	£404,672	£408,761	£409,218	£419,212
70% SR : 15% LLR : 15% SO	40%	£388,995	£438,674	£442,763	£443,220	£453,213
70% SR : 15% LLR : 15% SO	45%	£426,774	£472,676	£476,765	£477,222	£487,214
70% SR : 15% LLR : 15% SO	50%	£464,553	£506,678	£510,767	£511,224	£521,215

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,896	£67,793	£91,882	£92,338	£102,334
70% SR : 15% LLR : 15% SO	5%	£45,675	£121,794	£125,884	£126,341	£136,337
70% SR : 15% LLR : 15% SO	10%	£83,454	£185,796	£189,885	£190,343	£199,339
70% SR : 15% LLR : 15% SO	15%	£121,233	£249,798	£253,887	£254,345	£263,341
70% SR : 15% LLR : 15% SO	20%	£159,012	£313,799	£317,888	£318,346	£327,342
70% SR : 15% LLR : 15% SO	25%	£196,791	£377,801	£381,890	£382,348	£391,343
70% SR : 15% LLR : 15% SO	30%	£234,570	£441,803	£445,892	£446,350	£455,345
70% SR : 15% LLR : 15% SO	35%	£272,349	£505,805	£509,894	£510,352	£519,347
70% SR : 15% LLR : 15% SO	40%	£310,128	£569,807	£573,896	£574,354	£583,349
70% SR : 15% LLR : 15% SO	45%	£347,907	£633,809	£637,898	£638,356	£647,351
70% SR : 15% LLR : 15% SO	50%	£385,686	£697,811	£701,900	£702,358	£711,353

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£51,804	£28,093	£32,182	£32,638	£42,634
70% SR : 15% LLR : 15% SO	5%	£14,025	£62,094	£66,184	£66,641	£76,637
70% SR : 15% LLR : 15% SO	10%	£-23,754	£96,096	£100,185	£100,643	£110,639
70% SR : 15% LLR : 15% SO	15%	£-61,532	£130,098	£134,187	£134,645	£144,641
70% SR : 15% LLR : 15% SO	20%	£-99,311	£164,100	£168,189	£168,646	£178,642
70% SR : 15% LLR : 15% SO	25%	£-137,090	£198,102	£202,191	£202,649	£212,643
70% SR : 15% LLR : 15% SO	30%	£-174,869	£232,104	£236,193	£236,651	£246,645
70% SR : 15% LLR : 15% SO	35%	£-212,648	£266,106	£270,195	£270,653	£280,647
70% SR : 15% LLR : 15% SO	40%	£-250,427	£300,108	£304,197	£304,655	£314,649
70% SR : 15% LLR : 15% SO	45%	£-288,206	£334,110	£338,200	£338,658	£348,651
70% SR : 15% LLR : 15% SO	50%	£-325,985	£368,112	£372,201	£372,659	£382,653

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£675 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,538,940	£1,357,330	£1,349,152	£1,348,238	£1,328,248
70% SR : 15% LLR : 15% SO	5%	£1,416,875	£1,243,804	£1,235,625	£1,234,711	£1,214,676
70% SR : 15% LLR : 15% SO	10%	£1,294,810	£1,130,277	£1,122,098	£1,121,184	£1,101,103
70% SR : 15% LLR : 15% SO	15%	£1,172,746	£1,016,750	£1,008,571	£1,007,657	£987,531
70% SR : 15% LLR : 15% SO	20%	£1,050,681	£903,224	£895,045	£894,131	£873,959
70% SR : 15% LLR : 15% SO	25%	£928,616	£789,697	£781,518	£780,604	£760,386
70% SR : 15% LLR : 15% SO	30%	£806,552	£676,170	£667,991	£667,077	£646,815
70% SR : 15% LLR : 15% SO	35%	£684,487	£562,643	£554,465	£553,550	£533,242
70% SR : 15% LLR : 15% SO	40%	£562,422	£449,117	£440,938	£440,023	£419,669
70% SR : 15% LLR : 15% SO	45%	£440,358	£335,590	£327,411	£326,496	£306,097
70% SR : 15% LLR : 15% SO	50%	£318,293	£222,063	£213,885	£212,969	£192,525

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£503,627	£322,018	£313,840	£312,925	£292,935
70% SR : 15% LLR : 15% SO	5%	£381,562	£208,491	£200,313	£199,399	£179,363
70% SR : 15% LLR : 15% SO	10%	£259,498	£94,964	£86,786	£85,872	£65,791
70% SR : 15% LLR : 15% SO	15%	£137,433	£-18,563	£-26,741	£-27,655	£-47,762
70% SR : 15% LLR : 15% SO	20%	£15,368	£-132,089	£-140,268	£-141,182	£-161,354
70% SR : 15% LLR : 15% SO	25%	£-106,696	£-245,615	£-253,795	£-254,709	£-274,926
70% SR : 15% LLR : 15% SO	30%	£-228,761	£-359,142	£-367,322	£-368,236	£-388,498
70% SR : 15% LLR : 15% SO	35%	£-350,826	£-472,669	£-480,847	£-481,763	£-502,071
70% SR : 15% LLR : 15% SO	40%	£-472,890	£-586,196	£-594,374	£-595,289	£-615,643
70% SR : 15% LLR : 15% SO	45%	£-594,955	£-699,723	£-707,901	£-708,816	£-729,215
70% SR : 15% LLR : 15% SO	50%	£-717,020	£-813,250	£-821,428	£-822,343	£-842,768

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£940,940	£759,330	£751,152	£750,238	£730,248
70% SR : 15% LLR : 15% SO	5%	£818,875	£645,804	£637,625	£636,711	£616,676
70% SR : 15% LLR : 15% SO	10%	£696,810	£532,277	£524,098	£523,184	£503,103
70% SR : 15% LLR : 15% SO	15%	£574,746	£418,750	£410,571	£409,657	£389,531
70% SR : 15% LLR : 15% SO	20%	£452,681	£305,224	£297,045	£296,131	£275,959
70% SR : 15% LLR : 15% SO	25%	£330,616	£191,697	£183,518	£182,604	£162,386
70% SR : 15% LLR : 15% SO	30%	£208,552	£78,170	£69,991	£69,077	£48,815
70% SR : 15% LLR : 15% SO	35%	£86,487	£-35,357	£-43,535	£-44,450	£-64,758
70% SR : 15% LLR : 15% SO	40%	£-35,578	£-148,983	£-157,062	£-157,977	£-178,331
70% SR : 15% LLR : 15% SO	45%	£-157,642	£-262,410	£-270,589	£-271,504	£-291,903
70% SR : 15% LLR : 15% SO	50%	£-279,707	£-375,937	£-384,115	£-385,031	£-406,475

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,088,815	£907,205	£899,027	£898,113	£878,123
70% SR : 15% LLR : 15% SO	5%	£966,750	£793,679	£785,500	£784,586	£764,551
70% SR : 15% LLR : 15% SO	10%	£844,685	£680,152	£671,973	£671,059	£650,978
70% SR : 15% LLR : 15% SO	15%	£722,621	£566,625	£558,446	£557,532	£537,406
70% SR : 15% LLR : 15% SO	20%	£600,556	£453,099	£444,920	£444,006	£423,834
70% SR : 15% LLR : 15% SO	25%	£478,491	£339,572	£331,393	£330,479	£310,261
70% SR : 15% LLR : 15% SO	30%	£356,427	£226,045	£217,866	£216,952	£196,690
70% SR : 15% LLR : 15% SO	35%	£234,362	£112,518	£104,340	£103,425	£83,117
70% SR : 15% LLR : 15% SO	40%	£112,297	£-1,008	£-9,187	£-10,102	£-30,456
70% SR : 15% LLR : 15% SO	45%	£-9,767	£-114,535	£-122,714	£-123,629	£-144,028
70% SR : 15% LLR : 15% SO	50%	£-131,832	£-228,062	£-236,240	£-237,156	£-257,600

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,200,752	£1,019,143	£1,010,965	£1,010,050	£990,060
70% SR : 15% LLR : 15% SO	5%	£1,078,687	£905,616	£897,438	£896,524	£876,488
70% SR : 15% LLR : 15% SO	10%	£956,623	£792,089	£783,911	£782,997	£762,916
70% SR : 15% LLR : 15% SO	15%	£834,558	£678,562	£670,384	£669,470	£649,343
70% SR : 15% LLR : 15% SO	20%	£712,493	£565,036	£556,857	£555,943	£535,771
70% SR : 15% LLR : 15% SO	25%	£590,429	£451,510	£443,330	£442,416	£422,199
70% SR : 15% LLR : 15% SO	30%	£468,364	£337,983	£329,803	£328,889	£308,627
70% SR : 15% LLR : 15% SO	35%	£346,299	£224,456	£216,278	£215,362	£195,054
70% SR : 15% LLR : 15% SO	40%	£224,235	£110,929	£102,751	£101,836	£81,482
70% SR : 15% LLR : 15% SO	45%	£102,170	£-2,598	£-10,776	£-11,691	£-32,090
70% SR : 15% LLR : 15% SO	50%	£-19,895	£-116,125	£-124,303	£-125,218	£-145,663

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£650 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,404,614	£1,224,991	£1,216,813	£1,215,897	£1,195,908
70% SR : 15% LLR : 15% SO	5%	£1,288,685	£1,117,509	£1,109,330	£1,108,415	£1,088,380
70% SR : 15% LLR : 15% SO	10%	£1,172,755	£1,010,026	£1,001,848	£1,000,934	£980,853
70% SR : 15% LLR : 15% SO	15%	£1,056,827	£902,544	£894,366	£893,451	£873,325
70% SR : 15% LLR : 15% SO	20%	£940,897	£795,062	£786,883	£785,969	£765,797
70% SR : 15% LLR : 15% SO	25%	£824,967	£687,579	£679,401	£678,487	£658,269
70% SR : 15% LLR : 15% SO	30%	£709,038	£580,097	£571,919	£571,005	£550,741
70% SR : 15% LLR : 15% SO	35%	£593,108	£472,615	£464,436	£463,522	£443,214
70% SR : 15% LLR : 15% SO	40%	£477,178	£365,132	£356,954	£356,040	£335,686
70% SR : 15% LLR : 15% SO	45%	£361,250	£257,650	£249,472	£248,558	£228,158
70% SR : 15% LLR : 15% SO	50%	£245,320	£150,169	£141,989	£141,075	£120,631

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£369,302	£189,678	£181,500	£180,585	£160,596
70% SR : 15% LLR : 15% SO	5%	£253,373	£82,196	£74,018	£73,103	£53,067
70% SR : 15% LLR : 15% SO	10%	£137,443	£25,769	£17,591	£16,676	£1,540
70% SR : 15% LLR : 15% SO	15%	£21,514	£132,769	£140,947	£141,861	£161,988
70% SR : 15% LLR : 15% SO	20%	£94,416	£240,251	£248,429	£249,343	£269,516
70% SR : 15% LLR : 15% SO	25%	£210,346	£347,733	£355,912	£356,826	£377,043
70% SR : 15% LLR : 15% SO	30%	£326,274	£455,216	£463,394	£464,308	£484,571
70% SR : 15% LLR : 15% SO	35%	£442,204	£562,698	£570,876	£571,790	£592,098
70% SR : 15% LLR : 15% SO	40%	£558,134	£670,180	£678,359	£679,273	£699,627
70% SR : 15% LLR : 15% SO	45%	£674,063	£777,662	£785,841	£786,755	£807,155
70% SR : 15% LLR : 15% SO	50%	£789,993	£885,144	£893,323	£894,237	£914,682

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£806,614	£626,991	£618,813	£617,897	£597,908
70% SR : 15% LLR : 15% SO	5%	£690,685	£519,509	£511,330	£510,415	£490,380
70% SR : 15% LLR : 15% SO	10%	£574,755	£412,026	£403,848	£402,934	£382,853
70% SR : 15% LLR : 15% SO	15%	£458,827	£304,544	£296,366	£295,451	£275,325
70% SR : 15% LLR : 15% SO	20%	£342,897	£197,062	£188,883	£187,969	£167,797
70% SR : 15% LLR : 15% SO	25%	£226,967	£89,579	£81,401	£80,487	£60,269
70% SR : 15% LLR : 15% SO	30%	£111,038	£17,903	£10,025	£9,110	£1,540
70% SR : 15% LLR : 15% SO	35%	£4,892	£125,385	£133,564	£134,478	£154,786
70% SR : 15% LLR : 15% SO	40%	£120,822	£232,868	£241,046	£241,960	£262,314
70% SR : 15% LLR : 15% SO	45%	£236,750	£340,350	£348,528	£349,442	£369,842
70% SR : 15% LLR : 15% SO	50%	£352,680	£447,831	£456,011	£456,925	£477,369

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£954,489	£774,866	£766,688	£765,772	£745,783
70% SR : 15% LLR : 15% SO	5%	£838,560	£667,384	£659,205	£658,290	£638,255
70% SR : 15% LLR : 15% SO	10%	£722,630	£559,901	£551,723	£550,809	£530,728
70% SR : 15% LLR : 15% SO	15%	£606,702	£452,419	£444,241	£443,326	£423,200
70% SR : 15% LLR : 15% SO	20%	£490,772	£344,937	£336,758	£335,844	£315,672
70% SR : 15% LLR : 15% SO	25%	£374,842	£237,454	£229,276	£228,362	£208,144
70% SR : 15% LLR : 15% SO	30%	£258,913	£129,972	£121,794	£120,880	£100,616
70% SR : 15% LLR : 15% SO	35%	£142,983	£22,490	£14,311	£13,397	£1,540
70% SR : 15% LLR : 15% SO	40%	£27,053	£134,993	£143,171	£144,085	£164,439
70% SR : 15% LLR : 15% SO	45%	£158,975	£242,475	£250,653	£251,567	£271,967
70% SR : 15% LLR : 15% SO	50%	£274,905	£350,957	£359,135	£360,050	£381,494

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,066,427	£886,803	£878,625	£877,710	£857,721
70% SR : 15% LLR : 15% SO	5%	£950,498	£779,321	£771,143	£770,228	£750,192
70% SR : 15% LLR : 15% SO	10%	£834,568	£671,839	£663,660	£662,746	£642,665
70% SR : 15% LLR : 15% SO	15%	£718,639	£564,356	£556,178	£555,264	£535,137
70% SR : 15% LLR : 15% SO	20%	£602,709	£456,874	£448,696	£447,782	£427,609
70% SR : 15% LLR : 15% SO	25%	£486,779	£349,392	£341,213	£340,299	£320,082
70% SR : 15% LLR : 15% SO	30%	£370,850	£241,909	£233,731	£232,817	£212,554
70% SR : 15% LLR : 15% SO	35%	£254,921	£134,427	£126,249	£125,335	£105,027
70% SR : 15% LLR : 15% SO	40%	£138,991	£26,945	£18,766	£17,852	£1,540
70% SR : 15% LLR : 15% SO	45%	£23,062	£130,537	£138,716	£139,630	£160,030
70% SR : 15% LLR : 15% SO	50%	£117,093	£238,019	£246,198	£247,112	£267,557

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£600 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,135,964	£960,311	£952,133	£951,219	£931,228
70% SR : 15% LLR : 15% SO	5%	£1,032,367	£864,978	£856,800	£855,885	£835,850
70% SR : 15% LLR : 15% SO	10%	£928,769	£769,646	£761,467	£760,552	£740,471
70% SR : 15% LLR : 15% SO	15%	£825,171	£674,312	£666,134	£665,220	£645,093
70% SR : 15% LLR : 15% SO	20%	£721,573	£578,980	£570,801	£569,886	£549,715
70% SR : 15% LLR : 15% SO	25%	£617,976	£483,646	£475,468	£474,554	£454,336
70% SR : 15% LLR : 15% SO	30%	£514,377	£388,314	£380,135	£379,221	£358,958
70% SR : 15% LLR : 15% SO	35%	£410,780	£292,981	£284,802	£283,888	£263,580
70% SR : 15% LLR : 15% SO	40%	£307,182	£197,648	£189,469	£188,555	£168,201
70% SR : 15% LLR : 15% SO	45%	£203,583	£102,315	£94,137	£93,222	£72,823
70% SR : 15% LLR : 15% SO	50%	£99,986	£6,982	£-1,213	£-2,141	£-22,875

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£100,652	£-75,001	£-83,180	£-84,094	£-104,084
70% SR : 15% LLR : 15% SO	5%	£-2,346	£-170,334	£-178,512	£-179,428	£-199,463
70% SR : 15% LLR : 15% SO	10%	£-106,543	£-285,667	£-273,846	£-274,760	£-294,841
70% SR : 15% LLR : 15% SO	15%	£-210,142	£-391,000	£-389,179	£-370,093	£-390,219
70% SR : 15% LLR : 15% SO	20%	£-313,739	£-496,333	£-464,511	£-465,426	£-485,598
70% SR : 15% LLR : 15% SO	25%	£-417,337	£-601,666	£-559,845	£-560,759	£-580,976
70% SR : 15% LLR : 15% SO	30%	£-520,935	£-706,999	£-655,177	£-656,091	£-676,355
70% SR : 15% LLR : 15% SO	35%	£-624,533	£-812,331	£-750,511	£-751,425	£-771,733
70% SR : 15% LLR : 15% SO	40%	£-728,130	£-917,665	£-845,843	£-846,757	£-867,111
70% SR : 15% LLR : 15% SO	45%	£-831,729	£-1,022,997	£-941,176	£-942,091	£-962,490
70% SR : 15% LLR : 15% SO	50%	£-935,327	£-1,128,330	£-1,036,508	£-1,037,424	£-1,058,168

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£537,964	£362,311	£354,133	£353,219	£333,228
70% SR : 15% LLR : 15% SO	5%	£434,367	£266,978	£258,800	£257,885	£237,850
70% SR : 15% LLR : 15% SO	10%	£330,769	£171,646	£163,467	£162,552	£142,471
70% SR : 15% LLR : 15% SO	15%	£227,171	£76,312	£68,134	£67,220	£47,093
70% SR : 15% LLR : 15% SO	20%	£123,573	£-19,020	£-27,199	£-28,114	£-48,285
70% SR : 15% LLR : 15% SO	25%	£19,976	£-114,354	£-122,532	£-123,446	£-143,664
70% SR : 15% LLR : 15% SO	30%	£-83,623	£-209,686	£-217,865	£-218,779	£-239,042
70% SR : 15% LLR : 15% SO	35%	£-187,220	£-305,019	£-313,189	£-314,112	£-334,420
70% SR : 15% LLR : 15% SO	40%	£-290,818	£-400,352	£-408,531	£-409,445	£-429,799
70% SR : 15% LLR : 15% SO	45%	£-394,417	£-495,685	£-503,863	£-504,778	£-525,177
70% SR : 15% LLR : 15% SO	50%	£-498,014	£-591,018	£-599,213	£-600,141	£-620,875

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£685,839	£510,186	£502,008	£501,094	£481,103
70% SR : 15% LLR : 15% SO	5%	£582,242	£414,853	£406,675	£405,760	£385,725
70% SR : 15% LLR : 15% SO	10%	£478,644	£319,521	£311,342	£310,427	£290,346
70% SR : 15% LLR : 15% SO	15%	£375,046	£224,187	£216,009	£215,095	£194,968
70% SR : 15% LLR : 15% SO	20%	£271,448	£128,855	£120,676	£119,761	£99,590
70% SR : 15% LLR : 15% SO	25%	£167,851	£33,521	£25,343	£24,429	£4,211
70% SR : 15% LLR : 15% SO	30%	£64,252	£-81,811	£-69,990	£-70,904	£-91,167
70% SR : 15% LLR : 15% SO	35%	£-39,345	£-157,144	£-165,323	£-166,237	£-186,545
70% SR : 15% LLR : 15% SO	40%	£-142,943	£-252,477	£-260,656	£-261,570	£-281,924
70% SR : 15% LLR : 15% SO	45%	£-246,542	£-347,810	£-355,989	£-356,903	£-377,302
70% SR : 15% LLR : 15% SO	50%	£-350,139	£-443,143	£-451,322	£-452,236	£-472,000

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£797,777	£622,124	£613,945	£613,031	£593,041
70% SR : 15% LLR : 15% SO	5%	£694,179	£526,791	£518,613	£517,697	£497,662
70% SR : 15% LLR : 15% SO	10%	£590,582	£431,458	£423,279	£422,365	£402,284
70% SR : 15% LLR : 15% SO	15%	£486,983	£336,125	£327,946	£327,032	£306,906
70% SR : 15% LLR : 15% SO	20%	£383,386	£240,792	£232,614	£231,699	£211,527
70% SR : 15% LLR : 15% SO	25%	£279,788	£145,459	£137,280	£136,366	£116,149
70% SR : 15% LLR : 15% SO	30%	£176,190	£50,126	£41,948	£41,034	£20,770
70% SR : 15% LLR : 15% SO	35%	£72,592	£-45,206	£-53,386	£-54,300	£-74,608
70% SR : 15% LLR : 15% SO	40%	£-31,005	£-140,540	£-148,718	£-149,632	£-169,986
70% SR : 15% LLR : 15% SO	45%	£-134,604	£-235,872	£-244,051	£-244,966	£-265,365
70% SR : 15% LLR : 15% SO	50%	£-258,202	£-331,205	£-339,401	£-340,329	£-361,063

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£550 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£867,315	£695,632	£687,453	£686,539	£666,549
70% SR : 15% LLR : 15% SO	5%	£775,529	£611,937	£603,758	£602,844	£582,808
70% SR : 15% LLR : 15% SO	10%	£683,744	£528,242	£520,063	£519,149	£499,068
70% SR : 15% LLR : 15% SO	15%	£591,959	£444,546	£436,368	£435,454	£415,327
70% SR : 15% LLR : 15% SO	20%	£500,174	£360,852	£352,673	£351,758	£331,587
70% SR : 15% LLR : 15% SO	25%	£408,387	£277,156	£268,978	£268,064	£247,846
70% SR : 15% LLR : 15% SO	30%	£316,602	£193,462	£185,283	£184,368	£164,106
70% SR : 15% LLR : 15% SO	35%	£224,817	£109,766	£101,588	£100,674	£80,365
70% SR : 15% LLR : 15% SO	40%	£133,032	£26,072	£17,893	£16,978	£-3,423
70% SR : 15% LLR : 15% SO	45%	£41,246	£-58,439	£-66,733	£-67,660	£-88,349
70% SR : 15% LLR : 15% SO	50%	£-51,254	£-143,318	£-151,613	£-152,540	£-173,275

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-167,996	£-339,680	£-347,880	£-346,774	£-368,763
70% SR : 15% LLR : 15% SO	5%	£-259,783	£-423,376	£-431,554	£-432,468	£-452,505
70% SR : 15% LLR : 15% SO	10%	£-351,568	£-507,070	£-515,250	£-516,164	£-536,245
70% SR : 15% LLR : 15% SO	15%	£-443,354	£-590,766	£-598,944	£-599,859	£-619,985
70% SR : 15% LLR : 15% SO	20%	£-535,139	£-674,461	£-682,640	£-683,554	£-703,726
70% SR : 15% LLR : 15% SO	25%	£-626,925	£-758,156	£-766,335	£-767,249	£-787,466
70% SR : 15% LLR : 15% SO	30%	£-718,710	£-841,851	£-850,029	£-850,944	£-871,206
70% SR : 15% LLR : 15% SO	35%	£-810,496	£-925,546	£-933,725	£-934,639	£-954,948
70% SR : 15% LLR : 15% SO	40%	£-902,281	£-1,009,241	£-1,017,419	£-1,018,334	£-1,038,735
70% SR : 15% LLR : 15% SO	45%	£-994,066	£-1,093,936	£-1,102,117	£-1,102,973	£-1,123,661
70% SR : 15% LLR : 15% SO	50%	£-1,085,851	£-1,178,631	£-1,186,825	£-1,187,682	£-1,208,587

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£269,315	£97,632	£89,453	£88,539	£68,549
70% SR : 15% LLR : 15% SO	5%	£177,529	£13,937	£5,758	£4,844	£-15,192
70% SR : 15% LLR : 15% SO	10%	£85,744	£-69,768	£-77,937	£-78,851	£-98,932
70% SR : 15% LLR : 15% SO	15%	£-6,041	£-153,454	£-161,632	£-162,546	£-182,673
70% SR : 15% LLR : 15% SO	20%	£-97,826	£-237,148	£-245,327	£-246,242	£-266,413
70% SR : 15% LLR : 15% SO	25%	£-189,613	£-320,844	£-329,022	£-329,936	£-350,154
70% SR : 15% LLR : 15% SO	30%	£-281,398	£-404,538	£-412,717	£-413,632	£-433,894
70% SR : 15% LLR : 15% SO	35%	£-373,183	£-488,234	£-496,412	£-497,326	£-517,635
70% SR : 15% LLR : 15% SO	40%	£-464,968	£-571,928	£-580,107	£-581,022	£-601,423
70% SR : 15% LLR : 15% SO	45%	£-556,754	£-655,623	£-664,802	£-665,660	£-685,349
70% SR : 15% LLR : 15% SO	50%	£-648,539	£-741,318	£-749,497	£-750,354	£-771,275

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£417,190	£245,507	£237,328	£236,414	£216,424
70% SR : 15% LLR : 15% SO	5%	£325,404	£161,812	£153,633	£152,719	£132,683
70% SR : 15% LLR : 15% SO	10%	£233,619	£78,117	£69,938	£69,024	£48,943
70% SR : 15% LLR : 15% SO	15%	£141,834	£-5,579	£-13,757	£-14,671	£-34,798
70% SR : 15% LLR : 15% SO	20%	£50,049	£-89,273	£-97,452	£-98,367	£-118,538
70% SR : 15% LLR : 15% SO	25%	£-41,738	£-172,969	£-181,147	£-182,061	£-202,279
70% SR : 15% LLR : 15% SO	30%	£-133,523	£-256,663	£-264,842	£-265,757	£-286,019
70% SR : 15% LLR : 15% SO	35%	£-225,308	£-340,359	£-348,537	£-349,451	£-369,760
70% SR : 15% LLR : 15% SO	40%	£-317,093	£-424,053	£-432,232	£-433,147	£-453,548
70% SR : 15% LLR : 15% SO	45%	£-408,879	£-507,747	£-515,926	£-516,840	£-538,474
70% SR : 15% LLR : 15% SO	50%	£-500,664	£-591,441	£-599,620	£-600,534	£-623,400

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£529,127	£357,445	£349,266	£348,351	£328,362
70% SR : 15% LLR : 15% SO	5%	£437,342	£273,749	£265,571	£264,657	£244,620
70% SR : 15% LLR : 15% SO	10%	£345,557	£190,053	£181,875	£180,961	£160,880
70% SR : 15% LLR : 15% SO	15%	£253,771	£106,357	£98,181	£97,266	£77,140
70% SR : 15% LLR : 15% SO	20%	£161,986	£22,664	£14,485	£13,571	£-6,801
70% SR : 15% LLR : 15% SO	25%	£70,200	£-61,031	£-69,210	£-70,124	£-90,341
70% SR : 15% LLR : 15% SO	30%	£-21,585	£-144,726	£-152,904	£-153,819	£-174,081
70% SR : 15% LLR : 15% SO	35%	£-113,371	£-228,421	£-236,600	£-237,514	£-257,823
70% SR : 15% LLR : 15% SO	40%	£-205,156	£-312,116	£-320,294	£-321,209	£-341,610
70% SR : 15% LLR : 15% SO	45%	£-296,941	£-395,811	£-404,990	£-405,904	£-426,536
70% SR : 15% LLR : 15% SO	50%	£-388,726	£-481,506	£-489,684	£-490,599	£-511,462

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£500 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£598,666	£436,888	£428,709	£427,795	£407,805
70% SR : 15% LLR : 15% SO	5%	£517,987	£363,838	£355,660	£354,745	£334,710
70% SR : 15% LLR : 15% SO	10%	£437,307	£290,789	£282,610	£281,696	£261,615
70% SR : 15% LLR : 15% SO	15%	£356,629	£217,739	£209,561	£208,647	£188,520
70% SR : 15% LLR : 15% SO	20%	£275,950	£144,690	£136,512	£135,597	£115,425
70% SR : 15% LLR : 15% SO	25%	£195,271	£71,641	£63,462	£62,547	£42,331
70% SR : 15% LLR : 15% SO	30%	£114,592	£-1,429	£-9,723	£-10,650	£-31,200
70% SR : 15% LLR : 15% SO	35%	£33,914	£-75,512	£-83,806	£-84,734	£-105,329
70% SR : 15% LLR : 15% SO	40%	£-47,428	£-149,594	£-157,889	£-158,817	£-179,458
70% SR : 15% LLR : 15% SO	45%	£-129,248	£-223,678	£-231,972	£-232,899	£-253,588
70% SR : 15% LLR : 15% SO	50%	£-211,068	£-297,761	£-306,056	£-306,983	£-327,717

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-436,647	£-598,425	£-606,603	£-607,517	£-627,508
70% SR : 15% LLR : 15% SO	5%	£-517,326	£-671,474	£-679,652	£-680,568	£-700,603
70% SR : 15% LLR : 15% SO	10%	£-598,005	£-744,523	£-752,703	£-753,617	£-773,698
70% SR : 15% LLR : 15% SO	15%	£-678,684	£-817,573	£-825,752	£-826,666	£-846,793
70% SR : 15% LLR : 15% SO	20%	£-759,363	£-890,623	£-898,801	£-899,715	£-919,888
70% SR : 15% LLR : 15% SO	25%	£-840,041	£-963,672	£-971,850	£-972,765	£-992,982
70% SR : 15% LLR : 15% SO	30%	£-920,721	£-1,036,721	£-1,045,036	£-1,045,963	£-1,066,513
70% SR : 15% LLR : 15% SO	35%	£-1,001,399	£-1,109,770	£-1,118,118	£-1,119,118	£-1,140,642
70% SR : 15% LLR : 15% SO	40%	£-1,082,078	£-1,182,819	£-1,191,201	£-1,192,201	£-1,214,770
70% SR : 15% LLR : 15% SO	45%	£-1,162,757	£-1,255,868	£-1,264,285	£-1,265,285	£-1,288,900
70% SR : 15% LLR : 15% SO	50%	£-1,243,436	£-1,328,917	£-1,337,368	£-1,338,368	£-1,363,029

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£666	£-161,112	£-169,291	£-170,205	£-190,195
70% SR : 15% LLR : 15% SO	5%	£-80,013	£-234,162	£-242,340	£-243,255	£-263,290
70% SR : 15% LLR : 15% SO	10%	£-160,693	£-307,211	£-315,390	£-316,304	£-336,385
70% SR : 15% LLR : 15% SO	15%	£-241,371	£-380,261	£-388,439	£-389,353	£-409,480
70% SR : 15% LLR : 15% SO	20%	£-322,050	£-453,310	£-461,488	£-462,403	£-482,575
70% SR : 15% LLR : 15% SO	25%	£-402,729	£-526,359	£-534,538	£-535,453	£-555,669
70% SR : 15% LLR : 15% SO	30%	£-483,408	£-599,409	£-607,523	£-608,438	£-629,200
70% SR : 15% LLR : 15% SO	35%	£-564,087	£-672,458	£-680,606	£-681,521	£-703,329
70% SR : 15% LLR : 15% SO	40%	£-644,766	£-745,507	£-753,685	£-754,600	£-777,458
70% SR : 15% LLR : 15% SO	45%	£-725,445	£-818,556	£-826,734	£-827,649	£-851,587
70% SR : 15% LLR : 15% SO	50%	£-806,124	£-891,605	£-899,783	£-900,698	£-924,717

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£148,541	£-13,237	£-21,416	£-22,330	£-42,320
70% SR : 15% LLR : 15% SO	5%	£67,862	£-86,287	£-94,465	£-95,380	£-115,415
70% SR : 15% LLR : 15% SO	10%	£-12,818	£-159,336	£-167,515	£-168,429	£-188,510
70% SR : 15% LLR : 15% SO	15%	£-93,496	£-232,386	£-240,564	£-241,478	£-261,605
70% SR : 15% LLR : 15% SO	20%	£-174,175	£-305,435	£-313,613	£-314,528	£-334,700
70% SR : 15% LLR : 15% SO	25%	£-254,854	£-378,484	£-386,663	£-387,578	£-407,794
70% SR : 15% LLR : 15% SO	30%	£-335,533	£-451,533	£-459,711	£-460,625	£-481,325
70% SR : 15% LLR : 15% SO	35%	£-416,211	£-524,582	£-532,760	£-533,675	£-555,454
70% SR : 15% LLR : 15% SO	40%	£-496,890	£-597,631	£-605,808	£-606,723	£-629,583
70% SR : 15% LLR : 15% SO	45%	£-577,569	£-670,680	£-678,858	£-679,773	£-703,713
70% SR : 15% LLR : 15% SO	50%	£-658,248	£-743,729	£-751,907	£-752,822	£-777,842

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£260,478	£98,700	£90,522	£89,608	£69,617
70% SR : 15% LLR : 15% SO	5%	£179,799	£25,651	£17,473	£16,557	£-3,478
70% SR : 15% LLR : 15% SO	10%	£99,120	£-47,398	£-55,578	£-56,492	£-76,573
70% SR : 15% LLR : 15% SO	15%	£18,441	£-120,448	£-128,627	£-129,541	£-149,668
70% SR : 15% LLR : 15% SO	20%	£-62,238	£-193,498	£-201,676	£-202,590	£-222,763
70% SR : 15% LLR : 15% SO	25%	£-142,916	£-266,547	£-274,725	£-275,640	£-295,857
70% SR : 15% LLR : 15% SO	30%	£-223,595	£-339,596	£-347,774	£-348,688	£-369,388
70% SR : 15% LLR : 15% SO	35%	£-304,274	£-412,645	£-420,823	£-421,737	£-442,517
70% SR : 15% LLR : 15% SO	40%	£-384,953	£-485,694	£-493,872	£-494,786	£-517,646
70% SR : 15% LLR : 15% SO	45%	£-465,632	£-558,743	£-566,921	£-567,835	£-592,775
70% SR : 15% LLR : 15% SO	50%	£-546,311	£-631,792	£-640,000	£-640,914	£-666,904

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£475 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£464,340	£304,548	£296,369	£295,455	£275,465
70% SR : 15% LLR : 15% SO	5%	£388,783	£236,544	£228,366	£227,452	£207,416
70% SR : 15% LLR : 15% SO	10%	£313,226	£168,541	£160,362	£159,447	£139,367
70% SR : 15% LLR : 15% SO	15%	£237,668	£100,538	£92,358	£91,444	£71,318
70% SR : 15% LLR : 15% SO	20%	£162,111	£32,533	£24,355	£23,441	£3,269
70% SR : 15% LLR : 15% SO	25%	£86,554	£-35,971	£-44,206	£-45,194	£-65,697
70% SR : 15% LLR : 15% SO	30%	£10,997	£-104,938	£-113,232	£-114,160	£-134,709
70% SR : 15% LLR : 15% SO	35%	£-65,475	£-173,904	£-182,198	£-183,125	£-203,721
70% SR : 15% LLR : 15% SO	40%	£-142,101	£-242,869	£-251,164	£-252,091	£-272,733
70% SR : 15% LLR : 15% SO	45%	£-218,727	£-311,835	£-320,130	£-321,057	£-341,745
70% SR : 15% LLR : 15% SO	50%	£-295,355	£-380,801	£-389,095	£-390,022	£-410,757

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-570,972	£-730,764	£-738,844	£-739,858	£-759,847
70% SR : 15% LLR : 15% SO	5%	£-646,529	£-798,769	£-806,947	£-807,961	£-827,896
70% SR : 15% LLR : 15% SO	10%	£-722,086	£-866,772	£-874,950	£-875,965	£-895,945
70% SR : 15% LLR : 15% SO	15%	£-797,644	£-934,775	£-942,954	£-943,968	£-963,994
70% SR : 15% LLR : 15% SO	20%	£-873,202	£-1,002,779	£-1,010,957	£-1,011,972	£-1,032,043
70% SR : 15% LLR : 15% SO	25%	£-948,759	£-1,070,784	£-1,078,978	£-1,079,992	£-1,100,010
70% SR : 15% LLR : 15% SO	30%	£-1,024,316	£-1,138,787	£-1,146,981	£-1,147,996	£-1,170,021
70% SR : 15% LLR : 15% SO	35%	£-1,100,873	£-1,206,791	£-1,214,985	£-1,215,999	£-1,236,033
70% SR : 15% LLR : 15% SO	40%	£-1,177,430	£-1,274,794	£-1,282,989	£-1,283,993	£-1,304,045
70% SR : 15% LLR : 15% SO	45%	£-1,253,987	£-1,342,798	£-1,350,992	£-1,351,996	£-1,370,058
70% SR : 15% LLR : 15% SO	50%	£-1,330,544	£-1,410,801	£-1,418,995	£-1,419,999	£-1,440,070

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-133,680	£-293,452	£-301,631	£-302,545	£-322,535
70% SR : 15% LLR : 15% SO	5%	£-209,217	£-361,456	£-369,634	£-370,548	£-390,584
70% SR : 15% LLR : 15% SO	10%	£-284,754	£-429,459	£-437,638	£-438,553	£-458,633
70% SR : 15% LLR : 15% SO	15%	£-360,291	£-497,462	£-505,642	£-506,556	£-526,682
70% SR : 15% LLR : 15% SO	20%	£-435,828	£-565,465	£-573,645	£-574,559	£-594,731
70% SR : 15% LLR : 15% SO	25%	£-511,365	£-633,468	£-641,648	£-642,562	£-663,697
70% SR : 15% LLR : 15% SO	30%	£-586,902	£-701,471	£-709,651	£-710,565	£-730,709
70% SR : 15% LLR : 15% SO	35%	£-662,439	£-769,474	£-777,654	£-778,568	£-801,721
70% SR : 15% LLR : 15% SO	40%	£-737,976	£-837,477	£-845,657	£-846,571	£-870,733
70% SR : 15% LLR : 15% SO	45%	£-813,513	£-905,480	£-913,660	£-914,574	£-935,745
70% SR : 15% LLR : 15% SO	50%	£-889,050	£-973,483	£-981,663	£-982,577	£-1,000,757

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,215	£-145,577	£-153,756	£-154,670	£-174,660
70% SR : 15% LLR : 15% SO	5%	£-61,342	£-213,581	£-221,760	£-222,674	£-242,709
70% SR : 15% LLR : 15% SO	10%	£-136,879	£-281,584	£-289,763	£-290,677	£-310,758
70% SR : 15% LLR : 15% SO	15%	£-212,416	£-349,587	£-357,766	£-358,680	£-378,807
70% SR : 15% LLR : 15% SO	20%	£-287,953	£-417,590	£-425,769	£-426,683	£-446,856
70% SR : 15% LLR : 15% SO	25%	£-363,490	£-485,593	£-493,772	£-494,686	£-515,822
70% SR : 15% LLR : 15% SO	30%	£-439,027	£-553,596	£-561,775	£-562,689	£-584,834
70% SR : 15% LLR : 15% SO	35%	£-514,564	£-621,599	£-629,778	£-630,692	£-653,846
70% SR : 15% LLR : 15% SO	40%	£-590,101	£-689,602	£-697,781	£-698,695	£-722,858
70% SR : 15% LLR : 15% SO	45%	£-665,638	£-757,605	£-765,784	£-766,698	£-791,870
70% SR : 15% LLR : 15% SO	50%	£-741,175	£-825,608	£-833,787	£-834,701	£-860,882

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£126,153	£-63,639	£-41,819	£-42,733	£-62,722
70% SR : 15% LLR : 15% SO	5%	£50,596	£-101,644	£-109,822	£-110,736	£-130,771
70% SR : 15% LLR : 15% SO	10%	£-24,961	£-169,647	£-177,825	£-178,740	£-198,820
70% SR : 15% LLR : 15% SO	15%	£-100,519	£-237,650	£-245,829	£-246,743	£-266,869
70% SR : 15% LLR : 15% SO	20%	£-176,077	£-305,654	£-313,832	£-314,747	£-334,918
70% SR : 15% LLR : 15% SO	25%	£-251,634	£-373,657	£-381,836	£-382,750	£-403,885
70% SR : 15% LLR : 15% SO	30%	£-327,191	£-441,660	£-449,839	£-450,753	£-470,896
70% SR : 15% LLR : 15% SO	35%	£-402,748	£-509,663	£-517,842	£-518,756	£-538,907
70% SR : 15% LLR : 15% SO	40%	£-478,305	£-577,666	£-585,845	£-586,759	£-606,918
70% SR : 15% LLR : 15% SO	45%	£-553,862	£-645,669	£-653,848	£-654,762	£-674,929
70% SR : 15% LLR : 15% SO	50%	£-629,419	£-713,672	£-721,851	£-722,765	£-740,940

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£675 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,142,101	£2,775,720	£2,759,715	£2,757,914	£2,717,725
70% SR : 15% LLR : 15% SO	5%	£2,908,940	£2,559,695	£2,543,751	£2,541,949	£2,501,809
70% SR : 15% LLR : 15% SO	10%	£2,674,129	£2,342,037	£2,326,146	£2,324,345	£2,284,235
70% SR : 15% LLR : 15% SO	15%	£2,437,667	£2,122,745	£2,106,901	£2,105,098	£2,065,004
70% SR : 15% LLR : 15% SO	20%	£2,199,554	£1,901,819	£1,886,014	£1,884,212	£1,844,117
70% SR : 15% LLR : 15% SO	25%	£1,959,789	£1,679,258	£1,663,488	£1,661,685	£1,621,572
70% SR : 15% LLR : 15% SO	30%	£1,718,375	£1,455,064	£1,439,320	£1,437,519	£1,397,371
70% SR : 15% LLR : 15% SO	35%	£1,475,309	£1,229,235	£1,213,513	£1,211,712	£1,171,512
70% SR : 15% LLR : 15% SO	40%	£1,230,592	£1,001,774	£986,066	£984,265	£943,998
70% SR : 15% LLR : 15% SO	45%	£984,226	£772,678	£756,979	£755,177	£714,826
70% SR : 15% LLR : 15% SO	50%	£736,207	£541,949	£526,252	£524,450	£483,999

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,761,684	£1,395,303	£1,379,298	£1,377,497	£1,337,308
70% SR : 15% LLR : 15% SO	5%	£1,528,524	£1,179,279	£1,163,334	£1,161,533	£1,121,392
70% SR : 15% LLR : 15% SO	10%	£1,293,712	£961,621	£945,729	£943,928	£903,818
70% SR : 15% LLR : 15% SO	15%	£1,057,250	£742,328	£726,484	£724,682	£684,587
70% SR : 15% LLR : 15% SO	20%	£819,137	£521,402	£505,597	£503,795	£463,700
70% SR : 15% LLR : 15% SO	25%	£579,373	£298,841	£283,071	£281,269	£241,155
70% SR : 15% LLR : 15% SO	30%	£337,958	£74,648	£58,904	£57,102	£16,954
70% SR : 15% LLR : 15% SO	35%	£94,892	£-191,181	£-166,904	£-168,705	£-208,904
70% SR : 15% LLR : 15% SO	40%	£-149,824	£-378,643	£-394,351	£-396,152	£-436,419
70% SR : 15% LLR : 15% SO	45%	£-396,191	£-607,739	£-623,438	£-625,240	£-665,591
70% SR : 15% LLR : 15% SO	50%	£-644,210	£-838,468	£-854,165	£-855,967	£-896,418

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,344,767	£1,978,386	£1,962,382	£1,960,581	£1,920,392
70% SR : 15% LLR : 15% SO	5%	£2,111,607	£1,762,362	£1,746,417	£1,744,616	£1,704,476
70% SR : 15% LLR : 15% SO	10%	£1,876,796	£1,544,704	£1,528,812	£1,527,011	£1,486,902
70% SR : 15% LLR : 15% SO	15%	£1,640,334	£1,325,412	£1,309,567	£1,307,765	£1,267,671
70% SR : 15% LLR : 15% SO	20%	£1,402,221	£1,104,485	£1,088,681	£1,086,879	£1,046,784
70% SR : 15% LLR : 15% SO	25%	£1,162,456	£881,925	£866,154	£864,352	£824,239
70% SR : 15% LLR : 15% SO	30%	£921,041	£657,731	£641,987	£640,186	£600,037
70% SR : 15% LLR : 15% SO	35%	£677,975	£431,902	£416,180	£414,378	£374,179
70% SR : 15% LLR : 15% SO	40%	£433,259	£204,440	£188,732	£186,931	£146,664
70% SR : 15% LLR : 15% SO	45%	£186,892	£-24,658	£-40,354	£-42,156	£-82,507
70% SR : 15% LLR : 15% SO	50%	£-161,127	£-255,384	£-271,081	£-272,884	£-313,335

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,541,934	£2,175,553	£2,159,548	£2,157,747	£2,117,558
70% SR : 15% LLR : 15% SO	5%	£2,308,774	£1,959,529	£1,943,584	£1,941,783	£1,901,642
70% SR : 15% LLR : 15% SO	10%	£2,073,962	£1,741,871	£1,725,979	£1,724,178	£1,684,068
70% SR : 15% LLR : 15% SO	15%	£1,837,500	£1,522,578	£1,506,734	£1,504,932	£1,464,837
70% SR : 15% LLR : 15% SO	20%	£1,599,387	£1,301,652	£1,285,847	£1,284,045	£1,243,950
70% SR : 15% LLR : 15% SO	25%	£1,359,623	£1,079,091	£1,063,321	£1,061,519	£1,021,405
70% SR : 15% LLR : 15% SO	30%	£1,118,208	£854,898	£839,154	£837,352	£797,204
70% SR : 15% LLR : 15% SO	35%	£875,142	£629,069	£613,346	£611,545	£571,346
70% SR : 15% LLR : 15% SO	40%	£630,426	£401,607	£385,899	£384,098	£343,831
70% SR : 15% LLR : 15% SO	45%	£384,059	£172,511	£156,812	£155,010	£114,659
70% SR : 15% LLR : 15% SO	50%	£136,040	£-58,218	£-73,919	£-75,717	£-116,168

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,691,184	£2,324,803	£2,308,798	£2,306,997	£2,266,808
70% SR : 15% LLR : 15% SO	5%	£2,458,024	£2,108,779	£2,092,834	£2,091,033	£2,050,892
70% SR : 15% LLR : 15% SO	10%	£2,223,212	£1,891,121	£1,875,229	£1,873,428	£1,833,318
70% SR : 15% LLR : 15% SO	15%	£1,986,750	£1,671,828	£1,655,984	£1,654,182	£1,614,087
70% SR : 15% LLR : 15% SO	20%	£1,748,637	£1,450,902	£1,435,097	£1,433,295	£1,393,200
70% SR : 15% LLR : 15% SO	25%	£1,508,873	£1,228,341	£1,212,571	£1,210,769	£1,170,655
70% SR : 15% LLR : 15% SO	30%	£1,267,458	£1,004,148	£988,404	£986,602	£946,454
70% SR : 15% LLR : 15% SO	35%	£1,024,392	£778,319	£762,596	£760,795	£720,596
70% SR : 15% LLR : 15% SO	40%	£779,676	£550,857	£535,149	£533,348	£493,081
70% SR : 15% LLR : 15% SO	45%	£533,309	£321,761	£306,062	£304,260	£263,909
70% SR : 15% LLR : 15% SO	50%	£285,290	£91,032	£75,335	£73,533	£33,082

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£650 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,870,399	£2,508,033	£2,492,029	£2,490,228	£2,450,039
70% SR : 15% LLR : 15% SO	5%	£2,649,655	£2,304,241	£2,288,298	£2,286,496	£2,246,355
70% SR : 15% LLR : 15% SO	10%	£2,427,260	£2,098,817	£2,082,925	£2,081,123	£2,041,014
70% SR : 15% LLR : 15% SO	15%	£2,203,214	£1,891,756	£1,875,912	£1,874,110	£1,834,016
70% SR : 15% LLR : 15% SO	20%	£1,977,517	£1,683,062	£1,667,259	£1,665,456	£1,625,360
70% SR : 15% LLR : 15% SO	25%	£1,750,168	£1,472,735	£1,456,964	£1,455,162	£1,415,049
70% SR : 15% LLR : 15% SO	30%	£1,521,170	£1,260,773	£1,245,030	£1,243,228	£1,203,080
70% SR : 15% LLR : 15% SO	35%	£1,290,521	£1,047,777	£1,031,456	£1,029,654	£989,454
70% SR : 15% LLR : 15% SO	40%	£1,058,220	£831,949	£816,241	£814,439	£774,172
70% SR : 15% LLR : 15% SO	45%	£824,269	£615,086	£599,387	£597,584	£557,233
70% SR : 15% LLR : 15% SO	50%	£588,667	£396,589	£380,892	£379,090	£338,638

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,489,983	£1,127,616	£1,111,612	£1,109,811	£1,069,622
70% SR : 15% LLR : 15% SO	5%	£1,269,238	£923,825	£907,881	£906,079	£865,938
70% SR : 15% LLR : 15% SO	10%	£1,046,843	£718,400	£702,508	£700,706	£660,598
70% SR : 15% LLR : 15% SO	15%	£822,797	£511,340	£495,495	£493,693	£453,600
70% SR : 15% LLR : 15% SO	20%	£597,100	£302,645	£286,842	£285,040	£244,944
70% SR : 15% LLR : 15% SO	25%	£369,752	£92,318	£76,548	£74,745	£34,632
70% SR : 15% LLR : 15% SO	30%	£140,753	£-119,644	£-135,387	£-137,189	£-177,336
70% SR : 15% LLR : 15% SO	35%	£-99,896	£-333,239	£-348,961	£-350,763	£-390,962
70% SR : 15% LLR : 15% SO	40%	£-322,196	£-548,468	£-564,176	£-565,978	£-606,245
70% SR : 15% LLR : 15% SO	45%	£-556,148	£-765,331	£-781,030	£-782,832	£-823,183
70% SR : 15% LLR : 15% SO	50%	£-791,750	£-983,628	£-999,524	£-1,001,326	£-1,041,779

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,073,066	£1,710,699	£1,694,696	£1,692,895	£1,652,706
70% SR : 15% LLR : 15% SO	5%	£1,852,322	£1,506,908	£1,490,964	£1,489,162	£1,449,022
70% SR : 15% LLR : 15% SO	10%	£1,629,926	£1,301,483	£1,285,592	£1,283,789	£1,243,681
70% SR : 15% LLR : 15% SO	15%	£1,405,880	£1,094,423	£1,078,579	£1,076,776	£1,036,683
70% SR : 15% LLR : 15% SO	20%	£1,180,183	£885,729	£869,925	£868,123	£828,027
70% SR : 15% LLR : 15% SO	25%	£952,835	£675,401	£659,631	£657,829	£617,175
70% SR : 15% LLR : 15% SO	30%	£723,836	£463,440	£447,697	£445,894	£405,747
70% SR : 15% LLR : 15% SO	35%	£493,187	£249,844	£234,123	£232,320	£192,121
70% SR : 15% LLR : 15% SO	40%	£260,887	£34,615	£18,908	£17,105	£-23,161
70% SR : 15% LLR : 15% SO	45%	£26,935	£-182,247	£-197,947	£-199,749	£-240,100
70% SR : 15% LLR : 15% SO	50%	£-208,667	£-400,745	£-416,441	£-418,243	£-458,695

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,270,233	£1,907,866	£1,891,862	£1,890,061	£1,849,872
70% SR : 15% LLR : 15% SO	5%	£2,049,488	£1,704,075	£1,688,131	£1,686,329	£1,646,188
70% SR : 15% LLR : 15% SO	10%	£1,827,093	£1,498,650	£1,482,758	£1,480,956	£1,440,848
70% SR : 15% LLR : 15% SO	15%	£1,603,047	£1,291,590	£1,275,745	£1,273,943	£1,233,850
70% SR : 15% LLR : 15% SO	20%	£1,377,350	£1,082,895	£1,067,092	£1,065,290	£1,025,194
70% SR : 15% LLR : 15% SO	25%	£1,150,002	£872,568	£856,798	£854,995	£814,882
70% SR : 15% LLR : 15% SO	30%	£921,003	£660,606	£644,863	£643,061	£602,914
70% SR : 15% LLR : 15% SO	35%	£690,354	£447,011	£431,289	£429,487	£389,288
70% SR : 15% LLR : 15% SO	40%	£458,054	£231,782	£216,074	£214,272	£174,005
70% SR : 15% LLR : 15% SO	45%	£224,102	£14,919	£-760	£-2,582	£-142,933
70% SR : 15% LLR : 15% SO	50%	£-11,590	£-208,976	£-219,274	£-221,076	£-261,529

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,419,483	£2,057,116	£2,041,112	£2,039,311	£1,999,122
70% SR : 15% LLR : 15% SO	5%	£2,198,738	£1,853,325	£1,837,381	£1,835,579	£1,795,438
70% SR : 15% LLR : 15% SO	10%	£1,976,343	£1,647,900	£1,632,008	£1,630,206	£1,590,098
70% SR : 15% LLR : 15% SO	15%	£1,752,297	£1,440,840	£1,424,995	£1,423,193	£1,383,100
70% SR : 15% LLR : 15% SO	20%	£1,526,600	£1,232,145	£1,216,342	£1,214,540	£1,174,444
70% SR : 15% LLR : 15% SO	25%	£1,299,252	£1,021,818	£1,006,048	£1,004,245	£964,132
70% SR : 15% LLR : 15% SO	30%	£1,070,253	£809,856	£794,113	£792,311	£752,164
70% SR : 15% LLR : 15% SO	35%	£839,604	£596,261	£580,539	£578,737	£538,538
70% SR : 15% LLR : 15% SO	40%	£607,304	£381,032	£365,324	£363,522	£323,255
70% SR : 15% LLR : 15% SO	45%	£373,352	£164,169	£148,470	£146,668	£106,317
70% SR : 15% LLR : 15% SO	50%	£137,750	£-54,328	£-70,024	£-71,826	£-112,279

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£600 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,326,996	£1,972,660	£1,956,657	£1,954,855	£1,914,666
70% SR : 15% LLR : 15% SO	5%	£2,131,205	£1,793,454	£1,777,510	£1,775,708	£1,735,568
70% SR : 15% LLR : 15% SO	10%	£1,933,764	£1,612,614	£1,596,723	£1,594,921	£1,554,812
70% SR : 15% LLR : 15% SO	15%	£1,734,672	£1,430,140	£1,414,295	£1,412,494	£1,372,399
70% SR : 15% LLR : 15% SO	20%	£1,533,929	£1,246,031	£1,230,227	£1,228,425	£1,188,330
70% SR : 15% LLR : 15% SO	25%	£1,331,536	£1,060,289	£1,044,519	£1,042,716	£1,002,603
70% SR : 15% LLR : 15% SO	30%	£1,127,492	£872,913	£857,169	£855,367	£815,219
70% SR : 15% LLR : 15% SO	35%	£921,796	£683,903	£668,190	£666,378	£626,179
70% SR : 15% LLR : 15% SO	40%	£714,450	£493,258	£477,551	£475,749	£435,483
70% SR : 15% LLR : 15% SO	45%	£505,452	£300,981	£285,281	£283,480	£243,129
70% SR : 15% LLR : 15% SO	50%	£294,805	£107,070	£91,372	£89,571	£49,119

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£946,579	£592,244	£576,240	£574,438	£534,249
70% SR : 15% LLR : 15% SO	5%	£750,789	£413,037	£397,093	£395,292	£355,151
70% SR : 15% LLR : 15% SO	10%	£553,348	£232,197	£216,306	£214,504	£174,396
70% SR : 15% LLR : 15% SO	15%	£354,256	£49,723	£33,878	£32,077	£-8,017
70% SR : 15% LLR : 15% SO	20%	£153,512	£-134,385	£-150,190	£-151,992	£-192,087
70% SR : 15% LLR : 15% SO	25%	£-48,881	£-320,128	£-335,898	£-337,700	£-377,814
70% SR : 15% LLR : 15% SO	30%	£-252,925	£-507,504	£-523,247	£-525,049	£-565,198
70% SR : 15% LLR : 15% SO	35%	£-458,620	£-696,514	£-712,236	£-714,038	£-754,238
70% SR : 15% LLR : 15% SO	40%	£-665,967	£-887,158	£-902,866	£-904,667	£-944,934
70% SR : 15% LLR : 15% SO	45%	£-874,955	£-1,079,436	£-1,095,135	£-1,096,937	£-1,137,288
70% SR : 15% LLR : 15% SO	50%	£-1,085,612	£-1,273,347	£-1,289,044	£-1,290,845	£-1,331,298

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,529,662	£1,175,327	£1,159,324	£1,157,521	£1,117,332
70% SR : 15% LLR : 15% SO	5%	£1,333,872	£996,121	£980,176	£978,375	£938,235
70% SR : 15% LLR : 15% SO	10%	£1,136,431	£815,280	£799,390	£797,587	£757,479
70% SR : 15% LLR : 15% SO	15%	£937,339	£632,806	£616,962	£615,160	£575,066
70% SR : 15% LLR : 15% SO	20%	£736,596	£448,698	£432,894	£431,091	£390,996
70% SR : 15% LLR : 15% SO	25%	£534,202	£262,956	£247,185	£245,383	£205,270
70% SR : 15% LLR : 15% SO	30%	£330,158	£75,579	£59,836	£58,034	£17,886
70% SR : 15% LLR : 15% SO	35%	£124,463	£-113,430	£-128,153	£-130,955	£-171,154
70% SR : 15% LLR : 15% SO	40%	£-82,883	£-304,075	£-319,783	£-321,584	£-361,851
70% SR : 15% LLR : 15% SO	45%	£-291,891	£-496,352	£-512,052	£-513,853	£-554,204
70% SR : 15% LLR : 15% SO	50%	£-502,528	£-690,264	£-705,961	£-707,762	£-748,214

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,726,829	£1,372,494	£1,356,490	£1,354,688	£1,314,499
70% SR : 15% LLR : 15% SO	5%	£1,531,039	£1,193,287	£1,177,343	£1,175,542	£1,135,401
70% SR : 15% LLR : 15% SO	10%	£1,333,598	£1,012,447	£996,556	£994,754	£954,646
70% SR : 15% LLR : 15% SO	15%	£1,134,506	£829,973	£814,128	£812,327	£772,233
70% SR : 15% LLR : 15% SO	20%	£933,762	£645,865	£630,060	£628,258	£588,163
70% SR : 15% LLR : 15% SO	25%	£731,369	£460,122	£444,352	£442,550	£402,436
70% SR : 15% LLR : 15% SO	30%	£527,325	£272,746	£257,003	£255,201	£215,052
70% SR : 15% LLR : 15% SO	35%	£321,630	£83,736	£68,014	£66,212	£26,012
70% SR : 15% LLR : 15% SO	40%	£114,283	£-106,908	£-122,616	£-124,417	£-164,684
70% SR : 15% LLR : 15% SO	45%	£-94,715	£-299,186	£-314,885	£-316,687	£-357,038
70% SR : 15% LLR : 15% SO	50%	£-305,362	£-493,097	£-508,794	£-510,595	£-551,046

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,676,079	£1,521,744	£1,505,740	£1,503,938	£1,463,749
70% SR : 15% LLR : 15% SO	5%	£1,680,289	£1,342,537	£1,326,593	£1,324,792	£1,284,651
70% SR : 15% LLR : 15% SO	10%	£1,482,848	£1,161,697	£1,145,806	£1,144,004	£1,103,896
70% SR : 15% LLR : 15% SO	15%	£1,283,756	£979,223	£963,378	£961,577	£921,483
70% SR : 15% LLR : 15% SO	20%	£1,083,012	£795,115	£779,310	£777,508	£737,413
70% SR : 15% LLR : 15% SO	25%	£880,619	£609,372	£593,602	£591,800	£551,686
70% SR : 15% LLR : 15% SO	30%	£676,575	£421,996	£406,253	£404,451	£364,302
70% SR : 15% LLR : 15% SO	35%	£470,880	£232,986	£217,264	£215,462	£175,262
70% SR : 15% LLR : 15% SO	40%	£263,533	£42,342	£26,634	£24,833	£-15,434
70% SR : 15% LLR : 15% SO	45%	£54,535	£-149,936	£-165,635	£-167,437	£-207,788
70% SR : 15% LLR : 15% SO	50%	£-156,112	£-343,847	£-359,544	£-361,345	£-401,798

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£550 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,783,593	£1,437,288	£1,421,284	£1,419,482	£1,379,293
70% SR : 15% LLR : 15% SO	5%	£1,611,722	£1,281,648	£1,265,704	£1,263,902	£1,223,762
70% SR : 15% LLR : 15% SO	10%	£1,438,201	£1,124,374	£1,108,483	£1,106,681	£1,066,571
70% SR : 15% LLR : 15% SO	15%	£1,263,029	£965,465	£949,621	£947,820	£907,725
70% SR : 15% LLR : 15% SO	20%	£1,086,205	£804,924	£789,119	£787,317	£747,222
70% SR : 15% LLR : 15% SO	25%	£907,732	£642,747	£626,977	£625,175	£585,061
70% SR : 15% LLR : 15% SO	30%	£727,607	£478,937	£463,194	£461,392	£421,244
70% SR : 15% LLR : 15% SO	35%	£545,830	£313,494	£297,771	£295,970	£255,771
70% SR : 15% LLR : 15% SO	40%	£362,404	£146,416	£130,708	£128,907	£88,640
70% SR : 15% LLR : 15% SO	45%	£177,327	£-22,611	£-38,533	£-40,359	£-81,282
70% SR : 15% LLR : 15% SO	50%	£-9,534	£-195,367	£-211,285	£-213,113	£-254,137

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£403,176	£56,872	£40,867	£39,066	£-1,123
70% SR : 15% LLR : 15% SO	5%	£231,306	£-98,769	£-114,713	£-116,515	£-156,655
70% SR : 15% LLR : 15% SO	10%	£57,784	£-256,043	£-271,934	£-273,736	£-313,845
70% SR : 15% LLR : 15% SO	15%	£-117,368	£-414,951	£-430,796	£-432,597	£-472,691
70% SR : 15% LLR : 15% SO	20%	£-294,211	£-575,493	£-591,297	£-593,099	£-633,194
70% SR : 15% LLR : 15% SO	25%	£-472,685	£-737,669	£-753,440	£-755,242	£-795,355
70% SR : 15% LLR : 15% SO	30%	£-652,810	£-901,479	£-917,222	£-919,024	£-959,173
70% SR : 15% LLR : 15% SO	35%	£-834,586	£-1,066,923	£-1,082,646	£-1,084,447	£-1,124,646
70% SR : 15% LLR : 15% SO	40%	£-1,018,013	£-1,234,001	£-1,249,709	£-1,251,510	£-1,291,777
70% SR : 15% LLR : 15% SO	45%	£-1,203,090	£-1,403,027	£-1,418,949	£-1,420,776	£-1,461,699
70% SR : 15% LLR : 15% SO	50%	£-1,389,951	£-1,575,763	£-1,591,702	£-1,593,529	£-1,634,554

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£986,260	£639,955	£623,950	£622,149	£581,960
70% SR : 15% LLR : 15% SO	5%	£814,389	£484,314	£468,371	£466,569	£426,428
70% SR : 15% LLR : 15% SO	10%	£640,867	£327,040	£311,150	£309,348	£269,238
70% SR : 15% LLR : 15% SO	15%	£465,695	£168,132	£152,288	£150,486	£110,392
70% SR : 15% LLR : 15% SO	20%	£288,872	£7,591	£-8,214	£-10,016	£-50,111
70% SR : 15% LLR : 15% SO	25%	£110,398	£-154,586	£-170,356	£-172,159	£-212,272
70% SR : 15% LLR : 15% SO	30%	£-69,727	£-318,396	£-334,139	£-335,941	£-376,090
70% SR : 15% LLR : 15% SO	35%	£-251,503	£-483,840	£-499,562	£-501,364	£-541,563
70% SR : 15% LLR : 15% SO	40%	£-434,929	£-650,918	£-666,625	£-668,427	£-708,693
70% SR : 15% LLR : 15% SO	45%	£-620,006	£-819,944	£-835,966	£-837,693	£-879,615
70% SR : 15% LLR : 15% SO	50%	£-806,867	£-992,700	£-1,008,619	£-1,010,446	£-1,051,470

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,183,426	£837,122	£821,117	£819,316	£779,127
70% SR : 15% LLR : 15% SO	5%	£1,011,556	£681,481	£665,537	£663,735	£623,595
70% SR : 15% LLR : 15% SO	10%	£838,034	£524,207	£508,316	£506,514	£466,405
70% SR : 15% LLR : 15% SO	15%	£662,862	£365,299	£349,454	£347,653	£307,559
70% SR : 15% LLR : 15% SO	20%	£486,039	£204,757	£188,953	£187,151	£147,055
70% SR : 15% LLR : 15% SO	25%	£307,565	£42,581	£26,810	£25,008	£-15,105
70% SR : 15% LLR : 15% SO	30%	£127,440	£-121,229	£-136,972	£-138,774	£-178,923
70% SR : 15% LLR : 15% SO	35%	£-54,338	£-286,673	£-302,396	£-304,197	£-344,396
70% SR : 15% LLR : 15% SO	40%	£-237,763	£-453,751	£-469,459	£-471,260	£-511,527
70% SR : 15% LLR : 15% SO	45%	£-422,840	£-622,777	£-638,699	£-640,526	£-681,449
70% SR : 15% LLR : 15% SO	50%	£-609,701	£-795,532	£-811,452	£-813,279	£-854,304

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,332,676	£966,372	£970,367	£968,566	£928,377
70% SR : 15% LLR : 15% SO	5%	£1,160,806	£830,731	£814,787	£812,985	£772,845
70% SR : 15% LLR : 15% SO	10%	£987,284	£673,457	£657,566	£655,764	£615,655
70% SR : 15% LLR : 15% SO	15%	£812,112	£514,549	£498,704	£496,903	£456,809
70% SR : 15% LLR : 15% SO	20%	£635,289	£354,007	£338,203	£336,401	£296,306
70% SR : 15% LLR : 15% SO	25%	£456,815	£191,831	£176,060	£174,258	£134,145
70% SR : 15% LLR : 15% SO	30%	£276,690	£28,021	£12,278	£10,476	£-29,673
70% SR : 15% LLR : 15% SO	35%	£94,914	£-137,423	£-153,146	£-154,947	£-195,146
70% SR : 15% LLR : 15% SO	40%	£-88,513	£-304,501	£-320,209	£-322,010	£-362,277
70% SR : 15% LLR : 15% SO	45%	£-273,590	£-473,527	£-489,449	£-491,276	£-532,199
70% SR : 15% LLR : 15% SO	50%	£-460,451	£-646,252	£-662,202	£-664,029	£-705,054

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£500 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,240,189	£913,921	£897,917	£896,115	£855,926
70% SR : 15% LLR : 15% SO	5%	£1,090,821	£779,850	£763,906	£762,105	£721,964
70% SR : 15% LLR : 15% SO	10%	£939,802	£644,146	£628,255	£626,453	£586,344
70% SR : 15% LLR : 15% SO	15%	£787,132	£506,808	£490,963	£489,161	£449,067
70% SR : 15% LLR : 15% SO	20%	£632,811	£367,834	£352,030	£350,229	£310,133
70% SR : 15% LLR : 15% SO	25%	£476,940	£227,228	£211,458	£209,656	£169,542
70% SR : 15% LLR : 15% SO	30%	£319,217	£84,988	£69,245	£67,442	£27,285
70% SR : 15% LLR : 15% SO	35%	£159,944	£-59,720	£-75,664	£-77,492	£-118,261
70% SR : 15% LLR : 15% SO	40%	£-93	£-207,287	£-223,217	£-225,044	£-265,881
70% SR : 15% LLR : 15% SO	45%	£-165,869	£-356,511	£-372,433	£-374,259	£-415,182
70% SR : 15% LLR : 15% SO	50%	£-332,419	£-507,392	£-523,311	£-525,138	£-566,162

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-140,228	£-466,496	£-482,500	£-484,302	£-524,491
70% SR : 15% LLR : 15% SO	5%	£-289,596	£-600,566	£-616,511	£-618,312	£-658,452
70% SR : 15% LLR : 15% SO	10%	£-440,614	£-736,271	£-752,162	£-753,964	£-794,072
70% SR : 15% LLR : 15% SO	15%	£-593,284	£-873,609	£-889,454	£-891,256	£-931,350
70% SR : 15% LLR : 15% SO	20%	£-747,605	£-1,012,582	£-1,028,387	£-1,030,188	£-1,070,284
70% SR : 15% LLR : 15% SO	25%	£-903,577	£-1,153,189	£-1,168,959	£-1,170,761	£-1,210,875
70% SR : 15% LLR : 15% SO	30%	£-1,061,200	£-1,295,429	£-1,311,172	£-1,312,974	£-1,353,122
70% SR : 15% LLR : 15% SO	35%	£-1,220,473	£-1,440,137	£-1,456,081	£-1,457,909	£-1,498,677
70% SR : 15% LLR : 15% SO	40%	£-1,381,410	£-1,587,704	£-1,603,634	£-1,605,460	£-1,646,298
70% SR : 15% LLR : 15% SO	45%	£-1,545,286	£-1,736,927	£-1,752,849	£-1,754,676	£-1,795,599
70% SR : 15% LLR : 15% SO	50%	£-1,712,836	£-1,887,809	£-1,903,728	£-1,905,555	£-1,946,579

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£442,856	£116,587	£100,584	£98,781	£58,592
70% SR : 15% LLR : 15% SO	5%	£293,488	£-17,483	£-33,428	£-35,229	£-75,369
70% SR : 15% LLR : 15% SO	10%	£142,469	£-153,188	£-169,078	£-170,880	£-210,989
70% SR : 15% LLR : 15% SO	15%	£-10,201	£-290,526	£-306,370	£-308,172	£-348,267
70% SR : 15% LLR : 15% SO	20%	£-164,522	£-429,499	£-445,303	£-447,105	£-487,201
70% SR : 15% LLR : 15% SO	25%	£-320,493	£-570,105	£-585,876	£-587,678	£-627,791
70% SR : 15% LLR : 15% SO	30%	£-478,116	£-712,346	£-728,089	£-729,891	£-770,038
70% SR : 15% LLR : 15% SO	35%	£-637,389	£-857,053	£-872,988	£-874,825	£-915,594
70% SR : 15% LLR : 15% SO	40%	£-798,327	£-1,004,620	£-1,020,551	£-1,022,377	£-1,063,214
70% SR : 15% LLR : 15% SO	45%	£-963,203	£-1,153,844	£-1,169,766	£-1,171,593	£-1,212,515
70% SR : 15% LLR : 15% SO	50%	£-1,129,752	£-1,304,725	£-1,320,645	£-1,322,471	£-1,363,496

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£640,022	£313,754	£297,750	£295,948	£255,759
70% SR : 15% LLR : 15% SO	5%	£490,654	£179,684	£163,739	£161,938	£121,798
70% SR : 15% LLR : 15% SO	10%	£339,636	£43,979	£28,088	£26,286	£-13,822
70% SR : 15% LLR : 15% SO	15%	£186,966	£-93,359	£-109,204	£-111,006	£-151,100
70% SR : 15% LLR : 15% SO	20%	£32,645	£-232,332	£-248,137	£-249,938	£-290,034
70% SR : 15% LLR : 15% SO	25%	£-123,327	£-372,939	£-388,709	£-390,511	£-430,625
70% SR : 15% LLR : 15% SO	30%	£-280,950	£-515,179	£-530,922	£-532,724	£-572,872
70% SR : 15% LLR : 15% SO	35%	£-440,223	£-659,887	£-675,831	£-677,659	£-718,427
70% SR : 15% LLR : 15% SO	40%	£-601,160	£-807,454	£-823,384	£-825,210	£-866,048
70% SR : 15% LLR : 15% SO	45%	£-766,036	£-956,677	£-972,599	£-974,426	£-1,015,349
70% SR : 15% LLR : 15% SO	50%	£-932,596	£-1,107,559	£-1,123,478	£-1,125,305	£-1,166,329

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£789,272	£463,004	£447,000	£445,198	£405,009
70% SR : 15% LLR : 15% SO	5%	£639,904	£328,934	£312,989	£311,188	£271,048
70% SR : 15% LLR : 15% SO	10%	£488,886	£193,229	£177,338	£175,536	£135,428
70% SR : 15% LLR : 15% SO	15%	£336,216	£55,891	£40,046	£38,244	£-1,850
70% SR : 15% LLR : 15% SO	20%	£181,895	£-83,082	£-98,887	£-100,688	£-140,784
70% SR : 15% LLR : 15% SO	25%	£25,923	£-223,689	£-239,459	£-241,261	£-281,375
70% SR : 15% LLR : 15% SO	30%	£-131,700	£-365,929	£-381,672	£-383,474	£-423,622
70% SR : 15% LLR : 15% SO	35%	£-290,973	£-510,637	£-526,581	£-528,409	£-569,177
70% SR : 15% LLR : 15% SO	40%	£-451,910	£-658,204	£-674,134	£-675,960	£-716,798
70% SR : 15% LLR : 15% SO	45%	£-616,796	£-807,427	£-823,349	£-825,176	£-866,089
70% SR : 15% LLR : 15% SO	50%	£-789,336	£-956,309	£-974,228	£-976,055	£-1,017,079

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£475 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£968,488	£646,234	£630,231	£628,429	£588,240
70% SR : 15% LLR : 15% SO	5%	£829,500	£522,391	£506,447	£504,644	£464,504
70% SR : 15% LLR : 15% SO	10%	£688,861	£396,913	£381,022	£379,221	£339,111
70% SR : 15% LLR : 15% SO	15%	£546,570	£269,801	£253,957	£252,154	£212,061
70% SR : 15% LLR : 15% SO	20%	£402,631	£141,055	£125,251	£123,449	£83,353
70% SR : 15% LLR : 15% SO	25%	£257,039	£10,675	£5,167	£6,995	£-47,676
70% SR : 15% LLR : 15% SO	30%	£109,796	£-123,056	£-139,022	£-140,848	£-181,565
70% SR : 15% LLR : 15% SO	35%	£-39,650	£-258,595	£-274,539	£-276,366	£-317,134
70% SR : 15% LLR : 15% SO	40%	£-192,324	£-395,790	£-411,720	£-413,547	£-454,384
70% SR : 15% LLR : 15% SO	45%	£-346,673	£-534,643	£-550,564	£-552,391	£-593,313
70% SR : 15% LLR : 15% SO	50%	£-502,696	£-675,152	£-691,072	£-692,898	£-733,922

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-411,929	£-734,182	£-750,186	£-751,988	£-792,177
70% SR : 15% LLR : 15% SO	5%	£-550,917	£-858,026	£-873,970	£-875,772	£-915,913
70% SR : 15% LLR : 15% SO	10%	£-691,556	£-983,903	£-999,395	£-1,001,196	£-1,041,306
70% SR : 15% LLR : 15% SO	15%	£-833,846	£-1,110,616	£-1,126,460	£-1,128,262	£-1,168,356
70% SR : 15% LLR : 15% SO	20%	£-977,786	£-1,239,362	£-1,255,165	£-1,256,968	£-1,297,064
70% SR : 15% LLR : 15% SO	25%	£-1,123,378	£-1,369,741	£-1,385,584	£-1,387,412	£-1,428,093
70% SR : 15% LLR : 15% SO	30%	£-1,270,620	£-1,503,472	£-1,519,438	£-1,521,265	£-1,561,982
70% SR : 15% LLR : 15% SO	35%	£-1,420,066	£-1,639,011	£-1,654,956	£-1,656,783	£-1,697,551
70% SR : 15% LLR : 15% SO	40%	£-1,572,741	£-1,776,207	£-1,792,136	£-1,793,964	£-1,834,801
70% SR : 15% LLR : 15% SO	45%	£-1,727,089	£-1,915,060	£-1,930,981	£-1,932,808	£-1,973,730
70% SR : 15% LLR : 15% SO	50%	£-1,883,119	£-2,055,569	£-2,071,488	£-2,073,315	£-2,114,339

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£171,154	£-151,099	£-167,102	£-168,305	£-209,094
70% SR : 15% LLR : 15% SO	5%	£32,167	£-274,942	£-290,887	£-292,689	£-332,829
70% SR : 15% LLR : 15% SO	10%	£-108,472	£-400,420	£-416,312	£-418,113	£-458,222
70% SR : 15% LLR : 15% SO	15%	£-250,763	£-527,532	£-543,377	£-545,179	£-585,272
70% SR : 15% LLR : 15% SO	20%	£-394,703	£-656,279	£-672,082	£-673,884	£-713,980
70% SR : 15% LLR : 15% SO	25%	£-540,295	£-786,658	£-802,501	£-804,328	£-845,010
70% SR : 15% LLR : 15% SO	30%	£-687,537	£-920,389	£-936,355	£-938,182	£-978,899
70% SR : 15% LLR : 15% SO	35%	£-836,983	£-1,055,928	£-1,071,872	£-1,073,700	£-1,114,467
70% SR : 15% LLR : 15% SO	40%	£-989,658	£-1,193,124	£-1,209,053	£-1,210,881	£-1,251,718
70% SR : 15% LLR : 15% SO	45%	£-1,144,006	£-1,331,976	£-1,347,897	£-1,349,725	£-1,390,647
70% SR : 15% LLR : 15% SO	50%	£-1,300,029	£-1,472,485	£-1,488,406	£-1,490,231	£-1,531,256

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£368,321	£46,068	£30,064	£28,262	£-11,827
70% SR : 15% LLR : 15% SO	5%	£229,333	£-77,776	£-93,720	£-95,522	£-135,663
70% SR : 15% LLR : 15% SO	10%	£88,694	£-203,253	£-219,145	£-220,946	£-261,056
70% SR : 15% LLR : 15% SO	15%	£-53,596	£-330,366	£-346,210	£-348,012	£-388,106
70% SR : 15% LLR : 15% SO	20%	£-197,536	£-459,112	£-474,915	£-476,718	£-516,814
70% SR : 15% LLR : 15% SO	25%	£-343,128	£-589,491	£-605,334	£-607,162	£-647,843
70% SR : 15% LLR : 15% SO	30%	£-490,370	£-723,222	£-739,188	£-741,015	£-781,732
70% SR : 15% LLR : 15% SO	35%	£-639,816	£-858,761	£-874,706	£-876,533	£-917,301
70% SR : 15% LLR : 15% SO	40%	£-792,491	£-995,957	£-1,011,886	£-1,013,714	£-1,054,551
70% SR : 15% LLR : 15% SO	45%	£-946,839	£-1,134,810	£-1,150,731	£-1,152,558	£-1,193,480
70% SR : 15% LLR : 15% SO	50%	£-1,102,863	£-1,275,319	£-1,291,238	£-1,293,065	£-1,334,089

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£517,571	£195,318	£179,314	£177,512	£137,323
70% SR : 15% LLR : 15% SO	5%	£378,583	£71,474	£55,530	£53,728	£13,587
70% SR : 15% LLR : 15% SO	10%	£237,944	£-54,003	£-69,895	£-71,696	£-111,806
70% SR : 15% LLR : 15% SO	15%	£95,654	£-181,116	£-196,960	£-198,762	£-238,856
70% SR : 15% LLR : 15% SO	20%	£-48,286	£-309,862	£-325,665	£-327,468	£-367,564
70% SR : 15% LLR : 15% SO	25%	£-193,878	£-440,241	£-456,084	£-457,912	£-498,593
70% SR : 15% LLR : 15% SO	30%	£-341,120	£-573,972	£-589,938	£-591,765	£-632,482
70% SR : 15% LLR : 15% SO	35%	£-490,566	£-709,511	£-725,466	£-727,283	£-768,051
70% SR : 15% LLR : 15% SO	40%	£-643,241	£-846,707	£-862,636	£-864,464	£-905,301
70% SR : 15% LLR : 15% SO	45%	£-797,589	£-985,960	£-1,001,481	£-1,003,308	£-1,044,230
70% SR : 15% LLR : 15% SO	50%	£-953,613	£-1,126,069	£-1,141,988	£-1,143,815	£-1,184,639

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£675 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,702,384	£18,560,669	£18,560,669	£18,550,054	£18,338,045
70% SR : 15% LLR : 15% SO	5%	£19,245,372	£17,201,829	£17,201,829	£17,191,214	£16,978,533
70% SR : 15% LLR : 15% SO	10%	£17,788,354	£15,842,962	£15,842,962	£15,832,346	£15,618,993
70% SR : 15% LLR : 15% SO	15%	£16,331,330	£14,484,066	£14,484,066	£14,473,450	£14,259,426
70% SR : 15% LLR : 15% SO	20%	£14,874,297	£13,125,144	£13,125,144	£13,114,528	£12,899,831
70% SR : 15% LLR : 15% SO	25%	£13,417,258	£11,766,194	£11,766,194	£11,755,579	£11,540,209
70% SR : 15% LLR : 15% SO	30%	£11,960,212	£10,407,220	£10,407,220	£10,396,604	£10,180,562
70% SR : 15% LLR : 15% SO	35%	£10,503,160	£9,048,219	£9,048,219	£9,037,604	£8,820,891
70% SR : 15% LLR : 15% SO	40%	£9,046,100	£7,689,195	£7,689,195	£7,678,579	£7,461,193
70% SR : 15% LLR : 15% SO	45%	£7,589,033	£6,330,146	£6,330,146	£6,319,530	£6,101,472
70% SR : 15% LLR : 15% SO	50%	£6,131,959	£4,971,074	£4,971,074	£4,960,458	£4,741,727

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,236,669	£9,094,955	£9,094,955	£9,084,340	£8,872,331
70% SR : 15% LLR : 15% SO	5%	£9,779,658	£7,736,115	£7,736,115	£7,725,499	£7,512,819
70% SR : 15% LLR : 15% SO	10%	£8,322,640	£6,377,247	£6,377,247	£6,366,632	£6,153,279
70% SR : 15% LLR : 15% SO	15%	£6,865,615	£5,018,352	£5,018,352	£5,007,736	£4,793,711
70% SR : 15% LLR : 15% SO	20%	£5,408,583	£3,659,429	£3,659,429	£3,648,814	£3,434,117
70% SR : 15% LLR : 15% SO	25%	£3,951,544	£2,300,480	£2,300,480	£2,289,865	£2,074,495
70% SR : 15% LLR : 15% SO	30%	£2,494,498	£941,505	£941,505	£930,890	£714,848
70% SR : 15% LLR : 15% SO	35%	£1,037,445	£-417,495	£-417,495	£-428,110	£-644,824
70% SR : 15% LLR : 15% SO	40%	£-419,615	£-1,776,519	£-1,776,519	£-1,787,135	£-2,004,521
70% SR : 15% LLR : 15% SO	45%	£-1,876,681	£-3,135,568	£-3,135,568	£-3,146,184	£-3,364,242
70% SR : 15% LLR : 15% SO	50%	£-3,333,755	£-4,494,641	£-4,494,641	£-4,505,256	£-4,723,987

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,234,955	£13,093,240	£13,093,240	£13,082,626	£12,870,617
70% SR : 15% LLR : 15% SO	5%	£13,777,944	£11,734,401	£11,734,401	£11,723,785	£11,511,105
70% SR : 15% LLR : 15% SO	10%	£12,320,925	£10,375,533	£10,375,533	£10,364,917	£10,151,565
70% SR : 15% LLR : 15% SO	15%	£10,863,901	£9,016,638	£9,016,638	£9,006,022	£8,791,997
70% SR : 15% LLR : 15% SO	20%	£9,406,869	£7,657,715	£7,657,715	£7,647,100	£7,432,402
70% SR : 15% LLR : 15% SO	25%	£7,949,829	£6,298,765	£6,298,765	£6,288,151	£6,072,780
70% SR : 15% LLR : 15% SO	30%	£6,492,783	£4,939,791	£4,939,791	£4,929,175	£4,713,134
70% SR : 15% LLR : 15% SO	35%	£5,035,731	£3,580,791	£3,580,791	£3,570,176	£3,353,462
70% SR : 15% LLR : 15% SO	40%	£3,578,671	£2,221,767	£2,221,767	£2,211,151	£1,993,765
70% SR : 15% LLR : 15% SO	45%	£2,121,605	£862,717	£862,717	£852,102	£634,043
70% SR : 15% LLR : 15% SO	50%	£664,531	£-466,355	£-466,355	£-466,971	£-725,701

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,586,955	£14,445,240	£14,445,240	£14,434,626	£14,222,617
70% SR : 15% LLR : 15% SO	5%	£15,129,944	£13,086,401	£13,086,401	£13,075,785	£12,863,105
70% SR : 15% LLR : 15% SO	10%	£13,672,925	£11,727,533	£11,727,533	£11,716,917	£11,503,565
70% SR : 15% LLR : 15% SO	15%	£12,215,901	£10,368,638	£10,368,638	£10,358,022	£10,143,997
70% SR : 15% LLR : 15% SO	20%	£10,758,869	£9,009,715	£9,009,715	£8,999,100	£8,784,402
70% SR : 15% LLR : 15% SO	25%	£9,301,829	£7,650,765	£7,650,765	£7,640,151	£7,424,780
70% SR : 15% LLR : 15% SO	30%	£7,844,783	£6,291,791	£6,291,791	£6,281,175	£6,065,134
70% SR : 15% LLR : 15% SO	35%	£6,387,731	£4,932,791	£4,932,791	£4,922,176	£4,705,462
70% SR : 15% LLR : 15% SO	40%	£4,930,671	£3,573,767	£3,573,767	£3,563,151	£3,345,765
70% SR : 15% LLR : 15% SO	45%	£3,473,605	£2,214,717	£2,214,717	£2,204,102	£1,986,043
70% SR : 15% LLR : 15% SO	50%	£2,016,531	£855,645	£855,645	£845,029	£626,299

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,610,384	£15,468,669	£15,468,669	£15,458,054	£15,246,045
70% SR : 15% LLR : 15% SO	5%	£16,153,372	£14,109,829	£14,109,829	£14,099,214	£13,886,533
70% SR : 15% LLR : 15% SO	10%	£14,696,354	£12,750,962	£12,750,962	£12,740,346	£12,526,993
70% SR : 15% LLR : 15% SO	15%	£13,239,330	£11,392,066	£11,392,066	£11,381,450	£11,167,426
70% SR : 15% LLR : 15% SO	20%	£11,782,297	£10,033,144	£10,033,144	£10,022,528	£9,807,831
70% SR : 15% LLR : 15% SO	25%	£10,325,258	£8,674,194	£8,674,194	£8,663,579	£8,448,209
70% SR : 15% LLR : 15% SO	30%	£8,868,212	£7,315,220	£7,315,220	£7,304,604	£7,088,562
70% SR : 15% LLR : 15% SO	35%	£7,411,160	£5,956,219	£5,956,219	£5,945,604	£5,728,891
70% SR : 15% LLR : 15% SO	40%	£5,954,100	£4,597,195	£4,597,195	£4,586,579	£4,369,193
70% SR : 15% LLR : 15% SO	45%	£4,497,033	£3,238,146	£3,238,146	£3,227,530	£3,009,472
70% SR : 15% LLR : 15% SO	50%	£3,039,959	£1,879,074	£1,879,074	£1,868,458	£1,649,727

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£650 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,110,753	£16,992,560	£16,992,560	£16,981,946	£16,769,937
70% SR : 15% LLR : 15% SO	5%	£17,726,423	£15,705,328	£15,705,328	£15,694,712	£15,482,032
70% SR : 15% LLR : 15% SO	10%	£16,342,086	£14,418,066	£14,418,066	£14,407,451	£14,194,098
70% SR : 15% LLR : 15% SO	15%	£14,957,742	£13,130,777	£13,130,777	£13,120,162	£12,906,137
70% SR : 15% LLR : 15% SO	20%	£13,573,390	£11,843,461	£11,843,461	£11,832,846	£11,618,148
70% SR : 15% LLR : 15% SO	25%	£12,189,032	£10,556,119	£10,556,119	£10,545,504	£10,330,134
70% SR : 15% LLR : 15% SO	30%	£10,804,667	£9,268,750	£9,268,750	£9,258,135	£9,042,093
70% SR : 15% LLR : 15% SO	35%	£9,420,294	£7,981,357	£7,981,357	£7,970,742	£7,754,027
70% SR : 15% LLR : 15% SO	40%	£8,035,915	£6,693,939	£6,693,939	£6,683,324	£6,465,937
70% SR : 15% LLR : 15% SO	45%	£6,651,528	£5,406,497	£5,406,497	£5,395,881	£5,177,822
70% SR : 15% LLR : 15% SO	50%	£5,267,136	£4,119,030	£4,119,030	£4,108,414	£3,889,684

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,645,039	£7,526,846	£7,526,846	£7,516,231	£7,304,222
70% SR : 15% LLR : 15% SO	5%	£8,260,709	£6,239,614	£6,239,614	£6,228,998	£6,016,318
70% SR : 15% LLR : 15% SO	10%	£6,876,371	£4,952,352	£4,952,352	£4,941,737	£4,728,384
70% SR : 15% LLR : 15% SO	15%	£5,492,027	£3,665,062	£3,665,062	£3,654,448	£3,440,423
70% SR : 15% LLR : 15% SO	20%	£4,107,676	£2,377,747	£2,377,747	£2,367,131	£2,152,434
70% SR : 15% LLR : 15% SO	25%	£2,723,318	£1,090,404	£1,090,404	£1,079,790	£864,419
70% SR : 15% LLR : 15% SO	30%	£1,338,952	£-196,964	£-196,964	£-207,579	£-423,621
70% SR : 15% LLR : 15% SO	35%	£-45,421	£-1,484,358	£-1,484,358	£-1,494,972	£-1,711,687
70% SR : 15% LLR : 15% SO	40%	£-1,429,799	£-2,771,776	£-2,771,776	£-2,782,390	£-2,999,778
70% SR : 15% LLR : 15% SO	45%	£-2,814,186	£-4,059,218	£-4,059,218	£-4,069,833	£-4,287,892
70% SR : 15% LLR : 15% SO	50%	£-4,198,579	£-5,346,684	£-5,346,684	£-5,357,300	£-5,576,031

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,643,325	£11,525,132	£11,525,132	£11,514,517	£11,302,508
70% SR : 15% LLR : 15% SO	5%	£12,258,995	£10,237,899	£10,237,899	£10,227,284	£10,014,603
70% SR : 15% LLR : 15% SO	10%	£10,874,657	£8,950,638	£8,950,638	£8,940,023	£8,728,669
70% SR : 15% LLR : 15% SO	15%	£9,490,313	£7,663,348	£7,663,348	£7,652,733	£7,438,709
70% SR : 15% LLR : 15% SO	20%	£8,105,961	£6,376,033	£6,376,033	£6,365,417	£6,150,720
70% SR : 15% LLR : 15% SO	25%	£6,721,603	£5,088,690	£5,088,690	£5,078,075	£4,862,705
70% SR : 15% LLR : 15% SO	30%	£5,337,238	£3,801,322	£3,801,322	£3,790,707	£3,574,664
70% SR : 15% LLR : 15% SO	35%	£3,952,865	£2,513,928	£2,513,928	£2,503,313	£2,286,598
70% SR : 15% LLR : 15% SO	40%	£2,568,487	£1,226,510	£1,226,510	£1,215,895	£998,508
70% SR : 15% LLR : 15% SO	45%	£1,184,100	£-60,932	£-60,932	£-71,548	£-289,806
70% SR : 15% LLR : 15% SO	50%	£-200,293	£-1,348,398	£-1,348,398	£-1,359,014	£-1,577,745

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,995,325	£12,877,132	£12,877,132	£12,866,517	£12,654,508
70% SR : 15% LLR : 15% SO	5%	£13,610,995	£11,589,899	£11,589,899	£11,579,284	£11,366,603
70% SR : 15% LLR : 15% SO	10%	£12,226,657	£10,302,638	£10,302,638	£10,292,023	£10,078,669
70% SR : 15% LLR : 15% SO	15%	£10,842,313	£9,015,348	£9,015,348	£9,004,733	£8,790,709
70% SR : 15% LLR : 15% SO	20%	£9,457,961	£7,728,033	£7,728,033	£7,717,417	£7,502,720
70% SR : 15% LLR : 15% SO	25%	£8,073,603	£6,440,690	£6,440,690	£6,430,075	£6,214,705
70% SR : 15% LLR : 15% SO	30%	£6,689,238	£5,153,322	£5,153,322	£5,142,707	£4,926,664
70% SR : 15% LLR : 15% SO	35%	£5,304,865	£3,865,928	£3,865,928	£3,855,313	£3,638,598
70% SR : 15% LLR : 15% SO	40%	£3,920,487	£2,578,510	£2,578,510	£2,567,895	£2,350,508
70% SR : 15% LLR : 15% SO	45%	£2,536,100	£1,291,068	£1,291,068	£1,280,452	£1,062,394
70% SR : 15% LLR : 15% SO	50%	£1,151,707	£-0,002	£-0,002	£-0,002	£-226,745

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,018,753	£13,900,560	£13,900,560	£13,889,946	£13,677,937
70% SR : 15% LLR : 15% SO	5%	£14,634,423	£12,613,328	£12,613,328	£12,602,712	£12,390,032
70% SR : 15% LLR : 15% SO	10%	£13,250,086	£11,326,066	£11,326,066	£11,315,451	£11,102,098
70% SR : 15% LLR : 15% SO	15%	£11,865,742	£10,038,777	£10,038,777	£10,028,162	£9,814,137
70% SR : 15% LLR : 15% SO	20%	£10,481,390	£8,751,461	£8,751,461	£8,740,846	£8,526,148
70% SR : 15% LLR : 15% SO	25%	£9,097,032	£7,464,119	£7,464,119	£7,453,504	£7,238,134
70% SR : 15% LLR : 15% SO	30%	£7,712,667	£6,176,750	£6,176,750	£6,166,135	£5,950,093
70% SR : 15% LLR : 15% SO	35%	£6,328,294	£4,889,357	£4,889,357	£4,878,742	£4,662,027
70% SR : 15% LLR : 15% SO	40%	£4,943,915	£3,601,939	£3,601,939	£3,591,324	£3,373,937
70% SR : 15% LLR : 15% SO	45%	£3,559,528	£2,314,497	£2,314,497	£2,303,881	£2,085,822
70% SR : 15% LLR : 15% SO	50%	£2,175,136	£1,027,030	£1,027,030	£1,016,414	£797,684

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£600 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,927,494	£13,856,344	£13,856,344	£13,845,730	£13,633,721
70% SR : 15% LLR : 15% SO	5%	£14,689,251	£12,713,040	£12,713,040	£12,702,425	£12,489,744
70% SR : 15% LLR : 15% SO	10%	£13,451,002	£11,569,708	£11,569,708	£11,559,093	£11,345,739
70% SR : 15% LLR : 15% SO	15%	£12,212,745	£10,426,348	£10,426,348	£10,415,733	£10,201,707
70% SR : 15% LLR : 15% SO	20%	£10,974,482	£9,282,960	£9,282,960	£9,272,346	£9,057,649
70% SR : 15% LLR : 15% SO	25%	£9,736,212	£8,139,547	£8,139,547	£8,128,932	£7,913,563
70% SR : 15% LLR : 15% SO	30%	£8,497,934	£6,996,108	£6,996,108	£6,985,493	£6,769,452
70% SR : 15% LLR : 15% SO	35%	£7,259,656	£5,852,644	£5,852,644	£5,842,029	£5,625,314
70% SR : 15% LLR : 15% SO	40%	£6,021,358	£4,709,155	£4,709,155	£4,698,539	£4,481,153
70% SR : 15% LLR : 15% SO	45%	£4,783,060	£3,565,642	£3,565,642	£3,555,177	£3,337,633
70% SR : 15% LLR : 15% SO	50%	£3,544,756	£2,422,128	£2,422,128	£2,411,664	£2,194,113

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,461,779	£4,390,630	£4,390,630	£4,380,015	£4,168,006
70% SR : 15% LLR : 15% SO	5%	£5,223,537	£3,247,326	£3,247,326	£3,236,711	£3,024,300
70% SR : 15% LLR : 15% SO	10%	£3,985,287	£2,104,022	£2,104,022	£2,093,407	£1,880,025
70% SR : 15% LLR : 15% SO	15%	£2,747,031	£960,633	£960,633	£950,019	£735,993
70% SR : 15% LLR : 15% SO	20%	£1,508,768	£-182,754	£-182,754	£-193,369	£-408,066
70% SR : 15% LLR : 15% SO	25%	£270,498	£-1,326,167	£-1,326,167	£-1,336,782	£-1,552,151
70% SR : 15% LLR : 15% SO	30%	£-967,780	£-2,469,606	£-2,469,606	£-2,480,221	£-2,696,263
70% SR : 15% LLR : 15% SO	35%	£-2,206,064	£-3,613,071	£-3,613,071	£-3,623,685	£-3,840,400
70% SR : 15% LLR : 15% SO	40%	£-3,444,356	£-4,756,559	£-4,756,559	£-4,767,175	£-4,994,561
70% SR : 15% LLR : 15% SO	45%	£-4,682,654	£-5,900,172	£-5,900,172	£-5,910,787	£-6,138,681
70% SR : 15% LLR : 15% SO	50%	£-5,920,959	£-7,043,785	£-7,043,785	£-7,054,400	£-7,298,705

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,460,065	£8,388,916	£8,388,916	£8,378,301	£8,166,292
70% SR : 15% LLR : 15% SO	5%	£9,221,823	£7,245,612	£7,245,612	£7,234,997	£7,022,316
70% SR : 15% LLR : 15% SO	10%	£7,983,573	£6,102,279	£6,102,279	£6,091,664	£5,878,311
70% SR : 15% LLR : 15% SO	15%	£6,745,317	£4,958,919	£4,958,919	£4,948,304	£4,734,278
70% SR : 15% LLR : 15% SO	20%	£5,507,054	£3,815,532	£3,815,532	£3,804,917	£3,590,220
70% SR : 15% LLR : 15% SO	25%	£4,268,784	£2,672,118	£2,672,118	£2,661,504	£2,446,134
70% SR : 15% LLR : 15% SO	30%	£3,030,506	£1,528,679	£1,528,679	£1,518,065	£1,302,023
70% SR : 15% LLR : 15% SO	35%	£1,792,222	£385,215	£385,215	£374,600	£157,886
70% SR : 15% LLR : 15% SO	40%	£553,930	£-758,274	£-758,274	£-768,889	£-986,275
70% SR : 15% LLR : 15% SO	45%	£-684,368	£-1,901,886	£-1,901,886	£-1,912,501	£-2,136,795
70% SR : 15% LLR : 15% SO	50%	£-1,922,673	£-3,045,498	£-3,045,498	£-3,056,113	£-3,291,420

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,812,065	£9,740,916	£9,740,916	£9,730,301	£9,518,292
70% SR : 15% LLR : 15% SO	5%	£10,573,823	£8,597,612	£8,597,612	£8,586,997	£8,374,316
70% SR : 15% LLR : 15% SO	10%	£9,335,573	£7,454,279	£7,454,279	£7,443,664	£7,230,311
70% SR : 15% LLR : 15% SO	15%	£8,097,317	£6,310,919	£6,310,919	£6,300,304	£6,086,278
70% SR : 15% LLR : 15% SO	20%	£6,859,054	£5,167,532	£5,167,532	£5,156,917	£4,942,220
70% SR : 15% LLR : 15% SO	25%	£5,620,784	£4,024,118	£4,024,118	£4,013,504	£3,798,134
70% SR : 15% LLR : 15% SO	30%	£4,382,506	£2,880,679	£2,880,679	£2,870,065	£2,626,023
70% SR : 15% LLR : 15% SO	35%	£3,144,222	£1,737,215	£1,737,215	£1,726,600	£1,509,886
70% SR : 15% LLR : 15% SO	40%	£1,905,930	£593,726	£593,726	£583,111	£365,725
70% SR : 15% LLR : 15% SO	45%	£667,632	£-551,886	£-551,886	£-562,501	£-763,795
70% SR : 15% LLR : 15% SO	50%	£-570,673	£-1,705,498	£-1,705,498	£-1,716,113	£-1,939,420

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,835,494	£10,764,344	£10,764,344	£10,753,730	£10,541,721
70% SR : 15% LLR : 15% SO	5%	£11,597,251	£9,621,040	£9,621,040	£9,610,425	£9,397,744
70% SR : 15% LLR : 15% SO	10%	£10,359,002	£8,477,708	£8,477,708	£8,467,093	£8,253,739
70% SR : 15% LLR : 15% SO	15%	£9,120,745	£7,334,348	£7,334,348	£7,323,733	£7,109,707
70% SR : 15% LLR : 15% SO	20%	£7,882,482	£6,190,960	£6,190,960	£6,180,346	£5,965,649
70% SR : 15% LLR : 15% SO	25%	£6,644,212	£5,047,547	£5,047,547	£5,036,932	£4,821,563
70% SR : 15% LLR : 15% SO	30%	£5,405,934	£3,904,108	£3,904,108	£3,893,493	£3,677,452
70% SR : 15% LLR : 15% SO	35%	£4,167,656	£2,760,644	£2,760,644	£2,750,029	£2,533,314
70% SR : 15% LLR : 15% SO	40%	£2,929,358	£1,617,155	£1,617,155	£1,606,539	£1,389,153
70% SR : 15% LLR : 15% SO	45%	£1,691,060	£471,542	£471,542	£460,927	£239,633
70% SR : 15% LLR : 15% SO	50%	£452,756	£-683,399	£-683,399	£-694,014	£-915,991

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£550 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,744,234	£10,720,128	£10,720,128	£10,709,513	£10,497,505
70% SR : 15% LLR : 15% SO	5%	£11,645,916	£9,714,681	£9,714,681	£9,704,065	£9,491,385
70% SR : 15% LLR : 15% SO	10%	£10,547,591	£8,709,204	£8,709,204	£8,698,589	£8,485,237
70% SR : 15% LLR : 15% SO	15%	£9,449,259	£7,703,701	£7,703,701	£7,693,086	£7,479,060
70% SR : 15% LLR : 15% SO	20%	£8,350,920	£6,698,170	£6,698,170	£6,687,556	£6,472,857
70% SR : 15% LLR : 15% SO	25%	£7,252,574	£5,692,614	£5,692,614	£5,681,999	£5,466,628
70% SR : 15% LLR : 15% SO	30%	£6,154,221	£4,687,031	£4,687,031	£4,676,415	£4,460,374
70% SR : 15% LLR : 15% SO	35%	£5,055,861	£3,676,582	£3,676,582	£3,665,818	£3,446,036
70% SR : 15% LLR : 15% SO	40%	£3,957,494	£2,661,100	£2,661,100	£2,650,334	£2,429,871
70% SR : 15% LLR : 15% SO	45%	£2,859,120	£1,645,591	£1,645,591	£1,634,826	£1,413,681
70% SR : 15% LLR : 15% SO	50%	£1,741,202	£630,059	£630,059	£619,294	£397,467

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,278,520	£1,254,414	£1,254,414	£1,243,798	£1,031,790
70% SR : 15% LLR : 15% SO	5%	£2,180,202	£248,967	£248,967	£238,351	£25,671
70% SR : 15% LLR : 15% SO	10%	£1,081,876	£-786,810	£-756,510	£-767,125	£-980,478
70% SR : 15% LLR : 15% SO	15%	£-16,455	£-1,762,014	£-1,762,014	£-1,772,628	£-1,986,654
70% SR : 15% LLR : 15% SO	20%	£-1,114,785	£-2,767,544	£-2,767,544	£-2,778,159	£-2,992,857
70% SR : 15% LLR : 15% SO	25%	£-2,213,141	£-3,773,101	£-3,773,101	£-3,783,715	£-3,999,086
70% SR : 15% LLR : 15% SO	30%	£-3,311,493	£-4,778,683	£-4,778,683	£-4,789,299	£-5,005,340
70% SR : 15% LLR : 15% SO	35%	£-4,409,854	£-5,789,132	£-5,789,132	£-5,799,897	£-6,011,678
70% SR : 15% LLR : 15% SO	40%	£-5,508,220	£-6,804,615	£-6,804,615	£-6,815,380	£-7,035,843
70% SR : 15% LLR : 15% SO	45%	£-6,615,034	£-7,820,124	£-7,820,124	£-7,830,899	£-8,052,033
70% SR : 15% LLR : 15% SO	50%	£-7,724,512	£-8,835,656	£-8,835,656	£-8,846,421	£-9,068,247

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,276,806	£5,252,700	£5,252,700	£5,242,084	£5,030,076
70% SR : 15% LLR : 15% SO	5%	£6,178,488	£4,247,252	£4,247,252	£4,236,637	£4,023,956
70% SR : 15% LLR : 15% SO	10%	£5,080,162	£3,241,775	£3,241,775	£3,231,161	£3,017,808
70% SR : 15% LLR : 15% SO	15%	£3,981,830	£2,236,272	£2,236,272	£2,225,657	£2,011,631
70% SR : 15% LLR : 15% SO	20%	£2,883,491	£1,230,742	£1,230,742	£1,220,127	£1,005,429
70% SR : 15% LLR : 15% SO	25%	£1,785,145	£225,185	£225,185	£214,570	£800
70% SR : 15% LLR : 15% SO	30%	£686,793	£-780,397	£-780,397	£-791,013	£-1,007,055
70% SR : 15% LLR : 15% SO	35%	£-411,568	£-1,790,846	£-1,790,846	£-1,801,611	£-2,021,382
70% SR : 15% LLR : 15% SO	40%	£-1,509,934	£-2,806,329	£-2,806,329	£-2,817,095	£-3,037,558
70% SR : 15% LLR : 15% SO	45%	£-2,616,749	£-3,821,838	£-3,821,838	£-3,832,603	£-4,053,747
70% SR : 15% LLR : 15% SO	50%	£-3,726,226	£-4,837,370	£-4,837,370	£-4,848,135	£-5,069,962

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,628,806	£6,604,700	£6,604,700	£6,594,084	£6,382,076
70% SR : 15% LLR : 15% SO	5%	£7,530,488	£5,599,252	£5,599,252	£5,588,637	£5,375,956
70% SR : 15% LLR : 15% SO	10%	£6,432,162	£4,593,775	£4,593,775	£4,583,161	£4,369,808
70% SR : 15% LLR : 15% SO	15%	£5,333,830	£3,588,272	£3,588,272	£3,577,657	£3,363,631
70% SR : 15% LLR : 15% SO	20%	£4,235,491	£2,582,742	£2,582,742	£2,572,127	£2,357,429
70% SR : 15% LLR : 15% SO	25%	£3,137,145	£1,577,185	£1,577,185	£1,566,570	£1,351,200
70% SR : 15% LLR : 15% SO	30%	£2,038,793	£571,603	£571,603	£560,987	£344,945
70% SR : 15% LLR : 15% SO	35%	£940,432	£-438,846	£-438,846	£-449,611	£-669,392
70% SR : 15% LLR : 15% SO	40%	£-157,934	£-1,454,329	£-1,454,329	£-1,465,095	£-1,685,558
70% SR : 15% LLR : 15% SO	45%	£-1,264,749	£-2,469,838	£-2,469,838	£-2,480,603	£-2,701,747
70% SR : 15% LLR : 15% SO	50%	£-2,374,226	£-3,485,370	£-3,485,370	£-3,496,135	£-3,717,962

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,652,234	£7,628,128	£7,628,128	£7,617,513	£7,405,505
70% SR : 15% LLR : 15% SO	5%	£8,553,916	£6,622,681	£6,622,681	£6,612,065	£6,399,385
70% SR : 15% LLR : 15% SO	10%	£7,455,591	£5,617,204	£5,617,204	£5,606,589	£5,393,237
70% SR : 15% LLR : 15% SO	15%	£6,357,259	£4,611,701	£4,611,701	£4,601,086	£4,387,060
70% SR : 15% LLR : 15% SO	20%	£5,258,920	£3,606,170	£3,606,170	£3,595,556	£3,380,857
70% SR : 15% LLR : 15% SO	25%	£4,160,574	£2,600,614	£2,600,614	£2,589,999	£2,374,628
70% SR : 15% LLR : 15% SO	30%	£3,062,221	£1,595,031	£1,595,031	£1,584,415	£1,368,374
70% SR : 15% LLR : 15% SO	35%	£1,963,861	£584,582	£584,582	£573,818	£354,036
70% SR : 15% LLR : 15% SO	40%	£865,494	£-430,900	£-430,900	£-441,666	£-662,129
70% SR : 15% LLR : 15% SO	45%	£-241,320	£-1,446,409	£-1,446,409	£-1,457,174	£-1,678,319
70% SR : 15% LLR : 15% SO	50%	£-1,350,798	£-2,461,941	£-2,461,941	£-2,472,706	£-2,694,533

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£500 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,560,974	£7,650,585	£7,650,585	£7,639,970	£7,427,962
70% SR : 15% LLR : 15% SO	5%	£8,594,198	£6,771,401	£6,771,401	£6,760,786	£6,548,105
70% SR : 15% LLR : 15% SO	10%	£7,627,414	£5,892,189	£5,892,189	£5,881,574	£5,668,221
70% SR : 15% LLR : 15% SO	15%	£6,660,624	£5,012,949	£5,012,949	£5,002,334	£4,788,309
70% SR : 15% LLR : 15% SO	20%	£5,693,826	£4,128,474	£4,128,474	£4,117,708	£3,899,973
70% SR : 15% LLR : 15% SO	25%	£4,727,021	£3,240,720	£3,240,720	£3,229,954	£3,011,537
70% SR : 15% LLR : 15% SO	30%	£3,756,844	£2,352,939	£2,352,939	£2,342,174	£2,123,075
70% SR : 15% LLR : 15% SO	35%	£2,780,384	£1,465,133	£1,465,133	£1,454,367	£1,234,587
70% SR : 15% LLR : 15% SO	40%	£1,803,919	£577,301	£577,301	£566,536	£346,074
70% SR : 15% LLR : 15% SO	45%	£827,445	£-314,949	£-314,949	£-325,866	£-550,140
70% SR : 15% LLR : 15% SO	50%	£-151,143	£-1,215,393	£-1,215,393	£-1,226,311	£-1,451,276

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£95,260	£-1,815,129	£-1,815,129	£-1,825,745	£-2,037,753
70% SR : 15% LLR : 15% SO	5%	£-671,516	£-2,694,313	£-2,694,313	£-2,704,928	£-2,917,609
70% SR : 15% LLR : 15% SO	10%	£-1,838,300	£-3,573,525	£-3,573,525	£-3,584,141	£-3,797,493
70% SR : 15% LLR : 15% SO	15%	£-2,805,090	£-4,452,765	£-4,452,765	£-4,463,380	£-4,677,406
70% SR : 15% LLR : 15% SO	20%	£-3,771,888	£-5,332,240	£-5,332,240	£-5,343,066	£-5,565,741
70% SR : 15% LLR : 15% SO	25%	£-4,738,693	£-6,224,994	£-6,224,994	£-6,235,760	£-6,454,178
70% SR : 15% LLR : 15% SO	30%	£-5,705,871	£-7,112,776	£-7,112,776	£-7,123,540	£-7,342,639
70% SR : 15% LLR : 15% SO	35%	£-6,685,330	£-8,000,581	£-8,000,581	£-8,011,347	£-8,231,128
70% SR : 15% LLR : 15% SO	40%	£-7,661,795	£-8,888,413	£-8,888,413	£-8,899,176	£-9,119,641
70% SR : 15% LLR : 15% SO	45%	£-8,639,269	£-9,780,663	£-9,780,663	£-9,791,561	£-10,015,855
70% SR : 15% LLR : 15% SO	50%	£-9,616,887	£-10,681,107	£-10,681,107	£-10,692,028	£-10,916,990

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,093,546	£2,183,157	£2,183,157	£2,172,541	£1,960,533
70% SR : 15% LLR : 15% SO	5%	£3,126,770	£1,303,972	£1,303,972	£1,293,358	£1,080,676
70% SR : 15% LLR : 15% SO	10%	£2,159,985	£424,761	£424,761	£414,145	£200,793
70% SR : 15% LLR : 15% SO	15%	£1,193,195	£-454,479	£-454,479	£-465,094	£-679,120
70% SR : 15% LLR : 15% SO	20%	£226,398	£-1,338,954	£-1,338,954	£-1,349,720	£-1,567,455
70% SR : 15% LLR : 15% SO	25%	£-740,407	£-2,226,709	£-2,226,709	£-2,237,474	£-2,465,892
70% SR : 15% LLR : 15% SO	30%	£-1,710,585	£-3,114,490	£-3,114,490	£-3,125,255	£-3,344,354
70% SR : 15% LLR : 15% SO	35%	£-2,687,044	£-4,002,296	£-4,002,296	£-4,013,061	£-4,232,842
70% SR : 15% LLR : 15% SO	40%	£-3,663,509	£-4,890,127	£-4,890,127	£-4,900,892	£-5,121,355
70% SR : 15% LLR : 15% SO	45%	£-4,639,993	£-5,782,378	£-5,782,378	£-5,793,295	£-6,017,569
70% SR : 15% LLR : 15% SO	50%	£-5,618,571	£-6,682,821	£-6,682,821	£-6,693,740	£-6,918,705

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,445,546	£3,535,157	£3,535,157	£3,524,541	£3,312,533
70% SR : 15% LLR : 15% SO	5%	£4,478,770	£2,655,972	£2,655,972	£2,645,358	£2,432,676
70% SR : 15% LLR : 15% SO	10%	£3,511,985	£1,776,761	£1,776,761	£1,766,145	£1,552,793
70% SR : 15% LLR : 15% SO	15%	£2,545,195	£897,521	£897,521	£886,906	£672,880
70% SR : 15% LLR : 15% SO	20%	£1,578,398	£13,046	£13,046	£2,280	£-215,455
70% SR : 15% LLR : 15% SO	25%	£611,593	£-874,709	£-874,709	£-885,474	£-1,103,892
70% SR : 15% LLR : 15% SO	30%	£-358,585	£-1,762,490	£-1,762,490	£-1,773,255	£-1,992,354
70% SR : 15% LLR : 15% SO	35%	£-1,335,044	£-2,650,296	£-2,650,296	£-2,661,061	£-2,880,842
70% SR : 15% LLR : 15% SO	40%	£-2,311,509	£-3,538,127	£-3,538,127	£-3,548,892	£-3,769,355
70% SR : 15% LLR : 15% SO	45%	£-3,287,993	£-4,430,378	£-4,430,378	£-4,441,295	£-4,665,569
70% SR : 15% LLR : 15% SO	50%	£-4,266,571	£-5,330,821	£-5,330,821	£-5,341,740	£-5,566,705

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,468,974	£4,558,585	£4,558,585	£4,547,970	£4,335,962
70% SR : 15% LLR : 15% SO	5%	£5,502,198	£3,679,401	£3,679,401	£3,668,786	£3,456,105
70% SR : 15% LLR : 15% SO	10%	£4,535,414	£2,800,189	£2,800,189	£2,789,574	£2,576,221
70% SR : 15% LLR : 15% SO	15%	£3,568,624	£1,920,949	£1,920,949	£1,910,334	£1,696,309
70% SR : 15% LLR : 15% SO	20%	£2,601,826	£1,036,474	£1,036,474	£1,025,708	£807,973
70% SR : 15% LLR : 15% SO	25%	£1,635,021	£148,720	£148,720	£137,954	£-80,463
70% SR : 15% LLR : 15% SO	30%	£664,844	£-739,061	£-739,061	£-749,826	£-968,925
70% SR : 15% LLR : 15% SO	35%	£-311,616	£-1,626,867	£-1,626,867	£-1,637,633	£-1,857,413
70% SR : 15% LLR : 15% SO	40%	£-1,285,081	£-2,514,699	£-2,514,699	£-2,525,464	£-2,745,926
70% SR : 15% LLR : 15% SO	45%	£-2,264,555	£-3,406,949	£-3,406,949	£-3,417,695	£-3,642,140
70% SR : 15% LLR : 15% SO	50%	£-3,243,143	£-4,307,393	£-4,307,393	£-4,318,111	£-4,543,276

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£475 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,969,345	£6,082,477	£6,082,477	£6,071,862	£5,859,853
70% SR : 15% LLR : 15% SO	5%	£7,063,210	£5,263,039	£5,263,039	£5,252,424	£5,039,194
70% SR : 15% LLR : 15% SO	10%	£6,157,070	£4,438,370	£4,438,370	£4,427,605	£4,211,233
70% SR : 15% LLR : 15% SO	15%	£5,250,922	£3,611,063	£3,611,063	£3,600,297	£3,383,244
70% SR : 15% LLR : 15% SO	20%	£4,344,766	£2,783,728	£2,783,728	£2,772,963	£2,555,227
70% SR : 15% LLR : 15% SO	25%	£3,429,676	£1,956,366	£1,956,366	£1,945,601	£1,727,183
70% SR : 15% LLR : 15% SO	30%	£2,514,523	£1,128,978	£1,128,978	£1,118,213	£898,114
70% SR : 15% LLR : 15% SO	35%	£1,599,363	£301,865	£301,865	£290,800	£71,018
70% SR : 15% LLR : 15% SO	40%	£684,196	£-533,316	£-533,316	£-544,233	£-767,815
70% SR : 15% LLR : 15% SO	45%	£-234,247	£-1,372,487	£-1,372,487	£-1,383,406	£-1,607,680
70% SR : 15% LLR : 15% SO	50%	£-1,162,378	£-2,211,684	£-2,211,684	£-2,222,602	£-2,447,567

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,496,369	£-3,383,238	£-3,383,238	£-3,393,852	£-3,606,861
70% SR : 15% LLR : 15% SO	5%	£-2,402,504	£-4,202,675	£-4,202,675	£-4,213,290	£-4,426,521
70% SR : 15% LLR : 15% SO	10%	£-3,308,645	£-5,027,344	£-5,027,344	£-5,038,109	£-5,254,481
70% SR : 15% LLR : 15% SO	15%	£-4,214,793	£-5,854,651	£-5,854,651	£-5,865,417	£-6,082,471
70% SR : 15% LLR : 15% SO	20%	£-5,120,948	£-6,681,987	£-6,681,987	£-6,692,752	£-6,910,487
70% SR : 15% LLR : 15% SO	25%	£-6,036,038	£-7,509,348	£-7,509,348	£-7,520,114	£-7,738,531
70% SR : 15% LLR : 15% SO	30%	£-6,951,191	£-8,336,736	£-8,336,736	£-8,347,501	£-8,566,601
70% SR : 15% LLR : 15% SO	35%	£-7,866,351	£-9,164,150	£-9,164,150	£-9,174,915	£-9,394,686
70% SR : 15% LLR : 15% SO	40%	£-8,781,518	£-9,991,030	£-9,991,030	£-10,009,947	£-10,233,529
70% SR : 15% LLR : 15% SO	45%	£-9,699,951	£-10,818,201	£-10,818,201	£-10,849,120	£-11,073,394
70% SR : 15% LLR : 15% SO	50%	£-10,628,093	£-11,647,398	£-11,647,398	£-11,688,317	£-11,913,282

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,501,917	£615,048	£615,048	£604,433	£392,424
70% SR : 15% LLR : 15% SO	5%	£1,595,782	£-204,390	£-204,390	£-215,004	£-428,235
70% SR : 15% LLR : 15% SO	10%	£689,641	£-1,029,059	£-1,029,059	£-1,039,823	£-1,256,195
70% SR : 15% LLR : 15% SO	15%	£-216,507	£-1,856,366	£-1,856,366	£-1,867,131	£-2,084,185
70% SR : 15% LLR : 15% SO	20%	£-1,122,662	£-2,683,701	£-2,683,701	£-2,694,466	£-2,912,202
70% SR : 15% LLR : 15% SO	25%	£-2,037,753	£-3,511,062	£-3,511,062	£-3,521,828	£-3,740,245
70% SR : 15% LLR : 15% SO	30%	£-2,952,905	£-4,338,450	£-4,338,450	£-4,349,215	£-4,568,315
70% SR : 15% LLR : 15% SO	35%	£-3,868,066	£-5,165,864	£-5,165,864	£-5,176,629	£-5,396,410
70% SR : 15% LLR : 15% SO	40%	£-4,783,233	£-6,000,744	£-6,000,744	£-6,011,611	£-6,235,244
70% SR : 15% LLR : 15% SO	45%	£-5,701,675	£-6,839,916	£-6,839,916	£-6,850,834	£-7,075,108
70% SR : 15% LLR : 15% SO	50%	£-6,628,807	£-7,679,113	£-7,679,113	£-7,690,031	£-7,914,996

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,853,917	£1,967,048	£1,967,048	£1,956,433	£1,744,424
70% SR : 15% LLR : 15% SO	5%	£2,947,782	£1,147,610	£1,147,610	£1,136,996	£923,765
70% SR : 15% LLR : 15% SO	10%	£2,041,641	£322,941	£322,941	£312,177	£95,805
70% SR : 15% LLR : 15% SO	15%	£1,135,493	£-504,366	£-504,366	£-515,131	£-732,185
70% SR : 15% LLR : 15% SO	20%	£229,338	£-1,331,701	£-1,331,701	£-1,342,466	£-1,560,202
70% SR : 15% LLR : 15% SO	25%	£-685,753	£-2,159,062	£-2,159,062	£-2,169,828	£-2,388,245
70% SR : 15% LLR : 15% SO	30%	£-1,600,905	£-2,986,450	£-2,986,450	£-2,997,215	£-3,216,315
70% SR : 15% LLR : 15% SO	35%	£-2,516,066	£-3,813,864	£-3,813,864	£-3,824,629	£-4,044,410
70% SR : 15% LLR : 15% SO	40%	£-3,431,233	£-4,648,744	£-4,648,744	£-4,659,561	£-4,883,244
70% SR : 15% LLR : 15% SO	45%	£-4,349,675	£-5,487,916	£-5,487,916	£-5,498,834	£-5,723,108
70% SR : 15% LLR : 15% SO	50%	£-5,277,807	£-6,327,113	£-6,327,113	£-6,338,031	£-6,569,996

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,877,345	£2,990,477	£2,990,477	£2,979,862	£2,767,853
70% SR : 15% LLR : 15% SO	5%	£3,971,210	£2,171,039	£2,171,039	£2,160,424	£1,947,194
70% SR : 15% LLR : 15% SO	10%	£3,065,070	£1,346,370	£1,346,370	£1,335,605	£1,119,233
70% SR : 15% LLR : 15% SO	15%	£2,158,922	£519,063	£519,063	£508,297	£291,244
70% SR : 15% LLR : 15% SO	20%	£1,252,766	£-308,272	£-308,272	£-319,037	£-536,773
70% SR : 15% LLR : 15% SO	25%	£37,676	£-1,136,634	£-1,136,634	£-1,146,399	£-1,364,817
70% SR : 15% LLR : 15% SO	30%	£-577,477	£-1,963,022	£-1,963,022	£-1,973,787	£-2,192,886
70% SR : 15% LLR : 15% SO	35%	£-1,492,637	£-2,790,435	£-2,790,435	£-2,801,200	£-3,020,982
70% SR : 15% LLR : 15% SO	40%	£-2,407,804	£-3,625,316	£-3,625,316	£-3,636,233	£-3,859,815
70% SR : 15% LLR : 15% SO	45%	£-3,326,247	£-4,464,487	£-4,464,487	£-4,475,406	£-4,699,680
70% SR : 15% LLR : 15% SO	50%	£-4,254,378	£-5,303,684	£-5,303,684	£-5,314,602	£-5,539,567

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£675 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,364,778	£22,919,503	£22,765,231	£22,747,814	£22,360,456
70% SR : 15% LLR : 15% SO	5%	£24,292,812	£21,008,667	£20,854,970	£20,837,554	£20,450,660
70% SR : 15% LLR : 15% SO	10%	£22,204,934	£19,082,078	£18,928,894	£18,911,478	£18,524,888
70% SR : 15% LLR : 15% SO	15%	£20,101,141	£17,139,738	£16,987,002	£16,969,587	£16,583,141
70% SR : 15% LLR : 15% SO	20%	£17,981,435	£15,181,646	£15,029,297	£15,011,882	£14,625,421
70% SR : 15% LLR : 15% SO	25%	£15,845,815	£13,207,804	£13,055,779	£13,038,363	£12,849,391
70% SR : 15% LLR : 15% SO	30%	£13,694,281	£11,207,677	£11,053,769	£11,036,106	£10,643,664
70% SR : 15% LLR : 15% SO	35%	£11,526,834	£9,186,048	£9,032,346	£9,014,683	£8,621,741
70% SR : 15% LLR : 15% SO	40%	£9,328,418	£7,148,447	£6,994,888	£6,977,226	£6,583,623
70% SR : 15% LLR : 15% SO	45%	£7,110,294	£5,094,875	£4,941,399	£4,923,736	£4,529,311
70% SR : 15% LLR : 15% SO	50%	£4,876,032	£3,025,332	£2,871,878	£2,854,215	£2,458,805

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,184,531	£14,739,256	£14,584,984	£14,567,567	£14,180,209
70% SR : 15% LLR : 15% SO	5%	£16,112,565	£12,828,420	£12,674,723	£12,657,307	£12,270,413
70% SR : 15% LLR : 15% SO	10%	£14,024,687	£10,901,831	£10,748,647	£10,731,231	£10,344,641
70% SR : 15% LLR : 15% SO	15%	£11,920,894	£8,959,491	£8,806,755	£8,789,340	£8,402,894
70% SR : 15% LLR : 15% SO	20%	£9,801,188	£7,001,399	£6,849,051	£6,831,635	£6,445,174
70% SR : 15% LLR : 15% SO	25%	£7,665,569	£5,027,557	£4,875,532	£4,858,116	£4,469,144
70% SR : 15% LLR : 15% SO	30%	£5,514,034	£3,027,430	£2,873,522	£2,856,106	£2,463,417
70% SR : 15% LLR : 15% SO	35%	£3,346,587	£1,005,801	£852,099	£834,436	£441,494
70% SR : 15% LLR : 15% SO	40%	£1,148,171	£-1,031,800	£-1,185,359	£-1,203,021	£-1,596,624
70% SR : 15% LLR : 15% SO	45%	£-1,969,953	£-3,085,371	£-3,238,847	£-3,256,511	£-3,650,936
70% SR : 15% LLR : 15% SO	50%	£-3,304,215	£-5,154,915	£-5,308,369	£-5,326,032	£-5,721,441

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,639,840	£18,194,565	£18,040,293	£18,022,876	£17,635,518
70% SR : 15% LLR : 15% SO	5%	£19,567,874	£16,283,729	£16,130,032	£16,112,615	£15,725,722
70% SR : 15% LLR : 15% SO	10%	£17,479,996	£14,357,140	£14,203,955	£14,186,540	£13,799,949
70% SR : 15% LLR : 15% SO	15%	£15,376,203	£12,414,799	£12,262,064	£12,244,648	£11,858,202
70% SR : 15% LLR : 15% SO	20%	£13,256,497	£10,456,707	£10,304,359	£10,286,944	£9,900,483
70% SR : 15% LLR : 15% SO	25%	£11,120,877	£8,482,866	£8,330,841	£8,313,425	£7,924,453
70% SR : 15% LLR : 15% SO	30%	£8,969,343	£6,482,739	£6,328,831	£6,311,168	£5,918,726
70% SR : 15% LLR : 15% SO	35%	£6,801,896	£4,461,110	£4,307,408	£4,289,745	£3,896,803
70% SR : 15% LLR : 15% SO	40%	£4,603,480	£2,423,509	£2,269,950	£2,252,288	£1,858,685
70% SR : 15% LLR : 15% SO	45%	£2,385,356	£369,937	£216,461	£198,798	£-195,628
70% SR : 15% LLR : 15% SO	50%	£1,151,093	£-1,689,606	£-1,833,060	£-1,870,723	£-2,266,133

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,808,235	£19,362,960	£19,208,688	£19,191,271	£18,803,913
70% SR : 15% LLR : 15% SO	5%	£20,736,269	£17,452,124	£17,298,427	£17,281,010	£16,894,117
70% SR : 15% LLR : 15% SO	10%	£18,648,391	£15,525,535	£15,372,351	£15,354,935	£14,968,344
70% SR : 15% LLR : 15% SO	15%	£16,544,598	£13,583,194	£13,430,459	£13,413,044	£13,026,598
70% SR : 15% LLR : 15% SO	20%	£14,424,892	£11,625,103	£11,472,754	£11,455,339	£11,068,878
70% SR : 15% LLR : 15% SO	25%	£12,289,272	£9,651,261	£9,499,236	£9,481,820	£9,092,848
70% SR : 15% LLR : 15% SO	30%	£10,137,738	£7,651,134	£7,497,226	£7,479,563	£7,087,121
70% SR : 15% LLR : 15% SO	35%	£7,970,291	£5,629,505	£5,475,803	£5,458,140	£5,065,198
70% SR : 15% LLR : 15% SO	40%	£5,771,875	£3,591,904	£3,438,345	£3,420,683	£3,027,080
70% SR : 15% LLR : 15% SO	45%	£3,553,751	£1,538,332	£1,384,856	£1,367,193	£972,767
70% SR : 15% LLR : 15% SO	50%	£1,319,488	£-531,211	£-664,685	£-702,328	£-1,097,738

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,692,679	£20,247,404	£20,093,132	£20,075,715	£19,688,357
70% SR : 15% LLR : 15% SO	5%	£21,620,714	£18,336,568	£18,182,871	£18,165,455	£17,778,561
70% SR : 15% LLR : 15% SO	10%	£19,532,835	£16,409,979	£16,256,795	£16,239,379	£15,852,789
70% SR : 15% LLR : 15% SO	15%	£17,429,042	£14,467,639	£14,314,904	£14,297,488	£13,911,042
70% SR : 15% LLR : 15% SO	20%	£15,309,336	£12,509,547	£12,357,199	£12,339,783	£11,953,322
70% SR : 15% LLR : 15% SO	25%	£13,173,717	£10,535,705	£10,383,680	£10,366,265	£9,977,292
70% SR : 15% LLR : 15% SO	30%	£11,022,182	£8,535,578	£8,381,671	£8,364,008	£7,971,566
70% SR : 15% LLR : 15% SO	35%	£8,854,735	£6,513,950	£6,360,247	£6,342,584	£5,949,642
70% SR : 15% LLR : 15% SO	40%	£6,656,319	£4,476,349	£4,322,790	£4,305,127	£3,911,524
70% SR : 15% LLR : 15% SO	45%	£4,438,195	£2,422,777	£2,269,301	£2,251,638	£1,857,212
70% SR : 15% LLR : 15% SO	50%	£2,203,933	£353,234	£199,780	£182,117	£-215,259

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£650 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,891,001	£20,482,283	£20,328,011	£20,310,596	£19,923,238
70% SR : 15% LLR : 15% SO	5%	£21,931,642	£18,682,391	£18,528,694	£18,511,279	£18,124,384
70% SR : 15% LLR : 15% SO	10%	£19,956,372	£16,866,746	£16,713,562	£16,696,145	£16,309,555
70% SR : 15% LLR : 15% SO	15%	£17,965,186	£15,035,348	£14,882,613	£14,865,198	£14,478,752
70% SR : 15% LLR : 15% SO	20%	£15,958,087	£13,188,200	£13,034,022	£13,016,360	£12,624,431
70% SR : 15% LLR : 15% SO	25%	£13,935,075	£11,310,910	£11,156,734	£11,139,072	£10,746,967
70% SR : 15% LLR : 15% SO	30%	£11,896,149	£9,417,319	£9,263,410	£9,245,748	£8,853,305
70% SR : 15% LLR : 15% SO	35%	£9,826,934	£7,507,755	£7,354,052	£7,336,390	£6,943,448
70% SR : 15% LLR : 15% SO	40%	£7,738,696	£5,582,220	£5,428,660	£5,410,998	£5,017,395
70% SR : 15% LLR : 15% SO	45%	£5,634,318	£3,640,713	£3,487,236	£3,469,574	£3,075,148
70% SR : 15% LLR : 15% SO	50%	£3,513,803	£1,683,234	£1,529,780	£1,512,118	£1,116,708

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,710,754	£12,302,036	£12,147,764	£12,130,349	£11,742,991
70% SR : 15% LLR : 15% SO	5%	£13,751,396	£10,502,144	£10,348,448	£10,331,032	£9,944,137
70% SR : 15% LLR : 15% SO	10%	£11,776,125	£8,686,499	£8,533,315	£8,515,898	£8,129,308
70% SR : 15% LLR : 15% SO	15%	£9,784,939	£6,855,102	£6,702,366	£6,684,951	£6,298,505
70% SR : 15% LLR : 15% SO	20%	£7,777,840	£5,007,953	£4,853,775	£4,836,113	£4,444,184
70% SR : 15% LLR : 15% SO	25%	£5,754,828	£3,130,663	£2,976,487	£2,958,825	£2,566,720
70% SR : 15% LLR : 15% SO	30%	£3,715,902	£1,237,072	£1,083,163	£1,065,501	£673,058
70% SR : 15% LLR : 15% SO	35%	£1,646,687	£-672,492	£-826,195	£-843,857	£-1,236,799
70% SR : 15% LLR : 15% SO	40%	£-441,581	£-2,598,027	£-2,751,587	£-2,769,249	£-3,162,852
70% SR : 15% LLR : 15% SO	45%	£-2,545,929	£-4,539,534	£-4,693,911	£-4,710,673	£-5,105,099
70% SR : 15% LLR : 15% SO	50%	£-4,666,444	£-6,497,013	£-6,650,466	£-6,668,128	£-7,063,539

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,166,062	£15,757,345	£15,603,073	£15,585,657	£15,198,299
70% SR : 15% LLR : 15% SO	5%	£17,206,704	£13,957,453	£13,803,756	£13,786,341	£13,399,446
70% SR : 15% LLR : 15% SO	10%	£15,231,433	£12,141,808	£11,988,623	£11,971,207	£11,584,616
70% SR : 15% LLR : 15% SO	15%	£13,240,248	£10,310,410	£10,157,675	£10,140,259	£9,753,813
70% SR : 15% LLR : 15% SO	20%	£11,233,149	£8,463,262	£8,309,084	£8,291,422	£7,899,493
70% SR : 15% LLR : 15% SO	25%	£9,210,137	£6,585,971	£6,431,795	£6,414,133	£6,022,029
70% SR : 15% LLR : 15% SO	30%	£7,171,211	£4,692,381	£4,538,472	£4,520,810	£4,128,367
70% SR : 15% LLR : 15% SO	35%	£5,101,996	£2,782,817	£2,629,113	£2,611,451	£2,218,510
70% SR : 15% LLR : 15% SO	40%	£3,013,758	£857,282	£703,722	£686,060	£292,456
70% SR : 15% LLR : 15% SO	45%	£909,380	£-1,064,226	£-1,237,703	£-1,255,365	£-1,649,790
70% SR : 15% LLR : 15% SO	50%	£-1,211,136	£-3,041,704	£-3,195,158	£-3,212,620	£-3,608,231

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,334,457	£16,925,740	£16,771,468	£16,754,052	£16,366,694
70% SR : 15% LLR : 15% SO	5%	£18,375,099	£15,125,848	£14,972,151	£14,954,736	£14,567,841
70% SR : 15% LLR : 15% SO	10%	£16,399,828	£13,310,203	£13,157,019	£13,139,602	£12,753,011
70% SR : 15% LLR : 15% SO	15%	£14,408,643	£11,478,805	£11,326,070	£11,308,654	£10,922,208
70% SR : 15% LLR : 15% SO	20%	£12,401,544	£9,631,657	£9,477,479	£9,459,817	£9,067,888
70% SR : 15% LLR : 15% SO	25%	£10,378,532	£7,754,366	£7,600,190	£7,582,528	£7,190,424
70% SR : 15% LLR : 15% SO	30%	£8,339,606	£5,860,776	£5,706,867	£5,689,205	£5,296,762
70% SR : 15% LLR : 15% SO	35%	£6,270,391	£3,951,212	£3,797,509	£3,779,846	£3,386,905
70% SR : 15% LLR : 15% SO	40%	£4,182,153	£2,025,677	£1,872,117	£1,854,455	£1,460,851
70% SR : 15% LLR : 15% SO	45%	£2,077,775	£84,170	£-89,307	£-86,970	£-481,395
70% SR : 15% LLR : 15% SO	50%	£-42,741	£-1,673,369	£-2,026,762	£-2,044,425	£-2,439,636

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,218,902	£17,810,184	£17,655,913	£17,638,497	£17,251,139
70% SR : 15% LLR : 15% SO	5%	£19,259,544	£16,010,292	£15,856,596	£15,839,180	£15,452,285
70% SR : 15% LLR : 15% SO	10%	£17,284,273	£14,194,647	£14,041,463	£14,024,046	£13,637,456
70% SR : 15% LLR : 15% SO	15%	£15,293,087	£12,363,250	£12,210,514	£12,193,099	£11,806,653
70% SR : 15% LLR : 15% SO	20%	£13,285,989	£10,516,102	£10,361,924	£10,344,261	£9,952,332
70% SR : 15% LLR : 15% SO	25%	£11,262,976	£8,638,811	£8,484,635	£8,466,973	£8,074,868
70% SR : 15% LLR : 15% SO	30%	£9,224,050	£6,745,220	£6,591,312	£6,573,650	£6,181,207
70% SR : 15% LLR : 15% SO	35%	£7,154,835	£4,835,656	£4,681,953	£4,664,291	£4,271,349
70% SR : 15% LLR : 15% SO	40%	£5,066,597	£2,910,121	£2,756,561	£2,738,899	£2,345,296
70% SR : 15% LLR : 15% SO	45%	£2,962,220	£968,614	£815,137	£797,475	£403,049
70% SR : 15% LLR : 15% SO	50%	£841,704	£-968,864	£-1,142,316	£-1,159,869	£-1,555,391

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£600 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,943,446	£15,607,846	£15,453,574	£15,436,159	£15,046,795
70% SR : 15% LLR : 15% SO	5%	£17,210,458	£14,025,318	£13,869,446	£13,851,783	£13,459,414
70% SR : 15% LLR : 15% SO	10%	£15,461,557	£12,420,908	£12,265,555	£12,247,893	£11,855,832
70% SR : 15% LLR : 15% SO	15%	£13,696,741	£10,800,522	£10,645,626	£10,627,963	£10,236,050
70% SR : 15% LLR : 15% SO	20%	£11,910,087	£9,164,163	£9,009,659	£8,991,997	£8,600,067
70% SR : 15% LLR : 15% SO	25%	£10,098,929	£7,511,831	£7,357,655	£7,339,993	£6,947,898
70% SR : 15% LLR : 15% SO	30%	£8,271,632	£5,843,524	£5,689,616	£5,671,953	£5,279,511
70% SR : 15% LLR : 15% SO	35%	£6,428,197	£4,159,246	£4,005,542	£3,987,880	£3,594,937
70% SR : 15% LLR : 15% SO	40%	£4,568,623	£2,458,994	£2,305,435	£2,287,773	£1,894,170
70% SR : 15% LLR : 15% SO	45%	£2,692,910	£742,772	£589,296	£571,634	£172,254
70% SR : 15% LLR : 15% SO	50%	£801,058	£-1,024,501	£-1,182,328	£-1,200,493	£-1,607,174

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,763,199	£7,427,599	£7,273,327	£7,256,912	£6,866,548
70% SR : 15% LLR : 15% SO	5%	£9,030,211	£5,845,071	£5,689,199	£5,671,537	£5,279,167
70% SR : 15% LLR : 15% SO	10%	£7,281,310	£4,240,661	£4,085,308	£4,067,646	£3,675,585
70% SR : 15% LLR : 15% SO	15%	£5,516,494	£2,620,276	£2,465,379	£2,447,716	£2,055,803
70% SR : 15% LLR : 15% SO	20%	£3,729,841	£983,916	£829,412	£811,750	£419,820
70% SR : 15% LLR : 15% SO	25%	£1,918,682	£-668,416	£-822,592	£-840,254	£-1,232,359
70% SR : 15% LLR : 15% SO	30%	£91,386	£-2,336,723	£-2,490,631	£-2,508,294	£-2,900,736
70% SR : 15% LLR : 15% SO	35%	£-1,752,050	£-4,021,001	£-4,174,704	£-4,192,367	£-4,585,309
70% SR : 15% LLR : 15% SO	40%	£-3,611,624	£-5,721,253	£-5,874,812	£-5,892,474	£-6,286,077
70% SR : 15% LLR : 15% SO	45%	£-5,497,337	£-7,437,475	£-7,590,951	£-7,608,613	£-8,007,993
70% SR : 15% LLR : 15% SO	50%	£-7,379,189	£-9,204,747	£-9,362,578	£-9,380,740	£-9,787,421

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,218,508	£10,882,908	£10,728,636	£10,711,220	£10,321,856
70% SR : 15% LLR : 15% SO	5%	£12,485,520	£9,300,379	£9,144,507	£9,126,845	£8,734,476
70% SR : 15% LLR : 15% SO	10%	£10,736,619	£7,695,970	£7,540,617	£7,522,954	£7,130,893
70% SR : 15% LLR : 15% SO	15%	£8,971,803	£6,075,584	£5,920,688	£5,903,025	£5,511,111
70% SR : 15% LLR : 15% SO	20%	£7,185,149	£4,439,225	£4,284,721	£4,267,058	£3,875,129
70% SR : 15% LLR : 15% SO	25%	£5,373,991	£2,786,893	£2,632,717	£2,615,054	£2,222,950
70% SR : 15% LLR : 15% SO	30%	£3,546,694	£1,118,586	£964,678	£947,015	£554,573
70% SR : 15% LLR : 15% SO	35%	£1,703,259	£-585,692	£-719,386	£-737,058	£-1,130,001
70% SR : 15% LLR : 15% SO	40%	£-158,315	£-2,265,944	£-2,419,503	£-2,437,165	£-2,830,768
70% SR : 15% LLR : 15% SO	45%	£-2,032,028	£-3,982,166	£-4,135,642	£-4,153,304	£-4,552,684
70% SR : 15% LLR : 15% SO	50%	£-3,923,881	£-5,749,439	£-5,907,267	£-5,925,432	£-6,332,112

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,386,903	£12,051,303	£11,897,031	£11,879,615	£11,490,251
70% SR : 15% LLR : 15% SO	5%	£13,653,915	£10,468,775	£10,312,902	£10,295,240	£9,902,871
70% SR : 15% LLR : 15% SO	10%	£11,905,014	£8,864,365	£8,709,012	£8,691,350	£8,299,288
70% SR : 15% LLR : 15% SO	15%	£10,140,198	£7,243,979	£7,089,083	£7,071,420	£6,679,506
70% SR : 15% LLR : 15% SO	20%	£8,353,544	£5,607,620	£5,453,116	£5,435,454	£5,043,524
70% SR : 15% LLR : 15% SO	25%	£6,542,386	£3,955,288	£3,801,112	£3,783,450	£3,391,345
70% SR : 15% LLR : 15% SO	30%	£4,715,089	£2,286,981	£2,133,073	£2,115,410	£1,722,968
70% SR : 15% LLR : 15% SO	35%	£2,871,654	£602,703	£448,999	£431,337	£38,394
70% SR : 15% LLR : 15% SO	40%	£1,012,080	£-1,097,549	£-1,251,108	£-1,268,770	£-1,662,373
70% SR : 15% LLR : 15% SO	45%	£-863,633	£-2,813,771	£-2,967,247	£-2,984,909	£-3,384,289
70% SR : 15% LLR : 15% SO	50%	£-2,755,486	£-4,581,044	£-4,738,871	£-4,757,037	£-5,163,717

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,271,347	£12,935,747	£12,781,475	£12,764,060	£12,374,696
70% SR : 15% LLR : 15% SO	5%	£14,538,359	£11,353,219	£11,197,347	£11,179,685	£10,787,315
70% SR : 15% LLR : 15% SO	10%	£12,789,458	£9,748,809	£9,593,456	£9,575,794	£9,183,733
70% SR : 15% LLR : 15% SO	15%	£11,024,642	£8,128,424	£7,973,527	£7,955,864	£7,563,951
70% SR : 15% LLR : 15% SO	20%	£9,237,989	£6,492,065	£6,337,560	£6,319,898	£5,927,969
70% SR : 15% LLR : 15% SO	25%	£7,426,830	£4,839,732	£4,685,556	£4,667,894	£4,275,790
70% SR : 15% LLR : 15% SO	30%	£5,599,534	£3,171,425	£3,017,518	£2,999,855	£2,607,412
70% SR : 15% LLR : 15% SO	35%	£3,756,099	£1,487,147	£1,333,444	£1,315,782	£922,839
70% SR : 15% LLR : 15% SO	40%	£1,896,524	£-123,104	£-366,663	£-384,326	£-777,929
70% SR : 15% LLR : 15% SO	45%	£20,811	£-1,929,327	£-2,082,903	£-2,100,465	£-2,499,845
70% SR : 15% LLR : 15% SO	50%	£-1,871,041	£-3,686,599	£-3,854,427	£-3,872,592	£-4,279,272

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£550 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,993,945	£10,688,250	£10,531,795	£10,514,132	£10,121,293
70% SR : 15% LLR : 15% SO	5%	£12,466,062	£9,315,303	£9,159,431	£9,141,768	£8,749,399
70% SR : 15% LLR : 15% SO	10%	£10,922,041	£7,926,379	£7,771,027	£7,753,365	£7,361,304
70% SR : 15% LLR : 15% SO	15%	£9,361,880	£6,521,482	£6,366,585	£6,348,923	£5,957,008
70% SR : 15% LLR : 15% SO	20%	£7,785,580	£5,100,610	£4,946,105	£4,928,443	£4,536,515
70% SR : 15% LLR : 15% SO	25%	£6,193,142	£3,663,765	£3,509,590	£3,491,926	£3,099,822
70% SR : 15% LLR : 15% SO	30%	£4,584,565	£2,210,945	£2,057,037	£2,039,374	£1,646,932
70% SR : 15% LLR : 15% SO	35%	£2,969,849	£742,153	£588,451	£570,783	£172,280
70% SR : 15% LLR : 15% SO	40%	£1,318,994	£-771,343	£-929,279	£-947,444	£-1,352,266
70% SR : 15% LLR : 15% SO	45%	£-354,674	£-2,314,221	£-2,472,072	£-2,490,238	£-2,895,306
70% SR : 15% LLR : 15% SO	50%	£-2,074,854	£-3,873,526	£-4,031,354	£-4,049,519	£-4,456,200

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,813,698	£2,508,003	£2,351,548	£2,333,885	£1,941,046
70% SR : 15% LLR : 15% SO	5%	£4,285,815	£1,135,056	£979,184	£961,522	£569,152
70% SR : 15% LLR : 15% SO	10%	£2,741,794	£-283,868	£-409,220	£-426,882	£-818,943
70% SR : 15% LLR : 15% SO	15%	£1,181,633	£-1,658,765	£-1,813,662	£-1,831,324	£-2,223,239
70% SR : 15% LLR : 15% SO	20%	£-394,667	£-3,079,637	£-3,234,142	£-3,251,804	£-3,643,732
70% SR : 15% LLR : 15% SO	25%	£-1,987,104	£-4,516,482	£-4,670,657	£-4,688,320	£-5,080,425
70% SR : 15% LLR : 15% SO	30%	£-3,595,682	£-5,969,302	£-6,123,209	£-6,140,873	£-6,533,315
70% SR : 15% LLR : 15% SO	35%	£-5,220,398	£-7,438,094	£-7,591,796	£-7,609,464	£-8,007,967
70% SR : 15% LLR : 15% SO	40%	£-6,861,253	£-8,915,590	£-9,109,526	£-9,127,691	£-9,532,513
70% SR : 15% LLR : 15% SO	45%	£-8,534,921	£-10,404,468	£-10,652,319	£-10,670,485	£-11,076,153
70% SR : 15% LLR : 15% SO	50%	£-10,255,101	£-12,053,773	£-12,211,601	£-12,229,766	£-12,636,447

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,269,007	£5,963,312	£5,806,857	£5,789,193	£5,396,355
70% SR : 15% LLR : 15% SO	5%	£7,741,124	£4,590,364	£4,434,492	£4,416,830	£4,024,461
70% SR : 15% LLR : 15% SO	10%	£6,197,102	£3,201,441	£3,046,089	£3,028,427	£2,636,366
70% SR : 15% LLR : 15% SO	15%	£4,636,941	£1,796,544	£1,641,647	£1,623,985	£1,232,070
70% SR : 15% LLR : 15% SO	20%	£3,060,642	£375,671	£221,167	£203,505	£-188,424
70% SR : 15% LLR : 15% SO	25%	£1,468,204	£-1,061,174	£-1,215,349	£-1,233,012	£-1,625,116
70% SR : 15% LLR : 15% SO	30%	£-140,373	£-2,513,993	£-2,667,901	£-2,685,564	£-3,078,006
70% SR : 15% LLR : 15% SO	35%	£-1,765,090	£-3,982,785	£-4,136,487	£-4,154,155	£-4,552,658
70% SR : 15% LLR : 15% SO	40%	£-3,405,944	£-5,496,281	£-5,654,217	£-5,672,382	£-6,077,204
70% SR : 15% LLR : 15% SO	45%	£-5,079,612	£-7,039,159	£-7,197,010	£-7,215,176	£-7,620,844
70% SR : 15% LLR : 15% SO	50%	£-6,799,792	£-8,598,464	£-8,756,292	£-8,774,457	£-9,181,139

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,437,402	£7,131,707	£6,975,252	£6,957,588	£6,564,750
70% SR : 15% LLR : 15% SO	5%	£8,909,519	£5,758,760	£5,602,887	£5,585,225	£5,192,856
70% SR : 15% LLR : 15% SO	10%	£7,365,497	£4,369,836	£4,214,484	£4,196,822	£3,804,761
70% SR : 15% LLR : 15% SO	15%	£5,805,336	£2,964,939	£2,810,042	£2,792,380	£2,400,465
70% SR : 15% LLR : 15% SO	20%	£4,229,037	£1,544,066	£1,389,562	£1,371,900	£979,971
70% SR : 15% LLR : 15% SO	25%	£2,636,599	£107,221	£-46,954	£-64,617	£-456,721
70% SR : 15% LLR : 15% SO	30%	£1,028,022	£-1,345,598	£-1,499,506	£-1,517,169	£-1,909,611
70% SR : 15% LLR : 15% SO	35%	£-586,694	£-2,814,390	£-2,968,092	£-2,985,760	£-3,384,263
70% SR : 15% LLR : 15% SO	40%	£-2,237,549	£-4,327,886	£-4,485,822	£-4,503,987	£-4,908,809
70% SR : 15% LLR : 15% SO	45%	£-3,911,217	£-5,870,764	£-6,028,615	£-6,046,781	£-6,452,449
70% SR : 15% LLR : 15% SO	50%	£-5,631,397	£-7,430,069	£-7,587,997	£-7,606,062	£-8,012,744

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,321,846	£8,016,151	£7,859,696	£7,842,033	£7,449,194
70% SR : 15% LLR : 15% SO	5%	£9,793,963	£6,643,204	£6,487,332	£6,469,670	£6,077,301
70% SR : 15% LLR : 15% SO	10%	£8,249,942	£5,254,281	£5,098,928	£5,081,266	£4,689,205
70% SR : 15% LLR : 15% SO	15%	£6,689,781	£3,849,384	£3,694,486	£3,676,824	£3,284,910
70% SR : 15% LLR : 15% SO	20%	£5,113,481	£2,428,511	£2,274,006	£2,256,344	£1,864,416
70% SR : 15% LLR : 15% SO	25%	£3,521,044	£991,666	£837,491	£819,828	£427,723
70% SR : 15% LLR : 15% SO	30%	£1,912,467	£-461,154	£-615,061	£-632,724	£-1,025,166
70% SR : 15% LLR : 15% SO	35%	£287,750	£-1,929,945	£-2,083,648	£-2,101,316	£-2,499,819
70% SR : 15% LLR : 15% SO	40%	£-1,353,105	£-3,443,441	£-3,601,378	£-3,619,543	£-4,024,365
70% SR : 15% LLR : 15% SO	45%	£-3,026,773	£-4,966,320	£-5,144,170	£-5,162,337	£-5,568,005
70% SR : 15% LLR : 15% SO	50%	£-4,746,993	£-6,545,625	£-6,703,453	£-6,721,618	£-7,129,299

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£500 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,994,561	£5,878,806	£5,722,351	£5,704,689	£5,311,849
70% SR : 15% LLR : 15% SO	5%	£7,671,770	£4,702,118	£4,546,247	£4,528,584	£4,136,215
70% SR : 15% LLR : 15% SO	10%	£6,332,841	£3,509,454	£3,354,102	£3,336,440	£2,944,379
70% SR : 15% LLR : 15% SO	15%	£4,977,774	£2,300,815	£2,145,919	£2,128,256	£1,736,342
70% SR : 15% LLR : 15% SO	20%	£3,606,567	£1,076,203	£921,698	£904,035	£510,310
70% SR : 15% LLR : 15% SO	25%	£2,219,222	-£177,668	-£336,238	-£354,403	-£757,684
70% SR : 15% LLR : 15% SO	30%	£815,738	-£1,469,469	-£1,627,764	-£1,645,930	-£2,049,558
70% SR : 15% LLR : 15% SO	35%	-£628,662	-£2,777,699	-£2,935,782	-£2,953,949	-£3,358,090
70% SR : 15% LLR : 15% SO	40%	-£2,104,764	-£4,102,356	-£4,260,291	-£4,278,457	-£4,683,280
70% SR : 15% LLR : 15% SO	45%	-£3,597,466	-£5,443,439	-£5,601,289	-£5,619,456	-£6,025,124
70% SR : 15% LLR : 15% SO	50%	-£5,106,766	-£6,800,948	-£6,958,776	-£6,976,942	-£7,383,622

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£814,314	-£2,301,441	-£2,457,696	-£2,475,558	-£2,868,397
70% SR : 15% LLR : 15% SO	5%	-£508,477	-£3,474,129	-£3,634,000	-£3,651,663	-£4,044,032
70% SR : 15% LLR : 15% SO	10%	-£1,847,406	-£4,670,793	-£4,826,145	-£4,843,807	-£5,235,868
70% SR : 15% LLR : 15% SO	15%	-£3,202,473	-£5,879,432	-£6,034,328	-£6,051,991	-£6,443,905
70% SR : 15% LLR : 15% SO	20%	-£4,573,680	-£7,104,044	-£7,258,549	-£7,276,212	-£7,669,937
70% SR : 15% LLR : 15% SO	25%	-£5,961,025	-£8,357,915	-£8,516,485	-£8,534,650	-£8,937,931
70% SR : 15% LLR : 15% SO	30%	-£7,364,509	-£9,649,716	-£9,808,011	-£9,826,177	-£10,229,805
70% SR : 15% LLR : 15% SO	35%	-£8,808,909	-£10,957,945	-£11,116,029	-£11,134,195	-£11,538,337
70% SR : 15% LLR : 15% SO	40%	-£10,285,011	-£12,282,603	-£12,440,538	-£12,458,704	-£12,863,526
70% SR : 15% LLR : 15% SO	45%	-£11,777,713	-£13,623,686	-£13,781,536	-£13,799,702	-£14,205,371
70% SR : 15% LLR : 15% SO	50%	-£13,287,013	-£14,981,195	-£15,139,023	-£15,157,189	-£15,563,869

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,268,622	£1,153,868	£997,413	£979,751	£586,911
70% SR : 15% LLR : 15% SO	5%	£2,946,832	-£22,820	-£178,691	-£198,354	-£588,723
70% SR : 15% LLR : 15% SO	10%	£1,607,903	-£1,215,484	-£1,370,836	-£1,388,498	-£1,780,560
70% SR : 15% LLR : 15% SO	15%	£252,836	-£2,424,123	-£2,579,019	-£2,596,682	-£2,988,596
70% SR : 15% LLR : 15% SO	20%	-£1,118,371	-£3,648,735	-£3,803,240	-£3,820,903	-£4,214,628
70% SR : 15% LLR : 15% SO	25%	-£2,505,716	-£4,902,606	-£5,061,176	-£5,079,341	-£5,482,622
70% SR : 15% LLR : 15% SO	30%	-£3,909,201	-£6,194,407	-£6,352,702	-£6,370,869	-£6,774,496
70% SR : 15% LLR : 15% SO	35%	-£5,353,600	-£7,502,637	-£7,660,721	-£7,678,887	-£8,083,029
70% SR : 15% LLR : 15% SO	40%	-£6,829,702	-£8,827,294	-£8,985,229	-£9,003,396	-£9,408,218
70% SR : 15% LLR : 15% SO	45%	-£8,322,404	-£10,169,377	-£10,326,228	-£10,344,394	-£10,750,962
70% SR : 15% LLR : 15% SO	50%	-£9,831,704	-£11,525,886	-£11,683,714	-£11,701,880	-£12,108,861

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,438,018	£2,322,263	£2,165,808	£2,148,146	£1,755,306
70% SR : 15% LLR : 15% SO	5%	£4,115,227	£1,145,575	£989,704	£972,041	£579,672
70% SR : 15% LLR : 15% SO	10%	£2,776,298	-£47,089	-£202,441	-£220,103	-£612,165
70% SR : 15% LLR : 15% SO	15%	£1,421,231	-£1,255,728	-£1,410,624	-£1,428,287	-£1,820,201
70% SR : 15% LLR : 15% SO	20%	£50,024	-£2,480,340	-£2,634,845	-£2,652,508	-£3,046,233
70% SR : 15% LLR : 15% SO	25%	-£1,337,321	-£3,734,211	-£3,892,781	-£3,910,946	-£4,314,227
70% SR : 15% LLR : 15% SO	30%	-£2,740,806	-£5,026,012	-£5,184,307	-£5,202,474	-£5,606,101
70% SR : 15% LLR : 15% SO	35%	-£4,185,205	-£6,334,242	-£6,492,326	-£6,510,492	-£6,914,634
70% SR : 15% LLR : 15% SO	40%	-£5,661,307	-£7,658,899	-£7,816,934	-£7,835,001	-£8,239,823
70% SR : 15% LLR : 15% SO	45%	-£7,154,009	-£8,999,982	-£9,157,933	-£9,175,999	-£9,581,667
70% SR : 15% LLR : 15% SO	50%	-£8,663,308	-£10,357,491	-£10,515,919	-£10,533,985	-£10,940,166

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,322,462	£3,206,708	£3,050,252	£3,032,590	£2,639,751
70% SR : 15% LLR : 15% SO	5%	£4,999,671	£2,030,019	£1,874,148	£1,856,485	£1,464,116
70% SR : 15% LLR : 15% SO	10%	£3,660,743	£837,355	£682,003	£664,341	£272,280
70% SR : 15% LLR : 15% SO	15%	£2,305,675	-£371,283	-£256,180	-£243,843	-£935,756
70% SR : 15% LLR : 15% SO	20%	£934,466	-£1,595,896	-£1,750,400	-£1,768,064	-£2,161,789
70% SR : 15% LLR : 15% SO	25%	-£452,877	-£2,849,767	-£3,008,337	-£3,026,502	-£3,429,783
70% SR : 15% LLR : 15% SO	30%	-£1,856,381	-£4,141,568	-£4,299,863	-£4,318,029	-£4,721,657
70% SR : 15% LLR : 15% SO	35%	-£3,300,781	-£5,449,797	-£5,607,881	-£5,626,047	-£6,030,189
70% SR : 15% LLR : 15% SO	40%	-£4,776,863	-£6,774,455	-£6,932,390	-£6,950,556	-£7,355,378
70% SR : 15% LLR : 15% SO	45%	-£6,289,565	-£8,115,538	-£8,273,398	-£8,291,554	-£8,697,222
70% SR : 15% LLR : 15% SO	50%	-£7,778,865	-£9,473,047	-£9,630,875	-£9,649,041	-£10,055,721

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£475 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,494,868	£3,416,056	£3,259,600	£3,241,938	£2,849,099
70% SR : 15% LLR : 15% SO	5%	£5,266,250	£2,332,147	£2,176,276	£2,158,614	£1,766,243
70% SR : 15% LLR : 15% SO	10%	£4,021,492	£1,232,263	£1,076,911	£1,059,249	£666,963
70% SR : 15% LLR : 15% SO	15%	£2,760,597	£108,924	£48,847	£67,013	£470,097
70% SR : 15% LLR : 15% SO	20%	£1,483,562	£-1,053,084	£-1,211,991	£-1,230,157	£-1,633,256
70% SR : 15% LLR : 15% SO	25%	£194,907	£-2,233,061	£-2,391,630	£-2,409,796	£-2,813,076
70% SR : 15% LLR : 15% SO	30%	£-1,158,554	£-3,429,466	£-3,587,761	£-3,605,927	£-4,009,555
70% SR : 15% LLR : 15% SO	35%	£-2,521,231	£-4,642,299	£-4,800,383	£-4,818,549	£-5,222,691
70% SR : 15% LLR : 15% SO	40%	£-3,900,508	£-5,871,561	£-6,029,497	£-6,047,662	£-6,452,484
70% SR : 15% LLR : 15% SO	45%	£-5,296,383	£-7,117,248	£-7,275,099	£-7,293,264	£-7,698,932
70% SR : 15% LLR : 15% SO	50%	£-6,708,856	£-8,379,362	£-8,537,190	£-8,555,356	£-8,962,036

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,685,376	£-4,764,181	£-4,820,647	£-4,938,308	£-5,331,148
70% SR : 15% LLR : 15% SO	5%	£-2,913,997	£-5,848,100	£-6,003,971	£-6,021,633	£-6,414,003
70% SR : 15% LLR : 15% SO	10%	£-4,158,755	£-6,947,984	£-7,103,336	£-7,120,998	£-7,513,284
70% SR : 15% LLR : 15% SO	15%	£-5,419,650	£-8,071,323	£-8,229,094	£-8,247,260	£-8,650,344
70% SR : 15% LLR : 15% SO	20%	£-6,696,685	£-9,233,330	£-9,392,238	£-9,410,404	£-9,813,503
70% SR : 15% LLR : 15% SO	25%	£-7,995,340	£-10,413,307	£-10,571,876	£-10,590,043	£-10,993,323
70% SR : 15% LLR : 15% SO	30%	£-9,338,801	£-11,609,713	£-11,768,008	£-11,786,174	£-12,189,802
70% SR : 15% LLR : 15% SO	35%	£-10,701,478	£-12,822,546	£-12,980,630	£-12,998,796	£-13,402,938
70% SR : 15% LLR : 15% SO	40%	£-12,080,755	£-14,051,808	£-14,209,744	£-14,227,909	£-14,632,731
70% SR : 15% LLR : 15% SO	45%	£-13,476,629	£-15,297,495	£-15,455,346	£-15,473,511	£-15,879,179
70% SR : 15% LLR : 15% SO	50%	£-14,889,103	£-16,559,609	£-16,717,436	£-16,735,603	£-17,142,883

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,769,930	£-1,308,283	£-1,465,338	£-1,493,000	£-1,876,840
70% SR : 15% LLR : 15% SO	5%	£541,311	£-2,392,791	£-2,548,663	£-2,566,325	£-2,958,695
70% SR : 15% LLR : 15% SO	10%	£-703,446	£-3,492,675	£-3,648,027	£-3,665,689	£-4,057,975
70% SR : 15% LLR : 15% SO	15%	£-1,964,342	£-4,616,014	£-4,773,785	£-4,791,951	£-5,195,035
70% SR : 15% LLR : 15% SO	20%	£-3,241,377	£-5,778,022	£-5,936,929	£-5,955,096	£-6,358,195
70% SR : 15% LLR : 15% SO	25%	£-4,540,031	£-6,957,999	£-7,116,568	£-7,134,734	£-7,538,015
70% SR : 15% LLR : 15% SO	30%	£-5,883,493	£-8,154,404	£-8,312,699	£-8,330,865	£-8,734,493
70% SR : 15% LLR : 15% SO	35%	£-7,248,169	£-9,367,237	£-9,525,321	£-9,543,487	£-9,947,629
70% SR : 15% LLR : 15% SO	40%	£-8,625,446	£-10,596,499	£-10,754,435	£-10,772,601	£-11,177,422
70% SR : 15% LLR : 15% SO	45%	£-10,021,321	£-11,842,187	£-12,000,037	£-12,018,202	£-12,423,870
70% SR : 15% LLR : 15% SO	50%	£-11,433,794	£-13,104,300	£-13,262,128	£-13,280,294	£-13,686,874

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,938,325	£-140,487	£-296,943	£-314,605	£-707,444
70% SR : 15% LLR : 15% SO	5%	£1,709,706	£-1,224,396	£-1,380,267	£-1,397,930	£-1,790,300
70% SR : 15% LLR : 15% SO	10%	£464,949	£-2,324,280	£-2,479,632	£-2,497,294	£-2,889,580
70% SR : 15% LLR : 15% SO	15%	£-795,947	£-3,447,619	£-3,605,390	£-3,623,556	£-4,026,640
70% SR : 15% LLR : 15% SO	20%	£-2,072,982	£-4,609,627	£-4,768,534	£-4,786,701	£-5,189,800
70% SR : 15% LLR : 15% SO	25%	£-3,371,636	£-5,789,604	£-5,948,173	£-5,966,339	£-6,369,620
70% SR : 15% LLR : 15% SO	30%	£-4,715,098	£-6,986,009	£-7,144,304	£-7,162,470	£-7,566,088
70% SR : 15% LLR : 15% SO	35%	£-6,077,774	£-8,198,842	£-8,356,926	£-8,375,092	£-8,779,234
70% SR : 15% LLR : 15% SO	40%	£-7,457,051	£-9,428,104	£-9,586,040	£-9,604,205	£-10,009,027
70% SR : 15% LLR : 15% SO	45%	£-8,852,926	£-10,673,792	£-10,831,642	£-10,849,807	£-11,255,475
70% SR : 15% LLR : 15% SO	50%	£-10,265,399	£-11,938,905	£-12,093,733	£-12,111,899	£-12,518,579

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,822,770	£743,957	£587,502	£569,840	£177,000
70% SR : 15% LLR : 15% SO	5%	£2,594,151	£-339,952	£-495,823	£-513,485	£-905,855
70% SR : 15% LLR : 15% SO	10%	£1,349,394	£-1,439,836	£-1,595,188	£-1,612,850	£-2,005,135
70% SR : 15% LLR : 15% SO	15%	£88,498	£-2,563,175	£-2,720,945	£-2,739,112	£-3,142,196
70% SR : 15% LLR : 15% SO	20%	£-1,188,537	£-3,725,182	£-3,884,090	£-3,902,256	£-4,305,355
70% SR : 15% LLR : 15% SO	25%	£-2,487,192	£-4,905,159	£-5,063,728	£-5,081,895	£-5,485,175
70% SR : 15% LLR : 15% SO	30%	£-3,830,653	£-6,101,564	£-6,259,860	£-6,278,026	£-6,681,653
70% SR : 15% LLR : 15% SO	35%	£-5,193,330	£-7,314,398	£-7,472,482	£-7,490,648	£-7,894,790
70% SR : 15% LLR : 15% SO	40%	£-6,572,697	£-8,543,659	£-8,701,595	£-8,719,761	£-9,124,583
70% SR : 15% LLR : 15% SO	45%	£-7,968,481	£-9,789,347	£-9,947,198	£-9,965,363	£-10,371,031
70% SR : 15% LLR : 15% SO	50%	£-9,380,955	£-11,051,461	£-11,209,288	£-11,227,455	£-11,634,135

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£675 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£46,788,761	£40,995,528	£40,349,996	£40,320,462	£39,657,381
70% SR : 15% LLR : 15% SO	5%	£42,796,666	£37,275,622	£36,637,824	£36,608,290	£35,942,514
70% SR : 15% LLR : 15% SO	10%	£38,804,526	£33,555,613	£32,925,402	£32,895,868	£32,227,397
70% SR : 15% LLR : 15% SO	15%	£34,812,341	£29,829,490	£29,197,912	£29,167,961	£28,487,295
70% SR : 15% LLR : 15% SO	20%	£30,820,110	£26,081,825	£25,457,657	£25,427,705	£24,744,306
70% SR : 15% LLR : 15% SO	25%	£26,823,972	£22,334,060	£21,717,166	£21,687,214	£21,001,081
70% SR : 15% LLR : 15% SO	30%	£22,800,724	£18,586,197	£17,976,446	£17,946,493	£17,257,627
70% SR : 15% LLR : 15% SO	35%	£18,777,429	£14,838,239	£14,235,500	£14,205,548	£13,513,949
70% SR : 15% LLR : 15% SO	40%	£14,754,089	£11,075,073	£10,470,791	£10,440,415	£9,736,256
70% SR : 15% LLR : 15% SO	45%	£10,722,475	£7,288,223	£6,690,806	£6,660,430	£5,953,499
70% SR : 15% LLR : 15% SO	50%	£6,656,661	£3,501,280	£2,910,608	£2,880,232	£2,166,384

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,597,761	£17,804,528	£17,158,996	£17,129,462	£16,466,381
70% SR : 15% LLR : 15% SO	5%	£19,605,666	£14,084,622	£13,446,824	£13,417,290	£12,751,514
70% SR : 15% LLR : 15% SO	10%	£15,613,526	£10,364,613	£9,734,402	£9,704,868	£9,036,397
70% SR : 15% LLR : 15% SO	15%	£11,621,341	£6,638,490	£6,006,912	£5,976,961	£5,296,295
70% SR : 15% LLR : 15% SO	20%	£7,629,110	£2,890,825	£2,266,657	£2,236,705	£1,553,306
70% SR : 15% LLR : 15% SO	25%	£3,632,972	£-856,940	£-1,473,834	£-1,503,786	£-2,189,919
70% SR : 15% LLR : 15% SO	30%	£-390,276	£-4,604,803	£-5,214,554	£-5,244,502	£-5,933,373
70% SR : 15% LLR : 15% SO	35%	£-4,413,571	£-8,352,761	£-8,955,500	£-8,985,452	£-9,677,051
70% SR : 15% LLR : 15% SO	40%	£-8,436,911	£-12,115,927	£-12,720,209	£-12,750,585	£-13,454,744
70% SR : 15% LLR : 15% SO	45%	£-12,469,525	£-15,902,777	£-16,500,194	£-16,530,570	£-17,237,501
70% SR : 15% LLR : 15% SO	50%	£-16,534,339	£-19,689,720	£-20,280,392	£-20,310,768	£-21,024,616

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,393,561	£27,600,328	£26,954,796	£26,925,262	£26,262,181
70% SR : 15% LLR : 15% SO	5%	£29,401,466	£23,880,422	£23,242,624	£23,213,090	£22,547,314
70% SR : 15% LLR : 15% SO	10%	£25,409,326	£20,160,413	£19,530,202	£19,500,668	£18,832,197
70% SR : 15% LLR : 15% SO	15%	£21,417,141	£16,434,290	£15,802,712	£15,772,761	£15,092,095
70% SR : 15% LLR : 15% SO	20%	£17,424,910	£12,686,625	£12,062,457	£12,032,505	£11,349,106
70% SR : 15% LLR : 15% SO	25%	£13,428,772	£8,938,860	£8,321,966	£8,292,014	£7,605,881
70% SR : 15% LLR : 15% SO	30%	£9,405,524	£5,190,997	£4,581,246	£4,551,293	£3,862,427
70% SR : 15% LLR : 15% SO	35%	£5,382,229	£1,443,039	£840,300	£810,348	£118,749
70% SR : 15% LLR : 15% SO	40%	£1,358,889	£-2,320,127	£-2,924,409	£-2,954,785	£-3,658,944
70% SR : 15% LLR : 15% SO	45%	£-2,672,725	£-6,106,877	£-6,704,394	£-6,734,770	£-7,441,701
70% SR : 15% LLR : 15% SO	50%	£-6,736,539	£-9,893,920	£-10,484,592	£-10,514,968	£-11,228,816

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£36,705,961	£30,912,728	£30,267,196	£30,237,662	£29,574,581
70% SR : 15% LLR : 15% SO	5%	£32,713,866	£27,192,822	£26,555,024	£26,525,490	£25,859,714
70% SR : 15% LLR : 15% SO	10%	£28,721,726	£23,472,813	£22,842,602	£22,813,068	£22,144,597
70% SR : 15% LLR : 15% SO	15%	£24,729,541	£19,746,690	£19,115,112	£19,085,161	£18,404,495
70% SR : 15% LLR : 15% SO	20%	£20,737,310	£15,999,025	£15,374,857	£15,344,905	£14,661,506
70% SR : 15% LLR : 15% SO	25%	£16,741,172	£12,251,260	£11,634,366	£11,604,414	£10,918,281
70% SR : 15% LLR : 15% SO	30%	£12,717,924	£8,503,397	£7,893,646	£7,863,693	£7,174,827
70% SR : 15% LLR : 15% SO	35%	£8,694,629	£4,755,439	£4,152,700	£4,122,748	£3,431,149
70% SR : 15% LLR : 15% SO	40%	£4,671,289	£992,273	£387,991	£357,615	£-346,544
70% SR : 15% LLR : 15% SO	45%	£639,675	£-2,794,577	£-3,391,394	£-3,422,370	£-4,129,301
70% SR : 15% LLR : 15% SO	50%	£-3,426,139	£-6,581,520	£-7,172,192	£-7,202,568	£-7,916,416

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£39,213,361	£33,420,128	£32,774,596	£32,745,062	£32,081,981
70% SR : 15% LLR : 15% SO	5%	£35,221,266	£29,700,222	£29,062,424	£29,032,890	£28,367,114
70% SR : 15% LLR : 15% SO	10%	£31,229,126	£25,980,213	£25,350,002	£25,320,468	£24,651,997
70% SR : 15% LLR : 15% SO	15%	£27,236,941	£22,254,090	£21,622,512	£21,592,561	£20,911,895
70% SR : 15% LLR : 15% SO	20%	£23,244,710	£18,506,425	£17,882,257	£17,852,305	£17,168,906
70% SR : 15% LLR : 15% SO	25%	£19,248,572	£14,758,660	£14,141,766	£14,111,814	£13,425,681
70% SR : 15% LLR : 15% SO	30%	£15,225,324	£11,010,797	£10,401,046	£10,371,093	£9,682,227
70% SR : 15% LLR : 15% SO	35%	£11,202,029	£7,262,839	£6,660,100	£6,630,148	£5,938,549
70% SR : 15% LLR : 15% SO	40%	£7,178,689	£3,499,673	£2,895,391	£2,865,015	£2,160,856
70% SR : 15% LLR : 15% SO	45%	£3,147,075	£-287,177	£-884,594	£-914,970	£-1,621,901
70% SR : 15% LLR : 15% SO	50%	£-918,739	£-4,074,120	£-4,684,792	£-4,695,168	£-5,409,016

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£650 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£42,484,950	£36,755,320	£36,109,788	£36,080,254	£35,417,173
70% SR : 15% LLR : 15% SO	5%	£38,689,092	£33,228,751	£32,590,953	£32,561,329	£31,886,131
70% SR : 15% LLR : 15% SO	10%	£34,893,188	£29,685,782	£29,046,653	£29,016,701	£28,338,769
70% SR : 15% LLR : 15% SO	15%	£31,097,240	£26,133,356	£25,501,778	£25,471,827	£24,791,161
70% SR : 15% LLR : 15% SO	20%	£27,293,666	£22,580,831	£21,956,662	£21,926,710	£21,243,312
70% SR : 15% LLR : 15% SO	25%	£23,488,529	£19,028,205	£18,411,310	£18,381,359	£17,695,226
70% SR : 15% LLR : 15% SO	30%	£19,643,347	£15,475,482	£14,865,729	£14,835,777	£14,146,911
70% SR : 15% LLR : 15% SO	35%	£15,818,119	£11,911,895	£11,300,627	£11,270,251	£10,568,864
70% SR : 15% LLR : 15% SO	40%	£11,992,846	£8,322,510	£7,718,229	£7,687,853	£6,983,694
70% SR : 15% LLR : 15% SO	45%	£8,128,955	£4,733,031	£4,135,614	£4,105,237	£3,398,306
70% SR : 15% LLR : 15% SO	50%	£4,263,470	£1,126,070	£527,039	£496,233	£-226,676

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,293,950	£13,564,320	£12,918,788	£12,899,254	£12,226,173
70% SR : 15% LLR : 15% SO	5%	£15,498,092	£10,037,751	£9,399,953	£9,370,329	£8,695,131
70% SR : 15% LLR : 15% SO	10%	£11,702,188	£6,494,782	£5,855,653	£5,825,701	£5,147,769
70% SR : 15% LLR : 15% SO	15%	£7,906,240	£2,942,356	£2,310,778	£2,280,827	£1,600,161
70% SR : 15% LLR : 15% SO	20%	£4,102,666	£-610,169	£-1,234,338	£-1,264,290	£-1,947,688
70% SR : 15% LLR : 15% SO	25%	£277,529	£-4,162,795	£-4,779,690	£-4,809,641	£-5,495,774
70% SR : 15% LLR : 15% SO	30%	£-3,547,653	£-7,715,518	£-8,325,271	£-8,355,223	£-9,044,089
70% SR : 15% LLR : 15% SO	35%	£-7,372,881	£-11,279,105	£-11,890,373	£-11,920,749	£-12,622,136
70% SR : 15% LLR : 15% SO	40%	£-11,198,154	£-14,868,490	£-15,472,771	£-15,503,147	£-16,207,306
70% SR : 15% LLR : 15% SO	45%	£-15,062,045	£-18,457,969	£-19,055,396	£-19,085,763	£-19,792,694
70% SR : 15% LLR : 15% SO	50%	£-18,927,539	£-22,064,930	£-22,663,961	£-22,694,767	£-23,417,676

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,089,750	£23,360,120	£22,714,588	£22,685,054	£22,021,973
70% SR : 15% LLR : 15% SO	5%	£25,293,892	£19,833,551	£19,195,753	£19,166,129	£18,490,931
70% SR : 15% LLR : 15% SO	10%	£21,497,988	£16,290,582	£15,651,453	£15,621,501	£14,943,569
70% SR : 15% LLR : 15% SO	15%	£17,702,040	£12,738,156	£12,106,578	£12,076,627	£11,395,961
70% SR : 15% LLR : 15% SO	20%	£13,898,466	£9,185,631	£8,561,462	£8,531,510	£7,848,112
70% SR : 15% LLR : 15% SO	25%	£10,073,329	£5,633,005	£5,016,110	£4,986,159	£4,300,026
70% SR : 15% LLR : 15% SO	30%	£6,248,147	£2,080,282	£1,470,529	£1,440,577	£751,711
70% SR : 15% LLR : 15% SO	35%	£2,422,919	£-1,483,305	£-2,094,573	£-2,124,949	£-2,826,336
70% SR : 15% LLR : 15% SO	40%	£-1,402,354	£-5,072,690	£-5,676,971	£-5,707,347	£-6,411,508
70% SR : 15% LLR : 15% SO	45%	£-5,266,245	£-8,662,169	£-9,259,566	£-9,289,963	£-9,996,894
70% SR : 15% LLR : 15% SO	50%	£-9,131,739	£-12,266,130	£-12,868,161	£-12,898,967	£-13,621,676

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,402,150	£26,672,520	£26,026,988	£25,997,454	£25,334,373
70% SR : 15% LLR : 15% SO	5%	£28,606,292	£23,145,951	£22,508,153	£22,478,529	£21,803,331
70% SR : 15% LLR : 15% SO	10%	£24,810,388	£19,602,982	£18,963,853	£18,933,901	£18,255,969
70% SR : 15% LLR : 15% SO	15%	£21,014,440	£16,050,556	£15,418,978	£15,389,027	£14,708,361
70% SR : 15% LLR : 15% SO	20%	£17,210,866	£12,498,031	£11,873,862	£11,843,910	£11,160,512
70% SR : 15% LLR : 15% SO	25%	£13,385,729	£8,945,405	£8,328,510	£8,298,559	£7,612,426
70% SR : 15% LLR : 15% SO	30%	£9,560,547	£5,392,682	£4,782,929	£4,752,977	£4,064,111
70% SR : 15% LLR : 15% SO	35%	£5,735,319	£1,829,095	£1,217,827	£1,187,451	£486,064
70% SR : 15% LLR : 15% SO	40%	£1,910,046	£-1,760,290	£-2,364,571	£-2,394,947	£-3,099,106
70% SR : 15% LLR : 15% SO	45%	£-1,955,845	£-5,349,769	£-5,947,166	£-5,977,563	£-6,684,494
70% SR : 15% LLR : 15% SO	50%	£-5,819,339	£-8,956,739	£-9,555,761	£-9,586,967	£-10,309,476

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£34,909,550	£29,179,920	£28,534,388	£28,504,854	£27,841,773
70% SR : 15% LLR : 15% SO	5%	£31,113,692	£25,653,351	£25,015,553	£24,985,929	£24,310,731
70% SR : 15% LLR : 15% SO	10%	£27,317,788	£22,110,382	£21,471,253	£21,441,301	£20,763,369
70% SR : 15% LLR : 15% SO	15%	£23,521,840	£18,557,956	£17,926,378	£17,896,427	£17,215,761
70% SR : 15% LLR : 15% SO	20%	£19,718,266	£15,005,431	£14,381,262	£14,351,310	£13,667,912
70% SR : 15% LLR : 15% SO	25%	£15,893,129	£11,452,805	£10,835,910	£10,805,959	£10,119,826
70% SR : 15% LLR : 15% SO	30%	£12,067,947	£7,900,082	£7,290,329	£7,260,377	£6,571,511
70% SR : 15% LLR : 15% SO	35%	£8,242,719	£4,336,495	£3,725,227	£3,694,851	£2,993,464
70% SR : 15% LLR : 15% SO	40%	£4,417,446	£747,110	£142,829	£112,453	£-591,706
70% SR : 15% LLR : 15% SO	45%	£53,555	£-2,842,369	£-3,439,786	£-3,470,163	£-4,177,094
70% SR : 15% LLR : 15% SO	50%	£-3,311,939	£-6,449,339	£-7,046,361	£-7,079,167	£-7,802,076

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£600 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,877,329	£28,227,217	£27,572,551	£27,542,598	£26,870,135
70% SR : 15% LLR : 15% SO	5%	£30,475,407	£25,067,273	£24,420,450	£24,390,498	£23,715,300
70% SR : 15% LLR : 15% SO	10%	£27,048,566	£21,907,224	£21,268,096	£21,238,144	£20,560,213
70% SR : 15% LLR : 15% SO	15%	£23,621,678	£18,747,072	£18,115,494	£18,085,542	£17,404,876
70% SR : 15% LLR : 15% SO	20%	£20,194,745	£15,586,819	£14,962,650	£14,932,699	£14,247,030
70% SR : 15% LLR : 15% SO	25%	£16,767,765	£12,411,147	£11,785,523	£11,755,146	£11,059,305
70% SR : 15% LLR : 15% SO	30%	£13,340,740	£9,218,716	£8,600,337	£8,569,961	£7,871,347
70% SR : 15% LLR : 15% SO	35%	£9,885,794	£6,026,191	£5,414,823	£5,384,547	£4,683,160
70% SR : 15% LLR : 15% SO	40%	£6,423,117	£2,833,568	£2,223,649	£2,192,844	£1,478,721
70% SR : 15% LLR : 15% SO	45%	£2,960,393	£-403,953	£-1,018,398	£-1,049,640	£-1,776,720
70% SR : 15% LLR : 15% SO	50%	£-548,594	£-3,684,624	£-4,292,131	£-4,323,373	£-5,058,416

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,686,329	£5,036,217	£4,381,551	£4,351,598	£3,679,135
70% SR : 15% LLR : 15% SO	5%	£7,284,407	£1,876,273	£1,229,450	£1,199,498	£524,300
70% SR : 15% LLR : 15% SO	10%	£3,857,566	£-1,283,776	£-1,922,904	£-1,952,856	£-2,630,767
70% SR : 15% LLR : 15% SO	15%	£430,678	£-4,443,928	£-5,075,506	£-5,105,458	£-5,786,124
70% SR : 15% LLR : 15% SO	20%	£-2,996,255	£-7,604,181	£-8,228,350	£-8,258,301	£-8,943,970
70% SR : 15% LLR : 15% SO	25%	£-6,423,235	£-10,779,853	£-11,405,477	£-11,435,854	£-12,131,695
70% SR : 15% LLR : 15% SO	30%	£-9,850,280	£-13,972,282	£-14,590,663	£-14,621,039	£-15,319,853
70% SR : 15% LLR : 15% SO	35%	£-13,305,206	£-17,164,809	£-17,776,077	£-17,806,453	£-18,507,840
70% SR : 15% LLR : 15% SO	40%	£-16,767,883	£-20,357,432	£-20,967,351	£-20,998,156	£-21,712,279
70% SR : 15% LLR : 15% SO	45%	£-20,230,607	£-23,594,953	£-24,209,398	£-24,240,649	£-24,967,720
70% SR : 15% LLR : 15% SO	50%	£-23,739,594	£-26,875,624	£-27,483,131	£-27,514,373	£-28,249,416

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,482,129	£14,832,017	£14,177,351	£14,147,398	£13,474,935
70% SR : 15% LLR : 15% SO	5%	£17,080,207	£11,672,073	£11,025,250	£10,995,298	£10,320,100
70% SR : 15% LLR : 15% SO	10%	£13,653,366	£8,512,024	£7,872,896	£7,842,944	£7,165,013
70% SR : 15% LLR : 15% SO	15%	£10,226,478	£5,351,872	£4,720,294	£4,690,342	£4,009,676
70% SR : 15% LLR : 15% SO	20%	£6,799,545	£2,191,619	£1,567,450	£1,537,499	£851,830
70% SR : 15% LLR : 15% SO	25%	£3,372,565	£-984,053	£-1,609,677	£-1,640,054	£-2,335,895
70% SR : 15% LLR : 15% SO	30%	£-154,480	£-4,176,482	£-4,794,863	£-4,825,239	£-5,523,853
70% SR : 15% LLR : 15% SO	35%	£-3,509,406	£-7,369,009	£-7,980,277	£-8,010,653	£-8,712,040
70% SR : 15% LLR : 15% SO	40%	£-6,972,083	£-10,561,632	£-11,171,551	£-11,202,356	£-11,916,479
70% SR : 15% LLR : 15% SO	45%	£-10,434,807	£-13,799,153	£-14,413,598	£-14,444,849	£-15,171,920
70% SR : 15% LLR : 15% SO	50%	£-13,943,794	£-17,079,824	£-17,687,331	£-17,718,573	£-18,453,816

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,794,529	£18,144,417	£17,489,751	£17,459,798	£16,787,335
70% SR : 15% LLR : 15% SO	5%	£20,392,607	£14,984,473	£14,337,650	£14,307,698	£13,632,500
70% SR : 15% LLR : 15% SO	10%	£16,965,766	£11,824,424	£11,185,296	£11,155,344	£10,477,413
70% SR : 15% LLR : 15% SO	15%	£13,538,878	£8,664,272	£8,032,694	£8,002,742	£7,322,076
70% SR : 15% LLR : 15% SO	20%	£10,111,945	£5,504,019	£4,879,850	£4,849,899	£4,164,230
70% SR : 15% LLR : 15% SO	25%	£6,684,965	£2,328,347	£1,702,723	£1,672,346	£976,505
70% SR : 15% LLR : 15% SO	30%	£3,257,940	£-884,082	£-1,482,463	£-1,512,839	£-2,211,453
70% SR : 15% LLR : 15% SO	35%	£-197,006	£-4,056,609	£-4,667,877	£-4,698,253	£-5,399,640
70% SR : 15% LLR : 15% SO	40%	£-3,659,683	£-7,249,232	£-7,859,151	£-7,889,566	£-8,604,079
70% SR : 15% LLR : 15% SO	45%	£-7,122,407	£-10,486,753	£-11,101,198	£-11,132,449	£-11,859,520
70% SR : 15% LLR : 15% SO	50%	£-10,631,394	£-13,767,424	£-14,374,931	£-14,406,173	£-15,141,216

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,301,929	£20,851,817	£19,997,151	£19,967,198	£19,294,735
70% SR : 15% LLR : 15% SO	5%	£22,900,007	£17,491,873	£16,845,050	£16,815,098	£16,139,900
70% SR : 15% LLR : 15% SO	10%	£19,473,166	£14,331,824	£13,692,696	£13,662,744	£12,984,813
70% SR : 15% LLR : 15% SO	15%	£16,046,278	£11,171,672	£10,540,094	£10,510,142	£9,829,476
70% SR : 15% LLR : 15% SO	20%	£12,619,345	£8,011,419	£7,387,250	£7,357,299	£6,671,630
70% SR : 15% LLR : 15% SO	25%	£9,192,365	£4,835,747	£4,210,123	£4,179,746	£3,483,905
70% SR : 15% LLR : 15% SO	30%	£5,765,340	£1,643,318	£1,024,937	£994,561	£295,947
70% SR : 15% LLR : 15% SO	35%	£2,310,394	£-1,549,209	£-2,160,477	£-2,190,853	£-2,892,240
70% SR : 15% LLR : 15% SO	40%	£-1,152,283	£-4,741,832	£-5,351,751	£-5,382,556	£-6,096,679
70% SR : 15% LLR : 15% SO	45%	£-4,615,007	£-7,979,353	£-8,593,798	£-8,625,049	£-9,352,120
70% SR : 15% LLR : 15% SO	50%	£-8,129,994	£-11,260,024	£-11,867,531	£-11,898,773	£-12,633,816

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£550 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,210,653	£19,664,114	£19,009,447	£18,979,495	£18,307,031
70% SR : 15% LLR : 15% SO	5%	£22,164,845	£16,879,527	£16,232,705	£16,202,752	£15,525,318
70% SR : 15% LLR : 15% SO	10%	£19,118,992	£14,084,008	£13,435,836	£13,405,460	£12,717,935
70% SR : 15% LLR : 15% SO	15%	£16,073,093	£11,271,490	£10,630,975	£10,600,598	£9,910,301
70% SR : 15% LLR : 15% SO	20%	£13,021,773	£8,458,869	£7,825,868	£7,795,492	£7,102,423
70% SR : 15% LLR : 15% SO	25%	£9,944,536	£5,646,146	£5,020,523	£4,990,147	£4,294,305
70% SR : 15% LLR : 15% SO	30%	£6,867,253	£2,833,326	£2,206,522	£2,175,716	£1,467,216
70% SR : 15% LLR : 15% SO	35%	£3,789,923	£16,480	£-645,150	£-676,393	£-1,397,770
70% SR : 15% LLR : 15% SO	40%	£688,034	£-2,906,771	£-3,528,275	£-3,559,518	£-4,283,746
70% SR : 15% LLR : 15% SO	45%	£-2,464,441	£-5,812,264	£-6,435,404	£-6,467,087	£-7,204,457
70% SR : 15% LLR : 15% SO	50%	£-5,644,546	£-8,749,759	£-9,365,863	£-9,397,547	£-10,137,808

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,019,653	£-3,526,886	£-4,161,553	£-4,211,505	£-4,883,869
70% SR : 15% LLR : 15% SO	5%	£-1,026,155	£-6,311,473	£-6,958,295	£-6,988,248	£-7,665,682
70% SR : 15% LLR : 15% SO	10%	£-4,072,008	£-9,106,992	£-9,755,164	£-9,785,540	£-10,473,065
70% SR : 15% LLR : 15% SO	15%	£-7,117,907	£-11,919,510	£-12,560,025	£-12,590,402	£-13,280,699
70% SR : 15% LLR : 15% SO	20%	£-10,169,227	£-14,732,131	£-15,365,132	£-15,395,508	£-16,088,577
70% SR : 15% LLR : 15% SO	25%	£-13,246,464	£-17,544,854	£-18,170,477	£-18,200,853	£-18,896,695
70% SR : 15% LLR : 15% SO	30%	£-16,323,747	£-20,357,674	£-20,984,478	£-21,015,284	£-21,723,784
70% SR : 15% LLR : 15% SO	35%	£-19,401,077	£-23,207,460	£-23,836,150	£-23,867,393	£-24,598,770
70% SR : 15% LLR : 15% SO	40%	£-22,502,966	£-26,097,771	£-26,719,275	£-26,750,518	£-27,474,746
70% SR : 15% LLR : 15% SO	45%	£-25,655,441	£-29,003,264	£-29,626,404	£-29,658,087	£-30,395,457
70% SR : 15% LLR : 15% SO	50%	£-28,836,546	£-31,940,759	£-32,556,863	£-32,588,547	£-33,328,808

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,815,453	£6,268,914	£5,614,247	£5,584,295	£4,911,831
70% SR : 15% LLR : 15% SO	5%	£8,769,645	£3,484,327	£2,837,505	£2,807,552	£2,130,118
70% SR : 15% LLR : 15% SO	10%	£5,723,792	£688,808	£40,636	£1,260	£-677,265
70% SR : 15% LLR : 15% SO	15%	£2,677,893	£-2,123,710	£-2,764,225	£-2,794,602	£-3,484,899
70% SR : 15% LLR : 15% SO	20%	£-373,427	£-4,936,331	£-5,569,332	£-5,599,708	£-6,292,777
70% SR : 15% LLR : 15% SO	25%	£-3,450,664	£-7,749,054	£-8,374,677	£-8,405,053	£-9,100,895
70% SR : 15% LLR : 15% SO	30%	£-6,527,947	£-10,561,874	£-11,188,678	£-11,219,484	£-11,927,984
70% SR : 15% LLR : 15% SO	35%	£-9,605,277	£-13,411,680	£-14,040,350	£-14,071,593	£-14,792,940
70% SR : 15% LLR : 15% SO	40%	£-12,707,166	£-16,301,971	£-16,923,475	£-16,954,718	£-17,678,946
70% SR : 15% LLR : 15% SO	45%	£-15,859,641	£-19,207,464	£-19,830,604	£-19,862,287	£-20,599,657
70% SR : 15% LLR : 15% SO	50%	£-19,039,746	£-22,144,959	£-22,761,063	£-22,792,747	£-23,533,006

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,127,853	£9,581,314	£8,926,647	£8,896,695	£8,224,231
70% SR : 15% LLR : 15% SO	5%	£12,082,045	£6,796,727	£6,149,905	£6,119,952	£5,442,518
70% SR : 15% LLR : 15% SO	10%	£9,036,192	£4,001,208	£3,353,036	£3,322,660	£2,635,135
70% SR : 15% LLR : 15% SO	15%	£5,990,293	£1,188,690	£548,175	£517,798	£-172,499
70% SR : 15% LLR : 15% SO	20%	£2,938,973	£-1,623,931	£-2,256,932	£-2,287,308	£-2,980,377
70% SR : 15% LLR : 15% SO	25%	£-138,264	£-4,436,654	£-5,062,277	£-5,092,653	£-5,788,495
70% SR : 15% LLR : 15% SO	30%	£-3,215,547	£-7,249,474	£-7,876,278	£-7,907,084	£-8,615,584
70% SR : 15% LLR : 15% SO	35%	£-6,292,877	£-10,099,280	£-10,727,950	£-10,759,193	£-11,480,570
70% SR : 15% LLR : 15% SO	40%	£-9,394,766	£-12,989,571	£-13,611,075	£-13,642,318	£-14,366,546
70% SR : 15% LLR : 15% SO	45%	£-12,547,241	£-15,895,064	£-16,518,204	£-16,549,887	£-17,287,257
70% SR : 15% LLR : 15% SO	50%	£-15,727,346	£-18,832,559	£-19,448,663	£-19,480,347	£-20,220,606

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,635,253	£12,088,714	£11,434,047	£11,404,095	£10,731,631
70% SR : 15% LLR : 15% SO	5%	£14,589,445	£9,304,127	£8,657,305	£8,627,352	£7,949,918
70% SR : 15% LLR : 15% SO	10%	£11,543,592	£6,508,608	£5,860,436	£5,830,060	£5,142,535
70% SR : 15% LLR : 15% SO	15%	£8,497,693	£3,696,090	£3,055,575	£3,025,198	£2,334,901
70% SR : 15% LLR : 15% SO	20%	£5,446,373	£883,469	£250,468	£220,092	£-472,977
70% SR : 15% LLR : 15% SO	25%	£2,369,136	£-1,929,254	£-2,554,877	£-2,585,253	£-3,281,095
70% SR : 15% LLR : 15% SO	30%	£-708,147	£-4,742,074	£-5,368,878	£-5,399,684	£-6,108,184
70% SR : 15% LLR : 15% SO	35%	£-3,785,477	£-7,591,860	£-8,220,550	£-8,251,793	£-8,973,170
70% SR : 15% LLR : 15% SO	40%	£-6,887,366	£-10,482,171	£-11,103,675	£-11,134,918	£-11,859,146
70% SR : 15% LLR : 15% SO	45%	£-10,039,841	£-13,387,664	£-14,010,804	£-14,042,487	£-14,779,857
70% SR : 15% LLR : 15% SO	50%	£-13,219,946	£-16,325,159	£-16,841,263	£-16,872,947	£-17,715,206

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£500 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,519,103	£11,236,483	£10,572,552	£10,542,176	£9,860,197
70% SR : 15% LLR : 15% SO	5%	£13,821,841	£8,770,912	£8,114,935	£8,084,559	£7,399,807
70% SR : 15% LLR : 15% SO	10%	£11,106,364	£6,305,234	£5,657,062	£5,626,686	£4,939,161
70% SR : 15% LLR : 15% SO	15%	£8,390,841	£3,839,453	£3,198,937	£3,168,561	£2,469,437
70% SR : 15% LLR : 15% SO	20%	£5,675,271	£1,351,692	£709,733	£678,927	£24,289
70% SR : 15% LLR : 15% SO	25%	£2,959,655	£-1,162,833	£-1,806,289	£-1,837,530	£-2,553,205
70% SR : 15% LLR : 15% SO	30%	£210,753	£-3,896,587	£-4,332,593	£-4,363,835	£-5,082,361
70% SR : 15% LLR : 15% SO	35%	£-2,576,718	£-6,246,677	£-6,884,264	£-6,915,948	£-7,647,533
70% SR : 15% LLR : 15% SO	40%	£-5,375,778	£-8,822,021	£-9,452,320	£-9,484,004	£-10,218,482
70% SR : 15% LLR : 15% SO	45%	£-8,211,432	£-11,397,463	£-12,020,603	£-12,052,288	£-12,789,656
70% SR : 15% LLR : 15% SO	50%	£-11,047,135	£-13,973,003	£-14,589,109	£-14,620,792	£-15,361,053

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,671,897	£-11,954,517	£-12,618,446	£-12,648,624	£-13,330,803
70% SR : 15% LLR : 15% SO	5%	£-9,369,159	£-14,420,088	£-15,076,065	£-15,106,441	£-15,791,193
70% SR : 15% LLR : 15% SO	10%	£-12,064,636	£-16,885,766	£-17,533,938	£-17,564,314	£-18,251,839
70% SR : 15% LLR : 15% SO	15%	£-14,800,159	£-19,351,547	£-19,992,063	£-20,022,439	£-20,721,563
70% SR : 15% LLR : 15% SO	20%	£-17,515,729	£-21,839,308	£-22,481,267	£-22,512,073	£-23,215,289
70% SR : 15% LLR : 15% SO	25%	£-20,231,345	£-24,353,833	£-24,997,289	£-25,028,530	£-25,744,205
70% SR : 15% LLR : 15% SO	30%	£-22,980,247	£-26,887,587	£-27,523,593	£-27,554,835	£-28,273,361
70% SR : 15% LLR : 15% SO	35%	£-25,767,718	£-29,437,677	£-30,075,264	£-30,106,948	£-30,838,533
70% SR : 15% LLR : 15% SO	40%	£-28,566,778	£-32,013,021	£-32,643,320	£-32,675,004	£-33,409,482
70% SR : 15% LLR : 15% SO	45%	£-31,402,432	£-34,598,463	£-35,211,603	£-35,243,288	£-35,990,656
70% SR : 15% LLR : 15% SO	50%	£-34,238,135	£-37,164,003	£-37,780,109	£-37,811,792	£-38,552,053

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,123,903	£-2,158,717	£-2,822,649	£-2,853,024	£-3,535,003
70% SR : 15% LLR : 15% SO	5%	£426,641	£-4,624,288	£-5,290,265	£-5,310,641	£-5,995,393
70% SR : 15% LLR : 15% SO	10%	£-2,288,836	£-7,089,966	£-7,738,138	£-7,768,514	£-8,456,039
70% SR : 15% LLR : 15% SO	15%	£-5,004,359	£-9,555,747	£-10,196,263	£-10,226,639	£-10,925,763
70% SR : 15% LLR : 15% SO	20%	£-7,719,929	£-12,043,508	£-12,685,467	£-12,716,273	£-13,419,489
70% SR : 15% LLR : 15% SO	25%	£-10,435,545	£-14,558,033	£-15,201,489	£-15,232,730	£-15,948,405
70% SR : 15% LLR : 15% SO	30%	£-13,184,447	£-17,091,787	£-17,727,793	£-17,759,035	£-18,477,561
70% SR : 15% LLR : 15% SO	35%	£-15,971,918	£-19,641,877	£-20,279,464	£-20,311,148	£-21,042,733
70% SR : 15% LLR : 15% SO	40%	£-18,770,978	£-22,217,221	£-22,847,520	£-22,879,204	£-23,613,682
70% SR : 15% LLR : 15% SO	45%	£-21,606,632	£-24,792,663	£-25,415,803	£-25,447,488	£-26,184,856
70% SR : 15% LLR : 15% SO	50%	£-24,442,335	£-27,368,203	£-27,984,309	£-28,015,992	£-28,756,253

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,436,303	£1,153,683	£489,752	£459,376	£-222,603
70% SR : 15% LLR : 15% SO	5%	£3,739,041	£-1,311,888	£-1,967,865	£-1,998,241	£-2,682,993
70% SR : 15% LLR : 15% SO	10%	£1,023,564	£-3,777,566	£-4,425,738	£-4,456,114	£-5,143,639
70% SR : 15% LLR : 15% SO	15%	£-1,691,859	£-6,243,347	£-6,883,863	£-6,914,239	£-7,613,363
70% SR : 15% LLR : 15% SO	20%	£-4,407,529	£-8,731,108	£-9,373,067	£-9,403,873	£-10,107,089
70% SR : 15% LLR : 15% SO	25%	£-7,123,145	£-11,245,633	£-11,889,089	£-11,920,330	£-12,636,005
70% SR : 15% LLR : 15% SO	30%	£-9,872,047	£-13,779,387	£-14,415,393	£-14,446,635	£-15,165,161
70% SR : 15% LLR : 15% SO	35%	£-12,659,518	£-16,329,477	£-16,967,064	£-16,998,748	£-17,730,333
70% SR : 15% LLR : 15% SO	40%	£-15,458,578	£-18,904,821	£-19,535,120	£-19,566,804	£-20,301,282
70% SR : 15% LLR : 15% SO	45%	£-18,294,232	£-21,480,263	£-22,103,403	£-22,135,088	£-22,872,456
70% SR : 15% LLR : 15% SO	50%	£-21,129,935	£-24,055,803	£-24,671,909	£-24,703,592	£-25,443,853

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,943,703	£3,661,083	£2,997,152	£2,966,776	£2,284,797
70% SR : 15% LLR : 15% SO	5%	£6,246,441	£1,195,512	£539,535	£509,159	£-175,593
70% SR : 15% LLR : 15% SO	10%	£3,530,964	£-1,270,166	£-1,918,338	£-1,948,714	£-2,636,239
70% SR : 15% LLR : 15% SO	15%	£815,441	£-3,735,947	£-4,376,463	£-4,406,839	£-5,105,963
70% SR : 15% LLR : 15% SO	20%	£-1,900,129	£-6,223,708	£-6,865,667	£-6,896,473	£-7,599,689
70% SR : 15% LLR : 15% SO	25%	£-4,615,745	£-8,738,233	£-9,381,689	£-9,412,330	£-10,128,605
70% SR : 15% LLR : 15% SO	30%	£-7,364,647	£-11,271,987	£-11,907,993	£-11,939,235	£-12,657,761
70% SR : 15% LLR : 15% SO	35%	£-10,152,118	£-13,822,077	£-14,459,664	£-14,491,348	£-15,222,933
70% SR : 15% LLR : 15% SO	40%	£-12,951,178	£-16,397,421	£-17,027,720	£-17,059,404	£-17,793,882
70% SR : 15% LLR : 15% SO	45%	£-15,796,832	£-18,972,863	£-19,596,003	£-19,627,688	£-20,365,056
70% SR : 15% LLR : 15% SO	50%	£-18,622,535	£-21,548,403	£-22,164,509	£-22,196,192	£-22,936,453

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£475 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,140,778	£6,904,963	£6,241,033	£6,210,656	£5,528,676
70% SR : 15% LLR : 15% SO	5%	£9,591,672	£4,603,258	£3,947,282	£3,916,906	£3,231,283
70% SR : 15% LLR : 15% SO	10%	£7,042,519	£2,289,859	£1,632,514	£1,601,708	£904,454
70% SR : 15% LLR : 15% SO	15%	£4,493,320	£-42,775	£-701,547	£-732,789	£-1,442,760
70% SR : 15% LLR : 15% SO	20%	£1,931,747	£-2,407,918	£-3,058,960	£-3,090,203	£-3,803,026
70% SR : 15% LLR : 15% SO	25%	£-660,344	£-4,773,164	£-5,416,620	£-5,447,862	£-6,171,909
70% SR : 15% LLR : 15% SO	30%	£-3,279,819	£-7,165,938	£-7,810,945	£-7,842,629	£-8,571,323
70% SR : 15% LLR : 15% SO	35%	£-5,913,464	£-9,570,117	£-10,207,704	£-10,239,388	£-10,970,974
70% SR : 15% LLR : 15% SO	40%	£-8,575,438	£-11,974,396	£-12,604,695	£-12,636,379	£-13,370,857
70% SR : 15% LLR : 15% SO	45%	£-11,237,461	£-14,378,774	£-15,001,913	£-15,033,597	£-15,770,967
70% SR : 15% LLR : 15% SO	50%	£-13,899,533	£-16,783,249	£-17,399,353	£-17,431,037	£-18,171,298

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-11,050,222	£-16,286,037	£-16,949,367	£-16,980,344	£-17,662,324
70% SR : 15% LLR : 15% SO	5%	£-13,599,328	£-18,587,742	£-19,243,718	£-19,274,094	£-19,959,717
70% SR : 15% LLR : 15% SO	10%	£-16,148,481	£-20,901,141	£-21,558,486	£-21,589,252	£-22,286,546
70% SR : 15% LLR : 15% SO	15%	£-18,697,680	£-23,233,775	£-23,892,547	£-23,923,789	£-24,633,760
70% SR : 15% LLR : 15% SO	20%	£-21,259,253	£-25,598,918	£-26,249,960	£-26,281,203	£-26,994,026
70% SR : 15% LLR : 15% SO	25%	£-23,851,344	£-27,964,164	£-28,607,620	£-28,638,862	£-29,362,909
70% SR : 15% LLR : 15% SO	30%	£-26,470,819	£-30,356,938	£-31,001,945	£-31,033,629	£-31,762,323
70% SR : 15% LLR : 15% SO	35%	£-29,104,464	£-32,761,117	£-33,398,704	£-33,430,388	£-34,161,974
70% SR : 15% LLR : 15% SO	40%	£-31,766,438	£-35,165,396	£-35,795,695	£-35,827,379	£-36,561,857
70% SR : 15% LLR : 15% SO	45%	£-34,428,461	£-37,569,774	£-38,192,913	£-38,224,597	£-38,961,967
70% SR : 15% LLR : 15% SO	50%	£-37,090,533	£-39,974,249	£-40,590,353	£-40,622,037	£-41,362,298

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,254,422	£-6,490,237	£-7,154,167	£-7,184,544	£-7,866,524
70% SR : 15% LLR : 15% SO	5%	£-3,803,528	£-8,791,942	£-9,447,918	£-9,478,294	£-10,163,917
70% SR : 15% LLR : 15% SO	10%	£-6,352,681	£-11,105,341	£-11,762,686	£-11,793,492	£-12,490,746
70% SR : 15% LLR : 15% SO	15%	£-8,901,880	£-13,437,975	£-14,096,747	£-14,127,989	£-14,837,960
70% SR : 15% LLR : 15% SO	20%	£-11,463,453	£-15,803,118	£-16,454,160	£-16,485,403	£-17,198,226
70% SR : 15% LLR : 15% SO	25%	£-14,055,544	£-18,168,364	£-18,811,820	£-18,843,062	£-19,567,109
70% SR : 15% LLR : 15% SO	30%	£-16,675,019	£-20,561,138	£-21,206,145	£-21,237,829	£-21,986,523
70% SR : 15% LLR : 15% SO	35%	£-19,308,664	£-22,965,317	£-23,602,904	£-23,634,588	£-24,386,174
70% SR : 15% LLR : 15% SO	40%	£-21,970,638	£-25,369,596	£-25,999,895	£-26,031,579	£-26,786,057
70% SR : 15% LLR : 15% SO	45%	£-24,632,661	£-27,773,974	£-28,397,113	£-28,428,797	£-29,166,167
70% SR : 15% LLR : 15% SO	50%	£-27,294,733	£-30,178,449	£-30,794,553	£-30,826,237	£-31,566,498

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,057,978	£-3,177,837	£-3,841,767	£-3,872,144	£-4,554,124
70% SR : 15% LLR : 15% SO	5%	£-481,128	£-5,479,542	£-6,135,518	£-6,165,894	£-6,851,517
70% SR : 15% LLR : 15% SO	10%	£-3,040,281	£-7,792,941	£-8,450,286	£-8,481,092	£-9,178,346
70% SR : 15% LLR : 15% SO	15%	£-5,589,480	£-10,125,575	£-10,784,347	£-10,815,589	£-11,525,560
70% SR : 15% LLR : 15% SO	20%	£-8,151,053	£-12,490,718	£-13,141,760	£-13,173,003	£-13,885,826
70% SR : 15% LLR : 15% SO	25%	£-10,743,144	£-14,855,964	£-15,499,420	£-15,530,662	£-16,294,709
70% SR : 15% LLR : 15% SO	30%	£-13,362,619	£-17,248,738	£-17,893,745	£-17,925,429	£-18,694,123
70% SR : 15% LLR : 15% SO	35%	£-15,996,264	£-19,652,917	£-20,290,504	£-20,322,188	£-21,053,774
70% SR : 15% LLR : 15% SO	40%	£-18,658,238	£-22,057,196	£-22,687,495	£-22,719,179	£-23,453,657
70% SR : 15% LLR : 15% SO	45%	£-21,320,261	£-24,461,574	£-25,084,713	£-25,116,397	£-25,853,767
70% SR : 15% LLR : 15% SO	50%	£-23,992,333	£-26,866,049	£-27,482,153	£-27,513,637	£-28,254,098

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,565,378	£-670,437	£-1,334,367	£-1,364,744	£-2,046,724
70% SR : 15% LLR : 15% SO	5%	£2,016,272	£-2,972,142	£-3,628,118	£-3,658,494	£-4,344,117
70% SR : 15% LLR : 15% SO	10%	£-532,881	£-5,285,541	£-5,942,886	£-5,973,692	£-6,670,946
70% SR : 15% LLR : 15% SO	15%	£-3,082,080	£-7,618,175	£-8,276,947	£-8,308,189	£-9,018,160
70% SR : 15% LLR : 15% SO	20%	£-5,643,653	£-9,983,318	£-10,634,360	£-10,665,603	£-11,378,426
70% SR : 15% LLR : 15% SO	25%	£-8,235,744	£-12,348,564	£-12,992,020	£-13,023,262	£-13,747,309
70% SR : 15% LLR : 15% SO	30%	£-10,855,219	£-14,741,338	£-15,386,345	£-15,418,029	£-16,146,723
70% SR : 15% LLR : 15% SO	35%	£-13,488,864	£-17,145,517	£-17,783,104	£-17,814,788	£-18,546,374
70% SR : 15% LLR : 15% SO	40%	£-16,150,838	£-19,549,796	£-20,180,095	£-20,211,779	£-20,946,257
70% SR : 15% LLR : 15% SO	45%	£-18,812,861	£-21,954,174	£-22,577,313	£-22,608,997	£-23,346,367
70% SR : 15% LLR : 15% SO	50%	£-21,474,933	£-24,358,649	£-24,974,753	£-25,006,437	£-25,746,698

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£675 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£67,727,474	£59,667,624	£59,327,247	£59,286,327	£58,424,603
70% SR : 15% LLR : 15% SO	5%	£62,682,998	£54,985,537	£54,642,794	£54,601,874	£53,741,183
70% SR : 15% LLR : 15% SO	10%	£57,603,445	£50,264,673	£49,923,072	£49,882,152	£49,022,139
70% SR : 15% LLR : 15% SO	15%	£52,488,813	£45,508,682	£45,168,083	£45,127,162	£44,267,473
70% SR : 15% LLR : 15% SO	20%	£47,339,103	£40,717,566	£40,377,828	£40,336,909	£39,477,186
70% SR : 15% LLR : 15% SO	25%	£42,140,804	£35,891,324	£35,552,312	£35,511,391	£34,647,062
70% SR : 15% LLR : 15% SO	30%	£36,896,188	£31,012,159	£30,669,496	£30,627,997	£29,756,433
70% SR : 15% LLR : 15% SO	35%	£31,616,085	£26,086,125	£25,743,919	£25,702,421	£24,829,744
70% SR : 15% LLR : 15% SO	40%	£26,288,997	£21,123,370	£20,776,921	£20,734,836	£19,849,054
70% SR : 15% LLR : 15% SO	45%	£20,902,651	£16,086,571	£15,740,309	£15,698,223	£14,799,586
70% SR : 15% LLR : 15% SO	50%	£15,457,612	£10,969,063	£10,617,953	£10,575,271	£9,672,821

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£47,276,856	£39,217,007	£38,876,630	£38,835,710	£37,973,985
70% SR : 15% LLR : 15% SO	5%	£42,232,381	£34,534,920	£34,192,177	£34,151,257	£33,290,566
70% SR : 15% LLR : 15% SO	10%	£37,152,828	£29,814,055	£29,472,454	£29,431,535	£28,571,522
70% SR : 15% LLR : 15% SO	15%	£32,038,195	£25,058,065	£24,717,465	£24,676,545	£23,816,855
70% SR : 15% LLR : 15% SO	20%	£26,888,486	£20,266,948	£19,927,211	£19,886,291	£19,026,569
70% SR : 15% LLR : 15% SO	25%	£21,690,186	£15,440,707	£15,101,694	£15,060,774	£14,196,445
70% SR : 15% LLR : 15% SO	30%	£16,445,570	£10,561,542	£10,218,878	£10,177,380	£9,305,816
70% SR : 15% LLR : 15% SO	35%	£11,165,468	£5,635,508	£5,293,302	£5,251,803	£4,379,127
70% SR : 15% LLR : 15% SO	40%	£5,838,379	£72,753	£326,304	£284,218	£601,563
70% SR : 15% LLR : 15% SO	45%	£452,034	£4,364,046	£4,710,308	£4,752,394	£5,651,032
70% SR : 15% LLR : 15% SO	50%	£4,893,006	£3,481,555	£3,832,664	£3,875,346	£4,777,796

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£55,915,128	£47,855,278	£47,514,902	£47,473,981	£46,612,257
70% SR : 15% LLR : 15% SO	5%	£50,870,652	£43,173,192	£42,830,449	£42,789,528	£41,928,837
70% SR : 15% LLR : 15% SO	10%	£45,791,099	£38,452,327	£38,110,726	£38,069,807	£37,209,793
70% SR : 15% LLR : 15% SO	15%	£40,676,467	£33,696,336	£33,355,737	£33,314,817	£32,455,127
70% SR : 15% LLR : 15% SO	20%	£35,526,758	£28,905,220	£28,565,482	£28,524,563	£27,664,840
70% SR : 15% LLR : 15% SO	25%	£30,328,458	£24,078,979	£23,739,966	£23,699,046	£22,834,717
70% SR : 15% LLR : 15% SO	30%	£25,083,842	£19,199,813	£18,857,150	£18,815,651	£17,944,087
70% SR : 15% LLR : 15% SO	35%	£19,803,739	£14,273,779	£13,931,573	£13,890,075	£13,017,399
70% SR : 15% LLR : 15% SO	40%	£14,476,651	£9,311,025	£8,964,576	£8,922,490	£8,036,709
70% SR : 15% LLR : 15% SO	45%	£9,090,305	£4,274,225	£3,927,963	£3,885,877	£2,987,240
70% SR : 15% LLR : 15% SO	50%	£3,645,266	£-143,263	£-114,393	£-127,074	£-133,525

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£58,836,116	£50,776,266	£50,435,889	£50,394,969	£49,533,245
70% SR : 15% LLR : 15% SO	5%	£53,791,640	£46,094,179	£45,751,436	£45,710,516	£44,849,825
70% SR : 15% LLR : 15% SO	10%	£48,712,087	£41,373,314	£41,031,714	£40,990,794	£40,130,781
70% SR : 15% LLR : 15% SO	15%	£43,597,455	£36,617,324	£36,276,725	£36,235,804	£35,376,115
70% SR : 15% LLR : 15% SO	20%	£38,447,745	£31,826,208	£31,486,470	£31,445,551	£30,585,828
70% SR : 15% LLR : 15% SO	25%	£33,249,445	£26,999,966	£26,660,954	£26,620,033	£25,755,704
70% SR : 15% LLR : 15% SO	30%	£28,004,830	£22,120,801	£21,778,138	£21,736,639	£20,865,075
70% SR : 15% LLR : 15% SO	35%	£22,724,727	£17,194,767	£16,852,561	£16,811,063	£15,938,386
70% SR : 15% LLR : 15% SO	40%	£17,397,639	£12,232,012	£11,885,563	£11,843,478	£10,957,696
70% SR : 15% LLR : 15% SO	45%	£12,011,293	£7,195,213	£6,848,951	£6,806,865	£5,906,228
70% SR : 15% LLR : 15% SO	50%	£6,566,254	£2,077,705	£1,726,595	£1,683,913	£781,463

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£61,047,227	£52,987,377	£52,647,000	£52,606,080	£51,744,356
70% SR : 15% LLR : 15% SO	5%	£56,002,751	£48,305,290	£47,962,548	£47,921,627	£47,060,936
70% SR : 15% LLR : 15% SO	10%	£50,923,198	£43,584,426	£43,242,825	£43,201,906	£42,341,892
70% SR : 15% LLR : 15% SO	15%	£45,808,566	£38,828,435	£38,487,836	£38,446,915	£37,587,226
70% SR : 15% LLR : 15% SO	20%	£40,658,856	£34,037,319	£33,697,581	£33,656,662	£32,796,939
70% SR : 15% LLR : 15% SO	25%	£35,460,557	£29,211,078	£28,872,065	£28,831,145	£27,966,816
70% SR : 15% LLR : 15% SO	30%	£30,215,941	£24,331,912	£23,989,249	£23,947,750	£23,076,186
70% SR : 15% LLR : 15% SO	35%	£24,935,838	£19,405,878	£19,063,672	£19,022,174	£18,148,497
70% SR : 15% LLR : 15% SO	40%	£19,608,750	£14,443,123	£14,096,674	£14,054,589	£13,168,807
70% SR : 15% LLR : 15% SO	45%	£14,222,404	£9,406,324	£9,060,062	£9,017,976	£8,119,339
70% SR : 15% LLR : 15% SO	50%	£8,771,365	£4,288,816	£3,937,706	£3,895,024	£2,992,574

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£650 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£61,918,608	£53,906,483	£53,562,457	£53,521,536	£52,659,812
70% SR : 15% LLR : 15% SO	5%	£57,140,118	£49,484,593	£49,141,850	£49,100,931	£48,240,239
70% SR : 15% LLR : 15% SO	10%	£52,326,552	£45,027,575	£44,685,974	£44,645,055	£43,785,042
70% SR : 15% LLR : 15% SO	15%	£47,475,723	£40,535,431	£40,194,831	£40,153,911	£39,294,222
70% SR : 15% LLR : 15% SO	20%	£42,569,887	£36,006,457	£35,662,466	£35,620,967	£34,750,547
70% SR : 15% LLR : 15% SO	25%	£37,628,562	£31,417,595	£31,074,338	£31,032,839	£30,162,027
70% SR : 15% LLR : 15% SO	30%	£32,651,751	£26,793,170	£26,450,508	£26,409,009	£25,537,445
70% SR : 15% LLR : 15% SO	35%	£27,627,175	£22,130,196	£21,783,424	£21,741,337	£20,857,047
70% SR : 15% LLR : 15% SO	40%	£22,546,800	£17,398,095	£17,051,646	£17,009,560	£16,120,222
70% SR : 15% LLR : 15% SO	45%	£17,416,596	£12,596,272	£12,245,110	£12,202,428	£11,302,231
70% SR : 15% LLR : 15% SO	50%	£12,198,797	£7,743,431	£7,392,320	£7,349,639	£6,447,189

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,467,990	£33,455,865	£33,111,839	£33,070,919	£32,209,195
70% SR : 15% LLR : 15% SO	5%	£36,689,501	£29,033,976	£28,691,233	£28,650,313	£27,789,622
70% SR : 15% LLR : 15% SO	10%	£31,875,935	£24,576,958	£24,235,357	£24,194,438	£23,334,424
70% SR : 15% LLR : 15% SO	15%	£27,025,105	£20,084,813	£19,744,214	£19,703,294	£18,843,605
70% SR : 15% LLR : 15% SO	20%	£22,119,269	£15,555,839	£15,211,848	£15,170,350	£14,299,930
70% SR : 15% LLR : 15% SO	25%	£17,177,945	£10,966,978	£10,623,721	£10,582,221	£9,711,409
70% SR : 15% LLR : 15% SO	30%	£12,201,133	£6,342,553	£5,999,891	£5,958,391	£5,086,827
70% SR : 15% LLR : 15% SO	35%	£7,176,557	£1,679,579	£1,332,807	£1,290,720	£406,430
70% SR : 15% LLR : 15% SO	40%	£2,096,183	£-3,052,522	£-3,398,971	£-3,441,057	£-4,330,396
70% SR : 15% LLR : 15% SO	45%	£-3,994,021	£-7,854,345	£-8,205,507	£-8,248,169	£-9,148,387
70% SR : 15% LLR : 15% SO	50%	£-8,251,821	£-12,707,166	£-13,058,297	£-13,100,878	£-14,003,429

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£50,106,262	£42,094,137	£41,750,111	£41,709,191	£40,847,466
70% SR : 15% LLR : 15% SO	5%	£45,327,773	£37,672,247	£37,329,504	£37,288,585	£36,427,894
70% SR : 15% LLR : 15% SO	10%	£40,514,206	£33,215,230	£32,873,629	£32,832,709	£31,972,696
70% SR : 15% LLR : 15% SO	15%	£35,663,377	£28,723,085	£28,382,486	£28,341,565	£27,481,877
70% SR : 15% LLR : 15% SO	20%	£30,757,541	£24,194,111	£23,850,120	£23,808,621	£22,938,201
70% SR : 15% LLR : 15% SO	25%	£25,816,216	£19,605,250	£19,261,993	£19,220,493	£18,349,681
70% SR : 15% LLR : 15% SO	30%	£20,839,405	£14,980,825	£14,638,163	£14,596,663	£13,725,099
70% SR : 15% LLR : 15% SO	35%	£15,814,829	£10,317,850	£9,971,078	£9,928,992	£9,044,702
70% SR : 15% LLR : 15% SO	40%	£10,734,454	£5,585,749	£5,239,300	£5,197,215	£4,307,876
70% SR : 15% LLR : 15% SO	45%	£5,604,251	£783,926	£432,765	£390,083	£-510,115
70% SR : 15% LLR : 15% SO	50%	£386,451	£-4,068,915	£-4,420,825	£-4,462,707	£-5,365,157

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£53,027,250	£45,015,125	£44,671,099	£44,630,178	£43,768,454
70% SR : 15% LLR : 15% SO	5%	£48,248,760	£40,593,235	£40,250,492	£40,209,573	£39,348,881
70% SR : 15% LLR : 15% SO	10%	£43,435,194	£36,136,217	£35,794,616	£35,753,697	£34,893,684
70% SR : 15% LLR : 15% SO	15%	£38,584,365	£31,644,073	£31,303,473	£31,262,553	£30,402,864
70% SR : 15% LLR : 15% SO	20%	£33,678,529	£27,115,099	£26,771,108	£26,729,609	£25,859,189
70% SR : 15% LLR : 15% SO	25%	£28,737,204	£22,526,237	£22,182,980	£22,141,481	£21,270,669
70% SR : 15% LLR : 15% SO	30%	£23,760,392	£17,901,812	£17,559,150	£17,517,651	£16,646,086
70% SR : 15% LLR : 15% SO	35%	£18,735,817	£13,238,838	£12,892,066	£12,849,979	£11,965,689
70% SR : 15% LLR : 15% SO	40%	£13,655,442	£8,506,737	£8,160,288	£8,118,202	£7,228,864
70% SR : 15% LLR : 15% SO	45%	£8,525,238	£3,704,914	£3,353,752	£3,311,070	£2,410,873
70% SR : 15% LLR : 15% SO	50%	£3,307,439	£-1,147,927	£-1,499,058	£-1,541,719	£-2,444,169

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£55,238,361	£47,226,236	£46,882,210	£46,841,290	£45,979,565
70% SR : 15% LLR : 15% SO	5%	£50,459,872	£42,804,346	£42,461,603	£42,420,684	£41,559,993
70% SR : 15% LLR : 15% SO	10%	£45,646,305	£38,347,328	£38,005,727	£37,964,808	£37,104,795
70% SR : 15% LLR : 15% SO	15%	£40,795,476	£33,855,184	£33,514,585	£33,473,664	£32,613,975
70% SR : 15% LLR : 15% SO	20%	£35,889,640	£29,326,210	£28,982,219	£28,940,720	£28,070,300
70% SR : 15% LLR : 15% SO	25%	£30,948,315	£24,737,348	£24,394,091	£24,352,592	£23,481,780
70% SR : 15% LLR : 15% SO	30%	£25,971,504	£20,112,924	£19,770,261	£19,728,762	£18,857,198
70% SR : 15% LLR : 15% SO	35%	£20,946,928	£15,449,949	£15,103,177	£15,061,090	£14,176,800
70% SR : 15% LLR : 15% SO	40%	£15,866,553	£10,717,848	£10,371,399	£10,329,313	£9,439,975
70% SR : 15% LLR : 15% SO	45%	£10,736,349	£5,916,025	£5,564,863	£5,522,182	£4,621,984
70% SR : 15% LLR : 15% SO	50%	£5,518,550	£1,063,184	£712,074	£669,392	£-233,058

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£600 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£50,277,782	£42,375,705	£42,027,371	£41,985,873	£41,113,425
70% SR : 15% LLR : 15% SO	5%	£46,016,597	£38,463,779	£38,116,744	£38,075,245	£37,203,844
70% SR : 15% LLR : 15% SO	10%	£41,719,924	£34,516,284	£34,170,405	£34,128,907	£33,258,193
70% SR : 15% LLR : 15% SO	15%	£37,387,764	£30,533,222	£30,188,358	£30,146,860	£29,276,472
70% SR : 15% LLR : 15% SO	20%	£33,018,472	£26,514,596	£26,170,605	£26,129,106	£25,248,201
70% SR : 15% LLR : 15% SO	25%	£28,588,582	£22,436,820	£22,088,981	£22,046,894	£21,164,493
70% SR : 15% LLR : 15% SO	30%	£24,122,760	£18,316,730	£17,969,494	£17,927,408	£17,035,887
70% SR : 15% LLR : 15% SO	35%	£19,607,727	£14,129,266	£13,777,585	£13,734,905	£12,838,101
70% SR : 15% LLR : 15% SO	40%	£15,029,474	£9,895,607	£9,544,256	£9,501,574	£8,603,258
70% SR : 15% LLR : 15% SO	45%	£10,372,028	£5,616,129	£5,259,999	£5,216,713	£4,303,777
70% SR : 15% LLR : 15% SO	50%	£5,675,986	£1,256,521	£900,442	£857,156	£-58,887

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,827,165	£21,925,087	£21,576,754	£21,535,255	£20,662,808
70% SR : 15% LLR : 15% SO	5%	£25,565,980	£18,013,161	£17,666,127	£17,624,628	£16,753,226
70% SR : 15% LLR : 15% SO	10%	£21,269,307	£14,065,667	£13,719,788	£13,678,289	£12,807,576
70% SR : 15% LLR : 15% SO	15%	£16,937,147	£10,082,605	£9,737,741	£9,696,242	£8,825,854
70% SR : 15% LLR : 15% SO	20%	£12,567,855	£6,063,978	£5,719,987	£5,678,489	£4,797,583
70% SR : 15% LLR : 15% SO	25%	£8,137,965	£1,986,202	£1,638,364	£1,596,277	£713,876
70% SR : 15% LLR : 15% SO	30%	£3,672,143	£-2,133,887	£-2,481,123	£-2,523,209	£-3,414,730
70% SR : 15% LLR : 15% SO	35%	£-842,891	£-6,321,352	£-6,673,032	£-6,715,713	£-7,612,516
70% SR : 15% LLR : 15% SO	40%	£-5,421,143	£-10,555,010	£-10,906,361	£-10,949,043	£-11,847,359
70% SR : 15% LLR : 15% SO	45%	£-10,079,599	£-14,834,498	£-15,190,619	£-15,233,904	£-16,146,940
70% SR : 15% LLR : 15% SO	50%	£-14,774,631	£-19,194,097	£-19,550,175	£-19,593,461	£-20,509,604

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£38,465,437	£30,563,359	£30,215,025	£30,173,527	£29,301,079
70% SR : 15% LLR : 15% SO	5%	£34,204,252	£26,651,433	£26,304,398	£26,262,900	£25,391,498
70% SR : 15% LLR : 15% SO	10%	£29,907,579	£22,703,938	£22,358,059	£22,316,561	£21,445,847
70% SR : 15% LLR : 15% SO	15%	£25,575,418	£18,720,876	£18,376,012	£18,334,514	£17,464,126
70% SR : 15% LLR : 15% SO	20%	£21,206,126	£14,702,250	£14,358,259	£14,316,760	£13,435,855
70% SR : 15% LLR : 15% SO	25%	£16,776,237	£10,624,474	£10,276,635	£10,234,549	£9,352,148
70% SR : 15% LLR : 15% SO	30%	£12,310,415	£6,504,384	£6,157,148	£6,115,063	£5,223,542
70% SR : 15% LLR : 15% SO	35%	£7,795,381	£2,316,920	£1,965,240	£1,922,559	£1,025,755
70% SR : 15% LLR : 15% SO	40%	£3,217,129	£-1,916,738	£-2,268,090	£-2,310,771	£-3,209,088
70% SR : 15% LLR : 15% SO	45%	£-1,440,318	£-6,196,216	£-6,552,347	£-6,595,633	£-7,509,569
70% SR : 15% LLR : 15% SO	50%	£-6,136,398	£-10,555,825	£-10,911,804	£-10,955,189	£-11,871,232

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,386,424	£33,484,347	£33,136,013	£33,094,515	£32,222,067
70% SR : 15% LLR : 15% SO	5%	£37,125,239	£29,572,420	£29,225,386	£29,183,887	£28,312,486
70% SR : 15% LLR : 15% SO	10%	£32,828,566	£25,624,926	£25,279,047	£25,237,548	£24,366,835
70% SR : 15% LLR : 15% SO	15%	£28,496,406	£21,641,864	£21,297,000	£21,255,502	£20,385,114
70% SR : 15% LLR : 15% SO	20%	£24,127,114	£17,623,238	£17,279,247	£17,237,748	£16,356,842
70% SR : 15% LLR : 15% SO	25%	£19,697,224	£13,545,462	£13,197,623	£13,155,536	£12,273,135
70% SR : 15% LLR : 15% SO	30%	£15,231,402	£9,425,372	£9,078,136	£9,036,050	£8,144,529
70% SR : 15% LLR : 15% SO	35%	£10,716,369	£5,237,908	£4,886,227	£4,843,547	£3,946,743
70% SR : 15% LLR : 15% SO	40%	£6,138,116	£1,004,249	£652,898	£610,216	£288,100
70% SR : 15% LLR : 15% SO	45%	£1,480,670	£-3,275,229	£-3,631,359	£-3,674,645	£-4,587,581
70% SR : 15% LLR : 15% SO	50%	£-3,215,372	£-7,634,837	£-7,990,916	£-8,034,202	£-8,950,245

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£43,597,535	£35,695,458	£35,347,124	£35,305,626	£34,433,178
70% SR : 15% LLR : 15% SO	5%	£39,336,350	£31,783,532	£31,436,497	£31,394,998	£30,523,597
70% SR : 15% LLR : 15% SO	10%	£35,039,678	£27,836,037	£27,490,158	£27,448,660	£26,577,946
70% SR : 15% LLR : 15% SO	15%	£30,707,517	£23,852,975	£23,508,111	£23,466,613	£22,596,225
70% SR : 15% LLR : 15% SO	20%	£26,338,225	£19,834,349	£19,490,358	£19,448,859	£18,567,954
70% SR : 15% LLR : 15% SO	25%	£21,908,336	£15,756,573	£15,408,734	£15,366,648	£14,484,247
70% SR : 15% LLR : 15% SO	30%	£17,442,514	£11,636,483	£11,289,247	£11,247,161	£10,355,640
70% SR : 15% LLR : 15% SO	35%	£12,927,480	£7,449,019	£7,097,338	£7,054,658	£6,157,854
70% SR : 15% LLR : 15% SO	40%	£8,349,227	£3,215,361	£2,864,009	£2,821,328	£1,923,011
70% SR : 15% LLR : 15% SO	45%	£3,691,781	£-1,064,118	£-1,420,248	£-1,463,534	£-2,376,470
70% SR : 15% LLR : 15% SO	50%	£-1,004,261	£-5,423,726	£-5,779,805	£-5,823,091	£-6,739,134

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£550 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£38,573,711	£30,745,161	£30,394,517	£30,352,431	£29,468,373
70% SR : 15% LLR : 15% SO	5%	£34,808,040	£27,325,372	£26,973,706	£26,931,620	£26,048,623
70% SR : 15% LLR : 15% SO	10%	£31,006,438	£23,867,202	£23,516,708	£23,474,621	£22,592,320
70% SR : 15% LLR : 15% SO	15%	£27,168,904	£20,372,991	£20,023,524	£19,981,438	£19,091,971
70% SR : 15% LLR : 15% SO	20%	£23,287,617	£16,819,646	£16,466,132	£16,423,450	£15,528,966
70% SR : 15% LLR : 15% SO	25%	£19,346,491	£13,219,230	£12,866,469	£12,823,787	£11,928,899
70% SR : 15% LLR : 15% SO	30%	£15,358,312	£9,582,265	£9,230,115	£9,187,433	£8,291,773
70% SR : 15% LLR : 15% SO	35%	£11,306,175	£5,896,082	£5,539,425	£5,496,139	£4,586,645
70% SR : 15% LLR : 15% SO	40%	£7,217,112	£2,140,932	£1,784,609	£1,741,323	£830,295
70% SR : 15% LLR : 15% SO	45%	£3,052,169	£-1,681,319	£-2,047,599	£-2,092,119	£-3,031,076
70% SR : 15% LLR : 15% SO	50%	£-1,179,553	£-5,621,279	£-5,987,506	£-6,032,026	£-6,973,332

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,123,093	£10,294,544	£9,943,899	£9,901,814	£9,017,756
70% SR : 15% LLR : 15% SO	5%	£14,357,423	£6,874,755	£6,523,089	£6,481,003	£5,598,006
70% SR : 15% LLR : 15% SO	10%	£10,555,821	£3,416,585	£3,066,091	£3,024,004	£2,141,703
70% SR : 15% LLR : 15% SO	15%	£6,718,286	£-77,626	£-427,094	£-469,179	£-1,358,646
70% SR : 15% LLR : 15% SO	20%	£2,837,000	£-3,630,971	£-3,984,485	£-4,027,167	£-4,921,651
70% SR : 15% LLR : 15% SO	25%	£-1,102,126	£-7,231,387	£-7,584,148	£-7,626,830	£-8,521,718
70% SR : 15% LLR : 15% SO	30%	£-5,092,306	£-10,868,352	£-11,220,502	£-11,263,184	£-12,158,844
70% SR : 15% LLR : 15% SO	35%	£-9,144,443	£-14,554,535	£-14,911,193	£-14,954,478	£-15,863,972
70% SR : 15% LLR : 15% SO	40%	£-13,233,506	£-18,309,685	£-18,666,008	£-18,709,294	£-19,620,322
70% SR : 15% LLR : 15% SO	45%	£-17,398,449	£-22,131,936	£-22,498,217	£-22,542,736	£-23,481,693
70% SR : 15% LLR : 15% SO	50%	£-21,630,179	£-26,071,897	£-26,438,124	£-26,482,643	£-27,423,950

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,761,365	£18,932,816	£18,582,171	£18,540,085	£17,656,027
70% SR : 15% LLR : 15% SO	5%	£22,995,695	£15,513,026	£15,161,360	£15,119,275	£14,236,277
70% SR : 15% LLR : 15% SO	10%	£19,194,092	£12,054,856	£11,704,362	£11,662,276	£10,779,974
70% SR : 15% LLR : 15% SO	15%	£15,356,558	£8,560,645	£8,211,178	£8,169,092	£7,279,626
70% SR : 15% LLR : 15% SO	20%	£11,475,271	£5,007,301	£4,653,786	£4,611,104	£3,716,620
70% SR : 15% LLR : 15% SO	25%	£7,536,145	£1,406,884	£1,054,123	£1,011,442	£1,166,554
70% SR : 15% LLR : 15% SO	30%	£3,545,966	£-2,230,081	£-2,582,231	£-2,624,912	£-3,520,573
70% SR : 15% LLR : 15% SO	35%	£-506,171	£-5,916,264	£-6,272,921	£-6,316,207	£-7,225,701
70% SR : 15% LLR : 15% SO	40%	£-4,595,234	£-9,671,414	£-10,027,737	£-10,071,023	£-10,982,050
70% SR : 15% LLR : 15% SO	45%	£-8,769,177	£-13,493,664	£-13,859,945	£-13,904,464	£-14,843,422
70% SR : 15% LLR : 15% SO	50%	£-12,991,938	£-17,433,625	£-17,799,852	£-17,844,372	£-18,785,676

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,682,352	£21,853,803	£21,503,159	£21,461,073	£20,577,015
70% SR : 15% LLR : 15% SO	5%	£25,916,682	£18,434,014	£18,082,348	£18,040,262	£17,157,285
70% SR : 15% LLR : 15% SO	10%	£22,115,080	£14,975,844	£14,625,350	£14,583,263	£13,700,962
70% SR : 15% LLR : 15% SO	15%	£18,277,546	£11,481,633	£11,132,166	£11,090,080	£10,200,613
70% SR : 15% LLR : 15% SO	20%	£14,396,259	£7,928,288	£7,574,774	£7,532,092	£6,637,608
70% SR : 15% LLR : 15% SO	25%	£10,457,133	£4,327,872	£3,975,111	£3,932,429	£3,037,541
70% SR : 15% LLR : 15% SO	30%	£6,466,954	£690,907	£338,757	£296,075	£-599,585
70% SR : 15% LLR : 15% SO	35%	£2,414,817	£-2,995,276	£-3,351,933	£-3,395,219	£-4,304,713
70% SR : 15% LLR : 15% SO	40%	£-1,674,246	£-6,750,426	£-7,106,749	£-7,150,035	£-8,061,063
70% SR : 15% LLR : 15% SO	45%	£-5,839,199	£-10,572,677	£-10,938,957	£-10,983,477	£-11,922,434
70% SR : 15% LLR : 15% SO	50%	£-10,070,911	£-14,512,637	£-14,878,864	£-14,923,384	£-15,864,690

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,893,464	£24,064,914	£23,714,270	£23,672,184	£22,788,126
70% SR : 15% LLR : 15% SO	5%	£28,127,793	£20,645,125	£20,293,459	£20,251,373	£19,368,376
70% SR : 15% LLR : 15% SO	10%	£24,326,191	£17,186,955	£16,836,461	£16,794,374	£15,912,073
70% SR : 15% LLR : 15% SO	15%	£20,488,657	£13,692,744	£13,343,277	£13,301,191	£12,411,725
70% SR : 15% LLR : 15% SO	20%	£16,607,370	£10,139,400	£9,785,885	£9,743,203	£8,848,719
70% SR : 15% LLR : 15% SO	25%	£12,668,244	£6,538,983	£6,186,222	£6,143,540	£5,248,652
70% SR : 15% LLR : 15% SO	30%	£8,678,065	£2,902,018	£2,549,868	£2,507,186	£1,611,526
70% SR : 15% LLR : 15% SO	35%	£4,625,928	£-784,165	£-1,140,822	£-1,184,108	£-2,093,602
70% SR : 15% LLR : 15% SO	40%	£536,865	£-4,539,315	£-4,895,638	£-4,938,924	£-5,849,952
70% SR : 15% LLR : 15% SO	45%	£-3,628,078	£-8,361,566	£-8,727,846	£-8,772,366	£-9,711,523
70% SR : 15% LLR : 15% SO	50%	£-7,859,800	£-12,301,526	£-12,667,753	£-12,712,273	£-13,653,879

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£500 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,754,592	£19,250,543	£18,892,565	£18,849,884	£17,953,315
70% SR : 15% LLR : 15% SO	5%	£23,455,791	£16,275,085	£15,918,444	£15,875,762	£14,980,269
70% SR : 15% LLR : 15% SO	10%	£20,120,579	£13,263,077	£12,907,622	£12,864,940	£11,970,154
70% SR : 15% LLR : 15% SO	15%	£16,729,661	£10,214,516	£9,860,103	£9,817,422	£8,922,971
70% SR : 15% LLR : 15% SO	20%	£13,288,477	£7,122,559	£6,764,042	£6,720,756	£5,813,614
70% SR : 15% LLR : 15% SO	25%	£9,810,365	£3,963,459	£3,605,705	£3,562,420	£2,654,868
70% SR : 15% LLR : 15% SO	30%	£6,288,732	£767,292	£410,159	£366,873	£-549,123
70% SR : 15% LLR : 15% SO	35%	£2,693,337	£-2,517,928	£-2,884,751	£-2,929,270	£-3,864,687
70% SR : 15% LLR : 15% SO	40%	£-952,800	£-5,882,837	£-6,249,316	£-6,293,835	£-7,230,830
70% SR : 15% LLR : 15% SO	45%	£-4,725,477	£-9,311,195	£-9,682,660	£-9,727,809	£-10,680,054
70% SR : 15% LLR : 15% SO	50%	£-8,563,304	£-12,810,675	£-13,182,085	£-13,227,235	£-14,181,861

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,303,974	£-1,200,075	£-1,558,052	£-1,600,734	£-2,487,303
70% SR : 15% LLR : 15% SO	5%	£3,005,174	£-4,175,532	£-4,532,173	£-4,574,855	£-5,470,348
70% SR : 15% LLR : 15% SO	10%	£-330,038	£-7,187,541	£-7,542,995	£-7,585,677	£-8,468,464
70% SR : 15% LLR : 15% SO	15%	£-3,720,956	£-10,236,102	£-10,590,514	£-10,633,196	£-11,527,646
70% SR : 15% LLR : 15% SO	20%	£-7,162,141	£-13,328,059	£-13,686,576	£-13,729,861	£-14,637,003
70% SR : 15% LLR : 15% SO	25%	£-10,640,253	£-16,487,159	£-16,844,912	£-16,888,198	£-17,795,749
70% SR : 15% LLR : 15% SO	30%	£-14,161,886	£-19,683,325	£-20,040,458	£-20,083,744	£-20,999,741
70% SR : 15% LLR : 15% SO	35%	£-17,757,281	£-22,968,545	£-23,335,369	£-23,379,887	£-24,315,304
70% SR : 15% LLR : 15% SO	40%	£-21,403,418	£-26,333,454	£-26,699,933	£-26,744,453	£-27,681,447
70% SR : 15% LLR : 15% SO	45%	£-25,176,094	£-29,781,812	£-30,133,277	£-30,178,427	£-31,130,671
70% SR : 15% LLR : 15% SO	50%	£-29,013,922	£-33,261,293	£-33,692,702	£-33,737,852	£-34,632,479

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,942,246	£7,438,197	£7,080,220	£7,037,538	£6,140,969
70% SR : 15% LLR : 15% SO	5%	£11,643,445	£4,462,740	£4,106,098	£4,063,417	£3,167,924
70% SR : 15% LLR : 15% SO	10%	£8,308,234	£1,450,731	£1,095,276	£1,052,595	£157,808
70% SR : 15% LLR : 15% SO	15%	£4,917,315	£-1,597,830	£-1,952,242	£-1,994,924	£-2,889,374
70% SR : 15% LLR : 15% SO	20%	£1,476,131	£-4,689,787	£-5,048,304	£-5,091,590	£-5,998,731
70% SR : 15% LLR : 15% SO	25%	£-2,001,881	£-7,848,887	£-8,206,640	£-8,249,326	£-9,157,477
70% SR : 15% LLR : 15% SO	30%	£-5,523,614	£-11,045,053	£-11,402,186	£-11,445,472	£-12,381,469
70% SR : 15% LLR : 15% SO	35%	£-9,119,009	£-14,330,274	£-14,697,097	£-14,741,615	£-15,677,032
70% SR : 15% LLR : 15% SO	40%	£-12,765,146	£-17,695,182	£-18,061,661	£-18,106,181	£-19,043,176
70% SR : 15% LLR : 15% SO	45%	£-16,537,823	£-21,123,540	£-21,495,005	£-21,540,155	£-22,492,400
70% SR : 15% LLR : 15% SO	50%	£-20,378,650	£-24,623,021	£-24,994,431	£-25,039,580	£-26,994,207

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,863,234	£10,359,185	£10,001,207	£9,958,526	£9,061,957
70% SR : 15% LLR : 15% SO	5%	£14,564,433	£7,383,727	£7,027,086	£6,984,404	£6,088,911
70% SR : 15% LLR : 15% SO	10%	£11,229,221	£4,371,719	£4,016,264	£3,973,582	£3,078,796
70% SR : 15% LLR : 15% SO	15%	£7,838,303	£1,323,158	£968,745	£926,063	£31,613
70% SR : 15% LLR : 15% SO	20%	£4,397,119	£-1,768,799	£-2,127,318	£-2,170,802	£-3,077,744
70% SR : 15% LLR : 15% SO	25%	£919,007	£-4,927,899	£-5,285,653	£-5,328,938	£-6,236,490
70% SR : 15% LLR : 15% SO	30%	£-2,602,626	£-8,124,066	£-8,481,199	£-8,524,485	£-9,440,481
70% SR : 15% LLR : 15% SO	35%	£-6,198,021	£-11,409,286	£-11,776,109	£-11,820,628	£-12,756,045
70% SR : 15% LLR : 15% SO	40%	£-9,844,158	£-14,774,195	£-15,140,674	£-15,185,193	£-16,122,188
70% SR : 15% LLR : 15% SO	45%	£-13,616,835	£-18,202,553	£-18,574,018	£-18,619,167	£-19,571,412
70% SR : 15% LLR : 15% SO	50%	£-17,454,662	£-21,702,033	£-22,073,443	£-22,118,593	£-23,073,219

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,074,345	£12,570,296	£12,212,319	£12,169,637	£11,273,068
70% SR : 15% LLR : 15% SO	5%	£16,775,544	£9,594,839	£9,238,197	£9,195,515	£8,300,022
70% SR : 15% LLR : 15% SO	10%	£13,440,332	£6,582,830	£6,227,375	£6,184,693	£5,289,907
70% SR : 15% LLR : 15% SO	15%	£10,049,414	£3,534,269	£3,179,856	£3,137,175	£2,242,725
70% SR : 15% LLR : 15% SO	20%	£6,608,230	£442,312	£83,795	£40,509	£-866,632
70% SR : 15% LLR : 15% SO	25%	£3,130,118	£-2,716,788	£-3,074,541	£-3,117,827	£-4,025,378
70% SR : 15% LLR : 15% SO	30%	£-381,515	£-5,912,955	£-6,270,088	£-6,313,373	£-7,229,370
70% SR : 15% LLR : 15% SO	35%	£-3,986,910	£-9,198,175	£-9,564,998	£-9,609,517	£-10,544,934
70% SR : 15% LLR : 15% SO	40%	£-7,635,047	£-12,563,084	£-12,929,563	£-12,974,082	£-13,911,077
70% SR : 15% LLR : 15% SO	45%	£-11,405,724	£-15,991,442	£-16,362,907	£-16,408,056	£-17,360,301
70% SR : 15% LLR : 15% SO	50%	£-15,243,551	£-19,490,922	£-19,862,332	£-19,907,481	£-20,862,108

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£475 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,791,885	£13,307,677	£12,949,699	£12,907,018	£12,010,450
70% SR : 15% LLR : 15% SO	5%	£17,700,101	£10,559,668	£10,203,025	£10,160,344	£9,264,852
70% SR : 15% LLR : 15% SO	10%	£14,563,630	£7,769,991	£7,409,507	£7,366,221	£6,458,772
70% SR : 15% LLR : 15% SO	15%	£11,390,230	£4,915,353	£4,555,925	£4,512,641	£3,605,532
70% SR : 15% LLR : 15% SO	20%	£8,179,905	£2,023,648	£1,665,131	£1,621,845	£714,703
70% SR : 15% LLR : 15% SO	25%	£4,905,066	£-917,932	£-1,280,748	£-1,324,645	£-2,256,758
70% SR : 15% LLR : 15% SO	30%	£1,580,905	£-3,962,576	£-4,329,888	£-4,374,407	£-5,308,632
70% SR : 15% LLR : 15% SO	35%	£-1,813,820	£-7,052,401	£-7,419,223	£-7,463,743	£-8,389,160
70% SR : 15% LLR : 15% SO	40%	£-5,311,116	£-10,214,478	£-10,586,143	£-10,631,292	£-11,581,546
70% SR : 15% LLR : 15% SO	45%	£-8,869,841	£-13,434,502	£-13,805,967	£-13,851,117	£-14,803,361
70% SR : 15% LLR : 15% SO	50%	£-12,504,048	£-16,693,183	£-17,064,592	£-17,109,742	£-18,064,369

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£341,268	£-7,142,940	£-7,500,918	£-7,543,690	£-8,440,168
70% SR : 15% LLR : 15% SO	5%	£-2,750,516	£-9,890,949	£-10,247,592	£-10,290,274	£-11,185,766
70% SR : 15% LLR : 15% SO	10%	£-5,886,988	£-12,680,626	£-13,041,111	£-13,084,396	£-13,991,845
70% SR : 15% LLR : 15% SO	15%	£-9,060,387	£-15,535,264	£-15,894,692	£-15,937,977	£-16,845,085
70% SR : 15% LLR : 15% SO	20%	£-12,270,712	£-18,426,969	£-18,785,487	£-18,828,772	£-19,735,315
70% SR : 15% LLR : 15% SO	25%	£-15,545,552	£-21,368,549	£-21,731,365	£-21,775,263	£-22,707,375
70% SR : 15% LLR : 15% SO	30%	£-18,869,712	£-24,413,193	£-24,780,505	£-24,825,024	£-25,799,249
70% SR : 15% LLR : 15% SO	35%	£-22,264,437	£-27,503,018	£-27,869,841	£-27,914,360	£-28,849,777
70% SR : 15% LLR : 15% SO	40%	£-25,761,733	£-30,665,096	£-31,036,760	£-31,081,910	£-32,032,163
70% SR : 15% LLR : 15% SO	45%	£-29,320,459	£-33,885,120	£-34,256,585	£-34,301,734	£-35,253,978
70% SR : 15% LLR : 15% SO	50%	£-32,954,666	£-37,143,800	£-37,615,210	£-37,660,359	£-38,514,886

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,978,539	£1,495,332	£1,137,354	£1,094,672	£198,104
70% SR : 15% LLR : 15% SO	5%	£5,887,756	£-1,252,678	£-1,609,320	£-1,652,002	£-2,547,494
70% SR : 15% LLR : 15% SO	10%	£2,751,284	£-4,042,354	£-4,402,839	£-4,446,125	£-5,353,573
70% SR : 15% LLR : 15% SO	15%	£-422,115	£-6,896,993	£-7,256,420	£-7,299,705	£-8,206,814
70% SR : 15% LLR : 15% SO	20%	£-3,632,441	£-9,788,698	£-10,147,215	£-10,190,501	£-11,097,643
70% SR : 15% LLR : 15% SO	25%	£-6,907,280	£-12,730,277	£-13,093,093	£-13,136,991	£-14,069,103
70% SR : 15% LLR : 15% SO	30%	£-10,231,441	£-15,774,921	£-16,142,233	£-16,186,753	£-17,120,978
70% SR : 15% LLR : 15% SO	35%	£-13,626,165	£-18,864,744	£-19,231,569	£-19,276,088	£-20,211,505
70% SR : 15% LLR : 15% SO	40%	£-17,123,462	£-22,026,824	£-22,398,489	£-22,443,638	£-23,393,891
70% SR : 15% LLR : 15% SO	45%	£-20,682,187	£-25,245,948	£-25,618,313	£-25,663,462	£-26,615,706
70% SR : 15% LLR : 15% SO	50%	£-24,316,394	£-28,505,528	£-28,876,938	£-28,922,087	£-29,876,714

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,900,527	£4,416,319	£4,058,341	£4,015,660	£3,119,092
70% SR : 15% LLR : 15% SO	5%	£8,808,743	£1,668,310	£1,311,667	£1,268,986	£373,494
70% SR : 15% LLR : 15% SO	10%	£5,672,272	£-1,121,367	£-1,481,851	£-1,525,137	£-2,432,586
70% SR : 15% LLR : 15% SO	15%	£2,498,872	£-3,976,005	£-4,335,433	£-4,378,717	£-5,285,826
70% SR : 15% LLR : 15% SO	20%	£-711,453	£-6,867,710	£-7,226,227	£-7,269,513	£-8,176,655
70% SR : 15% LLR : 15% SO	25%	£-3,986,292	£-9,809,290	£-10,172,106	£-10,216,004	£-11,148,116
70% SR : 15% LLR : 15% SO	30%	£-7,310,453	£-12,853,934	£-13,221,246	£-13,265,765	£-14,199,990
70% SR : 15% LLR : 15% SO	35%	£-10,705,178	£-15,943,799	£-16,310,581	£-16,355,101	£-17,290,518
70% SR : 15% LLR : 15% SO	40%	£-14,202,474	£-19,105,836	£-19,477,501	£-19,522,650	£-20,472,904
70% SR : 15% LLR : 15% SO	45%	£-17,761,199	£-22,325,860	£-22,697,325	£-22,742,475	£-23,694,719
70% SR : 15% LLR : 15% SO	50%	£-21,395,406	£-25,594,541	£-25,955,950	£-26,001,100	£-26,955,727

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,111,638	£6,627,431	£6,269,452	£6,226,771	£5,330,203
70% SR : 15% LLR : 15% SO	5%	£11,019,854	£3,879,421	£3,522,778	£3,480,097	£2,584,605
70% SR : 15% LLR : 15% SO	10%	£7,883,383	£1,089,744	£728,260	£685,974	£-221,475
70% SR : 15% LLR : 15% SO	15%	£4,709,983	£-1,764,894	£-2,124,321	£-2,167,606	£-3,074,715
70% SR : 15% LLR : 15% SO	20%	£1,499,658	£-4,656,599	£-5,015,116	£-5,058,402	£-5,965,544
70% SR : 15% LLR : 15% SO	25%	£-1,775,181	£-7,598,178	£-7,960,994	£-8,004,892	£-8,937,005
70% SR : 15% LLR : 15% SO	30%	£-5,099,342	£-10,642,823	£-11,010,135	£-11,054,654	£-11,988,879
70% SR : 15% LLR : 15% SO	35%	£-8,494,067	£-13,732,648	£-14,099,470	£-14,143,990	£-15,079,407
70% SR : 15% LLR : 15% SO	40%	£-11,991,363	£-16,894,725	£-17,266,390	£-17,311,539	£-16,261,793
70% SR : 15% LLR : 15% SO	45%	£-15,550,988	£-20,114,749	£-20,495,214	£-20,531,364	£-21,463,607
70% SR : 15% LLR : 15% SO	50%	£-19,184,295	£-23,378,490	£-23,744,839	£-23,789,989	£-24,744,615

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Site typology

Value Area	£675 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£0				
70% SR : 15% LLR : 15% SO	5%	£0				
70% SR : 15% LLR : 15% SO	10%	£0				
70% SR : 15% LLR : 15% SO	15%	£0				
70% SR : 15% LLR : 15% SO	20%	£0				
70% SR : 15% LLR : 15% SO	25%	£0				
70% SR : 15% LLR : 15% SO	30%	£0				
70% SR : 15% LLR : 15% SO	35%	£0				
70% SR : 15% LLR : 15% SO	40%	£0				
70% SR : 15% LLR : 15% SO	45%	£0				
70% SR : 15% LLR : 15% SO	50%	£0				

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Site typology	
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Value Area	£650 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£0				
70% SR : 15% LLR : 15% SO	5%	£0				
70% SR : 15% LLR : 15% SO	10%	£0				
70% SR : 15% LLR : 15% SO	15%	£0				
70% SR : 15% LLR : 15% SO	20%	£0				
70% SR : 15% LLR : 15% SO	25%	£0				
70% SR : 15% LLR : 15% SO	30%	£0				
70% SR : 15% LLR : 15% SO	35%	£0				
70% SR : 15% LLR : 15% SO	40%	£0				
70% SR : 15% LLR : 15% SO	45%	£0				
70% SR : 15% LLR : 15% SO	50%	£0				

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Site typology	
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Value Area	£600 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£0				
70% SR : 15% LLR : 15% SO	5%	£0				
70% SR : 15% LLR : 15% SO	10%	£0				
70% SR : 15% LLR : 15% SO	15%	£0				
70% SR : 15% LLR : 15% SO	20%	£0				
70% SR : 15% LLR : 15% SO	25%	£0				
70% SR : 15% LLR : 15% SO	30%	£0				
70% SR : 15% LLR : 15% SO	35%	£0				
70% SR : 15% LLR : 15% SO	40%	£0				
70% SR : 15% LLR : 15% SO	45%	£0				
70% SR : 15% LLR : 15% SO	50%	£0				

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Site typology

Value Area	£550 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£0				
70% SR : 15% LLR : 15% SO	5%	£0				
70% SR : 15% LLR : 15% SO	10%	£0				
70% SR : 15% LLR : 15% SO	15%	£0				
70% SR : 15% LLR : 15% SO	20%	£0				
70% SR : 15% LLR : 15% SO	25%	£0				
70% SR : 15% LLR : 15% SO	30%	£0				
70% SR : 15% LLR : 15% SO	35%	£0				
70% SR : 15% LLR : 15% SO	40%	£0				
70% SR : 15% LLR : 15% SO	45%	£0				
70% SR : 15% LLR : 15% SO	50%	£0				

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Site typology	
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Value Area	£500 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£0				
70% SR : 15% LLR : 15% SO	5%	£0				
70% SR : 15% LLR : 15% SO	10%	£0				
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70% SR : 15% LLR : 15% SO	20%	£0				
70% SR : 15% LLR : 15% SO	25%	£0				
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70% SR : 15% LLR : 15% SO	35%	£0				
70% SR : 15% LLR : 15% SO	40%	£0				
70% SR : 15% LLR : 15% SO	45%	£0				
70% SR : 15% LLR : 15% SO	50%	£0				

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
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70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
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70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
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70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Site typology

Value Area	£475 per sq ft
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No Units	0
Site Area	#DIV/0!

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£0				
70% SR : 15% LLR : 15% SO	5%	£0				
70% SR : 15% LLR : 15% SO	10%	£0				
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70% SR : 15% LLR : 15% SO	20%	£0				
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70% SR : 15% LLR : 15% SO	35%	£0				
70% SR : 15% LLR : 15% SO	40%	£0				
70% SR : 15% LLR : 15% SO	45%	£0				
70% SR : 15% LLR : 15% SO	50%	£0				

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
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70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
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70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	20%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	40%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	45%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
70% SR : 15% LLR : 15% SO	50%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£675 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation	
Build cost inflation	
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£63,102,286	£53,625,756	£53,182,616	£53,127,923	£51,730,042
70% SR : 15% LLR : 15% SO	5%	£56,942,235	£47,838,863	£47,397,374	£47,342,356	£45,932,440
70% SR : 15% LLR : 15% SO	10%	£50,727,088	£41,963,822	£41,519,509	£41,464,041	£40,055,187
70% SR : 15% LLR : 15% SO	15%	£44,423,989	£36,030,024	£35,587,013	£35,531,545	£34,123,196
70% SR : 15% LLR : 15% SO	20%	£38,062,230	£30,015,316	£29,568,852	£29,512,600	£28,089,622
70% SR : 15% LLR : 15% SO	25%	£31,605,827	£23,924,175	£23,478,663	£23,422,411	£21,999,821
70% SR : 15% LLR : 15% SO	30%	£25,069,270	£17,778,482	£17,333,741	£17,277,489	£15,852,724
70% SR : 15% LLR : 15% SO	35%	£18,448,968	£11,578,236	£11,134,090	£11,077,837	£9,651,337
70% SR : 15% LLR : 15% SO	40%	£11,774,323	£5,323,441	£4,876,272	£4,819,225	£3,374,816
70% SR : 15% LLR : 15% SO	45%	£5,045,336	-£1,068,601	-£1,528,510	-£1,587,185	-£3,071,833
70% SR : 15% LLR : 15% SO	50%	-£1,805,038	-£7,692,283	-£8,158,241	-£8,218,588	-£9,743,681

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,104,528	£1,627,999	£1,184,858	£1,130,165	-£267,716
70% SR : 15% LLR : 15% SO	5%	£4,944,477	-£4,158,895	-£4,600,383	-£4,655,402	-£6,065,318
70% SR : 15% LLR : 15% SO	10%	-£1,270,670	-£10,033,935	-£10,478,249	-£10,533,717	-£11,942,571
70% SR : 15% LLR : 15% SO	15%	-£7,573,769	-£15,967,734	-£16,410,745	-£16,466,213	-£17,874,562
70% SR : 15% LLR : 15% SO	20%	-£13,935,528	-£21,982,442	-£22,428,905	-£22,485,158	-£23,908,135
70% SR : 15% LLR : 15% SO	25%	-£20,391,931	-£28,073,583	-£28,519,095	-£28,575,347	-£29,998,937
70% SR : 15% LLR : 15% SO	30%	-£26,928,488	-£34,219,276	-£34,664,017	-£34,720,269	-£36,145,034
70% SR : 15% LLR : 15% SO	35%	-£33,548,790	-£40,419,522	-£40,863,668	-£40,919,921	-£42,346,421
70% SR : 15% LLR : 15% SO	40%	-£40,223,435	-£46,674,317	-£47,121,485	-£47,178,533	-£48,622,942
70% SR : 15% LLR : 15% SO	45%	-£46,952,422	-£53,066,359	-£53,526,268	-£53,584,942	-£55,069,591
70% SR : 15% LLR : 15% SO	50%	-£53,802,796	-£59,690,041	-£60,155,999	-£60,216,346	-£61,741,439

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,068,205	£23,591,676	£23,148,535	£23,093,842	£21,695,962
70% SR : 15% LLR : 15% SO	5%	£26,908,154	£17,804,782	£17,363,294	£17,308,275	£15,898,359
70% SR : 15% LLR : 15% SO	10%	£20,693,007	£11,929,742	£11,485,428	£11,429,960	£10,021,106
70% SR : 15% LLR : 15% SO	15%	£14,389,908	£5,995,943	£5,552,932	£5,497,465	£4,089,115
70% SR : 15% LLR : 15% SO	20%	£8,028,150	-£18,765	-£465,228	-£521,481	-£1,944,458
70% SR : 15% LLR : 15% SO	25%	£1,571,746	-£6,109,906	-£6,555,418	-£6,611,670	-£8,035,260
70% SR : 15% LLR : 15% SO	30%	-£4,964,810	-£12,255,599	-£12,700,340	-£12,756,592	-£14,181,357
70% SR : 15% LLR : 15% SO	35%	-£11,585,113	-£18,455,844	-£18,899,991	-£18,956,244	-£20,382,743
70% SR : 15% LLR : 15% SO	40%	-£18,259,758	-£24,710,839	-£25,157,808	-£25,214,856	-£26,659,265
70% SR : 15% LLR : 15% SO	45%	-£24,989,745	-£31,022,682	-£31,562,591	-£31,621,265	-£33,105,914
70% SR : 15% LLR : 15% SO	50%	-£31,839,119	-£37,326,364	-£37,872,322	-£37,932,669	-£39,777,762

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,495,111	£31,018,582	£30,575,441	£30,520,748	£29,122,867
70% SR : 15% LLR : 15% SO	5%	£34,335,060	£25,231,688	£24,790,199	£24,735,181	£23,325,265
70% SR : 15% LLR : 15% SO	10%	£28,119,913	£19,356,648	£18,912,334	£18,856,866	£17,448,012
70% SR : 15% LLR : 15% SO	15%	£21,816,814	£13,422,849	£12,979,838	£12,924,370	£11,516,021
70% SR : 15% LLR : 15% SO	20%	£15,455,055	£7,408,141	£6,961,678	£6,905,425	£5,482,448
70% SR : 15% LLR : 15% SO	25%	£8,998,652	£1,317,000	£871,488	£815,236	£608,354
70% SR : 15% LLR : 15% SO	30%	£2,462,095	-£4,828,693	-£5,273,434	-£5,329,686	-£6,754,451
70% SR : 15% LLR : 15% SO	35%	-£4,158,207	-£11,028,939	-£11,473,085	-£11,529,338	-£12,955,838
70% SR : 15% LLR : 15% SO	40%	-£10,832,852	-£17,283,734	-£17,730,903	-£17,787,950	-£19,232,359
70% SR : 15% LLR : 15% SO	45%	-£17,561,839	-£23,575,776	-£24,135,695	-£24,194,359	-£25,679,008
70% SR : 15% LLR : 15% SO	50%	-£24,412,213	-£30,299,458	-£30,765,416	-£30,825,762	-£32,350,856

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£46,117,084	£36,640,555	£36,197,414	£36,142,721	£34,744,840
70% SR : 15% LLR : 15% SO	5%	£39,957,033	£30,853,661	£30,412,173	£30,357,154	£28,947,238
70% SR : 15% LLR : 15% SO	10%	£33,741,886	£24,978,621	£24,534,307	£24,478,839	£23,069,985
70% SR : 15% LLR : 15% SO	15%	£27,438,787	£19,044,822	£18,601,811	£18,546,344	£17,137,994
70% SR : 15% LLR : 15% SO	20%	£21,077,029	£13,030,114	£12,583,651	£12,527,398	£11,104,421
70% SR : 15% LLR : 15% SO	25%	£14,620,625	£6,938,973	£6,493,461	£6,437,209	£5,013,619
70% SR : 15% LLR : 15% SO	30%	£8,084,069	£793,280	£348,539	£292,287	-£1,132,478
70% SR : 15% LLR : 15% SO	35%	£1,463,766	-£5,406,866	-£5,851,112	-£5,907,365	-£7,333,865
70% SR : 15% LLR : 15% SO	40%	-£5,210,879	-£11,561,761	-£12,108,929	-£12,165,977	-£13,610,386
70% SR : 15% LLR : 15% SO	45%	-£11,939,866	-£18,953,803	-£19,513,712	-£19,572,396	-£20,057,035
70% SR : 15% LLR : 15% SO	50%	-£18,790,240	-£26,877,465	-£27,443,443	-£27,503,790	-£28,726,863

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£650 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£55,886,368	£46,339,986	£45,892,518	£45,837,050	£44,425,518
70% SR : 15% LLR : 15% SO	5%	£50,040,261	£40,848,929	£40,403,130	£40,347,662	£38,937,747
70% SR : 15% LLR : 15% SO	10%	£44,122,457	£35,303,872	£34,859,558	£34,804,091	£33,382,739
70% SR : 15% LLR : 15% SO	15%	£38,139,642	£29,667,147	£29,219,550	£29,163,298	£27,740,371
70% SR : 15% LLR : 15% SO	20%	£32,071,766	£23,968,398	£23,521,933	£23,465,682	£22,042,703
70% SR : 15% LLR : 15% SO	25%	£25,926,148	£18,215,093	£17,769,581	£17,713,328	£16,289,738
70% SR : 15% LLR : 15% SO	30%	£19,698,024	£12,407,236	£11,962,496	£11,906,243	£10,481,479
70% SR : 15% LLR : 15% SO	35%	£13,415,558	£6,544,827	£6,100,680	£6,044,427	£4,605,051
70% SR : 15% LLR : 15% SO	40%	£7,078,751	£680,097	£131,517	£74,105	£-1,406,531
70% SR : 15% LLR : 15% SO	45%	£666,778	£-5,599,575	£-6,065,024	£-6,124,529	£-7,627,067
70% SR : 15% LLR : 15% SO	50%	£-5,979,004	£-11,974,382	£-12,451,810	£-12,513,011	£-14,059,631

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,888,610	£-5,657,772	£-6,105,240	£-6,160,708	£-7,572,239
70% SR : 15% LLR : 15% SO	5%	£-1,957,497	£-11,148,829	£-11,594,628	£-11,650,096	£-13,060,011
70% SR : 15% LLR : 15% SO	10%	£-7,875,300	£-16,693,886	£-17,138,200	£-17,193,667	£-18,615,019
70% SR : 15% LLR : 15% SO	15%	£-13,858,116	£-22,330,611	£-22,778,208	£-22,834,460	£-24,257,387
70% SR : 15% LLR : 15% SO	20%	£-19,925,992	£-28,029,360	£-28,475,825	£-28,532,078	£-29,955,055
70% SR : 15% LLR : 15% SO	25%	£-26,071,610	£-33,782,665	£-34,228,177	£-34,284,429	£-35,708,020
70% SR : 15% LLR : 15% SO	30%	£-32,299,734	£-39,590,522	£-40,035,262	£-40,091,515	£-41,516,279
70% SR : 15% LLR : 15% SO	35%	£-38,582,200	£-45,452,931	£-45,897,078	£-45,953,331	£-47,392,707
70% SR : 15% LLR : 15% SO	40%	£-44,919,007	£-51,417,661	£-51,866,241	£-51,923,653	£-53,404,289
70% SR : 15% LLR : 15% SO	45%	£-51,330,990	£-57,597,332	£-58,062,752	£-58,122,287	£-59,624,825
70% SR : 15% LLR : 15% SO	50%	£-57,976,762	£-63,972,140	£-64,449,567	£-64,510,768	£-66,057,389

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,852,287	£16,305,905	£15,858,437	£15,802,969	£14,391,438
70% SR : 15% LLR : 15% SO	5%	£20,006,180	£10,814,849	£10,369,049	£10,313,582	£8,903,666
70% SR : 15% LLR : 15% SO	10%	£14,088,377	£5,269,792	£4,825,478	£4,770,010	£3,348,658
70% SR : 15% LLR : 15% SO	15%	£8,105,561	£-3,669,933	£-4,114,531	£-4,059,063	£-2,293,710
70% SR : 15% LLR : 15% SO	20%	£2,037,685	£-9,065,683	£-9,512,147	£-9,457,680	£-10,991,377
70% SR : 15% LLR : 15% SO	25%	£-4,107,933	£-14,818,988	£-15,264,500	£-15,210,033	£-16,744,343
70% SR : 15% LLR : 15% SO	30%	£-10,336,057	£-20,626,845	£-21,072,358	£-21,017,891	£-22,552,602
70% SR : 15% LLR : 15% SO	35%	£-16,618,523	£-26,489,254	£-26,935,401	£-26,880,934	£-28,429,030
70% SR : 15% LLR : 15% SO	40%	£-22,955,330	£-32,453,984	£-32,900,664	£-32,846,197	£-34,440,612
70% SR : 15% LLR : 15% SO	45%	£-29,367,393	£-38,533,655	£-39,079,105	£-39,024,638	£-40,661,147
70% SR : 15% LLR : 15% SO	50%	£-36,013,085	£-44,806,463	£-45,485,890	£-45,431,423	£-47,093,712

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,279,193	£23,732,811	£23,285,343	£23,229,875	£21,818,344
70% SR : 15% LLR : 15% SO	5%	£27,433,086	£18,241,754	£17,795,955	£17,740,487	£16,330,572
70% SR : 15% LLR : 15% SO	10%	£21,515,283	£12,696,697	£12,252,383	£12,196,916	£10,775,564
70% SR : 15% LLR : 15% SO	15%	£15,532,467	£7,059,972	£6,612,375	£6,556,123	£5,133,196
70% SR : 15% LLR : 15% SO	20%	£9,464,591	£1,361,223	£914,758	£858,507	£-564,472
70% SR : 15% LLR : 15% SO	25%	£3,318,973	£-4,382,082	£-4,837,594	£-4,893,846	£-6,317,437
70% SR : 15% LLR : 15% SO	30%	£-2,909,151	£-10,199,939	£-10,644,679	£-10,700,932	£-12,125,696
70% SR : 15% LLR : 15% SO	35%	£-9,191,617	£-16,062,348	£-16,506,495	£-16,562,748	£-18,002,124
70% SR : 15% LLR : 15% SO	40%	£-15,528,424	£-22,027,078	£-22,475,658	£-22,533,070	£-24,013,706
70% SR : 15% LLR : 15% SO	45%	£-21,940,397	£-28,206,749	£-28,672,199	£-28,731,704	£-30,234,242
70% SR : 15% LLR : 15% SO	50%	£-28,596,179	£-34,691,557	£-35,069,994	£-35,129,185	£-36,666,806

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£38,901,166	£29,954,784	£28,907,316	£28,851,848	£27,440,317
70% SR : 15% LLR : 15% SO	5%	£33,055,059	£23,863,727	£23,417,928	£23,362,461	£21,952,545
70% SR : 15% LLR : 15% SO	10%	£27,137,256	£18,318,670	£17,874,357	£17,818,889	£16,397,537
70% SR : 15% LLR : 15% SO	15%	£21,154,440	£12,681,945	£12,234,348	£12,178,097	£10,755,169
70% SR : 15% LLR : 15% SO	20%	£15,086,564	£6,983,196	£6,536,732	£6,480,480	£5,057,502
70% SR : 15% LLR : 15% SO	25%	£8,940,946	£1,229,891	£784,379	£728,127	£-695,464
70% SR : 15% LLR : 15% SO	30%	£2,712,822	£-4,577,966	£-5,022,708	£-5,078,959	£-6,503,723
70% SR : 15% LLR : 15% SO	35%	£-3,569,644	£-10,440,375	£-10,884,522	£-10,940,775	£-12,380,151
70% SR : 15% LLR : 15% SO	40%	£-9,906,451	£-16,405,105	£-16,853,685	£-16,911,997	£-18,391,733
70% SR : 15% LLR : 15% SO	45%	£-16,318,424	£-22,584,776	£-23,060,226	£-23,109,731	£-24,612,269
70% SR : 15% LLR : 15% SO	50%	£-22,964,206	£-28,959,584	£-29,437,011	£-29,488,212	£-31,044,653

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£600 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,361,687	£31,639,525	£31,187,426	£31,131,173	£29,705,031
70% SR : 15% LLR : 15% SO	5%	£36,127,959	£26,783,465	£26,333,050	£26,276,799	£24,852,290
70% SR : 15% LLR : 15% SO	10%	£30,840,447	£21,872,844	£21,423,932	£21,367,679	£19,944,242
70% SR : 15% LLR : 15% SO	15%	£25,459,886	£16,907,666	£16,460,070	£16,403,817	£14,980,891
70% SR : 15% LLR : 15% SO	20%	£20,019,463	£11,887,932	£11,441,469	£11,385,217	£9,962,238
70% SR : 15% LLR : 15% SO	25%	£14,524,699	£6,813,421	£6,363,042	£6,305,993	£4,865,847
70% SR : 15% LLR : 15% SO	30%	£8,976,592	£1,636,640	£1,187,041	£1,129,992	£-327,547
70% SR : 15% LLR : 15% SO	35%	£3,370,999	£-3,692,948	£-4,153,865	£-4,213,370	£-5,710,497
70% SR : 15% LLR : 15% SO	40%	£-2,386,799	£-9,187,375	£-9,658,940	£-9,719,287	£-11,237,709
70% SR : 15% LLR : 15% SO	45%	£-8,338,446	£-14,868,008	£-15,358,870	£-15,421,815	£-17,006,387
70% SR : 15% LLR : 15% SO	50%	£-14,543,454	£-20,816,618	£-21,307,408	£-21,370,354	£-22,958,710

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-10,636,071	£-20,358,232	£-20,810,332	£-20,866,585	£-22,292,727
70% SR : 15% LLR : 15% SO	5%	£-15,869,799	£-25,214,293	£-25,664,707	£-25,720,959	£-27,145,468
70% SR : 15% LLR : 15% SO	10%	£-21,157,311	£-30,124,914	£-30,573,826	£-30,630,079	£-32,053,516
70% SR : 15% LLR : 15% SO	15%	£-26,537,872	£-35,090,092	£-35,537,688	£-35,593,941	£-37,016,867
70% SR : 15% LLR : 15% SO	20%	£-31,978,295	£-40,109,825	£-40,556,289	£-40,612,541	£-42,035,520
70% SR : 15% LLR : 15% SO	25%	£-37,473,059	£-45,184,337	£-45,634,716	£-45,691,765	£-47,130,911
70% SR : 15% LLR : 15% SO	30%	£-43,022,166	£-50,361,117	£-50,810,717	£-50,867,765	£-52,325,305
70% SR : 15% LLR : 15% SO	35%	£-48,626,759	£-55,690,706	£-56,151,623	£-56,211,128	£-57,708,255
70% SR : 15% LLR : 15% SO	40%	£-54,384,556	£-61,185,133	£-61,656,698	£-61,717,044	£-63,235,467
70% SR : 15% LLR : 15% SO	45%	£-60,336,204	£-66,865,766	£-67,356,628	£-67,419,572	£-69,004,145
70% SR : 15% LLR : 15% SO	50%	£-66,541,212	£-72,814,376	£-73,305,166	£-73,368,112	£-74,956,468

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,327,606	£1,605,445	£1,153,345	£1,097,092	£-328,050
70% SR : 15% LLR : 15% SO	5%	£6,093,878	£-3,250,616	£-3,701,030	£-3,757,282	£-5,181,791
70% SR : 15% LLR : 15% SO	10%	£806,366	£-8,161,237	£-8,610,149	£-8,666,402	£-10,089,839
70% SR : 15% LLR : 15% SO	15%	£-4,574,194	£-13,126,415	£-13,574,011	£-13,630,264	£-15,053,190
70% SR : 15% LLR : 15% SO	20%	£-10,014,618	£-18,146,148	£-18,592,612	£-18,648,864	£-20,071,843
70% SR : 15% LLR : 15% SO	25%	£-15,509,382	£-23,220,660	£-23,671,039	£-23,728,088	£-25,167,234
70% SR : 15% LLR : 15% SO	30%	£-21,058,489	£-28,397,440	£-28,847,040	£-28,904,088	£-30,381,628
70% SR : 15% LLR : 15% SO	35%	£-26,663,082	£-33,727,029	£-34,187,945	£-34,247,451	£-35,744,578
70% SR : 15% LLR : 15% SO	40%	£-32,420,879	£-39,221,455	£-39,693,021	£-39,753,367	£-41,271,789
70% SR : 15% LLR : 15% SO	45%	£-38,372,527	£-44,902,088	£-45,392,951	£-45,455,895	£-47,040,468
70% SR : 15% LLR : 15% SO	50%	£-44,577,535	£-50,850,699	£-51,341,499	£-51,404,435	£-52,992,791

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,754,512	£9,032,351	£8,580,251	£8,523,998	£7,097,856
70% SR : 15% LLR : 15% SO	5%	£13,520,784	£4,176,290	£3,725,875	£3,669,622	£2,245,115
70% SR : 15% LLR : 15% SO	10%	£8,233,272	£-734,331	£-1,183,243	£-1,239,496	£-2,662,933
70% SR : 15% LLR : 15% SO	15%	£2,852,711	£-5,899,509	£-6,147,105	£-6,203,358	£-7,626,284
70% SR : 15% LLR : 15% SO	20%	£-2,587,712	£-10,719,242	£-11,165,706	£-11,221,958	£-12,644,937
70% SR : 15% LLR : 15% SO	25%	£-8,082,476	£-15,793,754	£-16,244,133	£-16,301,182	£-17,740,328
70% SR : 15% LLR : 15% SO	30%	£-13,631,583	£-20,970,534	£-21,420,134	£-21,477,182	£-22,934,722
70% SR : 15% LLR : 15% SO	35%	£-19,236,176	£-26,300,123	£-26,761,040	£-26,820,545	£-28,317,672
70% SR : 15% LLR : 15% SO	40%	£-24,993,973	£-31,794,550	£-32,266,115	£-32,326,462	£-33,844,884
70% SR : 15% LLR : 15% SO	45%	£-30,945,621	£-37,475,183	£-37,966,045	£-38,028,389	£-39,613,562
70% SR : 15% LLR : 15% SO	50%	£-37,150,629	£-43,423,793	£-43,914,583	£-43,977,529	£-45,565,885

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,376,485	£14,854,324	£14,202,224	£14,145,971	£12,719,829
70% SR : 15% LLR : 15% SO	5%	£19,142,757	£9,798,263	£9,347,849	£9,291,597	£7,867,088
70% SR : 15% LLR : 15% SO	10%	£13,855,245	£4,887,642	£4,438,730	£4,382,477	£2,959,040
70% SR : 15% LLR : 15% SO	15%	£8,474,685	£-77,536	£-525,132	£-581,385	£-2,004,311
70% SR : 15% LLR : 15% SO	20%	£3,034,261	£-5,097,269	£-5,543,733	£-5,599,985	£-7,022,964
70% SR : 15% LLR : 15% SO	25%	£-2,460,503	£-10,171,781	£-10,622,160	£-10,679,209	£-12,118,355
70% SR : 15% LLR : 15% SO	30%	£-8,009,610	£-15,348,581	£-15,798,161	£-15,855,209	£-17,312,749
70% SR : 15% LLR : 15% SO	35%	£-13,614,203	£-20,678,150	£-21,139,066	£-21,198,572	£-22,695,899
70% SR : 15% LLR : 15% SO	40%	£-19,372,000	£-26,172,577	£-26,644,142	£-26,704,468	£-28,222,911
70% SR : 15% LLR : 15% SO	45%	£-25,323,648	£-31,853,210	£-32,344,072	£-32,407,016	£-33,981,689
70% SR : 15% LLR : 15% SO	50%	£-31,528,656	£-37,801,820	£-38,292,610	£-38,355,556	£-39,943,912

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£550 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,658,570	£16,842,996	£16,390,896	£16,334,644	£14,908,501
70% SR : 15% LLR : 15% SO	5%	£22,031,807	£12,637,568	£12,187,155	£12,130,902	£10,706,393
70% SR : 15% LLR : 15% SO	10%	£17,350,702	£8,376,886	£7,923,067	£7,866,018	£6,427,027
70% SR : 15% LLR : 15% SO	15%	£12,615,254	£4,022,862	£3,570,373	£3,513,325	£2,074,849
70% SR : 15% LLR : 15% SO	20%	£7,825,463	£-412,970	£-875,960	£-934,634	£-2,410,285
70% SR : 15% LLR : 15% SO	25%	£2,967,851	£-5,003,427	£-5,470,997	£-5,530,501	£-7,024,575
70% SR : 15% LLR : 15% SO	30%	£-2,018,959	£-9,713,470	£-10,186,108	£-10,246,455	£-11,761,310
70% SR : 15% LLR : 15% SO	35%	£-7,172,159	£-14,567,546	£-15,052,273	£-15,114,340	£-16,679,617
70% SR : 15% LLR : 15% SO	40%	£-12,490,187	£-19,650,096	£-20,141,224	£-20,204,168	£-21,785,577
70% SR : 15% LLR : 15% SO	45%	£-18,071,842	£-24,814,349	£-25,305,211	£-25,368,156	£-26,952,728
70% SR : 15% LLR : 15% SO	50%	£-23,765,810	£-30,038,974	£-30,529,764	£-30,592,710	£-32,181,066

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-25,339,168	£-35,154,762	£-35,606,861	£-35,663,114	£-37,089,256
70% SR : 15% LLR : 15% SO	5%	£-29,965,951	£-39,960,190	£-39,810,603	£-39,866,856	£-41,291,365
70% SR : 15% LLR : 15% SO	10%	£-34,647,056	£-43,620,872	£-44,074,691	£-44,131,740	£-45,570,731
70% SR : 15% LLR : 15% SO	15%	£-39,382,504	£-47,974,896	£-48,427,384	£-48,484,433	£-49,922,909
70% SR : 15% LLR : 15% SO	20%	£-44,172,295	£-52,410,727	£-52,873,718	£-52,932,392	£-54,408,403
70% SR : 15% LLR : 15% SO	25%	£-49,029,906	£-57,001,184	£-57,468,755	£-57,528,259	£-59,022,333
70% SR : 15% LLR : 15% SO	30%	£-54,016,717	£-61,711,227	£-62,183,866	£-62,244,212	£-63,799,068
70% SR : 15% LLR : 15% SO	35%	£-59,169,917	£-66,565,304	£-67,050,031	£-67,112,098	£-68,677,375
70% SR : 15% LLR : 15% SO	40%	£-64,487,945	£-71,647,854	£-72,138,982	£-72,201,926	£-73,783,335
70% SR : 15% LLR : 15% SO	45%	£-70,069,600	£-76,812,107	£-77,302,969	£-77,365,913	£-78,950,466
70% SR : 15% LLR : 15% SO	50%	£-75,763,568	£-82,036,732	£-82,527,522	£-82,590,466	£-84,178,824

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-3,375,511	£-13,191,084	£-13,643,184	£-13,699,437	£-15,125,578
70% SR : 15% LLR : 15% SO	5%	£-8,002,274	£-17,396,513	£-17,848,926	£-17,903,179	£-19,327,688
70% SR : 15% LLR : 15% SO	10%	£-12,683,379	£-21,657,195	£-22,111,014	£-22,168,062	£-23,607,054
70% SR : 15% LLR : 15% SO	15%	£-17,418,827	£-26,011,219	£-26,463,707	£-26,520,756	£-27,959,232
70% SR : 15% LLR : 15% SO	20%	£-22,208,617	£-30,447,050	£-30,910,041	£-30,968,715	£-32,444,366
70% SR : 15% LLR : 15% SO	25%	£-27,066,229	£-35,037,507	£-35,505,078	£-35,564,582	£-37,058,656
70% SR : 15% LLR : 15% SO	30%	£-32,053,040	£-39,747,550	£-40,220,188	£-40,280,535	£-41,795,391
70% SR : 15% LLR : 15% SO	35%	£-37,206,239	£-44,601,626	£-45,086,354	£-45,148,421	£-46,713,697
70% SR : 15% LLR : 15% SO	40%	£-42,524,268	£-49,684,177	£-50,175,304	£-50,238,249	£-51,819,658
70% SR : 15% LLR : 15% SO	45%	£-48,035,923	£-54,848,430	£-55,339,252	£-55,402,236	£-56,986,809
70% SR : 15% LLR : 15% SO	50%	£-53,799,881	£-60,073,085	£-60,563,845	£-60,626,791	£-62,215,147

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,051,395	£5,764,179	£6,216,278	£6,272,531	£7,698,674
70% SR : 15% LLR : 15% SO	5%	£-575,368	£-9,969,607	£-10,420,020	£-10,476,273	£-11,900,782
70% SR : 15% LLR : 15% SO	10%	£-5,256,473	£-14,230,289	£-14,684,108	£-14,741,157	£-16,180,148
70% SR : 15% LLR : 15% SO	15%	£-9,991,921	£-18,584,313	£-19,036,801	£-19,093,850	£-20,532,326
70% SR : 15% LLR : 15% SO	20%	£-14,781,712	£-23,020,144	£-23,483,135	£-23,541,809	£-25,017,460
70% SR : 15% LLR : 15% SO	25%	£-19,639,323	£-27,610,601	£-28,078,172	£-28,137,676	£-29,631,750
70% SR : 15% LLR : 15% SO	30%	£-24,626,134	£-32,320,644	£-32,793,283	£-32,853,629	£-34,388,485
70% SR : 15% LLR : 15% SO	35%	£-29,779,334	£-37,174,721	£-37,859,448	£-37,921,515	£-39,286,792
70% SR : 15% LLR : 15% SO	40%	£-35,097,362	£-42,257,271	£-42,748,399	£-42,811,343	£-44,392,752
70% SR : 15% LLR : 15% SO	45%	£-40,679,017	£-47,421,524	£-47,912,386	£-47,975,330	£-49,559,903
70% SR : 15% LLR : 15% SO	50%	£-46,372,985	£-52,646,149	£-53,136,939	£-53,199,885	£-54,788,241

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,673,368	£-142,206	£-594,305	£-650,558	£-2,076,700
70% SR : 15% LLR : 15% SO	5%	£5,046,605	£-4,347,634	£-4,798,047	£-4,854,300	£-6,278,809
70% SR : 15% LLR : 15% SO	10%	£365,500	£-8,608,316	£-9,062,135	£-9,119,183	£-10,558,175
70% SR : 15% LLR : 15% SO	15%	£-4,369,948	£-12,962,340	£-13,414,828	£-13,471,877	£-14,910,353
70% SR : 15% LLR : 15% SO	20%	£-9,159,738	£-17,398,171	£-17,861,162	£-17,919,836	£-19,395,487
70% SR : 15% LLR : 15% SO	25%	£-14,017,350	£-21,988,628	£-22,456,199	£-22,515,703	£-24,009,777
70% SR : 15% LLR : 15% SO	30%	£-19,004,161	£-26,698,671	£-27,171,310	£-27,231,656	£-28,746,512
70% SR : 15% LLR : 15% SO	35%	£-24,157,361	£-31,552,748	£-32,037,475	£-32,099,542	£-33,664,819
70% SR : 15% LLR : 15% SO	40%	£-29,475,389	£-36,635,298	£-37,126,426	£-37,189,370	£-38,770,779
70% SR : 15% LLR : 15% SO	45%	£-35,057,044	£-41,799,551	£-42,290,413	£-42,353,357	£-43,937,930
70% SR : 15% LLR : 15% SO	50%	£-40,751,012	£-47,024,176	£-47,514,966	£-47,577,912	£-49,166,266

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£500 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,862,041	£2,340,416	£1,878,123	£1,820,267	£361,971
70% SR : 15% LLR : 15% SO	5%	£7,847,016	-£1,361,164	-£1,828,250	-£1,886,924	-£3,365,374
70% SR : 15% LLR : 15% SO	10%	£3,760,631	-£5,174,632	-£5,645,772	-£5,705,276	-£7,199,190
70% SR : 15% LLR : 15% SO	15%	-£410,724	-£9,082,680	-£9,558,354	-£9,618,700	-£11,130,885
70% SR : 15% LLR : 15% SO	20%	-£4,734,905	-£13,105,064	-£13,585,762	-£13,646,963	-£15,179,051
70% SR : 15% LLR : 15% SO	25%	-£9,178,509	-£17,267,788	-£17,760,886	-£17,823,832	-£19,399,478
70% SR : 15% LLR : 15% SO	30%	-£13,761,930	-£21,590,832	-£22,083,076	-£22,146,021	-£23,722,968
70% SR : 15% LLR : 15% SO	35%	-£18,561,228	-£25,974,254	-£26,465,842	-£26,528,786	-£28,107,653
70% SR : 15% LLR : 15% SO	40%	-£23,454,143	-£30,418,052	-£30,909,180	-£30,972,124	-£32,553,534
70% SR : 15% LLR : 15% SO	45%	-£28,407,202	-£34,922,225	-£35,413,087	-£35,476,032	-£37,060,803
70% SR : 15% LLR : 15% SO	50%	-£33,420,410	-£39,486,770	-£39,977,559	-£40,040,505	-£41,628,861

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£40,135,717	-£49,657,342	-£50,119,835	-£50,177,491	-£51,635,787
70% SR : 15% LLR : 15% SO	5%	-£44,150,741	-£53,358,922	-£53,826,008	-£53,884,682	-£55,363,132
70% SR : 15% LLR : 15% SO	10%	-£48,237,127	-£57,172,390	-£57,643,530	-£57,703,034	-£59,196,948
70% SR : 15% LLR : 15% SO	15%	-£52,408,482	-£61,080,438	-£61,556,111	-£61,616,458	-£63,128,643
70% SR : 15% LLR : 15% SO	20%	-£56,732,663	-£65,102,822	-£65,583,520	-£65,644,721	-£67,176,809
70% SR : 15% LLR : 15% SO	25%	-£61,176,267	-£69,265,546	-£69,758,644	-£69,821,590	-£71,397,236
70% SR : 15% LLR : 15% SO	30%	-£65,759,688	-£73,588,590	-£74,080,834	-£74,143,779	-£75,720,726
70% SR : 15% LLR : 15% SO	35%	-£70,558,986	-£77,972,012	-£78,463,600	-£78,526,544	-£80,105,411
70% SR : 15% LLR : 15% SO	40%	-£75,451,901	-£82,415,810	-£82,906,937	-£82,969,882	-£84,551,292
70% SR : 15% LLR : 15% SO	45%	-£80,404,960	-£86,919,983	-£87,410,845	-£87,473,790	-£89,059,361
70% SR : 15% LLR : 15% SO	50%	-£85,418,168	-£91,484,527	-£91,975,317	-£92,038,263	-£93,626,619

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£18,172,040	-£27,693,665	-£28,155,358	-£28,213,813	-£29,672,110
70% SR : 15% LLR : 15% SO	5%	-£22,187,064	-£31,395,245	-£31,862,331	-£31,921,005	-£33,399,455
70% SR : 15% LLR : 15% SO	10%	-£26,273,450	-£35,208,713	-£35,679,852	-£35,739,357	-£37,233,270
70% SR : 15% LLR : 15% SO	15%	-£30,444,805	-£39,116,760	-£39,592,434	-£39,652,781	-£41,164,966
70% SR : 15% LLR : 15% SO	20%	-£34,768,985	-£43,139,145	-£43,619,843	-£43,681,044	-£45,213,132
70% SR : 15% LLR : 15% SO	25%	-£39,212,590	-£47,301,869	-£47,794,967	-£47,857,913	-£49,433,559
70% SR : 15% LLR : 15% SO	30%	-£43,796,010	-£51,624,913	-£52,117,156	-£52,180,102	-£53,757,049
70% SR : 15% LLR : 15% SO	35%	-£48,595,309	-£56,008,335	-£56,499,922	-£56,562,867	-£58,141,734
70% SR : 15% LLR : 15% SO	40%	-£53,488,223	-£60,452,133	-£60,943,260	-£61,006,205	-£62,587,614
70% SR : 15% LLR : 15% SO	45%	-£58,441,283	-£64,956,306	-£65,447,168	-£65,510,112	-£67,094,684
70% SR : 15% LLR : 15% SO	50%	-£63,454,491	-£69,520,890	-£70,011,640	-£70,074,586	-£71,662,942

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£10,745,134	-£20,266,759	-£20,729,052	-£20,786,908	-£22,245,204
70% SR : 15% LLR : 15% SO	5%	-£14,760,159	-£23,968,339	-£24,435,425	-£24,494,099	-£25,972,549
70% SR : 15% LLR : 15% SO	10%	-£18,846,544	-£27,781,807	-£28,252,947	-£28,312,451	-£29,806,365
70% SR : 15% LLR : 15% SO	15%	-£23,017,899	-£31,689,855	-£32,165,528	-£32,225,875	-£33,738,060
70% SR : 15% LLR : 15% SO	20%	-£27,342,080	-£35,712,239	-£36,192,937	-£36,254,138	-£37,786,226
70% SR : 15% LLR : 15% SO	25%	-£31,785,684	-£39,874,963	-£40,368,061	-£40,431,007	-£42,006,653
70% SR : 15% LLR : 15% SO	30%	-£36,369,105	-£44,198,007	-£44,690,251	-£44,753,196	-£46,330,143
70% SR : 15% LLR : 15% SO	35%	-£41,168,403	-£48,581,429	-£49,073,017	-£49,135,961	-£50,714,828
70% SR : 15% LLR : 15% SO	40%	-£46,061,318	-£53,025,227	-£53,516,355	-£53,579,299	-£55,160,709
70% SR : 15% LLR : 15% SO	45%	-£51,014,377	-£57,529,400	-£58,020,262	-£58,083,207	-£59,667,778
70% SR : 15% LLR : 15% SO	50%	-£56,027,585	-£62,093,944	-£62,584,734	-£62,647,680	-£64,236,036

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£5,123,161	-£14,644,796	-£15,107,079	-£15,164,935	-£16,623,231
70% SR : 15% LLR : 15% SO	5%	-£9,138,185	-£18,346,366	-£18,813,452	-£18,872,126	-£20,350,576
70% SR : 15% LLR : 15% SO	10%	-£13,224,571	-£22,159,834	-£22,630,974	-£22,690,478	-£24,184,392
70% SR : 15% LLR : 15% SO	15%	-£17,395,926	-£26,067,881	-£26,543,555	-£26,603,902	-£28,116,087
70% SR : 15% LLR : 15% SO	20%	-£21,720,107	-£30,090,266	-£30,570,964	-£30,632,165	-£32,164,253
70% SR : 15% LLR : 15% SO	25%	-£26,163,711	-£34,252,990	-£34,746,088	-£34,809,034	-£36,384,880
70% SR : 15% LLR : 15% SO	30%	-£30,747,131	-£38,576,034	-£39,068,277	-£39,131,223	-£40,708,170
70% SR : 15% LLR : 15% SO	35%	-£35,546,430	-£42,959,456	-£43,451,043	-£43,513,988	-£45,092,855
70% SR : 15% LLR : 15% SO	40%	-£40,439,344	-£47,403,254	-£47,894,381	-£47,957,326	-£49,538,736
70% SR : 15% LLR : 15% SO	45%	-£45,392,404	-£51,907,427	-£52,398,289	-£52,461,233	-£54,045,805
70% SR : 15% LLR : 15% SO	50%	-£50,406,612	-£56,471,971	-£56,962,761	-£57,025,707	-£58,614,063

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£475 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,446,364	-£5,321,590	-£5,796,074	-£5,855,578	-£7,352,331
70% SR : 15% LLR : 15% SO	5%	£678,120	-£8,815,981	-£9,294,649	-£9,354,996	-£10,868,862
70% SR : 15% LLR : 15% SO	10%	-£3,226,632	-£12,409,571	-£12,892,905	-£12,954,106	-£14,486,688
70% SR : 15% LLR : 15% SO	15%	-£7,234,186	-£16,121,269	-£16,609,762	-£16,671,828	-£18,225,762
70% SR : 15% LLR : 15% SO	20%	-£11,353,575	-£19,980,965	-£20,475,117	-£20,538,062	-£22,113,032
70% SR : 15% LLR : 15% SO	25%	-£15,623,458	-£23,929,814	-£24,422,912	-£24,485,857	-£26,061,504
70% SR : 15% LLR : 15% SO	30%	-£20,076,671	-£27,939,042	-£28,431,285	-£28,494,231	-£30,071,178
70% SR : 15% LLR : 15% SO	35%	-£24,595,623	-£32,008,648	-£32,500,235	-£32,563,181	-£34,142,047
70% SR : 15% LLR : 15% SO	40%	-£29,174,720	-£36,138,630	-£36,629,758	-£36,692,703	-£38,274,111
70% SR : 15% LLR : 15% SO	45%	-£33,813,965	-£40,328,987	-£40,819,849	-£40,882,794	-£42,467,366
70% SR : 15% LLR : 15% SO	50%	-£38,513,357	-£44,579,716	-£44,970,506	-£45,033,451	-£46,721,808

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£47,551,394	-£57,919,348	-£57,793,832	-£57,853,336	-£59,350,088
70% SR : 15% LLR : 15% SO	5%	-£51,319,638	-£60,813,739	-£61,292,407	-£61,352,754	-£62,866,619
70% SR : 15% LLR : 15% SO	10%	-£55,224,390	-£64,407,328	-£64,890,663	-£64,951,864	-£66,484,446
70% SR : 15% LLR : 15% SO	15%	-£59,231,944	-£68,119,026	-£68,607,520	-£68,669,586	-£70,223,520
70% SR : 15% LLR : 15% SO	20%	-£63,351,333	-£71,978,723	-£72,472,875	-£72,535,820	-£74,110,790
70% SR : 15% LLR : 15% SO	25%	-£67,621,216	-£75,927,572	-£76,420,670	-£76,483,615	-£78,059,262
70% SR : 15% LLR : 15% SO	30%	-£72,074,429	-£79,936,800	-£80,429,043	-£80,491,989	-£82,068,335
70% SR : 15% LLR : 15% SO	35%	-£76,593,381	-£84,006,406	-£84,497,993	-£84,560,939	-£86,139,805
70% SR : 15% LLR : 15% SO	40%	-£81,172,478	-£88,136,388	-£88,627,516	-£88,690,460	-£90,271,969
70% SR : 15% LLR : 15% SO	45%	-£85,811,723	-£92,326,745	-£92,817,607	-£92,880,552	-£94,465,124
70% SR : 15% LLR : 15% SO	50%	-£90,514,114	-£96,577,474	-£97,068,264	-£97,131,209	-£98,719,866

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£25,587,717	-£35,955,671	-£35,830,156	-£35,889,659	-£37,386,412
70% SR : 15% LLR : 15% SO	5%	-£29,355,961	-£38,850,062	-£39,328,730	-£39,389,076	-£40,902,942
70% SR : 15% LLR : 15% SO	10%	-£33,260,713	-£42,443,651	-£42,926,986	-£42,988,187	-£44,520,768
70% SR : 15% LLR : 15% SO	15%	-£37,268,267	-£46,155,349	-£46,643,843	-£46,705,909	-£48,259,843
70% SR : 15% LLR : 15% SO	20%	-£41,387,656	-£50,015,046	-£50,509,198	-£50,572,143	-£52,147,112
70% SR : 15% LLR : 15% SO	25%	-£45,657,539	-£53,963,895	-£54,456,993	-£54,519,937	-£56,095,585
70% SR : 15% LLR : 15% SO	30%	-£50,110,752	-£57,973,123	-£58,465,366	-£58,528,312	-£60,105,258
70% SR : 15% LLR : 15% SO	35%	-£54,629,704	-£62,042,729	-£62,534,316	-£62,597,262	-£64,176,128
70% SR : 15% LLR : 15% SO	40%	-£59,208,801	-£66,172,711	-£66,663,839	-£66,726,783	-£68,308,192
70% SR : 15% LLR : 15% SO	45%	-£63,848,046	-£70,363,069	-£70,853,930	-£70,916,874	-£72,501,447
70% SR : 15% LLR : 15% SO	50%	-£68,547,437	-£74,613,797	-£75,104,587	-£75,167,532	-£76,755,889

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£18,160,811	-£27,928,765	-£28,403,249	-£28,462,753	-£29,959,506
70% SR : 15% LLR : 15% SO	5%	-£21,929,055	-£31,423,156	-£31,901,824	-£31,962,171	-£33,476,036
70% SR : 15% LLR : 15% SO	10%	-£25,833,807	-£35,016,746	-£35,500,080	-£35,561,281	-£37,093,863
70% SR : 15% LLR : 15% SO	15%	-£29,841,361	-£38,728,443	-£39,216,937	-£39,279,003	-£40,832,937
70% SR : 15% LLR : 15% SO	20%	-£33,960,750	-£42,588,140	-£43,082,292	-£43,145,237	-£44,720,207
70% SR : 15% LLR : 15% SO	25%	-£38,230,633	-£46,536,989	-£47,030,087	-£47,093,032	-£48,668,679
70% SR : 15% LLR : 15% SO	30%	-£42,683,846	-£50,546,217	-£51,038,460	-£51,101,406	-£52,678,352
70% SR : 15% LLR : 15% SO	35%	-£47,202,798	-£54,615,823	-£55,107,410	-£55,170,356	-£56,749,222
70% SR : 15% LLR : 15% SO	40%	-£51,781,895	-£58,745,805	-£59,236,933	-£59,299,877	-£60,891,286
70% SR : 15% LLR : 15% SO	45%	-£56,421,140	-£62,936,162	-£63,427,024	-£63,489,969	-£65,074,541
70% SR : 15% LLR : 15% SO	50%	-£61,120,531	-£67,186,891	-£67,677,681	-£67,740,626	-£69,328,983

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£12,536,838	-£22,906,792	-£22,781,276	-£22,840,780	-£24,337,533
70% SR : 15% LLR : 15% SO	5%	-£16,307,082	-£25,801,183	-£26,279,851	-£26,340,198	-£27,854,063
70% SR : 15% LLR : 15% SO	10%	-£20,211,834	-£29,394,772	-£29,878,107	-£29,939,308	-£31,471,890
70% SR : 15% LLR : 15% SO	15%	-£24,219,388	-£33,106,470	-£33,594,964	-£33,657,030	-£35,210,964
70% SR : 15% LLR : 15% SO	20%	-£28,338,777	-£36,966,167	-£37,460,319	-£37,523,264	-£39,098,234
70% SR : 15% LLR : 15% SO	25%	-£32,608,660	-£40,915,016	-£41,408,114	-£41,471,059	-£43,046,706
70% SR : 15% LLR : 15% SO	30%	-£37,061,873	-£44,924,244	-£45,416,487	-£45,479,433	-£47,056,379
70% SR : 15% LLR : 15% SO	35%	-£41,580,825	-£49,993,890	-£49,485,437	-£49,548,383	-£51,127,249
70% SR : 15% LLR : 15% SO	40%	-£46,159,922	-£55,123,832	-£55,614,960	-£55,677,904	-£55,259,513
70% SR : 15% LLR : 15% SO	45%	-£50,799,167	-£60,314,189	-£60,805,051	-£60,867,995	-£59,452,568
70% SR : 15% LLR : 15% SO	50%	-£55,498,558	-£65,564,918	-£65,955,708	-£66,019,653	-£63,707,010

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£675 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£73,639,565	£61,013,765	£60,438,370	£60,364,938	£58,535,316
70% SR : 15% LLR : 15% SO	5%	£65,648,589	£53,529,578	£52,951,734	£52,878,302	£51,050,775
70% SR : 15% LLR : 15% SO	10%	£57,587,409	£45,969,631	£45,391,738	£45,317,266	£43,472,867
70% SR : 15% LLR : 15% SO	15%	£49,456,028	£38,293,626	£37,713,658	£37,639,187	£35,795,449
70% SR : 15% LLR : 15% SO	20%	£41,239,447	£30,514,174	£29,929,606	£29,854,081	£27,990,934
70% SR : 15% LLR : 15% SO	25%	£32,912,275	£22,607,722	£22,017,995	£21,941,401	£20,056,983
70% SR : 15% LLR : 15% SO	30%	£24,450,861	£14,550,047	£13,954,591	£13,878,914	£11,954,000
70% SR : 15% LLR : 15% SO	35%	£15,830,884	£6,296,357	£5,687,135	£5,607,244	£3,643,896
70% SR : 15% LLR : 15% SO	40%	£7,001,913	£-2,254,434	£-2,888,120	£-2,972,630	£-5,060,261
70% SR : 15% LLR : 15% SO	45%	£-2,171,118	£-11,312,173	£-11,972,332	£-12,059,250	£-14,190,337
70% SR : 15% LLR : 15% SO	50%	£-11,967,297	£-20,677,361	£-21,346,764	£-21,434,913	£-23,621,744

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,618,731	£-8,007,069	£-8,582,463	£-8,656,896	£-10,495,517
70% SR : 15% LLR : 15% SO	5%	£-3,372,245	£-15,491,256	£-16,069,099	£-16,142,532	£-17,970,058
70% SR : 15% LLR : 15% SO	10%	£-11,433,424	£-23,051,202	£-23,629,096	£-23,703,567	£-25,547,966
70% SR : 15% LLR : 15% SO	15%	£-19,564,805	£-30,727,207	£-31,307,175	£-31,381,647	£-33,225,384
70% SR : 15% LLR : 15% SO	20%	£-27,781,386	£-38,506,659	£-39,091,227	£-39,166,752	£-41,029,899
70% SR : 15% LLR : 15% SO	25%	£-36,108,558	£-46,413,111	£-47,002,838	£-47,079,432	£-48,963,850
70% SR : 15% LLR : 15% SO	30%	£-44,569,973	£-54,470,787	£-55,066,242	£-55,143,920	£-57,066,834
70% SR : 15% LLR : 15% SO	35%	£-53,189,950	£-62,724,476	£-63,333,698	£-63,413,589	£-65,376,937
70% SR : 15% LLR : 15% SO	40%	£-62,018,920	£-71,275,268	£-71,908,953	£-71,993,463	£-74,081,094
70% SR : 15% LLR : 15% SO	45%	£-71,191,951	£-80,333,005	£-80,993,165	£-81,080,084	£-83,211,170
70% SR : 15% LLR : 15% SO	50%	£-80,898,139	£-89,698,194	£-90,367,598	£-90,455,746	£-92,642,578

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,772,898	£21,147,098	£20,571,703	£20,498,271	£18,668,649
70% SR : 15% LLR : 15% SO	5%	£25,781,922	£13,662,911	£13,085,067	£13,011,635	£11,184,108
70% SR : 15% LLR : 15% SO	10%	£17,720,743	£6,102,965	£5,525,071	£5,450,600	£3,606,200
70% SR : 15% LLR : 15% SO	15%	£9,589,362	£-1,573,041	£-2,153,099	£-2,227,480	£-4,071,218
70% SR : 15% LLR : 15% SO	20%	£1,372,781	£-9,352,492	£-9,937,060	£-10,012,585	£-11,875,733
70% SR : 15% LLR : 15% SO	25%	£-6,954,392	£-17,258,944	£-17,848,671	£-17,925,265	£-19,809,684
70% SR : 15% LLR : 15% SO	30%	£-15,415,806	£-25,316,620	£-25,912,075	£-25,989,753	£-27,912,667
70% SR : 15% LLR : 15% SO	35%	£-24,035,783	£-33,570,310	£-34,179,531	£-34,259,423	£-36,222,771
70% SR : 15% LLR : 15% SO	40%	£-32,864,753	£-42,121,101	£-42,754,786	£-42,839,297	£-44,926,927
70% SR : 15% LLR : 15% SO	45%	£-42,037,795	£-51,178,839	£-51,838,998	£-51,925,917	£-54,057,004
70% SR : 15% LLR : 15% SO	50%	£-51,833,964	£-60,544,028	£-61,213,431	£-61,301,579	£-63,488,411

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£43,631,231	£31,005,431	£30,430,037	£30,356,604	£28,526,983
70% SR : 15% LLR : 15% SO	5%	£35,640,255	£23,521,244	£22,943,401	£22,869,968	£21,042,442
70% SR : 15% LLR : 15% SO	10%	£27,579,076	£15,961,298	£15,383,404	£15,308,933	£13,464,534
70% SR : 15% LLR : 15% SO	15%	£19,447,695	£8,285,293	£7,705,325	£7,630,853	£5,787,116
70% SR : 15% LLR : 15% SO	20%	£11,231,114	£505,841	£-78,727	£-154,252	£-2,017,399
70% SR : 15% LLR : 15% SO	25%	£2,903,942	£-7,400,611	£-7,990,338	£-8,066,932	£-9,951,350
70% SR : 15% LLR : 15% SO	30%	£-5,557,473	£-15,458,287	£-16,053,742	£-16,131,420	£-18,054,334
70% SR : 15% LLR : 15% SO	35%	£-14,177,450	£-23,711,976	£-24,321,198	£-24,401,089	£-26,384,437
70% SR : 15% LLR : 15% SO	40%	£-23,006,420	£-32,262,768	£-32,896,453	£-32,980,963	£-35,068,594
70% SR : 15% LLR : 15% SO	45%	£-32,179,451	£-41,330,506	£-41,980,665	£-42,067,584	£-44,198,670
70% SR : 15% LLR : 15% SO	50%	£-41,976,630	£-50,698,694	£-51,355,098	£-51,443,246	£-53,630,078

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£51,093,731	£38,467,931	£37,892,537	£37,819,104	£35,989,483
70% SR : 15% LLR : 15% SO	5%	£43,102,755	£30,983,744	£30,405,901	£30,332,468	£28,504,942
70% SR : 15% LLR : 15% SO	10%	£35,041,576	£23,423,798	£22,845,904	£22,771,433	£20,927,034
70% SR : 15% LLR : 15% SO	15%	£26,910,195	£15,747,793	£15,167,285	£15,093,353	£13,249,616
70% SR : 15% LLR : 15% SO	20%	£18,693,614	£7,968,341	£7,383,773	£7,308,248	£5,445,101
70% SR : 15% LLR : 15% SO	25%	£10,366,442	£1,889	£-527,838	£-604,432	£-2,488,850
70% SR : 15% LLR : 15% SO	30%	£1,905,027	£-7,995,787	£-8,591,242	£-8,668,920	£-10,591,834
70% SR : 15% LLR : 15% SO	35%	£-6,714,950	£-16,249,476	£-16,858,698	£-16,938,589	£-18,901,937
70% SR : 15% LLR : 15% SO	40%	£-15,543,920	£-24,800,268	£-25,433,953	£-25,518,463	£-27,606,094
70% SR : 15% LLR : 15% SO	45%	£-24,716,951	£-33,858,006	£-34,518,165	£-34,605,984	£-36,736,170
70% SR : 15% LLR : 15% SO	50%	£-34,513,130	£-43,223,194	£-43,892,598	£-43,980,746	£-46,167,578

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£650 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£64,243,440	£51,552,021	£50,972,014	£50,898,583	£49,065,066
70% SR : 15% LLR : 15% SO	5%	£56,881,535	£44,472,802	£43,889,185	£43,814,713	£41,968,926
70% SR : 15% LLR : 15% SO	10%	£49,049,428	£37,300,502	£36,718,829	£36,644,328	£34,780,578
70% SR : 15% LLR : 15% SO	15%	£41,320,983	£30,011,257	£29,425,206	£29,349,681	£27,481,768
70% SR : 15% LLR : 15% SO	20%	£33,490,741	£22,605,326	£22,014,339	£21,937,745	£20,049,698
70% SR : 15% LLR : 15% SO	25%	£25,536,289	£15,059,726	£14,463,237	£14,385,561	£12,460,913
70% SR : 15% LLR : 15% SO	30%	£17,434,451	£7,335,511	£6,725,475	£6,645,584	£4,891,282
70% SR : 15% LLR : 15% SO	35%	£9,152,641	£-628,899	£-1,263,005	£-1,346,336	£-3,393,470
70% SR : 15% LLR : 15% SO	40%	£610,029	£-9,057,224	£-9,708,524	£-9,794,230	£-11,905,764
70% SR : 15% LLR : 15% SO	45%	£-8,479,294	£-17,762,654	£-18,432,155	£-18,520,304	£-20,681,547
70% SR : 15% LLR : 15% SO	50%	£-17,943,735	£-26,783,818	£-27,462,693	£-27,552,090	£-29,749,151

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,777,394	£-17,466,812	£-18,048,819	£-18,122,250	£-19,956,767
70% SR : 15% LLR : 15% SO	5%	£-12,339,298	£-24,548,032	£-25,131,649	£-25,206,120	£-27,051,907
70% SR : 15% LLR : 15% SO	10%	£-19,971,406	£-31,720,331	£-32,302,004	£-32,376,505	£-34,240,255
70% SR : 15% LLR : 15% SO	15%	£-27,699,851	£-39,009,576	£-39,595,628	£-39,671,153	£-41,539,065
70% SR : 15% LLR : 15% SO	20%	£-35,530,093	£-46,415,508	£-47,006,495	£-47,083,088	£-49,971,135
70% SR : 15% LLR : 15% SO	25%	£-43,484,674	£-53,961,107	£-54,557,596	£-54,635,273	£-56,559,520
70% SR : 15% LLR : 15% SO	30%	£-51,586,383	£-61,685,323	£-62,295,558	£-62,375,250	£-64,329,552
70% SR : 15% LLR : 15% SO	35%	£-59,868,193	£-69,649,732	£-70,283,838	£-70,367,169	£-72,414,303
70% SR : 15% LLR : 15% SO	40%	£-68,410,804	£-78,078,058	£-78,729,357	£-78,815,064	£-80,926,597
70% SR : 15% LLR : 15% SO	45%	£-77,509,128	£-86,783,487	£-87,452,989	£-87,541,137	£-89,702,380
70% SR : 15% LLR : 15% SO	50%	£-86,964,588	£-95,804,651	£-96,483,526	£-96,572,823	£-98,769,984

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,376,773	£11,685,355	£11,105,348	£11,031,916	£9,198,399
70% SR : 15% LLR : 15% SO	5%	£16,814,868	£4,606,135	£4,022,518	£3,948,047	£2,102,259
70% SR : 15% LLR : 15% SO	10%	£9,182,761	£-2,566,165	£-3,147,837	£-3,222,339	£-5,086,088
70% SR : 15% LLR : 15% SO	15%	£1,454,316	£-9,855,410	£-10,441,461	£-10,516,986	£-12,384,899
70% SR : 15% LLR : 15% SO	20%	£-6,375,926	£-17,261,341	£-17,852,328	£-17,928,922	£-19,816,968
70% SR : 15% LLR : 15% SO	25%	£-14,330,408	£-24,806,940	£-25,403,429	£-25,481,106	£-27,405,754
70% SR : 15% LLR : 15% SO	30%	£-22,432,216	£-32,531,156	£-33,141,192	£-33,221,083	£-35,175,385
70% SR : 15% LLR : 15% SO	35%	£-30,714,026	£-40,495,566	£-41,129,671	£-41,213,002	£-43,260,137
70% SR : 15% LLR : 15% SO	40%	£-39,256,638	£-48,923,891	£-49,575,191	£-49,660,897	£-51,772,430
70% SR : 15% LLR : 15% SO	45%	£-48,345,961	£-57,629,320	£-58,298,822	£-58,386,970	£-60,548,213
70% SR : 15% LLR : 15% SO	50%	£-57,810,402	£-66,650,485	£-67,329,360	£-67,418,757	£-69,615,817

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£34,235,106	£21,543,688	£20,963,681	£20,890,250	£19,056,733
70% SR : 15% LLR : 15% SO	5%	£26,673,202	£14,464,468	£13,880,851	£13,806,380	£11,960,593
70% SR : 15% LLR : 15% SO	10%	£19,041,094	£7,292,169	£6,710,496	£6,635,995	£4,772,245
70% SR : 15% LLR : 15% SO	15%	£11,312,649	£2,924	£-583,128	£-658,653	£-2,526,565
70% SR : 15% LLR : 15% SO	20%	£3,482,407	£-7,403,008	£-7,993,995	£-8,070,588	£-9,958,635
70% SR : 15% LLR : 15% SO	25%	£-4,472,074	£-14,948,607	£-15,545,096	£-15,622,773	£-17,547,420
70% SR : 15% LLR : 15% SO	30%	£-12,573,883	£-22,872,823	£-23,282,858	£-23,362,750	£-25,317,052
70% SR : 15% LLR : 15% SO	35%	£-20,855,693	£-30,637,232	£-31,271,338	£-31,354,669	£-33,401,803
70% SR : 15% LLR : 15% SO	40%	£-29,398,304	£-39,065,558	£-39,716,857	£-39,802,564	£-41,914,097
70% SR : 15% LLR : 15% SO	45%	£-38,487,628	£-47,770,987	£-48,440,489	£-48,528,637	£-50,689,880
70% SR : 15% LLR : 15% SO	50%	£-47,952,068	£-56,792,151	£-57,471,026	£-57,560,423	£-59,757,484

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,697,606	£29,006,188	£28,426,181	£28,352,750	£26,519,233
70% SR : 15% LLR : 15% SO	5%	£34,135,702	£21,926,968	£21,343,351	£21,268,880	£19,423,093
70% SR : 15% LLR : 15% SO	10%	£26,503,594	£14,754,669	£14,172,996	£14,098,495	£12,234,745
70% SR : 15% LLR : 15% SO	15%	£18,775,149	£7,465,424	£6,879,372	£6,803,847	£4,935,935
70% SR : 15% LLR : 15% SO	20%	£10,944,907	£59,492	£-531,495	£-608,088	£-2,496,135
70% SR : 15% LLR : 15% SO	25%	£2,990,426	£-7,486,107	£-8,082,596	£-8,160,273	£-10,084,920
70% SR : 15% LLR : 15% SO	30%	£-5,111,383	£-15,210,323	£-15,820,358	£-15,900,250	£-17,854,852
70% SR : 15% LLR : 15% SO	35%	£-13,393,193	£-23,174,732	£-23,808,838	£-23,892,169	£-25,939,303
70% SR : 15% LLR : 15% SO	40%	£-21,935,804	£-31,603,058	£-32,254,357	£-32,340,664	£-34,451,597
70% SR : 15% LLR : 15% SO	45%	£-31,025,128	£-40,308,487	£-40,977,989	£-41,066,137	£-43,227,380
70% SR : 15% LLR : 15% SO	50%	£-40,489,588	£-49,329,651	£-50,009,526	£-50,097,823	£-52,294,984

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£600 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£45,420,646	£32,423,202	£31,831,254	£31,755,729	£29,872,378
70% SR : 15% LLR : 15% SO	5%	£38,681,993	£26,118,046	£25,521,829	£25,445,236	£23,559,601
70% SR : 15% LLR : 15% SO	10%	£31,827,831	£19,702,130	£19,101,087	£19,023,410	£17,117,593
70% SR : 15% LLR : 15% SO	15%	£24,866,557	£13,154,544	£12,548,110	£12,469,333	£10,539,813
70% SR : 15% LLR : 15% SO	20%	£17,778,226	£6,453,757	£5,841,358	£5,761,467	£3,786,246
70% SR : 15% LLR : 15% SO	25%	£10,533,773	£-452,064	£-1,088,119	£-1,171,450	£-3,219,076
70% SR : 15% LLR : 15% SO	30%	£3,068,273	£-730,728	£-3,383,509	£-3,469,214	£-10,560,452
70% SR : 15% LLR : 15% SO	35%	£-4,725,395	£-15,225,368	£-15,886,503	£-15,973,421	£-18,096,835
70% SR : 15% LLR : 15% SO	40%	£-12,920,588	£-22,944,097	£-23,613,960	£-23,703,058	£-25,890,510
70% SR : 15% LLR : 15% SO	45%	£-21,367,836	£-30,918,298	£-31,597,273	£-31,686,669	£-33,878,495
70% SR : 15% LLR : 15% SO	50%	£-30,099,056	£-38,987,158	£-39,666,034	£-39,755,430	£-41,952,492

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-23,600,167	£-36,597,631	£-37,189,579	£-37,265,104	£-39,148,456
70% SR : 15% LLR : 15% SO	5%	£-30,338,840	£-42,902,767	£-43,499,004	£-43,575,597	£-45,461,232
70% SR : 15% LLR : 15% SO	10%	£-37,193,003	£-49,318,703	£-49,919,746	£-49,997,423	£-51,903,240
70% SR : 15% LLR : 15% SO	15%	£-44,154,276	£-55,866,290	£-56,472,723	£-56,551,500	£-58,481,020
70% SR : 15% LLR : 15% SO	20%	£-51,242,608	£-62,567,076	£-63,179,476	£-63,259,367	£-65,234,587
70% SR : 15% LLR : 15% SO	25%	£-58,487,061	£-69,472,898	£-70,108,952	£-70,192,283	£-72,239,910
70% SR : 15% LLR : 15% SO	30%	£-65,932,560	£-76,751,562	£-77,404,342	£-77,490,047	£-79,581,285
70% SR : 15% LLR : 15% SO	35%	£-73,746,228	£-84,246,201	£-84,907,336	£-84,994,255	£-87,117,668
70% SR : 15% LLR : 15% SO	40%	£-81,941,421	£-91,964,931	£-92,634,793	£-92,723,892	£-94,911,343
70% SR : 15% LLR : 15% SO	45%	£-90,389,669	£-99,939,131	£-100,618,106	£-100,707,502	£-102,899,328
70% SR : 15% LLR : 15% SO	50%	£-99,119,889	£-108,007,991	£-108,686,867	£-108,776,263	£-110,973,325

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,553,979	£7,443,464	£8,035,413	£8,110,938	£8,984,289
70% SR : 15% LLR : 15% SO	5%	£-1,184,674	£-13,748,620	£-14,344,838	£-14,421,430	£-16,307,066
70% SR : 15% LLR : 15% SO	10%	£-8,038,836	£-20,164,536	£-20,765,580	£-20,843,256	£-22,749,073
70% SR : 15% LLR : 15% SO	15%	£-15,000,109	£-26,712,123	£-27,318,556	£-27,397,333	£-29,326,853
70% SR : 15% LLR : 15% SO	20%	£-22,088,441	£-33,412,910	£-34,025,309	£-34,105,200	£-36,080,421
70% SR : 15% LLR : 15% SO	25%	£-29,332,894	£-40,318,731	£-40,934,786	£-41,014,117	£-42,845,743
70% SR : 15% LLR : 15% SO	30%	£-36,778,393	£-47,597,395	£-48,250,175	£-48,335,881	£-50,427,118
70% SR : 15% LLR : 15% SO	35%	£-44,592,062	£-55,092,035	£-55,753,169	£-55,840,088	£-57,963,501
70% SR : 15% LLR : 15% SO	40%	£-52,787,254	£-62,910,764	£-63,568,627	£-63,669,725	£-66,757,176
70% SR : 15% LLR : 15% SO	45%	£-61,234,502	£-70,784,965	£-71,463,939	£-71,563,335	£-74,745,161
70% SR : 15% LLR : 15% SO	50%	£-69,965,723	£-78,853,825	£-79,532,701	£-79,632,096	£-81,819,158

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,412,313	£2,414,869	£1,822,921	£1,747,396	£-135,956
70% SR : 15% LLR : 15% SO	5%	£8,673,660	£-3,890,287	£-4,486,504	£-4,563,097	£-6,448,732
70% SR : 15% LLR : 15% SO	10%	£1,819,497	£-10,306,203	£-10,907,246	£-10,984,923	£-12,890,740
70% SR : 15% LLR : 15% SO	15%	£-5,141,776	£-16,853,790	£-17,460,223	£-17,539,000	£-19,468,520
70% SR : 15% LLR : 15% SO	20%	£-12,230,108	£-23,554,576	£-24,166,976	£-24,246,867	£-26,222,087
70% SR : 15% LLR : 15% SO	25%	£-19,474,561	£-30,460,398	£-31,096,452	£-31,179,783	£-33,227,410
70% SR : 15% LLR : 15% SO	30%	£-26,920,060	£-37,739,062	£-38,391,842	£-38,477,547	£-40,588,785
70% SR : 15% LLR : 15% SO	35%	£-34,733,728	£-45,233,701	£-45,894,836	£-45,981,755	£-48,105,168
70% SR : 15% LLR : 15% SO	40%	£-42,928,921	£-52,962,431	£-53,622,293	£-53,711,392	£-55,898,943
70% SR : 15% LLR : 15% SO	45%	£-51,376,169	£-60,926,631	£-61,605,606	£-61,695,002	£-63,886,828
70% SR : 15% LLR : 15% SO	50%	£-60,107,389	£-68,995,491	£-69,674,367	£-69,763,763	£-71,960,825

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,874,813	£9,877,969	£9,285,421	£9,209,896	£7,326,544
70% SR : 15% LLR : 15% SO	5%	£16,136,160	£3,572,213	£2,975,996	£2,899,403	£1,013,768
70% SR : 15% LLR : 15% SO	10%	£9,281,997	£-2,843,703	£-3,444,746	£-3,522,423	£-5,428,240
70% SR : 15% LLR : 15% SO	15%	£2,320,724	£-9,391,290	£-9,997,723	£-10,076,500	£-12,006,020
70% SR : 15% LLR : 15% SO	20%	£-4,767,608	£-16,092,076	£-16,704,476	£-16,784,367	£-18,759,587
70% SR : 15% LLR : 15% SO	25%	£-12,012,061	£-22,997,898	£-23,633,952	£-23,717,283	£-25,784,910
70% SR : 15% LLR : 15% SO	30%	£-19,457,560	£-30,276,562	£-30,929,342	£-31,015,407	£-33,106,285
70% SR : 15% LLR : 15% SO	35%	£-27,271,228	£-37,771,201	£-38,432,336	£-38,519,255	£-40,642,668
70% SR : 15% LLR : 15% SO	40%	£-35,466,421	£-45,489,931	£-46,159,793	£-46,248,892	£-48,436,343
70% SR : 15% LLR : 15% SO	45%	£-43,913,669	£-53,484,131	£-54,143,106	£-54,232,502	£-56,424,328
70% SR : 15% LLR : 15% SO	50%	£-52,644,889	£-61,532,991	£-62,211,867	£-62,301,263	£-64,488,325

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£550 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,324,705	£12,817,810	£12,202,464	£12,122,572	£10,166,379
70% SR : 15% LLR : 15% SO	5%	£20,297,426	£7,201,405	£6,577,591	£6,496,569	£4,517,500
70% SR : 15% LLR : 15% SO	10%	£14,147,937	£1,427,829	£795,860	£713,692	£-1,308,443
70% SR : 15% LLR : 15% SO	15%	£7,851,520	£-4,593,834	£-5,250,807	£-5,336,513	£-7,425,054
70% SR : 15% LLR : 15% SO	20%	£1,369,962	£-10,839,878	£-11,495,186	£-11,580,893	£-13,689,319
70% SR : 15% LLR : 15% SO	25%	£-5,447,810	£-17,247,472	£-17,910,637	£-17,997,557	£-20,128,305
70% SR : 15% LLR : 15% SO	30%	£-12,521,822	£-23,839,231	£-24,510,816	£-24,598,765	£-26,770,456
70% SR : 15% LLR : 15% SO	35%	£-19,806,816	£-30,643,718	£-31,323,696	£-31,413,093	£-33,597,028
70% SR : 15% LLR : 15% SO	40%	£-27,331,876	£-37,553,430	£-38,232,772	£-38,322,169	£-40,509,620
70% SR : 15% LLR : 15% SO	45%	£-34,993,357	£-44,548,029	£-45,227,004	£-45,316,400	£-47,508,227
70% SR : 15% LLR : 15% SO	50%	£-42,739,409	£-51,627,511	£-52,306,386	£-52,395,783	£-54,592,844

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-42,696,128	£-56,203,023	£-56,818,370	£-56,898,261	£-58,854,454
70% SR : 15% LLR : 15% SO	5%	£-48,723,407	£-61,819,429	£-62,443,242	£-62,524,264	£-64,503,334
70% SR : 15% LLR : 15% SO	10%	£-54,872,896	£-67,593,005	£-68,224,973	£-68,307,142	£-70,329,276
70% SR : 15% LLR : 15% SO	15%	£-61,169,313	£-73,614,668	£-74,271,640	£-74,357,347	£-76,445,887
70% SR : 15% LLR : 15% SO	20%	£-67,650,872	£-79,860,711	£-80,516,020	£-80,601,726	£-82,710,152
70% SR : 15% LLR : 15% SO	25%	£-74,468,643	£-86,268,305	£-86,931,471	£-87,018,390	£-89,149,139
70% SR : 15% LLR : 15% SO	30%	£-81,542,655	£-92,860,084	£-93,531,450	£-93,619,598	£-95,791,289
70% SR : 15% LLR : 15% SO	35%	£-88,827,650	£-99,664,551	£-100,344,530	£-100,433,926	£-102,617,861
70% SR : 15% LLR : 15% SO	40%	£-96,352,709	£-106,574,264	£-107,253,605	£-107,343,000	£-109,530,453
70% SR : 15% LLR : 15% SO	45%	£-104,014,190	£-113,558,863	£-114,247,837	£-114,337,233	£-116,529,060
70% SR : 15% LLR : 15% SO	50%	£-111,760,242	£-120,648,345	£-121,327,220	£-121,416,617	£-123,613,677

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-13,541,862	£-27,048,857	£-27,664,203	£-27,744,094	£-29,700,288
70% SR : 15% LLR : 15% SO	5%	£-19,569,240	£-32,665,262	£-33,289,076	£-33,370,098	£-35,349,167
70% SR : 15% LLR : 15% SO	10%	£-25,718,729	£-38,438,838	£-39,070,807	£-39,152,975	£-41,175,110
70% SR : 15% LLR : 15% SO	15%	£-32,015,147	£-44,460,501	£-45,117,474	£-45,203,180	£-47,291,720
70% SR : 15% LLR : 15% SO	20%	£-38,496,705	£-50,706,544	£-51,361,853	£-51,447,559	£-53,555,985
70% SR : 15% LLR : 15% SO	25%	£-45,134,477	£-57,114,139	£-57,777,304	£-57,864,224	£-59,994,972
70% SR : 15% LLR : 15% SO	30%	£-52,388,489	£-63,705,898	£-64,377,283	£-64,465,432	£-66,637,122
70% SR : 15% LLR : 15% SO	35%	£-59,673,483	£-70,510,385	£-71,190,363	£-71,279,760	£-73,463,695
70% SR : 15% LLR : 15% SO	40%	£-67,198,542	£-77,420,097	£-78,099,439	£-78,188,835	£-80,376,287
70% SR : 15% LLR : 15% SO	45%	£-74,860,023	£-84,414,696	£-85,093,671	£-85,183,067	£-87,374,894
70% SR : 15% LLR : 15% SO	50%	£-82,606,075	£-91,494,178	£-92,173,053	£-92,262,450	£-94,459,511

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-3,683,626	£-17,190,523	£-17,805,870	£-17,885,761	£-19,841,954
70% SR : 15% LLR : 15% SO	5%	£-9,710,507	£-22,806,529	£-23,420,742	£-23,511,764	£-25,490,834
70% SR : 15% LLR : 15% SO	10%	£-15,860,396	£-28,580,505	£-29,212,473	£-29,294,642	£-31,316,776
70% SR : 15% LLR : 15% SO	15%	£-22,156,813	£-34,602,168	£-35,259,140	£-35,344,847	£-37,433,387
70% SR : 15% LLR : 15% SO	20%	£-28,638,372	£-40,848,211	£-41,503,520	£-41,589,226	£-43,697,652
70% SR : 15% LLR : 15% SO	25%	£-35,456,143	£-47,255,805	£-47,918,971	£-48,005,890	£-50,136,639
70% SR : 15% LLR : 15% SO	30%	£-42,530,155	£-53,847,584	£-54,518,950	£-54,607,098	£-56,778,789
70% SR : 15% LLR : 15% SO	35%	£-49,815,150	£-60,652,051	£-61,332,030	£-61,421,426	£-63,605,361
70% SR : 15% LLR : 15% SO	40%	£-57,340,209	£-67,561,764	£-68,241,105	£-68,330,502	£-70,517,953
70% SR : 15% LLR : 15% SO	45%	£-65,001,690	£-74,556,363	£-75,235,337	£-75,324,733	£-77,516,960
70% SR : 15% LLR : 15% SO	50%	£-72,747,742	£-81,635,845	£-82,314,720	£-82,404,117	£-84,601,177

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,778,872	£8,728,023	£10,343,370	£10,423,261	£12,379,454
70% SR : 15% LLR : 15% SO	5%	£2,248,407	£-15,344,429	£-15,968,242	£-16,049,264	£-18,028,334
70% SR : 15% LLR : 15% SO	10%	£-8,397,896	£-21,118,005	£-21,749,973	£-21,832,142	£-23,854,276
70% SR : 15% LLR : 15% SO	15%	£-14,694,313	£-27,139,668	£-27,796,640	£-27,882,347	£-29,970,887
70% SR : 15% LLR : 15% SO	20%	£-21,175,872	£-33,385,711	£-34,041,020	£-34,126,726	£-36,235,152
70% SR : 15% LLR : 15% SO	25%	£-27,993,643	£-39,793,305	£-40,456,471	£-40,543,390	£-42,674,139
70% SR : 15% LLR : 15% SO	30%	£-35,067,655	£-46,385,084	£-47,056,450	£-47,144,598	£-49,316,289
70% SR : 15% LLR : 15% SO	35%	£-42,352,650	£-53,189,551	£-53,869,530	£-53,958,626	£-56,142,861
70% SR : 15% LLR : 15% SO	40%	£-49,877,709	£-60,099,264	£-60,778,605	£-60,868,002	£-63,055,453
70% SR : 15% LLR : 15% SO	45%	£-57,539,190	£-67,093,863	£-67,772,837	£-67,862,233	£-70,054,060
70% SR : 15% LLR : 15% SO	50%	£-65,285,242	£-74,173,345	£-74,852,220	£-74,941,617	£-77,138,677

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£500 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,635,784	-£7,288,692	-£7,952,274	-£8,037,981	-£10,131,241
70% SR : 15% LLR : 15% SO	5%	£1,185,234	-£12,432,386	-£13,093,494	-£13,179,199	-£15,298,711
70% SR : 15% LLR : 15% SO	10%	-£4,522,168	-£17,729,778	-£18,398,007	-£18,484,925	-£20,603,781
70% SR : 15% LLR : 15% SO	15%	-£10,441,700	-£23,167,135	-£23,842,833	-£23,930,982	-£26,079,051
70% SR : 15% LLR : 15% SO	20%	-£16,517,144	-£28,770,145	-£29,453,670	-£29,543,065	-£31,721,810
70% SR : 15% LLR : 15% SO	25%	-£22,767,731	-£34,525,059	-£35,207,127	-£35,296,523	-£37,476,004
70% SR : 15% LLR : 15% SO	30%	-£29,219,794	-£40,384,868	-£41,045,753	-£41,135,150	-£43,316,428
70% SR : 15% LLR : 15% SO	35%	-£35,782,637	-£46,289,567	-£46,969,544	-£47,058,941	-£49,242,876
70% SR : 15% LLR : 15% SO	40%	-£42,430,051	-£52,298,155	-£52,978,496	-£53,067,893	-£55,255,343
70% SR : 15% LLR : 15% SO	45%	-£49,162,036	-£58,393,629	-£59,072,604	-£59,162,000	-£61,353,827
70% SR : 15% LLR : 15% SO	50%	-£55,978,594	-£64,572,986	-£65,251,863	-£65,341,258	-£67,538,319

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£62,385,049	-£76,309,525	-£76,973,108	-£77,058,814	-£79,152,074
70% SR : 15% LLR : 15% SO	5%	-£67,835,599	-£81,453,220	-£82,114,327	-£82,200,033	-£84,319,545
70% SR : 15% LLR : 15% SO	10%	-£73,543,002	-£86,750,611	-£87,416,840	-£87,505,759	-£89,624,614
70% SR : 15% LLR : 15% SO	15%	-£79,462,533	-£92,187,968	-£92,863,666	-£92,951,816	-£95,099,884
70% SR : 15% LLR : 15% SO	20%	-£85,537,978	-£97,790,978	-£98,474,503	-£98,563,899	-£100,742,443
70% SR : 15% LLR : 15% SO	25%	-£91,788,564	-£103,545,892	-£104,227,961	-£104,317,356	-£106,496,838
70% SR : 15% LLR : 15% SO	30%	-£98,240,628	-£109,385,701	-£110,066,596	-£110,155,983	-£112,327,262
70% SR : 15% LLR : 15% SO	35%	-£104,803,471	-£115,310,401	-£115,990,378	-£116,079,775	-£118,263,709
70% SR : 15% LLR : 15% SO	40%	-£111,450,884	-£121,319,988	-£121,999,330	-£122,088,726	-£124,276,177
70% SR : 15% LLR : 15% SO	45%	-£118,182,870	-£127,414,462	-£128,093,437	-£128,182,833	-£130,374,660
70% SR : 15% LLR : 15% SO	50%	-£124,998,427	-£133,593,820	-£134,272,696	-£134,362,092	-£136,559,153

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£33,230,883	-£47,155,359	-£47,818,341	-£47,904,647	-£49,997,907
70% SR : 15% LLR : 15% SO	5%	-£38,681,432	-£52,299,053	-£52,960,161	-£53,045,866	-£55,165,378
70% SR : 15% LLR : 15% SO	10%	-£44,388,835	-£57,596,444	-£58,264,673	-£58,351,592	-£60,470,448
70% SR : 15% LLR : 15% SO	15%	-£50,308,367	-£63,033,802	-£63,709,500	-£63,797,649	-£65,945,717
70% SR : 15% LLR : 15% SO	20%	-£56,383,811	-£68,636,812	-£69,320,336	-£69,409,732	-£71,588,276
70% SR : 15% LLR : 15% SO	25%	-£62,634,398	-£74,391,726	-£75,073,794	-£75,163,190	-£77,342,671
70% SR : 15% LLR : 15% SO	30%	-£69,086,461	-£80,231,534	-£80,912,420	-£81,001,817	-£83,183,095
70% SR : 15% LLR : 15% SO	35%	-£75,649,304	-£86,156,234	-£86,836,211	-£86,925,608	-£89,109,543
70% SR : 15% LLR : 15% SO	40%	-£82,296,718	-£92,165,822	-£92,845,163	-£92,934,560	-£95,122,010
70% SR : 15% LLR : 15% SO	45%	-£89,029,703	-£98,260,296	-£98,939,271	-£99,028,666	-£101,220,493
70% SR : 15% LLR : 15% SO	50%	-£95,845,260	-£104,439,653	-£105,118,529	-£105,207,924	-£107,404,986

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£23,372,549	-£37,297,025	-£37,960,608	-£38,046,314	-£40,139,574
70% SR : 15% LLR : 15% SO	5%	-£28,823,099	-£42,440,720	-£43,101,827	-£43,187,533	-£45,307,045
70% SR : 15% LLR : 15% SO	10%	-£34,530,502	-£47,738,111	-£48,406,340	-£48,493,259	-£50,612,114
70% SR : 15% LLR : 15% SO	15%	-£40,450,033	-£53,175,468	-£53,851,166	-£53,939,316	-£56,087,384
70% SR : 15% LLR : 15% SO	20%	-£46,525,478	-£58,778,478	-£59,462,003	-£59,551,399	-£61,729,943
70% SR : 15% LLR : 15% SO	25%	-£52,776,064	-£64,533,392	-£65,215,461	-£65,304,856	-£67,484,338
70% SR : 15% LLR : 15% SO	30%	-£59,228,128	-£70,373,201	-£71,054,086	-£71,143,483	-£73,324,762
70% SR : 15% LLR : 15% SO	35%	-£65,790,971	-£76,297,901	-£76,977,878	-£77,067,275	-£79,251,209
70% SR : 15% LLR : 15% SO	40%	-£72,438,384	-£82,307,488	-£82,986,830	-£83,076,226	-£85,263,977
70% SR : 15% LLR : 15% SO	45%	-£79,170,370	-£88,401,962	-£89,080,937	-£89,170,333	-£91,362,160
70% SR : 15% LLR : 15% SO	50%	-£85,986,927	-£94,581,320	-£95,260,196	-£95,349,592	-£97,546,653

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£15,810,049	-£29,834,525	-£30,498,108	-£30,583,814	-£32,677,074
70% SR : 15% LLR : 15% SO	5%	-£21,360,599	-£34,978,220	-£35,639,327	-£35,725,033	-£37,844,545
70% SR : 15% LLR : 15% SO	10%	-£27,068,002	-£40,275,611	-£40,943,840	-£41,030,759	-£43,149,614
70% SR : 15% LLR : 15% SO	15%	-£32,987,533	-£45,712,968	-£46,388,666	-£46,476,816	-£48,624,884
70% SR : 15% LLR : 15% SO	20%	-£39,062,978	-£51,315,978	-£51,999,503	-£52,088,899	-£54,267,443
70% SR : 15% LLR : 15% SO	25%	-£45,313,564	-£57,070,892	-£57,752,961	-£57,842,356	-£60,021,838
70% SR : 15% LLR : 15% SO	30%	-£51,765,628	-£62,910,701	-£63,591,586	-£63,680,983	-£65,882,262
70% SR : 15% LLR : 15% SO	35%	-£58,328,471	-£68,835,401	-£69,515,378	-£69,604,775	-£71,788,709
70% SR : 15% LLR : 15% SO	40%	-£64,975,884	-£74,844,988	-£75,524,330	-£75,613,726	-£77,801,177
70% SR : 15% LLR : 15% SO	45%	-£71,707,870	-£80,939,462	-£81,618,437	-£81,707,833	-£83,889,660
70% SR : 15% LLR : 15% SO	50%	-£78,524,427	-£87,118,820	-£87,797,696	-£87,887,092	-£90,084,153

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

T10 - 1,000 Flats and Retail

Value Area	£475 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,688,549	-£18,110,467	-£18,783,440	-£18,870,360	-£20,993,241
70% SR : 15% LLR : 15% SO	5%	-£9,029,735	-£22,948,403	-£23,628,353	-£23,716,502	-£25,866,959
70% SR : 15% LLR : 15% SO	10%	-£14,496,244	-£27,928,144	-£28,613,460	-£28,702,856	-£30,882,103
70% SR : 15% LLR : 15% SO	15%	-£20,112,422	-£33,083,361	-£33,768,620	-£33,858,017	-£36,036,482
70% SR : 15% LLR : 15% SO	20%	-£25,903,111	-£38,325,435	-£39,008,959	-£39,098,355	-£41,276,899
70% SR : 15% LLR : 15% SO	25%	-£31,868,867	-£43,652,404	-£44,334,472	-£44,423,868	-£46,603,350
70% SR : 15% LLR : 15% SO	30%	-£37,919,194	-£49,064,268	-£49,745,153	-£49,834,550	-£52,015,828
70% SR : 15% LLR : 15% SO	35%	-£44,054,092	-£54,561,022	-£55,241,000	-£55,330,396	-£57,514,331
70% SR : 15% LLR : 15% SO	40%	-£50,273,561	-£60,142,665	-£60,822,007	-£60,911,402	-£63,098,854
70% SR : 15% LLR : 15% SO	45%	-£56,577,601	-£65,809,194	-£66,488,169	-£66,577,565	-£68,769,392
70% SR : 15% LLR : 15% SO	50%	-£62,966,214	-£71,560,607	-£72,239,482	-£72,328,879	-£74,525,940

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£72,709,382	-£87,131,301	-£87,804,274	-£87,891,193	-£90,014,074
70% SR : 15% LLR : 15% SO	5%	-£78,050,568	-£91,969,236	-£92,649,187	-£92,737,335	-£94,887,792
70% SR : 15% LLR : 15% SO	10%	-£83,517,078	-£96,948,977	-£97,634,294	-£97,723,690	-£99,902,936
70% SR : 15% LLR : 15% SO	15%	-£89,133,255	-£102,104,194	-£102,789,454	-£102,878,850	-£105,057,316
70% SR : 15% LLR : 15% SO	20%	-£94,923,945	-£107,346,268	-£108,029,793	-£108,119,188	-£110,297,733
70% SR : 15% LLR : 15% SO	25%	-£100,889,701	-£112,673,238	-£113,355,305	-£113,444,702	-£115,624,183
70% SR : 15% LLR : 15% SO	30%	-£106,940,028	-£118,085,101	-£118,765,986	-£118,855,383	-£121,036,662
70% SR : 15% LLR : 15% SO	35%	-£113,074,925	-£123,581,855	-£124,261,833	-£124,351,229	-£126,535,164
70% SR : 15% LLR : 15% SO	40%	-£119,294,395	-£129,163,498	-£129,842,840	-£129,932,236	-£132,119,687
70% SR : 15% LLR : 15% SO	45%	-£125,598,435	-£134,830,027	-£135,509,002	-£135,598,398	-£137,790,225
70% SR : 15% LLR : 15% SO	50%	-£131,987,048	-£140,581,440	-£141,260,315	-£141,349,712	-£143,546,773

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£43,555,215	-£57,977,134	-£58,650,107	-£58,737,027	-£60,859,907
70% SR : 15% LLR : 15% SO	5%	-£48,896,401	-£62,815,070	-£63,495,020	-£63,583,168	-£65,733,625
70% SR : 15% LLR : 15% SO	10%	-£54,362,911	-£67,794,811	-£68,480,127	-£68,568,523	-£70,748,770
70% SR : 15% LLR : 15% SO	15%	-£59,979,088	-£72,950,028	-£73,635,287	-£73,724,684	-£75,903,149
70% SR : 15% LLR : 15% SO	20%	-£65,769,778	-£78,192,101	-£78,875,626	-£78,965,022	-£81,143,566
70% SR : 15% LLR : 15% SO	25%	-£71,735,534	-£83,519,071	-£84,201,138	-£84,290,535	-£86,470,016
70% SR : 15% LLR : 15% SO	30%	-£77,785,861	-£88,930,934	-£89,611,820	-£89,701,217	-£91,882,495
70% SR : 15% LLR : 15% SO	35%	-£83,920,759	-£94,427,688	-£95,107,667	-£95,197,063	-£97,380,997
70% SR : 15% LLR : 15% SO	40%	-£90,140,228	-£100,009,332	-£100,689,673	-£100,778,069	-£102,965,520
70% SR : 15% LLR : 15% SO	45%	-£96,444,268	-£105,675,861	-£106,354,836	-£106,444,231	-£108,636,058
70% SR : 15% LLR : 15% SO	50%	-£102,832,861	-£111,427,274	-£112,106,149	-£112,195,546	-£114,392,607

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£33,696,882	-£48,118,801	-£48,791,774	-£48,878,693	-£51,001,574
70% SR : 15% LLR : 15% SO	5%	-£39,038,068	-£52,956,736	-£53,636,687	-£53,724,835	-£55,875,292
70% SR : 15% LLR : 15% SO	10%	-£44,504,578	-£57,936,477	-£58,621,794	-£58,711,190	-£60,890,436
70% SR : 15% LLR : 15% SO	15%	-£50,120,755	-£63,091,694	-£63,776,954	-£63,866,350	-£66,044,816
70% SR : 15% LLR : 15% SO	20%	-£55,911,445	-£68,333,768	-£69,017,293	-£69,106,688	-£71,285,233
70% SR : 15% LLR : 15% SO	25%	-£61,877,201	-£73,660,738	-£74,342,805	-£74,432,202	-£76,611,683
70% SR : 15% LLR : 15% SO	30%	-£67,927,528	-£79,072,601	-£79,753,486	-£79,842,883	-£82,024,162
70% SR : 15% LLR : 15% SO	35%	-£74,062,425	-£84,569,355	-£85,249,333	-£85,338,729	-£87,522,864
70% SR : 15% LLR : 15% SO	40%	-£80,281,895	-£90,150,998	-£90,830,340	-£90,919,736	-£93,107,187
70% SR : 15% LLR : 15% SO	45%	-£86,585,935	-£95,817,527	-£96,496,502	-£96,585,898	-£98,777,725
70% SR : 15% LLR : 15% SO	50%	-£92,974,548	-£101,568,940	-£102,247,815	-£102,337,212	-£104,534,273

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£26,234,382	-£40,656,301	-£41,328,274	-£41,416,193	-£43,539,074
70% SR : 15% LLR : 15% SO	5%	-£31,575,568	-£45,494,236	-£46,174,187	-£46,262,335	-£48,412,792
70% SR : 15% LLR : 15% SO	10%	-£37,042,078	-£50,473,977	-£51,159,294	-£51,248,690	-£53,427,936
70% SR : 15% LLR : 15% SO	15%	-£42,658,255	-£55,629,194	-£56,314,454	-£56,403,850	-£58,582,316
70% SR : 15% LLR : 15% SO	20%	-£48,448,945	-£60,871,268	-£61,554,793	-£61,644,188	-£63,822,733
70% SR : 15% LLR : 15% SO	25%	-£54,414,701	-£66,198,238	-£66,880,305	-£66,969,702	-£69,149,183
70% SR : 15% LLR : 15% SO	30%	-£60,485,028	-£71,610,101	-£72,290,986	-£72,380,383	-£74,581,662
70% SR : 15% LLR : 15% SO	35%	-£66,599,925	-£77,108,855	-£77,786,833	-£77,876,229	-£80,080,164
70% SR : 15% LLR : 15% SO	40%	-£72,819,395	-£82,688,498	-£83,367,840	-£83,457,236	-£85,644,687
70% SR : 15% LLR : 15% SO	45%	-£79,123,435	-£88,355,027	-£89,034,002	-£89,123,398	-£91,315,225
70% SR : 15% LLR : 15% SO	50%	-£85,512,048	-£94,106,440	-£94,785,315	-£94,874,712	-£97,071,773

Appendix 2 - Residential appraisal results with LAR, LLR and SO (base costs and values)

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£675 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£526,207	£484,523	£479,828	£479,645	£474,939
70% LAR : 15% LLR : 15% SO	5%	£493,408	£453,703	£449,010	£448,826	£444,119
70% LAR : 15% LLR : 15% SO	10%	£460,609	£422,885	£418,190	£418,008	£413,301
70% LAR : 15% LLR : 15% SO	15%	£427,810	£392,065	£387,372	£387,188	£382,482
70% LAR : 15% LLR : 15% SO	20%	£395,011	£361,247	£356,552	£356,370	£351,663
70% LAR : 15% LLR : 15% SO	25%	£362,212	£330,428	£325,734	£325,550	£320,844
70% LAR : 15% LLR : 15% SO	30%	£329,414	£299,609	£294,915	£294,732	£290,025
70% LAR : 15% LLR : 15% SO	35%	£296,615	£268,790	£264,096	£263,913	£259,206
70% LAR : 15% LLR : 15% SO	40%	£263,817	£237,971	£233,277	£233,094	£228,388
70% LAR : 15% LLR : 15% SO	45%	£231,018	£207,152	£202,458	£202,275	£197,568
70% LAR : 15% LLR : 15% SO	50%	£198,219	£176,333	£171,639	£171,456	£166,750

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£194,907	£153,223	£148,528	£148,345	£143,639
70% LAR : 15% LLR : 15% SO	5%	£162,108	£122,403	£117,710	£117,526	£112,819
70% LAR : 15% LLR : 15% SO	10%	£129,309	£91,585	£86,890	£86,708	£82,001
70% LAR : 15% LLR : 15% SO	15%	£96,510	£60,765	£56,072	£55,888	£51,182
70% LAR : 15% LLR : 15% SO	20%	£63,711	£29,947	£25,252	£25,070	£20,363
70% LAR : 15% LLR : 15% SO	25%	£30,912	£-872	£-5,566	£-5,750	£-10,456
70% LAR : 15% LLR : 15% SO	30%	£-1,886	£-31,691	£-36,385	£-36,568	£-41,275
70% LAR : 15% LLR : 15% SO	35%	£-34,685	£-62,510	£-67,204	£-67,387	£-72,094
70% LAR : 15% LLR : 15% SO	40%	£-67,483	£-93,329	£-98,023	£-98,206	£-102,912
70% LAR : 15% LLR : 15% SO	45%	£-100,282	£-124,148	£-128,842	£-129,025	£-133,732
70% LAR : 15% LLR : 15% SO	50%	£-133,081	£-154,967	£-159,661	£-159,844	£-164,550

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£334,847	£293,163	£288,468	£288,285	£283,579
70% LAR : 15% LLR : 15% SO	5%	£302,048	£262,343	£257,650	£257,466	£252,759
70% LAR : 15% LLR : 15% SO	10%	£269,249	£231,525	£226,830	£226,648	£221,941
70% LAR : 15% LLR : 15% SO	15%	£236,450	£200,705	£196,012	£195,828	£191,122
70% LAR : 15% LLR : 15% SO	20%	£203,651	£169,887	£165,192	£165,010	£160,303
70% LAR : 15% LLR : 15% SO	25%	£170,852	£139,068	£134,374	£134,190	£129,484
70% LAR : 15% LLR : 15% SO	30%	£138,054	£108,249	£103,555	£103,372	£98,665
70% LAR : 15% LLR : 15% SO	35%	£105,255	£77,430	£72,736	£72,553	£67,846
70% LAR : 15% LLR : 15% SO	40%	£72,457	£46,611	£41,917	£41,734	£37,028
70% LAR : 15% LLR : 15% SO	45%	£39,658	£15,792	£11,098	£10,915	£6,208
70% LAR : 15% LLR : 15% SO	50%	£6,859	£-15,027	£-19,721	£-19,904	£-24,610

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£382,167	£340,483	£335,788	£335,605	£330,899
70% LAR : 15% LLR : 15% SO	5%	£349,368	£309,663	£304,970	£304,786	£300,079
70% LAR : 15% LLR : 15% SO	10%	£316,569	£278,845	£274,150	£273,968	£269,261
70% LAR : 15% LLR : 15% SO	15%	£283,770	£248,025	£243,332	£243,148	£238,442
70% LAR : 15% LLR : 15% SO	20%	£250,971	£217,207	£212,512	£212,330	£207,623
70% LAR : 15% LLR : 15% SO	25%	£218,172	£186,388	£181,694	£181,510	£176,804
70% LAR : 15% LLR : 15% SO	30%	£185,374	£155,569	£150,875	£150,692	£145,985
70% LAR : 15% LLR : 15% SO	35%	£152,575	£124,750	£120,056	£119,873	£115,166
70% LAR : 15% LLR : 15% SO	40%	£119,777	£93,931	£89,237	£89,054	£84,348
70% LAR : 15% LLR : 15% SO	45%	£86,978	£63,112	£58,418	£58,235	£53,528
70% LAR : 15% LLR : 15% SO	50%	£54,179	£32,293	£27,599	£27,416	£22,710

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£417,987	£376,303	£371,608	£371,425	£366,719
70% LAR : 15% LLR : 15% SO	5%	£385,188	£345,483	£340,790	£340,606	£335,899
70% LAR : 15% LLR : 15% SO	10%	£352,389	£314,665	£309,970	£309,788	£305,081
70% LAR : 15% LLR : 15% SO	15%	£319,590	£283,845	£279,152	£278,968	£274,262
70% LAR : 15% LLR : 15% SO	20%	£286,791	£253,027	£248,332	£248,150	£243,443
70% LAR : 15% LLR : 15% SO	25%	£253,992	£222,208	£217,514	£217,330	£212,624
70% LAR : 15% LLR : 15% SO	30%	£221,194	£191,389	£186,695	£186,512	£181,805
70% LAR : 15% LLR : 15% SO	35%	£188,395	£160,570	£155,876	£155,693	£150,986
70% LAR : 15% LLR : 15% SO	40%	£155,597	£129,751	£125,057	£124,874	£120,168
70% LAR : 15% LLR : 15% SO	45%	£122,798	£98,932	£94,238	£94,055	£89,348
70% LAR : 15% LLR : 15% SO	50%	£89,999	£68,113	£63,419	£63,236	£58,530

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£650 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£488,924	£447,792	£443,097	£442,914	£438,208
70% LAR : 15% LLR : 15% SO	5%	£457,894	£418,714	£414,021	£413,838	£409,131
70% LAR : 15% LLR : 15% SO	10%	£426,863	£389,638	£384,943	£384,760	£380,054
70% LAR : 15% LLR : 15% SO	15%	£395,833	£360,561	£355,866	£355,684	£350,977
70% LAR : 15% LLR : 15% SO	20%	£364,802	£331,483	£326,789	£326,606	£321,900
70% LAR : 15% LLR : 15% SO	25%	£333,772	£302,407	£297,712	£297,530	£292,823
70% LAR : 15% LLR : 15% SO	30%	£302,741	£273,329	£268,636	£268,452	£263,746
70% LAR : 15% LLR : 15% SO	35%	£271,710	£244,253	£239,558	£239,376	£234,669
70% LAR : 15% LLR : 15% SO	40%	£240,679	£215,175	£210,482	£210,299	£205,593
70% LAR : 15% LLR : 15% SO	45%	£209,649	£186,099	£181,404	£181,222	£176,515
70% LAR : 15% LLR : 15% SO	50%	£178,618	£157,022	£152,328	£152,145	£147,439

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£157,624	£116,492	£111,797	£111,614	£106,908
70% LAR : 15% LLR : 15% SO	5%	£126,594	£87,414	£82,721	£82,538	£77,831
70% LAR : 15% LLR : 15% SO	10%	£95,563	£58,338	£53,643	£53,460	£48,754
70% LAR : 15% LLR : 15% SO	15%	£64,533	£29,261	£24,566	£24,384	£19,677
70% LAR : 15% LLR : 15% SO	20%	£33,502	£183	£-4,511	£-4,694	£-9,400
70% LAR : 15% LLR : 15% SO	25%	£2,472	£-28,893	£-33,588	£-33,770	£-38,477
70% LAR : 15% LLR : 15% SO	30%	£-28,559	£-57,971	£-62,664	£-62,848	£-67,554
70% LAR : 15% LLR : 15% SO	35%	£-59,590	£-87,047	£-91,742	£-91,924	£-96,631
70% LAR : 15% LLR : 15% SO	40%	£-90,621	£-116,125	£-120,818	£-121,001	£-125,707
70% LAR : 15% LLR : 15% SO	45%	£-121,651	£-145,201	£-149,896	£-150,078	£-154,785
70% LAR : 15% LLR : 15% SO	50%	£-152,682	£-174,278	£-178,972	£-179,155	£-183,861

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£297,564	£256,432	£251,737	£251,554	£246,848
70% LAR : 15% LLR : 15% SO	5%	£266,534	£227,354	£222,661	£222,478	£217,771
70% LAR : 15% LLR : 15% SO	10%	£235,503	£198,278	£193,583	£193,400	£188,694
70% LAR : 15% LLR : 15% SO	15%	£204,473	£169,201	£164,506	£164,324	£159,617
70% LAR : 15% LLR : 15% SO	20%	£173,442	£140,123	£135,429	£135,246	£130,540
70% LAR : 15% LLR : 15% SO	25%	£142,412	£111,047	£106,352	£106,170	£101,463
70% LAR : 15% LLR : 15% SO	30%	£111,381	£81,969	£77,276	£77,092	£72,386
70% LAR : 15% LLR : 15% SO	35%	£80,350	£52,893	£48,198	£48,016	£43,309
70% LAR : 15% LLR : 15% SO	40%	£49,319	£23,815	£19,122	£18,939	£14,233
70% LAR : 15% LLR : 15% SO	45%	£18,289	£-5,261	£-9,956	£-10,138	£-14,845
70% LAR : 15% LLR : 15% SO	50%	£-12,744	£-34,338	£-39,032	£-39,215	£-43,921

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£344,884	£303,752	£299,057	£298,874	£294,168
70% LAR : 15% LLR : 15% SO	5%	£313,854	£274,674	£269,981	£269,798	£265,091
70% LAR : 15% LLR : 15% SO	10%	£282,823	£245,598	£240,903	£240,720	£236,014
70% LAR : 15% LLR : 15% SO	15%	£251,793	£216,521	£211,826	£211,644	£206,937
70% LAR : 15% LLR : 15% SO	20%	£220,762	£187,443	£182,749	£182,566	£177,860
70% LAR : 15% LLR : 15% SO	25%	£189,732	£158,367	£153,672	£153,490	£148,783
70% LAR : 15% LLR : 15% SO	30%	£158,701	£129,289	£124,596	£124,412	£119,706
70% LAR : 15% LLR : 15% SO	35%	£127,670	£100,213	£95,518	£95,336	£90,629
70% LAR : 15% LLR : 15% SO	40%	£96,639	£71,135	£66,442	£66,259	£61,553
70% LAR : 15% LLR : 15% SO	45%	£65,609	£42,059	£37,364	£37,182	£32,475
70% LAR : 15% LLR : 15% SO	50%	£34,578	£12,982	£8,288	£8,105	£3,399

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£390,704	£339,572	£334,877	£334,694	£329,988
70% LAR : 15% LLR : 15% SO	5%	£349,674	£310,494	£305,801	£305,618	£300,911
70% LAR : 15% LLR : 15% SO	10%	£318,643	£281,418	£276,723	£276,540	£271,834
70% LAR : 15% LLR : 15% SO	15%	£287,613	£252,341	£247,646	£247,464	£242,757
70% LAR : 15% LLR : 15% SO	20%	£256,582	£223,263	£218,569	£218,386	£213,680
70% LAR : 15% LLR : 15% SO	25%	£225,552	£194,187	£189,492	£189,310	£184,603
70% LAR : 15% LLR : 15% SO	30%	£194,521	£165,109	£160,416	£160,232	£155,526
70% LAR : 15% LLR : 15% SO	35%	£163,490	£136,033	£131,338	£131,156	£126,449
70% LAR : 15% LLR : 15% SO	40%	£132,459	£106,955	£102,262	£102,079	£97,373
70% LAR : 15% LLR : 15% SO	45%	£101,429	£77,879	£73,184	£73,002	£68,296
70% LAR : 15% LLR : 15% SO	50%	£70,398	£48,802	£44,108	£43,925	£39,219

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£600 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£414,361	£374,329	£369,635	£369,452	£364,746
70% LAR : 15% LLR : 15% SO	5%	£386,884	£348,754	£344,060	£343,877	£339,171
70% LAR : 15% LLR : 15% SO	10%	£359,408	£323,179	£318,485	£318,302	£313,596
70% LAR : 15% LLR : 15% SO	15%	£331,932	£297,604	£292,910	£292,727	£288,021
70% LAR : 15% LLR : 15% SO	20%	£304,456	£272,029	£267,335	£267,152	£262,446
70% LAR : 15% LLR : 15% SO	25%	£276,979	£246,454	£241,760	£241,577	£236,871
70% LAR : 15% LLR : 15% SO	30%	£249,503	£220,878	£216,185	£216,002	£211,286
70% LAR : 15% LLR : 15% SO	35%	£222,027	£195,303	£190,610	£190,427	£185,721
70% LAR : 15% LLR : 15% SO	40%	£194,550	£169,728	£165,035	£164,851	£160,145
70% LAR : 15% LLR : 15% SO	45%	£167,074	£144,153	£139,460	£139,276	£134,570
70% LAR : 15% LLR : 15% SO	50%	£139,598	£118,578	£113,885	£113,701	£108,995

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£83,061	£43,029	£38,335	£38,152	£33,446
70% LAR : 15% LLR : 15% SO	5%	£55,584	£17,454	£12,760	£12,577	£7,871
70% LAR : 15% LLR : 15% SO	10%	£28,108	£-8,121	£-12,815	£-12,998	£-17,704
70% LAR : 15% LLR : 15% SO	15%	£32	£-33,696	£-38,390	£-38,573	£-43,279
70% LAR : 15% LLR : 15% SO	20%	£-26,844	£-59,271	£-63,965	£-64,148	£-68,854
70% LAR : 15% LLR : 15% SO	25%	£-54,321	£-84,846	£-89,540	£-89,723	£-94,429
70% LAR : 15% LLR : 15% SO	30%	£-81,797	£-110,422	£-115,115	£-115,298	£-120,004
70% LAR : 15% LLR : 15% SO	35%	£-109,273	£-135,997	£-140,690	£-140,873	£-145,579
70% LAR : 15% LLR : 15% SO	40%	£-136,750	£-161,572	£-166,265	£-166,449	£-171,155
70% LAR : 15% LLR : 15% SO	45%	£-164,226	£-187,147	£-191,840	£-192,024	£-196,730
70% LAR : 15% LLR : 15% SO	50%	£-191,702	£-212,722	£-217,415	£-217,599	£-222,305

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£223,001	£182,969	£178,275	£178,092	£173,386
70% LAR : 15% LLR : 15% SO	5%	£195,524	£157,394	£152,700	£152,517	£147,811
70% LAR : 15% LLR : 15% SO	10%	£168,048	£131,819	£127,125	£126,942	£122,336
70% LAR : 15% LLR : 15% SO	15%	£140,572	£106,244	£101,550	£101,367	£96,661
70% LAR : 15% LLR : 15% SO	20%	£113,096	£80,669	£75,975	£75,792	£71,086
70% LAR : 15% LLR : 15% SO	25%	£85,619	£55,094	£50,400	£50,217	£45,511
70% LAR : 15% LLR : 15% SO	30%	£58,143	£29,519	£24,825	£24,642	£19,936
70% LAR : 15% LLR : 15% SO	35%	£30,667	£3,943	£-750	£-933	£-5,639
70% LAR : 15% LLR : 15% SO	40%	£3,190	£-21,632	£-26,325	£-26,509	£-31,215
70% LAR : 15% LLR : 15% SO	45%	£-24,286	£-47,207	£-51,900	£-52,084	£-56,790
70% LAR : 15% LLR : 15% SO	50%	£-51,762	£-72,782	£-77,475	£-77,659	£-82,365

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£270,321	£230,289	£225,595	£225,412	£220,706
70% LAR : 15% LLR : 15% SO	5%	£242,844	£204,714	£200,020	£199,837	£195,131
70% LAR : 15% LLR : 15% SO	10%	£215,368	£179,139	£174,445	£174,262	£169,556
70% LAR : 15% LLR : 15% SO	15%	£187,892	£153,564	£148,870	£148,687	£143,981
70% LAR : 15% LLR : 15% SO	20%	£160,416	£127,989	£123,295	£123,112	£118,406
70% LAR : 15% LLR : 15% SO	25%	£132,939	£102,414	£97,720	£97,537	£92,831
70% LAR : 15% LLR : 15% SO	30%	£105,463	£76,838	£72,145	£71,962	£67,256
70% LAR : 15% LLR : 15% SO	35%	£77,987	£51,263	£46,570	£46,387	£41,681
70% LAR : 15% LLR : 15% SO	40%	£50,510	£25,688	£20,995	£20,811	£16,105
70% LAR : 15% LLR : 15% SO	45%	£23,034	£113	£-4,580	£-4,764	£-9,470
70% LAR : 15% LLR : 15% SO	50%	£-4,442	£-25,462	£-30,155	£-30,339	£-35,045

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£306,141	£266,109	£261,415	£261,232	£256,526
70% LAR : 15% LLR : 15% SO	5%	£278,664	£240,534	£235,840	£235,657	£230,951
70% LAR : 15% LLR : 15% SO	10%	£251,188	£214,959	£210,265	£210,082	£205,376
70% LAR : 15% LLR : 15% SO	15%	£223,712	£189,384	£184,690	£184,507	£179,801
70% LAR : 15% LLR : 15% SO	20%	£196,236	£163,809	£159,115	£158,932	£154,226
70% LAR : 15% LLR : 15% SO	25%	£168,759	£138,234	£133,540	£133,357	£128,651
70% LAR : 15% LLR : 15% SO	30%	£141,283	£112,658	£107,965	£107,782	£103,076
70% LAR : 15% LLR : 15% SO	35%	£113,807	£87,083	£82,390	£82,207	£77,501
70% LAR : 15% LLR : 15% SO	40%	£86,330	£61,508	£56,815	£56,631	£51,925
70% LAR : 15% LLR : 15% SO	45%	£58,854	£35,933	£31,240	£31,056	£26,350
70% LAR : 15% LLR : 15% SO	50%	£31,378	£10,358	£5,665	£5,481	£775

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£550 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£339,797	£300,867	£296,173	£295,990	£291,284
70% LAR : 15% LLR : 15% SO	5%	£315,728	£278,649	£273,955	£273,772	£269,066
70% LAR : 15% LLR : 15% SO	10%	£291,659	£256,431	£251,737	£251,554	£246,848
70% LAR : 15% LLR : 15% SO	15%	£267,590	£234,213	£229,520	£229,336	£224,630
70% LAR : 15% LLR : 15% SO	20%	£243,521	£211,995	£207,302	£207,118	£202,412
70% LAR : 15% LLR : 15% SO	25%	£219,453	£189,778	£185,084	£184,901	£180,195
70% LAR : 15% LLR : 15% SO	30%	£195,384	£167,560	£162,866	£162,683	£157,977
70% LAR : 15% LLR : 15% SO	35%	£171,316	£145,343	£140,648	£140,465	£135,759
70% LAR : 15% LLR : 15% SO	40%	£147,247	£123,125	£118,430	£118,248	£113,541
70% LAR : 15% LLR : 15% SO	45%	£123,178	£100,907	£96,212	£96,030	£91,323
70% LAR : 15% LLR : 15% SO	50%	£99,109	£78,689	£73,994	£73,812	£69,105

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,497	-£30,433	-£35,127	-£35,310	-£40,016
70% LAR : 15% LLR : 15% SO	5%	-£15,572	-£52,651	-£57,345	-£57,528	-£62,234
70% LAR : 15% LLR : 15% SO	10%	-£39,641	-£74,869	-£79,563	-£79,746	-£84,452
70% LAR : 15% LLR : 15% SO	15%	-£63,710	-£97,087	-£101,780	-£101,964	-£106,670
70% LAR : 15% LLR : 15% SO	20%	-£87,779	-£119,305	-£123,998	-£124,182	-£128,888
70% LAR : 15% LLR : 15% SO	25%	-£111,847	-£141,522	-£146,216	-£146,399	-£151,105
70% LAR : 15% LLR : 15% SO	30%	-£135,916	-£163,740	-£168,434	-£168,617	-£173,323
70% LAR : 15% LLR : 15% SO	35%	-£159,984	-£185,957	-£190,652	-£190,835	-£195,541
70% LAR : 15% LLR : 15% SO	40%	-£184,053	-£208,175	-£212,870	-£213,052	-£217,759
70% LAR : 15% LLR : 15% SO	45%	-£208,122	-£230,393	-£235,088	-£235,270	-£239,977
70% LAR : 15% LLR : 15% SO	50%	-£232,191	-£252,611	-£257,306	-£257,488	-£262,195

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£148,437	£109,507	£104,813	£104,630	£99,924
70% LAR : 15% LLR : 15% SO	5%	£124,368	£87,289	£82,595	£82,412	£77,706
70% LAR : 15% LLR : 15% SO	10%	£100,299	£65,071	£60,377	£60,194	£55,488
70% LAR : 15% LLR : 15% SO	15%	£76,230	£42,853	£38,160	£37,976	£33,270
70% LAR : 15% LLR : 15% SO	20%	£52,161	£20,635	£15,942	£15,758	£11,052
70% LAR : 15% LLR : 15% SO	25%	£28,093	-£1,582	-£6,276	-£6,459	-£11,165
70% LAR : 15% LLR : 15% SO	30%	£4,024	-£23,800	-£28,494	-£28,677	-£33,383
70% LAR : 15% LLR : 15% SO	35%	-£20,044	-£46,017	-£50,712	-£50,895	-£55,601
70% LAR : 15% LLR : 15% SO	40%	-£44,113	-£68,235	-£72,930	-£73,112	-£77,819
70% LAR : 15% LLR : 15% SO	45%	-£68,182	-£90,453	-£95,148	-£95,330	-£100,037
70% LAR : 15% LLR : 15% SO	50%	-£92,251	-£112,671	-£117,366	-£117,548	-£122,255

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£195,757	£156,827	£152,133	£151,950	£147,244
70% LAR : 15% LLR : 15% SO	5%	£171,688	£134,609	£129,915	£129,732	£125,026
70% LAR : 15% LLR : 15% SO	10%	£147,619	£112,391	£107,697	£107,514	£102,808
70% LAR : 15% LLR : 15% SO	15%	£123,550	£90,173	£85,480	£85,296	£80,590
70% LAR : 15% LLR : 15% SO	20%	£99,481	£67,955	£63,262	£63,078	£58,372
70% LAR : 15% LLR : 15% SO	25%	£75,413	£45,738	£41,044	£40,861	£36,155
70% LAR : 15% LLR : 15% SO	30%	£51,344	£23,520	£18,826	£18,643	£13,937
70% LAR : 15% LLR : 15% SO	35%	£27,276	£1,303	-£3,392	-£3,575	-£8,281
70% LAR : 15% LLR : 15% SO	40%	£3,207	-£20,915	-£25,610	-£25,792	-£30,499
70% LAR : 15% LLR : 15% SO	45%	-£20,862	-£43,133	-£47,828	-£48,010	-£52,717
70% LAR : 15% LLR : 15% SO	50%	-£44,931	-£65,351	-£70,046	-£70,228	-£74,935

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£231,577	£192,647	£187,953	£187,770	£183,064
70% LAR : 15% LLR : 15% SO	5%	£207,508	£170,429	£165,735	£165,552	£160,846
70% LAR : 15% LLR : 15% SO	10%	£183,439	£148,211	£143,517	£143,334	£138,628
70% LAR : 15% LLR : 15% SO	15%	£159,370	£125,993	£121,300	£121,116	£116,410
70% LAR : 15% LLR : 15% SO	20%	£135,301	£103,775	£99,082	£98,898	£94,192
70% LAR : 15% LLR : 15% SO	25%	£111,233	£81,558	£76,864	£76,681	£71,975
70% LAR : 15% LLR : 15% SO	30%	£87,164	£59,340	£54,646	£54,463	£49,757
70% LAR : 15% LLR : 15% SO	35%	£63,096	£37,123	£32,428	£32,245	£27,539
70% LAR : 15% LLR : 15% SO	40%	£39,027	£14,905	£10,210	£10,028	£5,321
70% LAR : 15% LLR : 15% SO	45%	£14,958	-£7,313	-£12,008	-£12,190	-£16,897
70% LAR : 15% LLR : 15% SO	50%	-£9,111	-£29,531	-£34,226	-£34,408	-£39,115

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£500 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£265,233	£228,723	£224,029	£223,846	£219,139
70% LAR : 15% LLR : 15% SO	5%	£244,438	£209,666	£204,971	£204,788	£200,082
70% LAR : 15% LLR : 15% SO	10%	£223,645	£190,608	£185,913	£185,731	£181,024
70% LAR : 15% LLR : 15% SO	15%	£202,850	£171,550	£166,856	£166,673	£161,967
70% LAR : 15% LLR : 15% SO	20%	£182,056	£152,493	£147,798	£147,616	£142,909
70% LAR : 15% LLR : 15% SO	25%	£161,261	£133,434	£128,741	£128,558	£123,852
70% LAR : 15% LLR : 15% SO	30%	£140,467	£114,377	£109,683	£109,501	£104,794
70% LAR : 15% LLR : 15% SO	35%	£119,673	£95,319	£90,626	£90,442	£85,736
70% LAR : 15% LLR : 15% SO	40%	£98,879	£76,262	£71,568	£71,385	£66,678
70% LAR : 15% LLR : 15% SO	45%	£78,085	£57,204	£52,510	£52,327	£47,621
70% LAR : 15% LLR : 15% SO	50%	£57,290	£38,147	£33,452	£33,270	£28,563

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£86,067	£102,577	£107,271	£107,454	£112,161
70% LAR : 15% LLR : 15% SO	5%	£86,862	£121,634	£126,329	£126,512	£131,218
70% LAR : 15% LLR : 15% SO	10%	£107,655	£140,692	£145,387	£145,569	£150,276
70% LAR : 15% LLR : 15% SO	15%	£128,450	£159,750	£164,444	£164,627	£169,333
70% LAR : 15% LLR : 15% SO	20%	£149,244	£178,807	£183,502	£183,684	£188,391
70% LAR : 15% LLR : 15% SO	25%	£170,039	£197,866	£202,559	£202,742	£207,448
70% LAR : 15% LLR : 15% SO	30%	£190,833	£216,923	£221,617	£221,799	£226,506
70% LAR : 15% LLR : 15% SO	35%	£211,627	£235,981	£240,674	£240,858	£245,564
70% LAR : 15% LLR : 15% SO	40%	£232,421	£255,038	£259,732	£259,915	£264,622
70% LAR : 15% LLR : 15% SO	45%	£253,215	£274,095	£278,790	£278,973	£283,679
70% LAR : 15% LLR : 15% SO	50%	£274,010	£293,153	£297,648	£298,030	£302,737

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£73,873	£37,363	£32,669	£32,486	£27,779
70% LAR : 15% LLR : 15% SO	5%	£53,078	£18,306	£13,611	£13,428	£8,722
70% LAR : 15% LLR : 15% SO	10%	£32,285	£-752	£-5,447	£-5,629	£-10,336
70% LAR : 15% LLR : 15% SO	15%	£11,490	£-19,810	£-24,504	£-24,687	£-29,393
70% LAR : 15% LLR : 15% SO	20%	£-9,304	£-38,867	£-43,562	£-43,744	£-48,451
70% LAR : 15% LLR : 15% SO	25%	£-30,099	£-57,926	£-62,619	£-62,802	£-67,508
70% LAR : 15% LLR : 15% SO	30%	£-50,893	£-76,983	£-81,677	£-81,859	£-86,566
70% LAR : 15% LLR : 15% SO	35%	£-71,687	£-96,041	£-100,734	£-100,918	£-105,624
70% LAR : 15% LLR : 15% SO	40%	£-92,481	£-115,098	£-119,792	£-119,975	£-124,682
70% LAR : 15% LLR : 15% SO	45%	£-113,275	£-134,155	£-138,850	£-139,033	£-143,739
70% LAR : 15% LLR : 15% SO	50%	£-134,070	£-153,213	£-157,908	£-158,090	£-162,797

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£121,193	£84,683	£79,989	£79,806	£75,099
70% LAR : 15% LLR : 15% SO	5%	£100,398	£65,626	£60,931	£60,748	£56,042
70% LAR : 15% LLR : 15% SO	10%	£79,605	£46,568	£41,873	£41,691	£36,984
70% LAR : 15% LLR : 15% SO	15%	£58,810	£27,510	£22,816	£22,633	£17,927
70% LAR : 15% LLR : 15% SO	20%	£38,016	£8,453	£3,758	£3,576	£-1,131
70% LAR : 15% LLR : 15% SO	25%	£17,221	£-10,606	£-15,299	£-15,482	£-20,188
70% LAR : 15% LLR : 15% SO	30%	£-3,573	£-29,663	£-34,357	£-34,539	£-39,246
70% LAR : 15% LLR : 15% SO	35%	£-24,367	£-48,721	£-53,414	£-53,598	£-58,304
70% LAR : 15% LLR : 15% SO	40%	£-45,161	£-67,778	£-72,472	£-72,655	£-77,362
70% LAR : 15% LLR : 15% SO	45%	£-65,955	£-86,836	£-91,530	£-91,713	£-96,419
70% LAR : 15% LLR : 15% SO	50%	£-86,750	£-105,894	£-110,588	£-110,770	£-115,477

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£157,013	£120,503	£115,808	£115,626	£110,919
70% LAR : 15% LLR : 15% SO	5%	£136,218	£101,446	£96,751	£96,568	£91,862
70% LAR : 15% LLR : 15% SO	10%	£115,425	£82,388	£77,693	£77,511	£72,804
70% LAR : 15% LLR : 15% SO	15%	£94,630	£63,330	£58,636	£58,453	£53,747
70% LAR : 15% LLR : 15% SO	20%	£73,836	£44,273	£39,578	£39,396	£34,689
70% LAR : 15% LLR : 15% SO	25%	£53,041	£25,214	£20,521	£20,338	£15,632
70% LAR : 15% LLR : 15% SO	30%	£32,247	£6,157	£1,463	£1,281	£-3,426
70% LAR : 15% LLR : 15% SO	35%	£11,453	£-12,901	£-17,594	£-17,778	£-22,484
70% LAR : 15% LLR : 15% SO	40%	£-9,341	£-31,958	£-36,652	£-36,835	£-41,542
70% LAR : 15% LLR : 15% SO	45%	£-30,135	£-51,016	£-55,710	£-55,893	£-60,599
70% LAR : 15% LLR : 15% SO	50%	£-50,930	£-70,073	£-74,768	£-74,950	£-79,657

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£475 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£227,950	£191,992	£187,297	£187,115	£182,408
70% LAR : 15% LLR : 15% SO	5%	£208,738	£174,492	£169,798	£169,615	£164,908
70% LAR : 15% LLR : 15% SO	10%	£189,525	£156,993	£152,298	£152,115	£147,409
70% LAR : 15% LLR : 15% SO	15%	£170,312	£139,492	£134,798	£134,615	£129,909
70% LAR : 15% LLR : 15% SO	20%	£151,099	£121,992	£117,299	£117,116	£112,409
70% LAR : 15% LLR : 15% SO	25%	£131,885	£104,493	£99,799	£99,616	£94,909
70% LAR : 15% LLR : 15% SO	30%	£112,672	£86,993	£82,298	£82,116	£77,409
70% LAR : 15% LLR : 15% SO	35%	£93,459	£69,493	£64,799	£64,617	£59,910
70% LAR : 15% LLR : 15% SO	40%	£74,246	£51,993	£47,299	£47,116	£42,410
70% LAR : 15% LLR : 15% SO	45%	£55,033	£34,493	£29,800	£29,616	£24,910
70% LAR : 15% LLR : 15% SO	50%	£35,820	£16,994	£12,300	£12,117	£7,410

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£103,350	-£139,308	-£144,003	-£144,185	-£148,892
70% LAR : 15% LLR : 15% SO	5%	-£122,562	-£156,808	-£161,502	-£161,685	-£166,392
70% LAR : 15% LLR : 15% SO	10%	-£141,775	-£174,307	-£179,002	-£179,185	-£183,891
70% LAR : 15% LLR : 15% SO	15%	-£160,988	-£191,808	-£196,502	-£196,685	-£201,391
70% LAR : 15% LLR : 15% SO	20%	-£180,201	-£209,308	-£214,001	-£214,184	-£218,891
70% LAR : 15% LLR : 15% SO	25%	-£199,415	-£226,807	-£231,501	-£231,684	-£236,391
70% LAR : 15% LLR : 15% SO	30%	-£218,628	-£244,307	-£249,002	-£249,184	-£253,891
70% LAR : 15% LLR : 15% SO	35%	-£237,841	-£261,807	-£266,501	-£266,683	-£271,390
70% LAR : 15% LLR : 15% SO	40%	-£257,054	-£279,307	-£284,001	-£284,184	-£288,890
70% LAR : 15% LLR : 15% SO	45%	-£276,267	-£296,807	-£301,500	-£301,684	-£306,390
70% LAR : 15% LLR : 15% SO	50%	-£295,480	-£314,306	-£319,000	-£319,183	-£323,890

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£36,590	£632	-£4,063	-£4,245	-£8,952
70% LAR : 15% LLR : 15% SO	5%	£17,378	-£16,868	-£21,562	-£21,745	-£26,452
70% LAR : 15% LLR : 15% SO	10%	-£1,835	-£34,367	-£39,062	-£39,245	-£43,951
70% LAR : 15% LLR : 15% SO	15%	-£21,048	-£51,868	-£56,562	-£56,745	-£61,451
70% LAR : 15% LLR : 15% SO	20%	-£40,261	-£69,368	-£74,061	-£74,244	-£78,951
70% LAR : 15% LLR : 15% SO	25%	-£59,475	-£86,867	-£91,561	-£91,744	-£96,451
70% LAR : 15% LLR : 15% SO	30%	-£78,688	-£104,367	-£109,062	-£109,244	-£113,951
70% LAR : 15% LLR : 15% SO	35%	-£97,901	-£121,867	-£126,561	-£126,743	-£131,450
70% LAR : 15% LLR : 15% SO	40%	-£117,114	-£139,367	-£144,061	-£144,244	-£148,950
70% LAR : 15% LLR : 15% SO	45%	-£136,327	-£156,867	-£161,560	-£161,744	-£166,450
70% LAR : 15% LLR : 15% SO	50%	-£155,540	-£174,366	-£179,060	-£179,243	-£183,950

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£83,910	£47,952	£43,257	£43,075	£38,368
70% LAR : 15% LLR : 15% SO	5%	£64,698	£30,452	£25,758	£25,575	£20,868
70% LAR : 15% LLR : 15% SO	10%	£45,485	£12,953	£8,258	£8,075	£3,368
70% LAR : 15% LLR : 15% SO	15%	£26,272	-£4,548	-£9,242	-£9,425	-£14,131
70% LAR : 15% LLR : 15% SO	20%	£7,059	-£22,048	-£26,741	-£26,924	-£31,631
70% LAR : 15% LLR : 15% SO	25%	-£12,155	-£39,547	-£44,241	-£44,424	-£49,131
70% LAR : 15% LLR : 15% SO	30%	-£31,368	-£57,047	-£61,742	-£61,924	-£66,631
70% LAR : 15% LLR : 15% SO	35%	-£50,581	-£74,547	-£79,241	-£79,423	-£84,130
70% LAR : 15% LLR : 15% SO	40%	-£69,794	-£92,047	-£96,741	-£96,924	-£101,630
70% LAR : 15% LLR : 15% SO	45%	-£89,007	-£109,547	-£114,240	-£114,424	-£119,130
70% LAR : 15% LLR : 15% SO	50%	-£108,220	-£127,046	-£131,740	-£131,923	-£136,630

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£119,730	£83,772	£79,077	£78,895	£74,188
70% LAR : 15% LLR : 15% SO	5%	£100,518	£66,272	£61,578	£61,395	£56,688
70% LAR : 15% LLR : 15% SO	10%	£81,305	£48,773	£44,078	£43,895	£39,189
70% LAR : 15% LLR : 15% SO	15%	£62,092	£31,272	£26,578	£26,395	£21,689
70% LAR : 15% LLR : 15% SO	20%	£42,879	£13,772	£9,079	£8,896	£4,189
70% LAR : 15% LLR : 15% SO	25%	£23,665	-£3,727	-£8,421	-£8,604	-£13,311
70% LAR : 15% LLR : 15% SO	30%	£4,452	-£21,227	-£25,922	-£26,104	-£30,811
70% LAR : 15% LLR : 15% SO	35%	-£14,761	-£38,727	-£43,421	-£43,603	-£48,310
70% LAR : 15% LLR : 15% SO	40%	-£33,974	-£56,227	-£60,921	-£61,104	-£65,810
70% LAR : 15% LLR : 15% SO	45%	-£53,187	-£73,727	-£78,420	-£78,604	-£83,310
70% LAR : 15% LLR : 15% SO	50%	-£72,400	-£91,226	-£95,920	-£96,103	-£100,810

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£675 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£769,469	£678,666	£674,576	£674,118	£664,124
70% LAR : 15% LLR : 15% SO	5%	£709,112	£622,568	£618,478	£618,020	£608,003
70% LAR : 15% LLR : 15% SO	10%	£648,756	£566,469	£562,380	£561,922	£551,882
70% LAR : 15% LLR : 15% SO	15%	£588,399	£510,371	£506,281	£505,824	£495,761
70% LAR : 15% LLR : 15% SO	20%	£528,041	£454,273	£450,183	£449,726	£439,640
70% LAR : 15% LLR : 15% SO	25%	£467,684	£398,175	£394,085	£393,628	£383,519
70% LAR : 15% LLR : 15% SO	30%	£407,327	£342,077	£337,987	£337,529	£327,389
70% LAR : 15% LLR : 15% SO	35%	£346,970	£285,978	£281,889	£281,431	£271,277
70% LAR : 15% LLR : 15% SO	40%	£286,612	£229,880	£225,791	£225,333	£215,157
70% LAR : 15% LLR : 15% SO	45%	£226,255	£173,782	£169,692	£169,235	£159,036
70% LAR : 15% LLR : 15% SO	50%	£165,898	£117,684	£113,594	£113,137	£102,914

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£217,303	£126,499	£122,408	£121,952	£111,958
70% LAR : 15% LLR : 15% SO	5%	£156,946	£70,401	£66,311	£65,854	£55,836
70% LAR : 15% LLR : 15% SO	10%	£96,589	£14,303	£10,213	£9,755	£-285
70% LAR : 15% LLR : 15% SO	15%	£36,232	£-41,796	£-45,885	£-46,343	£-56,405
70% LAR : 15% LLR : 15% SO	20%	£-24,126	£-97,894	£-101,983	£-102,441	£-112,527
70% LAR : 15% LLR : 15% SO	25%	£-84,483	£-153,992	£-158,082	£-158,539	£-168,647
70% LAR : 15% LLR : 15% SO	30%	£-144,840	£-210,090	£-214,180	£-214,637	£-224,768
70% LAR : 15% LLR : 15% SO	35%	£-205,197	£-266,188	£-270,278	£-270,736	£-280,890
70% LAR : 15% LLR : 15% SO	40%	£-265,554	£-322,286	£-326,376	£-326,834	£-337,010
70% LAR : 15% LLR : 15% SO	45%	£-325,911	£-378,385	£-382,474	£-382,932	£-393,131
70% LAR : 15% LLR : 15% SO	50%	£-386,268	£-434,483	£-438,573	£-439,030	£-449,252

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£450,636	£359,732	£355,643	£355,185	£345,191
70% LAR : 15% LLR : 15% SO	5%	£390,179	£303,634	£299,544	£299,087	£289,069
70% LAR : 15% LLR : 15% SO	10%	£329,822	£247,536	£243,446	£242,989	£232,949
70% LAR : 15% LLR : 15% SO	15%	£269,465	£191,438	£187,348	£186,891	£176,828
70% LAR : 15% LLR : 15% SO	20%	£209,107	£135,340	£131,250	£130,792	£120,707
70% LAR : 15% LLR : 15% SO	25%	£148,751	£79,241	£75,152	£74,694	£64,586
70% LAR : 15% LLR : 15% SO	30%	£88,394	£23,143	£19,054	£18,596	£8,465
70% LAR : 15% LLR : 15% SO	35%	£28,037	£-32,955	£-37,045	£-37,502	£-47,656
70% LAR : 15% LLR : 15% SO	40%	£-32,321	£-89,053	£-93,143	£-93,600	£-103,777
70% LAR : 15% LLR : 15% SO	45%	£-92,678	£-145,151	£-149,241	£-149,699	£-159,897
70% LAR : 15% LLR : 15% SO	50%	£-153,035	£-201,249	£-205,339	£-205,797	£-216,019

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£529,403	£438,599	£434,508	£434,052	£424,058
70% LAR : 15% LLR : 15% SO	5%	£469,046	£382,501	£378,411	£377,954	£367,936
70% LAR : 15% LLR : 15% SO	10%	£408,689	£326,403	£322,313	£321,855	£311,815
70% LAR : 15% LLR : 15% SO	15%	£348,332	£270,304	£266,215	£265,757	£255,695
70% LAR : 15% LLR : 15% SO	20%	£287,974	£214,206	£210,117	£209,659	£199,573
70% LAR : 15% LLR : 15% SO	25%	£227,617	£158,108	£154,018	£153,561	£143,453
70% LAR : 15% LLR : 15% SO	30%	£167,260	£102,010	£97,920	£97,463	£87,332
70% LAR : 15% LLR : 15% SO	35%	£106,903	£45,912	£41,822	£41,364	£31,210
70% LAR : 15% LLR : 15% SO	40%	£46,546	£-10,188	£-14,278	£-14,734	£-24,910
70% LAR : 15% LLR : 15% SO	45%	£-13,811	£-66,285	£-70,374	£-70,832	£-81,031
70% LAR : 15% LLR : 15% SO	50%	£-74,168	£-122,383	£-126,473	£-126,930	£-137,152

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£589,103	£498,299	£494,208	£493,752	£483,758
70% LAR : 15% LLR : 15% SO	5%	£528,746	£442,201	£438,111	£437,654	£427,636
70% LAR : 15% LLR : 15% SO	10%	£468,389	£386,103	£382,013	£381,555	£371,515
70% LAR : 15% LLR : 15% SO	15%	£408,032	£330,004	£325,915	£325,457	£315,395
70% LAR : 15% LLR : 15% SO	20%	£347,674	£273,906	£269,817	£269,359	£259,273
70% LAR : 15% LLR : 15% SO	25%	£287,317	£217,808	£213,718	£213,261	£203,153
70% LAR : 15% LLR : 15% SO	30%	£226,960	£161,710	£157,620	£157,163	£147,032
70% LAR : 15% LLR : 15% SO	35%	£166,603	£105,612	£101,522	£101,064	£90,910
70% LAR : 15% LLR : 15% SO	40%	£106,246	£49,514	£45,424	£44,966	£34,790
70% LAR : 15% LLR : 15% SO	45%	£45,889	£-8,585	£-10,674	£-11,132	£-21,331
70% LAR : 15% LLR : 15% SO	50%	£-14,468	£-62,683	£-66,773	£-67,230	£-77,452

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£650 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£702,308	£612,495	£608,406	£607,949	£597,954
70% LAR : 15% LLR : 15% SO	5%	£645,138	£559,537	£555,449	£554,991	£544,974
70% LAR : 15% LLR : 15% SO	10%	£587,968	£506,580	£502,491	£502,033	£491,993
70% LAR : 15% LLR : 15% SO	15%	£530,798	£453,622	£449,532	£449,076	£439,012
70% LAR : 15% LLR : 15% SO	20%	£473,628	£400,664	£396,575	£396,118	£386,032
70% LAR : 15% LLR : 15% SO	25%	£416,460	£347,707	£343,617	£343,161	£333,051
70% LAR : 15% LLR : 15% SO	30%	£359,290	£294,749	£290,660	£290,202	£280,071
70% LAR : 15% LLR : 15% SO	35%	£302,120	£241,792	£237,702	£237,244	£227,090
70% LAR : 15% LLR : 15% SO	40%	£244,950	£188,833	£184,744	£184,287	£174,110
70% LAR : 15% LLR : 15% SO	45%	£187,781	£135,875	£131,787	£131,329	£121,129
70% LAR : 15% LLR : 15% SO	50%	£130,611	£82,918	£78,829	£78,372	£68,149

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£150,141	£60,328	£56,240	£55,782	£45,787
70% LAR : 15% LLR : 15% SO	5%	£92,971	£7,371	£3,282	£2,824	£-7,193
70% LAR : 15% LLR : 15% SO	10%	£35,801	£-45,587	£-49,676	£-50,133	£-60,173
70% LAR : 15% LLR : 15% SO	15%	£-21,368	£-98,545	£-102,634	£-103,091	£-113,154
70% LAR : 15% LLR : 15% SO	20%	£-78,538	£-151,502	£-155,592	£-156,048	£-166,134
70% LAR : 15% LLR : 15% SO	25%	£-135,707	£-204,460	£-208,549	£-209,006	£-219,115
70% LAR : 15% LLR : 15% SO	30%	£-192,877	£-257,417	£-261,507	£-261,965	£-272,095
70% LAR : 15% LLR : 15% SO	35%	£-250,046	£-310,375	£-314,465	£-314,922	£-325,076
70% LAR : 15% LLR : 15% SO	40%	£-307,216	£-363,334	£-367,422	£-367,880	£-378,056
70% LAR : 15% LLR : 15% SO	45%	£-364,386	£-416,291	£-420,380	£-420,837	£-431,037
70% LAR : 15% LLR : 15% SO	50%	£-421,556	£-469,249	£-473,338	£-473,795	£-484,017

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£383,374	£293,562	£289,473	£289,015	£279,020
70% LAR : 15% LLR : 15% SO	5%	£326,204	£240,604	£236,515	£236,058	£226,040
70% LAR : 15% LLR : 15% SO	10%	£269,035	£187,646	£183,558	£183,100	£173,060
70% LAR : 15% LLR : 15% SO	15%	£211,865	£134,689	£130,599	£130,143	£120,079
70% LAR : 15% LLR : 15% SO	20%	£154,695	£81,731	£77,641	£77,185	£67,099
70% LAR : 15% LLR : 15% SO	25%	£97,526	£28,774	£24,684	£24,227	£14,118
70% LAR : 15% LLR : 15% SO	30%	£40,357	£-24,184	£-28,274	£-28,731	£-38,862
70% LAR : 15% LLR : 15% SO	35%	£-16,813	£-77,142	£-81,231	£-81,689	£-91,843
70% LAR : 15% LLR : 15% SO	40%	£-73,983	£-130,100	£-134,189	£-134,647	£-144,823
70% LAR : 15% LLR : 15% SO	45%	£-131,153	£-183,058	£-187,147	£-187,604	£-197,804
70% LAR : 15% LLR : 15% SO	50%	£-188,322	£-236,016	£-240,104	£-240,562	£-250,794

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£462,241	£372,428	£368,340	£367,882	£357,887
70% LAR : 15% LLR : 15% SO	5%	£405,071	£319,471	£315,382	£314,924	£304,907
70% LAR : 15% LLR : 15% SO	10%	£347,901	£266,513	£262,424	£261,967	£251,927
70% LAR : 15% LLR : 15% SO	15%	£290,732	£213,555	£209,466	£209,009	£198,946
70% LAR : 15% LLR : 15% SO	20%	£233,562	£160,598	£156,508	£156,052	£145,966
70% LAR : 15% LLR : 15% SO	25%	£176,393	£107,640	£103,551	£103,094	£92,985
70% LAR : 15% LLR : 15% SO	30%	£119,223	£54,683	£50,593	£50,135	£40,005
70% LAR : 15% LLR : 15% SO	35%	£62,054	£1,725	£-2,365	£-2,822	£-12,876
70% LAR : 15% LLR : 15% SO	40%	£4,884	£-51,234	£-55,322	£-55,780	£-66,956
70% LAR : 15% LLR : 15% SO	45%	£-52,286	£-104,191	£-108,280	£-108,737	£-118,937
70% LAR : 15% LLR : 15% SO	50%	£-109,456	£-157,149	£-161,238	£-161,695	£-171,917

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£521,941	£432,128	£428,040	£427,582	£417,587
70% LAR : 15% LLR : 15% SO	5%	£464,771	£379,171	£375,082	£374,624	£364,607
70% LAR : 15% LLR : 15% SO	10%	£407,601	£326,213	£322,124	£321,667	£311,627
70% LAR : 15% LLR : 15% SO	15%	£350,432	£273,255	£269,166	£268,709	£258,646
70% LAR : 15% LLR : 15% SO	20%	£293,262	£220,298	£216,208	£215,752	£205,666
70% LAR : 15% LLR : 15% SO	25%	£236,093	£167,340	£163,251	£162,794	£152,685
70% LAR : 15% LLR : 15% SO	30%	£178,923	£114,383	£110,293	£109,835	£99,705
70% LAR : 15% LLR : 15% SO	35%	£121,754	£61,425	£57,335	£56,878	£46,724
70% LAR : 15% LLR : 15% SO	40%	£64,584	£8,466	£4,378	£3,920	£-6,256
70% LAR : 15% LLR : 15% SO	45%	£7,414	£-44,491	£-48,580	£-49,037	£-59,237
70% LAR : 15% LLR : 15% SO	50%	£-49,756	£-97,449	£-101,538	£-101,995	£-112,217

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£600 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£567,982	£480,156	£476,067	£475,609	£465,614
70% LAR : 15% LLR : 15% SO	5%	£517,220	£433,510	£429,421	£428,964	£418,946
70% LAR : 15% LLR : 15% SO	10%	£466,458	£386,866	£382,776	£382,319	£372,279
70% LAR : 15% LLR : 15% SO	15%	£415,695	£340,220	£336,131	£335,674	£325,611
70% LAR : 15% LLR : 15% SO	20%	£364,934	£293,575	£289,486	£289,029	£278,943
70% LAR : 15% LLR : 15% SO	25%	£314,172	£246,931	£242,841	£242,384	£232,275
70% LAR : 15% LLR : 15% SO	30%	£263,409	£200,285	£196,196	£195,739	£185,608
70% LAR : 15% LLR : 15% SO	35%	£212,647	£153,640	£149,551	£149,094	£138,940
70% LAR : 15% LLR : 15% SO	40%	£161,885	£106,995	£102,906	£102,449	£92,272
70% LAR : 15% LLR : 15% SO	45%	£111,122	£60,350	£56,261	£55,803	£45,604
70% LAR : 15% LLR : 15% SO	50%	£60,360	£13,705	£9,615	£9,159	£-1,079

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,816	£-72,011	£-76,100	£-76,557	£-86,553
70% LAR : 15% LLR : 15% SO	5%	£-34,945	£-118,657	£-122,745	£-123,203	£-133,220
70% LAR : 15% LLR : 15% SO	10%	£-85,708	£-165,301	£-169,391	£-169,848	£-179,888
70% LAR : 15% LLR : 15% SO	15%	£-136,471	£-211,946	£-216,036	£-216,492	£-226,556
70% LAR : 15% LLR : 15% SO	20%	£-187,233	£-258,592	£-262,680	£-263,138	£-273,224
70% LAR : 15% LLR : 15% SO	25%	£-237,995	£-305,236	£-309,326	£-309,783	£-319,891
70% LAR : 15% LLR : 15% SO	30%	£-288,758	£-351,881	£-355,971	£-356,427	£-366,559
70% LAR : 15% LLR : 15% SO	35%	£-339,520	£-398,527	£-402,615	£-403,073	£-413,227
70% LAR : 15% LLR : 15% SO	40%	£-390,282	£-445,172	£-449,261	£-449,718	£-459,895
70% LAR : 15% LLR : 15% SO	45%	£-441,045	£-491,816	£-495,906	£-496,364	£-506,562
70% LAR : 15% LLR : 15% SO	50%	£-491,807	£-538,462	£-542,551	£-543,008	£-553,245

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£249,049	£161,222	£157,133	£156,676	£146,681
70% LAR : 15% LLR : 15% SO	5%	£198,287	£114,577	£110,488	£110,031	£100,013
70% LAR : 15% LLR : 15% SO	10%	£147,525	£67,932	£63,843	£63,385	£53,345
70% LAR : 15% LLR : 15% SO	15%	£96,762	£21,287	£17,197	£16,741	£6,677
70% LAR : 15% LLR : 15% SO	20%	£46,000	£-25,358	£-29,447	£-29,904	£-39,990
70% LAR : 15% LLR : 15% SO	25%	£-4,762	£-72,003	£-76,092	£-76,550	£-86,658
70% LAR : 15% LLR : 15% SO	30%	£-55,525	£-118,648	£-122,738	£-123,194	£-133,326
70% LAR : 15% LLR : 15% SO	35%	£-106,288	£-165,293	£-169,382	£-169,839	£-179,994
70% LAR : 15% LLR : 15% SO	40%	£-157,049	£-211,939	£-216,027	£-216,485	£-226,661
70% LAR : 15% LLR : 15% SO	45%	£-207,811	£-258,583	£-262,673	£-263,130	£-273,329
70% LAR : 15% LLR : 15% SO	50%	£-258,573	£-305,228	£-309,318	£-309,775	£-320,012

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£327,916	£240,089	£236,000	£235,543	£225,547
70% LAR : 15% LLR : 15% SO	5%	£277,154	£193,443	£189,355	£188,897	£178,880
70% LAR : 15% LLR : 15% SO	10%	£226,392	£146,799	£142,709	£142,252	£132,212
70% LAR : 15% LLR : 15% SO	15%	£175,629	£100,154	£96,064	£95,608	£85,544
70% LAR : 15% LLR : 15% SO	20%	£124,867	£53,508	£49,420	£48,962	£38,876
70% LAR : 15% LLR : 15% SO	25%	£74,105	£6,864	£2,774	£2,317	£-7,791
70% LAR : 15% LLR : 15% SO	30%	£23,342	£-39,781	£-43,871	£-44,327	£-54,459
70% LAR : 15% LLR : 15% SO	35%	£-27,420	£-86,427	£-90,515	£-90,973	£-101,127
70% LAR : 15% LLR : 15% SO	40%	£-78,182	£-133,072	£-137,161	£-137,618	£-147,795
70% LAR : 15% LLR : 15% SO	45%	£-128,945	£-179,716	£-183,806	£-184,264	£-194,462
70% LAR : 15% LLR : 15% SO	50%	£-179,707	£-226,362	£-230,451	£-230,908	£-241,145

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£387,616	£299,789	£295,700	£295,243	£285,247
70% LAR : 15% LLR : 15% SO	5%	£336,854	£253,143	£249,055	£248,597	£238,580
70% LAR : 15% LLR : 15% SO	10%	£286,092	£206,499	£202,409	£201,952	£191,912
70% LAR : 15% LLR : 15% SO	15%	£235,329	£159,854	£155,764	£155,308	£145,244
70% LAR : 15% LLR : 15% SO	20%	£184,567	£113,208	£109,120	£108,662	£98,576
70% LAR : 15% LLR : 15% SO	25%	£133,805	£66,564	£62,474	£62,017	£51,909
70% LAR : 15% LLR : 15% SO	30%	£83,042	£19,919	£15,829	£15,373	£5,241
70% LAR : 15% LLR : 15% SO	35%	£32,280	£-26,727	£-30,815	£-31,273	£-41,427
70% LAR : 15% LLR : 15% SO	40%	£-18,482	£-73,372	£-77,461	£-77,918	£-88,095
70% LAR : 15% LLR : 15% SO	45%	£-69,245	£-120,016	£-124,105	£-124,564	£-134,762
70% LAR : 15% LLR : 15% SO	50%	£-120,007	£-166,662	£-170,751	£-171,208	£-181,445

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£550 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£433,658	£347,816	£343,726	£343,270	£333,275
70% LAR : 15% LLR : 15% SO	5%	£389,042	£307,226	£303,138	£302,680	£292,662
70% LAR : 15% LLR : 15% SO	10%	£344,426	£266,637	£262,548	£262,091	£252,050
70% LAR : 15% LLR : 15% SO	15%	£299,810	£226,048	£221,959	£221,501	£211,438
70% LAR : 15% LLR : 15% SO	20%	£255,195	£185,459	£181,369	£180,911	£170,826
70% LAR : 15% LLR : 15% SO	25%	£210,579	£144,869	£140,780	£140,323	£130,213
70% LAR : 15% LLR : 15% SO	30%	£165,963	£104,280	£100,190	£99,733	£89,602
70% LAR : 15% LLR : 15% SO	35%	£121,347	£63,690	£59,600	£59,144	£48,990
70% LAR : 15% LLR : 15% SO	40%	£76,732	£23,101	£19,012	£18,554	£8,378
70% LAR : 15% LLR : 15% SO	45%	£32,116	£-17,736	£-21,883	£-22,347	£-32,691
70% LAR : 15% LLR : 15% SO	50%	£-12,676	£-58,900	£-63,047	£-63,510	£-73,878

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-118,509	£-204,351	£-208,440	£-208,897	£-218,892
70% LAR : 15% LLR : 15% SO	5%	£-163,125	£-244,940	£-249,029	£-249,487	£-259,504
70% LAR : 15% LLR : 15% SO	10%	£-207,741	£-285,529	£-289,619	£-290,076	£-300,117
70% LAR : 15% LLR : 15% SO	15%	£-252,357	£-326,119	£-330,208	£-330,665	£-340,729
70% LAR : 15% LLR : 15% SO	20%	£-296,972	£-366,708	£-370,798	£-371,255	£-381,341
70% LAR : 15% LLR : 15% SO	25%	£-341,588	£-407,298	£-411,387	£-411,844	£-421,953
70% LAR : 15% LLR : 15% SO	30%	£-386,203	£-447,887	£-451,976	£-452,434	£-462,565
70% LAR : 15% LLR : 15% SO	35%	£-430,819	£-488,477	£-492,566	£-493,023	£-503,177
70% LAR : 15% LLR : 15% SO	40%	£-475,434	£-529,065	£-533,155	£-533,613	£-543,789
70% LAR : 15% LLR : 15% SO	45%	£-520,050	£-569,655	£-574,049	£-574,514	£-584,858
70% LAR : 15% LLR : 15% SO	50%	£-564,643	£-610,247	£-615,214	£-615,677	£-626,045

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£114,724	£28,883	£24,793	£24,336	£14,341
70% LAR : 15% LLR : 15% SO	5%	£70,109	£-11,707	£-15,796	£-16,253	£-26,271
70% LAR : 15% LLR : 15% SO	10%	£25,493	£-52,296	£-56,386	£-56,842	£-66,883
70% LAR : 15% LLR : 15% SO	15%	£-19,123	£-92,886	£-96,974	£-97,432	£-107,495
70% LAR : 15% LLR : 15% SO	20%	£-63,738	£-133,475	£-137,564	£-138,022	£-148,108
70% LAR : 15% LLR : 15% SO	25%	£-108,354	£-174,064	£-178,153	£-178,611	£-188,720
70% LAR : 15% LLR : 15% SO	30%	£-152,970	£-214,653	£-218,743	£-219,201	£-229,331
70% LAR : 15% LLR : 15% SO	35%	£-197,586	£-255,243	£-259,333	£-259,789	£-269,943
70% LAR : 15% LLR : 15% SO	40%	£-242,201	£-295,832	£-299,922	£-300,379	£-310,556
70% LAR : 15% LLR : 15% SO	45%	£-286,817	£-336,422	£-340,512	£-341,281	£-351,624
70% LAR : 15% LLR : 15% SO	50%	£-331,410	£-377,011	£-381,100	£-382,444	£-392,811

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£193,591	£107,749	£103,660	£103,203	£93,208
70% LAR : 15% LLR : 15% SO	5%	£148,975	£67,160	£63,071	£62,613	£52,596
70% LAR : 15% LLR : 15% SO	10%	£104,359	£26,571	£22,481	£22,024	£11,983
70% LAR : 15% LLR : 15% SO	15%	£59,743	£-14,019	£-18,108	£-18,565	£-28,629
70% LAR : 15% LLR : 15% SO	20%	£15,128	£-54,608	£-58,698	£-59,155	£-69,241
70% LAR : 15% LLR : 15% SO	25%	£-29,488	£-95,198	£-99,287	£-99,744	£-109,853
70% LAR : 15% LLR : 15% SO	30%	£-74,103	£-135,787	£-139,876	£-140,334	£-150,465
70% LAR : 15% LLR : 15% SO	35%	£-118,719	£-176,377	£-180,466	£-180,923	£-191,077
70% LAR : 15% LLR : 15% SO	40%	£-163,334	£-216,965	£-221,055	£-221,513	£-231,689
70% LAR : 15% LLR : 15% SO	45%	£-207,950	£-257,555	£-261,644	£-262,102	£-272,758
70% LAR : 15% LLR : 15% SO	50%	£-252,543	£-298,144	£-302,234	£-302,692	£-313,345

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£253,291	£167,449	£163,360	£162,903	£152,908
70% LAR : 15% LLR : 15% SO	5%	£208,675	£126,860	£122,771	£122,313	£112,296
70% LAR : 15% LLR : 15% SO	10%	£164,059	£86,271	£82,181	£81,724	£71,683
70% LAR : 15% LLR : 15% SO	15%	£119,443	£45,681	£41,592	£41,135	£31,071
70% LAR : 15% LLR : 15% SO	20%	£74,828	£5,092	£1,002	£545	£-9,541
70% LAR : 15% LLR : 15% SO	25%	£30,212	£-35,498	£-39,587	£-40,044	£-50,153
70% LAR : 15% LLR : 15% SO	30%	£-14,403	£-76,087	£-80,176	£-80,634	£-90,765
70% LAR : 15% LLR : 15% SO	35%	£-59,019	£-116,677	£-120,766	£-121,223	£-131,377
70% LAR : 15% LLR : 15% SO	40%	£-103,634	£-157,265	£-161,355	£-161,813	£-171,989
70% LAR : 15% LLR : 15% SO	45%	£-148,250	£-197,853	£-201,944	£-202,402	£-213,058
70% LAR : 15% LLR : 15% SO	50%	£-192,843	£-238,442	£-242,531	£-243,000	£-254,245

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£500 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£299,332	£218,444	£214,354	£213,898	£203,902
70% LAR : 15% LLR : 15% SO	5%	£260,627	£183,528	£179,440	£178,982	£168,964
70% LAR : 15% LLR : 15% SO	10%	£221,921	£148,614	£144,524	£144,068	£134,027
70% LAR : 15% LLR : 15% SO	15%	£183,215	£113,698	£109,610	£109,152	£99,089
70% LAR : 15% LLR : 15% SO	20%	£144,510	£78,784	£74,694	£74,238	£64,151
70% LAR : 15% LLR : 15% SO	25%	£105,804	£43,868	£39,780	£39,322	£29,214
70% LAR : 15% LLR : 15% SO	30%	£67,098	£8,954	£4,864	£4,407	£-5,805
70% LAR : 15% LLR : 15% SO	35%	£28,393	£-26,329	£-30,476	£-30,940	£-41,237
70% LAR : 15% LLR : 15% SO	40%	£-10,459	£-61,739	£-65,885	£-66,349	£-76,670
70% LAR : 15% LLR : 15% SO	45%	£-49,712	£-97,147	£-101,294	£-101,758	£-112,102
70% LAR : 15% LLR : 15% SO	50%	£-88,965	£-132,557	£-136,704	£-137,167	£-147,535

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-252,834	£-333,723	£-337,813	£-338,269	£-348,264
70% LAR : 15% LLR : 15% SO	5%	£-291,540	£-368,638	£-372,727	£-373,185	£-383,202
70% LAR : 15% LLR : 15% SO	10%	£-330,246	£-403,553	£-407,643	£-408,099	£-418,140
70% LAR : 15% LLR : 15% SO	15%	£-368,951	£-438,468	£-442,557	£-443,015	£-453,078
70% LAR : 15% LLR : 15% SO	20%	£-407,657	£-473,383	£-477,473	£-477,929	£-488,016
70% LAR : 15% LLR : 15% SO	25%	£-446,363	£-508,298	£-512,387	£-512,845	£-522,953
70% LAR : 15% LLR : 15% SO	30%	£-485,068	£-543,213	£-547,303	£-547,760	£-557,972
70% LAR : 15% LLR : 15% SO	35%	£-523,774	£-578,128	£-582,212	£-582,670	£-593,404
70% LAR : 15% LLR : 15% SO	40%	£-562,479	£-613,043	£-617,133	£-617,591	£-628,836
70% LAR : 15% LLR : 15% SO	45%	£-601,185	£-647,958	£-652,048	£-652,506	£-664,268
70% LAR : 15% LLR : 15% SO	50%	£-641,132	£-684,723	£-688,870	£-689,334	£-699,701

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-19,601	£-100,490	£-104,579	£-105,036	£-115,031
70% LAR : 15% LLR : 15% SO	5%	£-58,307	£-135,405	£-139,494	£-139,951	£-149,969
70% LAR : 15% LLR : 15% SO	10%	£-97,012	£-170,320	£-174,409	£-174,866	£-184,907
70% LAR : 15% LLR : 15% SO	15%	£-135,718	£-205,235	£-209,324	£-209,781	£-219,845
70% LAR : 15% LLR : 15% SO	20%	£-174,424	£-240,150	£-244,239	£-244,696	£-254,783
70% LAR : 15% LLR : 15% SO	25%	£-213,129	£-275,065	£-279,154	£-279,611	£-289,720
70% LAR : 15% LLR : 15% SO	30%	£-251,835	£-309,980	£-314,069	£-314,527	£-324,738
70% LAR : 15% LLR : 15% SO	35%	£-290,541	£-344,895	£-348,984	£-349,441	£-360,171
70% LAR : 15% LLR : 15% SO	40%	£-329,247	£-379,810	£-383,900	£-384,357	£-395,603
70% LAR : 15% LLR : 15% SO	45%	£-368,345	£-414,725	£-418,814	£-419,271	£-431,036
70% LAR : 15% LLR : 15% SO	50%	£-407,899	£-451,490	£-455,579	£-456,036	£-466,468

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£59,266	£-21,623	£-25,713	£-26,169	£-36,164
70% LAR : 15% LLR : 15% SO	5%	£-20,560	£-56,538	£-60,627	£-61,085	£-71,102
70% LAR : 15% LLR : 15% SO	10%	£-81,146	£-91,453	£-95,543	£-95,999	£-106,040
70% LAR : 15% LLR : 15% SO	15%	£-161,851	£-126,368	£-130,457	£-130,915	£-140,978
70% LAR : 15% LLR : 15% SO	20%	£-242,557	£-161,283	£-165,373	£-165,829	£-175,916
70% LAR : 15% LLR : 15% SO	25%	£-323,263	£-196,198	£-200,287	£-200,745	£-210,853
70% LAR : 15% LLR : 15% SO	30%	£-403,968	£-231,113	£-235,203	£-235,660	£-245,792
70% LAR : 15% LLR : 15% SO	35%	£-484,674	£-266,028	£-270,117	£-270,574	£-281,304
70% LAR : 15% LLR : 15% SO	40%	£-565,379	£-300,943	£-305,033	£-305,490	£-316,736
70% LAR : 15% LLR : 15% SO	45%	£-646,085	£-335,858	£-340,947	£-341,404	£-352,168
70% LAR : 15% LLR : 15% SO	50%	£-726,790	£-370,773	£-374,867	£-375,324	£-387,601

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£118,966	£38,077	£33,987	£33,531	£23,536
70% LAR : 15% LLR : 15% SO	5%	£80,260	£3,162	£-927	£-1,385	£-11,402
70% LAR : 15% LLR : 15% SO	10%	£41,554	£-31,753	£-35,843	£-36,299	£-46,340
70% LAR : 15% LLR : 15% SO	15%	£2,848	£-66,668	£-70,757	£-71,215	£-81,278
70% LAR : 15% LLR : 15% SO	20%	£-35,857	£-101,583	£-105,673	£-106,129	£-116,216
70% LAR : 15% LLR : 15% SO	25%	£-74,563	£-136,498	£-140,587	£-141,045	£-151,153
70% LAR : 15% LLR : 15% SO	30%	£-113,268	£-171,413	£-175,503	£-175,960	£-186,172
70% LAR : 15% LLR : 15% SO	35%	£-151,974	£-206,328	£-210,417	£-210,874	£-221,604
70% LAR : 15% LLR : 15% SO	40%	£-190,679	£-241,243	£-245,333	£-245,790	£-251,036
70% LAR : 15% LLR : 15% SO	45%	£-229,385	£-276,158	£-280,247	£-280,704	£-290,468
70% LAR : 15% LLR : 15% SO	50%	£-268,090	£-311,073	£-315,167	£-315,624	£-325,901

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£475 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£232,171	£152,274	£148,184	£147,728	£137,733
70% LAR : 15% LLR : 15% SO	5%	£196,320	£120,172	£116,082	£115,626	£105,608
70% LAR : 15% LLR : 15% SO	10%	£160,470	£88,070	£83,981	£83,524	£73,484
70% LAR : 15% LLR : 15% SO	15%	£124,620	£55,968	£51,879	£51,422	£41,358
70% LAR : 15% LLR : 15% SO	20%	£88,769	£23,867	£19,777	£19,319	£9,234
70% LAR : 15% LLR : 15% SO	25%	£52,919	£-8,352	£-12,459	£-12,963	£-23,214
70% LAR : 15% LLR : 15% SO	30%	£17,069	£-40,908	£-45,056	£-45,519	£-55,794
70% LAR : 15% LLR : 15% SO	35%	£-19,047	£-73,465	£-77,611	£-78,076	£-88,373
70% LAR : 15% LLR : 15% SO	40%	£-55,406	£-106,021	£-110,168	£-110,631	£-120,952
70% LAR : 15% LLR : 15% SO	45%	£-91,763	£-138,577	£-142,724	£-143,188	£-153,532
70% LAR : 15% LLR : 15% SO	50%	£-128,120	£-171,133	£-175,280	£-175,743	£-186,111

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-319,996	£-399,893	£-403,982	£-404,439	£-414,434
70% LAR : 15% LLR : 15% SO	5%	£-355,847	£-431,995	£-436,084	£-436,541	£-446,536
70% LAR : 15% LLR : 15% SO	10%	£-391,697	£-464,097	£-468,185	£-468,643	£-478,633
70% LAR : 15% LLR : 15% SO	15%	£-427,547	£-496,199	£-500,288	£-500,745	£-510,809
70% LAR : 15% LLR : 15% SO	20%	£-463,398	£-528,300	£-532,390	£-532,847	£-542,933
70% LAR : 15% LLR : 15% SO	25%	£-499,248	£-560,401	£-564,496	£-564,953	£-575,381
70% LAR : 15% LLR : 15% SO	30%	£-535,098	£-592,502	£-596,597	£-597,054	£-607,960
70% LAR : 15% LLR : 15% SO	35%	£-571,214	£-624,603	£-628,698	£-629,155	£-640,540
70% LAR : 15% LLR : 15% SO	40%	£-607,329	£-656,704	£-660,799	£-661,256	£-673,119
70% LAR : 15% LLR : 15% SO	45%	£-643,444	£-688,805	£-692,899	£-693,356	£-705,698
70% LAR : 15% LLR : 15% SO	50%	£-679,559	£-720,906	£-724,999	£-725,456	£-738,277

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-86,763	£-166,659	£-170,749	£-171,205	£-181,201
70% LAR : 15% LLR : 15% SO	5%	£-122,614	£-198,761	£-202,851	£-203,308	£-213,325
70% LAR : 15% LLR : 15% SO	10%	£-158,464	£-230,863	£-234,952	£-235,410	£-245,450
70% LAR : 15% LLR : 15% SO	15%	£-194,314	£-262,965	£-267,054	£-267,512	£-277,575
70% LAR : 15% LLR : 15% SO	20%	£-230,165	£-295,067	£-299,156	£-299,614	£-309,700
70% LAR : 15% LLR : 15% SO	25%	£-266,015	£-327,168	£-331,257	£-331,715	£-341,748
70% LAR : 15% LLR : 15% SO	30%	£-301,865	£-359,270	£-363,359	£-363,817	£-373,777
70% LAR : 15% LLR : 15% SO	35%	£-337,715	£-391,371	£-395,460	£-395,918	£-407,306
70% LAR : 15% LLR : 15% SO	40%	£-373,565	£-423,473	£-427,562	£-428,020	£-438,886
70% LAR : 15% LLR : 15% SO	45%	£-409,415	£-455,574	£-459,663	£-460,121	£-471,465
70% LAR : 15% LLR : 15% SO	50%	£-445,265	£-487,676	£-491,765	£-492,223	£-504,044

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-7,896	£-67,793	£-91,882	£-92,339	£-102,334
70% LAR : 15% LLR : 15% SO	5%	£-43,747	£-119,895	£-123,984	£-124,441	£-134,458
70% LAR : 15% LLR : 15% SO	10%	£-79,597	£-171,997	£-176,085	£-176,543	£-186,583
70% LAR : 15% LLR : 15% SO	15%	£-115,447	£-224,099	£-228,188	£-228,645	£-238,709
70% LAR : 15% LLR : 15% SO	20%	£-151,298	£-276,200	£-280,290	£-280,747	£-290,833
70% LAR : 15% LLR : 15% SO	25%	£-187,148	£-328,301	£-332,390	£-332,847	£-342,919
70% LAR : 15% LLR : 15% SO	30%	£-222,998	£-380,402	£-384,491	£-384,948	£-395,000
70% LAR : 15% LLR : 15% SO	35%	£-258,848	£-432,503	£-436,592	£-437,049	£-447,116
70% LAR : 15% LLR : 15% SO	40%	£-294,698	£-484,604	£-488,693	£-489,150	£-500,232
70% LAR : 15% LLR : 15% SO	45%	£-330,548	£-536,705	£-540,794	£-541,251	£-551,347
70% LAR : 15% LLR : 15% SO	50%	£-366,398	£-588,806	£-592,893	£-593,350	£-604,463

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£51,804	£-28,093	£-32,182	£-32,639	£-42,634
70% LAR : 15% LLR : 15% SO	5%	£15,953	£-60,195	£-64,284	£-64,741	£-74,758
70% LAR : 15% LLR : 15% SO	10%	£-19,897	£-92,297	£-96,385	£-96,843	£-106,883
70% LAR : 15% LLR : 15% SO	15%	£-55,747	£-124,399	£-128,488	£-128,945	£-139,009
70% LAR : 15% LLR : 15% SO	20%	£-91,597	£-156,500	£-160,590	£-161,047	£-171,133
70% LAR : 15% LLR : 15% SO	25%	£-127,447	£-188,601	£-192,686	£-193,143	£-203,219
70% LAR : 15% LLR : 15% SO	30%	£-163,297	£-220,702	£-224,791	£-225,248	£-235,305
70% LAR : 15% LLR : 15% SO	35%	£-199,147	£-252,803	£-256,892	£-257,349	£-267,421
70% LAR : 15% LLR : 15% SO	40%	£-235,000	£-284,904	£-288,993	£-289,450	£-301,536
70% LAR : 15% LLR : 15% SO	45%	£-270,850	£-317,005	£-321,094	£-321,551	£-333,652
70% LAR : 15% LLR : 15% SO	50%	£-306,700	£-349,106	£-353,195	£-353,652	£-365,767

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£675 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,538,940	£1,357,330	£1,349,152	£1,348,238	£1,328,248
70% LAR : 15% LLR : 15% SO	5%	£1,418,225	£1,245,134	£1,236,956	£1,236,042	£1,216,006
70% LAR : 15% LLR : 15% SO	10%	£1,297,511	£1,132,938	£1,124,759	£1,123,845	£1,103,764
70% LAR : 15% LLR : 15% SO	15%	£1,176,796	£1,020,741	£1,012,563	£1,011,649	£991,522
70% LAR : 15% LLR : 15% SO	20%	£1,056,082	£908,545	£900,367	£899,452	£879,281
70% LAR : 15% LLR : 15% SO	25%	£935,368	£796,349	£788,170	£787,256	£767,039
70% LAR : 15% LLR : 15% SO	30%	£814,654	£684,152	£675,974	£675,060	£654,796
70% LAR : 15% LLR : 15% SO	35%	£693,939	£571,956	£563,777	£562,863	£542,554
70% LAR : 15% LLR : 15% SO	40%	£573,225	£459,759	£451,581	£450,667	£430,313
70% LAR : 15% LLR : 15% SO	45%	£452,511	£347,563	£339,385	£338,471	£318,071
70% LAR : 15% LLR : 15% SO	50%	£331,797	£235,367	£227,188	£226,274	£205,829

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£503,627	£322,018	£313,840	£312,925	£292,935
70% LAR : 15% LLR : 15% SO	5%	£382,912	£209,822	£201,643	£200,729	£180,694
70% LAR : 15% LLR : 15% SO	10%	£262,199	£97,625	£89,447	£88,533	£68,452
70% LAR : 15% LLR : 15% SO	15%	£141,484	£-14,571	£-22,750	£-23,664	£-43,791
70% LAR : 15% LLR : 15% SO	20%	£20,770	£-126,768	£-134,946	£-135,860	£-156,032
70% LAR : 15% LLR : 15% SO	25%	£-99,945	£-238,964	£-247,142	£-248,056	£-268,274
70% LAR : 15% LLR : 15% SO	30%	£-220,659	£-351,160	£-359,339	£-360,253	£-380,516
70% LAR : 15% LLR : 15% SO	35%	£-341,373	£-463,357	£-471,535	£-472,449	£-492,758
70% LAR : 15% LLR : 15% SO	40%	£-462,087	£-575,553	£-583,731	£-584,646	£-604,999
70% LAR : 15% LLR : 15% SO	45%	£-582,802	£-687,749	£-695,928	£-696,842	£-717,242
70% LAR : 15% LLR : 15% SO	50%	£-703,516	£-799,946	£-808,124	£-809,038	£-829,484

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£940,940	£759,330	£751,152	£750,238	£730,248
70% LAR : 15% LLR : 15% SO	5%	£820,225	£647,134	£638,956	£638,042	£618,006
70% LAR : 15% LLR : 15% SO	10%	£699,511	£534,938	£526,759	£525,845	£505,764
70% LAR : 15% LLR : 15% SO	15%	£578,796	£422,741	£414,563	£413,649	£393,522
70% LAR : 15% LLR : 15% SO	20%	£458,082	£310,545	£302,367	£301,452	£281,281
70% LAR : 15% LLR : 15% SO	25%	£337,368	£198,349	£190,170	£189,256	£169,039
70% LAR : 15% LLR : 15% SO	30%	£216,654	£86,152	£77,974	£77,060	£56,796
70% LAR : 15% LLR : 15% SO	35%	£95,939	£-26,044	£-34,223	£-35,137	£-55,446
70% LAR : 15% LLR : 15% SO	40%	£-24,775	£-138,241	£-146,419	£-147,333	£-167,687
70% LAR : 15% LLR : 15% SO	45%	£-145,469	£-250,437	£-258,615	£-259,529	£-279,929
70% LAR : 15% LLR : 15% SO	50%	£-266,203	£-362,633	£-370,812	£-371,726	£-392,171

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,088,815	£907,205	£899,027	£898,113	£878,123
70% LAR : 15% LLR : 15% SO	5%	£968,100	£795,009	£786,831	£785,917	£765,881
70% LAR : 15% LLR : 15% SO	10%	£847,386	£682,813	£674,634	£673,720	£653,639
70% LAR : 15% LLR : 15% SO	15%	£726,671	£570,616	£562,438	£561,524	£541,397
70% LAR : 15% LLR : 15% SO	20%	£605,957	£458,420	£450,242	£449,327	£429,156
70% LAR : 15% LLR : 15% SO	25%	£485,243	£346,224	£338,045	£337,131	£316,914
70% LAR : 15% LLR : 15% SO	30%	£364,529	£234,027	£225,849	£224,935	£204,671
70% LAR : 15% LLR : 15% SO	35%	£243,814	£121,831	£113,652	£112,738	£92,429
70% LAR : 15% LLR : 15% SO	40%	£123,100	£9,634	£1,456	£542	£-19,812
70% LAR : 15% LLR : 15% SO	45%	£2,386	£-102,962	£-110,740	£-111,654	£-132,054
70% LAR : 15% LLR : 15% SO	50%	£-118,328	£-214,756	£-222,937	£-223,851	£-244,296

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,200,752	£1,019,143	£1,010,965	£1,010,050	£990,060
70% LAR : 15% LLR : 15% SO	5%	£1,080,037	£906,947	£898,768	£897,854	£877,819
70% LAR : 15% LLR : 15% SO	10%	£959,324	£794,750	£786,572	£785,658	£765,577
70% LAR : 15% LLR : 15% SO	15%	£838,609	£682,554	£674,375	£673,461	£653,334
70% LAR : 15% LLR : 15% SO	20%	£717,895	£570,357	£562,179	£561,265	£541,093
70% LAR : 15% LLR : 15% SO	25%	£597,180	£458,161	£449,983	£449,069	£428,851
70% LAR : 15% LLR : 15% SO	30%	£476,466	£345,965	£337,786	£336,872	£316,609
70% LAR : 15% LLR : 15% SO	35%	£355,752	£233,768	£225,590	£224,676	£204,367
70% LAR : 15% LLR : 15% SO	40%	£235,038	£121,572	£113,394	£112,479	£92,126
70% LAR : 15% LLR : 15% SO	45%	£114,323	£9,376	£1,197	£283	£-20,117
70% LAR : 15% LLR : 15% SO	50%	£-6,391	£-102,821	£-110,999	£-111,913	£-132,359

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£650 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,404,614	£1,224,991	£1,216,813	£1,215,897	£1,195,908
70% LAR : 15% LLR : 15% SO	5%	£1,290,276	£1,119,076	£1,110,896	£1,109,982	£1,089,947
70% LAR : 15% LLR : 15% SO	10%	£1,175,936	£1,013,159	£1,004,981	£1,004,067	£983,986
70% LAR : 15% LLR : 15% SO	15%	£1,061,597	£907,244	£899,066	£898,152	£878,025
70% LAR : 15% LLR : 15% SO	20%	£947,258	£801,329	£793,151	£792,236	£772,064
70% LAR : 15% LLR : 15% SO	25%	£832,918	£695,414	£687,234	£686,320	£666,103
70% LAR : 15% LLR : 15% SO	30%	£718,579	£589,498	£581,319	£580,405	£560,142
70% LAR : 15% LLR : 15% SO	35%	£604,240	£483,582	£475,404	£474,490	£454,181
70% LAR : 15% LLR : 15% SO	40%	£489,901	£377,667	£369,489	£368,574	£348,220
70% LAR : 15% LLR : 15% SO	45%	£375,561	£271,752	£263,572	£262,658	£242,259
70% LAR : 15% LLR : 15% SO	50%	£261,223	£165,836	£157,657	£156,743	£136,299

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£369,302	£189,678	£181,500	£180,585	£160,596
70% LAR : 15% LLR : 15% SO	5%	£254,963	£83,763	£75,584	£74,670	£54,635
70% LAR : 15% LLR : 15% SO	10%	£140,624	£-22,153	£-30,331	£-31,246	£-51,327
70% LAR : 15% LLR : 15% SO	15%	£26,284	£-128,068	£-136,247	£-137,161	£-157,288
70% LAR : 15% LLR : 15% SO	20%	£-88,055	£-233,984	£-242,162	£-243,077	£-263,249
70% LAR : 15% LLR : 15% SO	25%	£-202,394	£-339,899	£-348,078	£-348,992	£-369,210
70% LAR : 15% LLR : 15% SO	30%	£-316,734	£-445,815	£-453,993	£-454,907	£-475,171
70% LAR : 15% LLR : 15% SO	35%	£-431,072	£-551,730	£-559,909	£-560,823	£-581,132
70% LAR : 15% LLR : 15% SO	40%	£-545,412	£-657,645	£-665,824	£-666,739	£-687,093
70% LAR : 15% LLR : 15% SO	45%	£-659,751	£-763,561	£-771,740	£-772,654	£-793,054
70% LAR : 15% LLR : 15% SO	50%	£-774,090	£-869,477	£-877,655	£-878,569	£-899,014

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£806,614	£626,991	£618,813	£617,897	£597,908
70% LAR : 15% LLR : 15% SO	5%	£692,276	£521,076	£512,896	£511,982	£491,947
70% LAR : 15% LLR : 15% SO	10%	£577,936	£415,159	£406,981	£406,067	£385,986
70% LAR : 15% LLR : 15% SO	15%	£463,597	£309,244	£301,066	£300,152	£280,025
70% LAR : 15% LLR : 15% SO	20%	£349,258	£203,329	£195,151	£194,236	£174,064
70% LAR : 15% LLR : 15% SO	25%	£234,918	£97,414	£89,234	£88,320	£68,103
70% LAR : 15% LLR : 15% SO	30%	£120,579	£-8,502	£-16,681	£-17,595	£-37,858
70% LAR : 15% LLR : 15% SO	35%	£6,240	£-114,418	£-122,596	£-123,510	£-143,819
70% LAR : 15% LLR : 15% SO	40%	£-108,099	£-220,333	£-228,511	£-229,426	£-249,780
70% LAR : 15% LLR : 15% SO	45%	£-222,439	£-326,248	£-334,428	£-335,342	£-355,741
70% LAR : 15% LLR : 15% SO	50%	£-336,777	£-432,164	£-440,343	£-441,257	£-461,701

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£954,489	£774,866	£766,688	£765,772	£745,783
70% LAR : 15% LLR : 15% SO	5%	£840,151	£668,951	£660,771	£659,857	£639,822
70% LAR : 15% LLR : 15% SO	10%	£725,811	£563,034	£554,856	£553,942	£533,861
70% LAR : 15% LLR : 15% SO	15%	£611,472	£457,119	£448,941	£448,027	£427,900
70% LAR : 15% LLR : 15% SO	20%	£497,133	£351,204	£343,026	£342,111	£321,939
70% LAR : 15% LLR : 15% SO	25%	£382,793	£245,289	£237,109	£236,195	£215,978
70% LAR : 15% LLR : 15% SO	30%	£268,454	£139,373	£131,194	£130,280	£110,017
70% LAR : 15% LLR : 15% SO	35%	£154,115	£33,457	£25,279	£24,365	£4,056
70% LAR : 15% LLR : 15% SO	40%	£39,776	£-72,458	£-80,636	£-81,551	£-101,905
70% LAR : 15% LLR : 15% SO	45%	£-74,564	£-178,373	£-186,553	£-187,467	£-207,866
70% LAR : 15% LLR : 15% SO	50%	£-168,902	£-284,289	£-292,468	£-293,382	£-313,826

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,066,427	£886,803	£878,625	£877,710	£857,721
70% LAR : 15% LLR : 15% SO	5%	£952,088	£780,888	£772,709	£771,795	£751,760
70% LAR : 15% LLR : 15% SO	10%	£837,749	£674,972	£666,794	£665,879	£645,798
70% LAR : 15% LLR : 15% SO	15%	£723,409	£569,057	£560,878	£559,964	£539,837
70% LAR : 15% LLR : 15% SO	20%	£609,070	£463,141	£454,963	£454,048	£433,876
70% LAR : 15% LLR : 15% SO	25%	£494,731	£357,226	£349,047	£348,133	£327,915
70% LAR : 15% LLR : 15% SO	30%	£380,391	£251,310	£243,132	£242,218	£221,954
70% LAR : 15% LLR : 15% SO	35%	£266,053	£145,395	£137,216	£136,302	£115,993
70% LAR : 15% LLR : 15% SO	40%	£151,713	£39,480	£31,301	£30,386	£10,032
70% LAR : 15% LLR : 15% SO	45%	£37,374	£-66,436	£-74,615	£-75,529	£-95,929
70% LAR : 15% LLR : 15% SO	50%	£-76,965	£-172,352	£-180,530	£-181,444	£-201,889

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£600 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,135,964	£960,311	£952,133	£951,219	£931,228
70% LAR : 15% LLR : 15% SO	5%	£1,034,441	£867,021	£858,843	£857,928	£837,893
70% LAR : 15% LLR : 15% SO	10%	£932,916	£773,732	£765,552	£764,638	£744,557
70% LAR : 15% LLR : 15% SO	15%	£831,392	£680,441	£672,263	£671,348	£651,222
70% LAR : 15% LLR : 15% SO	20%	£729,867	£587,151	£578,972	£578,058	£557,886
70% LAR : 15% LLR : 15% SO	25%	£628,342	£493,861	£485,682	£484,768	£464,551
70% LAR : 15% LLR : 15% SO	30%	£526,819	£400,571	£392,392	£391,477	£371,215
70% LAR : 15% LLR : 15% SO	35%	£425,294	£307,280	£299,102	£298,188	£277,880
70% LAR : 15% LLR : 15% SO	40%	£323,769	£213,990	£205,812	£204,897	£184,543
70% LAR : 15% LLR : 15% SO	45%	£222,245	£120,701	£112,521	£111,607	£91,208
70% LAR : 15% LLR : 15% SO	50%	£120,720	£27,410	£19,232	£18,318	£-2,158

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£100,652	£-75,001	£-83,180	£-84,094	£-104,084
70% LAR : 15% LLR : 15% SO	5%	£-872	£-168,291	£-176,470	£-177,385	£-197,420
70% LAR : 15% LLR : 15% SO	10%	£-102,397	£-261,581	£-269,760	£-270,674	£-290,755
70% LAR : 15% LLR : 15% SO	15%	£-203,921	£-354,872	£-363,050	£-363,964	£-384,091
70% LAR : 15% LLR : 15% SO	20%	£-305,445	£-448,161	£-456,341	£-457,255	£-477,426
70% LAR : 15% LLR : 15% SO	25%	£-406,970	£-541,452	£-549,630	£-550,544	£-570,762
70% LAR : 15% LLR : 15% SO	30%	£-508,494	£-634,742	£-642,920	£-643,835	£-664,097
70% LAR : 15% LLR : 15% SO	35%	£-610,019	£-728,032	£-736,211	£-737,125	£-757,433
70% LAR : 15% LLR : 15% SO	40%	£-711,544	£-821,322	£-829,500	£-830,415	£-850,769
70% LAR : 15% LLR : 15% SO	45%	£-813,067	£-914,612	£-922,791	£-923,705	£-944,105
70% LAR : 15% LLR : 15% SO	50%	£-914,592	£-1,007,902	£-1,016,081	£-1,016,995	£-1,037,471

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£537,964	£362,311	£354,133	£353,219	£333,228
70% LAR : 15% LLR : 15% SO	5%	£436,441	£269,021	£260,843	£259,928	£239,893
70% LAR : 15% LLR : 15% SO	10%	£334,916	£175,732	£167,552	£166,638	£146,557
70% LAR : 15% LLR : 15% SO	15%	£233,392	£82,441	£74,263	£73,348	£53,222
70% LAR : 15% LLR : 15% SO	20%	£131,867	£-10,849	£-19,028	£-19,942	£-40,114
70% LAR : 15% LLR : 15% SO	25%	£30,342	£-104,139	£-112,318	£-113,232	£-133,449
70% LAR : 15% LLR : 15% SO	30%	£-71,181	£-197,429	£-205,608	£-206,523	£-226,785
70% LAR : 15% LLR : 15% SO	35%	£-172,706	£-290,720	£-298,898	£-299,812	£-320,120
70% LAR : 15% LLR : 15% SO	40%	£-274,231	£-384,010	£-392,188	£-393,103	£-413,457
70% LAR : 15% LLR : 15% SO	45%	£-375,755	£-477,299	£-485,479	£-486,393	£-506,792
70% LAR : 15% LLR : 15% SO	50%	£-477,280	£-570,590	£-578,768	£-579,682	£-600,158

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£685,839	£510,186	£502,008	£501,094	£481,103
70% LAR : 15% LLR : 15% SO	5%	£584,316	£416,896	£408,718	£407,803	£387,768
70% LAR : 15% LLR : 15% SO	10%	£482,791	£323,607	£315,427	£314,513	£294,432
70% LAR : 15% LLR : 15% SO	15%	£381,267	£230,316	£222,138	£221,223	£201,097
70% LAR : 15% LLR : 15% SO	20%	£279,742	£137,026	£128,847	£127,933	£107,761
70% LAR : 15% LLR : 15% SO	25%	£178,217	£43,736	£35,557	£34,643	£14,426
70% LAR : 15% LLR : 15% SO	30%	£76,694	£-49,554	£-57,733	£-58,648	£-78,910
70% LAR : 15% LLR : 15% SO	35%	£-24,831	£-142,845	£-151,023	£-151,937	£-172,245
70% LAR : 15% LLR : 15% SO	40%	£-126,356	£-236,135	£-244,313	£-245,228	£-265,582
70% LAR : 15% LLR : 15% SO	45%	£-227,880	£-329,424	£-337,604	£-338,518	£-358,917
70% LAR : 15% LLR : 15% SO	50%	£-329,405	£-422,715	£-430,893	£-431,807	£-452,283

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£797,777	£622,124	£613,945	£613,031	£593,041
70% LAR : 15% LLR : 15% SO	5%	£696,253	£528,834	£520,655	£519,740	£499,705
70% LAR : 15% LLR : 15% SO	10%	£594,728	£435,544	£427,365	£426,451	£406,370
70% LAR : 15% LLR : 15% SO	15%	£493,204	£342,253	£334,075	£333,161	£313,034
70% LAR : 15% LLR : 15% SO	20%	£391,680	£248,964	£240,784	£239,870	£219,699
70% LAR : 15% LLR : 15% SO	25%	£290,155	£155,673	£147,495	£146,581	£126,363
70% LAR : 15% LLR : 15% SO	30%	£188,631	£62,383	£54,205	£53,290	£33,028
70% LAR : 15% LLR : 15% SO	35%	£87,106	£-30,907	£-39,086	£-40,000	£-60,308
70% LAR : 15% LLR : 15% SO	40%	£-14,419	£-124,197	£-132,375	£-133,290	£-153,644
70% LAR : 15% LLR : 15% SO	45%	£-115,942	£-217,487	£-225,666	£-226,580	£-246,980
70% LAR : 15% LLR : 15% SO	50%	£-217,467	£-310,777	£-318,956	£-319,870	£-340,346

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£550 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£867,315	£695,632	£687,453	£686,539	£666,549
70% LAR : 15% LLR : 15% SO	5%	£778,084	£614,453	£606,274	£605,360	£585,325
70% LAR : 15% LLR : 15% SO	10%	£688,852	£533,275	£525,095	£524,181	£504,100
70% LAR : 15% LLR : 15% SO	15%	£599,621	£452,095	£443,917	£443,003	£422,876
70% LAR : 15% LLR : 15% SO	20%	£510,389	£370,916	£362,738	£361,824	£341,652
70% LAR : 15% LLR : 15% SO	25%	£421,158	£289,738	£281,559	£280,645	£260,428
70% LAR : 15% LLR : 15% SO	30%	£331,926	£208,559	£200,381	£199,467	£179,203
70% LAR : 15% LLR : 15% SO	35%	£242,696	£127,380	£119,202	£118,288	£97,979
70% LAR : 15% LLR : 15% SO	40%	£153,464	£46,202	£38,023	£37,109	£16,755
70% LAR : 15% LLR : 15% SO	45%	£64,233	£-35,472	£-43,767	£-44,694	£-65,382
70% LAR : 15% LLR : 15% SO	50%	£-25,353	£-117,799	£-126,094	£-127,021	£-147,756

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-167,996	£-339,680	£-347,880	£-346,774	£-368,763
70% LAR : 15% LLR : 15% SO	5%	£-257,229	£-420,859	£-429,038	£-429,953	£-449,988
70% LAR : 15% LLR : 15% SO	10%	£-346,461	£-502,038	£-510,217	£-511,131	£-531,212
70% LAR : 15% LLR : 15% SO	15%	£-435,692	£-583,217	£-591,396	£-592,310	£-612,437
70% LAR : 15% LLR : 15% SO	20%	£-524,923	£-664,396	£-672,574	£-673,489	£-693,660
70% LAR : 15% LLR : 15% SO	25%	£-614,154	£-745,575	£-753,753	£-754,667	£-774,885
70% LAR : 15% LLR : 15% SO	30%	£-703,386	£-826,753	£-834,932	£-835,846	£-856,109
70% LAR : 15% LLR : 15% SO	35%	£-792,617	£-907,932	£-916,111	£-917,025	£-937,334
70% LAR : 15% LLR : 15% SO	40%	£-881,849	£-989,111	£-997,289	£-998,203	£-1,018,557
70% LAR : 15% LLR : 15% SO	45%	£-971,080	£-1,070,289	£-1,078,467	£-1,079,381	£-1,100,595
70% LAR : 15% LLR : 15% SO	50%	£-1,060,311	£-1,151,468	£-1,159,646	£-1,160,560	£-1,183,068

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£269,315	£97,632	£89,453	£88,539	£68,549
70% LAR : 15% LLR : 15% SO	5%	£180,084	£16,453	£8,274	£7,360	£-12,675
70% LAR : 15% LLR : 15% SO	10%	£90,852	£-64,725	£-72,905	£-73,819	£-93,900
70% LAR : 15% LLR : 15% SO	15%	£1,621	£-145,905	£-154,083	£-154,997	£-175,124
70% LAR : 15% LLR : 15% SO	20%	£-87,611	£-227,084	£-235,262	£-236,176	£-256,348
70% LAR : 15% LLR : 15% SO	25%	£-176,842	£-308,262	£-316,441	£-317,355	£-337,572
70% LAR : 15% LLR : 15% SO	30%	£-266,074	£-389,441	£-397,619	£-398,533	£-418,797
70% LAR : 15% LLR : 15% SO	35%	£-355,304	£-470,620	£-478,798	£-479,712	£-500,021
70% LAR : 15% LLR : 15% SO	40%	£-444,536	£-551,799	£-559,977	£-560,891	£-581,245
70% LAR : 15% LLR : 15% SO	45%	£-533,767	£-632,978	£-641,156	£-642,070	£-663,382
70% LAR : 15% LLR : 15% SO	50%	£-623,000	£-714,157	£-722,335	£-723,249	£-744,756

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£417,190	£245,507	£237,328	£236,414	£216,424
70% LAR : 15% LLR : 15% SO	5%	£327,959	£164,328	£156,149	£155,235	£135,200
70% LAR : 15% LLR : 15% SO	10%	£238,727	£83,150	£74,970	£74,056	£53,975
70% LAR : 15% LLR : 15% SO	15%	£149,496	£1,970	£-6,208	£-7,122	£-27,249
70% LAR : 15% LLR : 15% SO	20%	£60,264	£-79,209	£-87,387	£-88,301	£-108,473
70% LAR : 15% LLR : 15% SO	25%	£-28,967	£-160,387	£-168,566	£-169,480	£-189,697
70% LAR : 15% LLR : 15% SO	30%	£-118,199	£-241,566	£-249,744	£-250,658	£-270,922
70% LAR : 15% LLR : 15% SO	35%	£-207,429	£-322,745	£-330,923	£-331,837	£-352,146
70% LAR : 15% LLR : 15% SO	40%	£-296,661	£-403,923	£-412,102	£-413,016	£-433,370
70% LAR : 15% LLR : 15% SO	45%	£-385,892	£-485,102	£-493,280	£-494,194	£-515,507
70% LAR : 15% LLR : 15% SO	50%	£-475,123	£-566,280	£-574,458	£-575,372	£-597,591

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£529,127	£357,445	£349,265	£348,351	£328,362
70% LAR : 15% LLR : 15% SO	5%	£439,896	£276,266	£268,087	£267,172	£247,137
70% LAR : 15% LLR : 15% SO	10%	£350,664	£195,087	£186,908	£185,994	£165,913
70% LAR : 15% LLR : 15% SO	15%	£261,433	£113,908	£105,729	£104,815	£84,688
70% LAR : 15% LLR : 15% SO	20%	£172,202	£32,729	£24,551	£23,636	£3,465
70% LAR : 15% LLR : 15% SO	25%	£82,971	£-48,450	£-56,628	£-57,542	£-77,760
70% LAR : 15% LLR : 15% SO	30%	£-6,261	£-129,629	£-137,807	£-138,721	£-158,984
70% LAR : 15% LLR : 15% SO	35%	£-95,492	£-210,807	£-218,986	£-219,900	£-240,209
70% LAR : 15% LLR : 15% SO	40%	£-184,724	£-291,986	£-299,164	£-300,078	£-321,432
70% LAR : 15% LLR : 15% SO	45%	£-273,955	£-373,164	£-381,342	£-382,256	£-403,570
70% LAR : 15% LLR : 15% SO	50%	£-363,186	£-454,342	£-462,520	£-463,434	£-485,943

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£500 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£598,666	£436,888	£428,709	£427,795	£407,805
70% LAR : 15% LLR : 15% SO	5%	£521,254	£367,058	£358,879	£357,964	£337,929
70% LAR : 15% LLR : 15% SO	10%	£443,843	£297,228	£289,049	£288,134	£268,053
70% LAR : 15% LLR : 15% SO	15%	£366,432	£227,398	£219,218	£218,304	£198,178
70% LAR : 15% LLR : 15% SO	20%	£289,020	£157,568	£149,388	£148,474	£128,302
70% LAR : 15% LLR : 15% SO	25%	£211,609	£87,738	£79,558	£78,644	£58,427
70% LAR : 15% LLR : 15% SO	30%	£134,198	£17,907	£9,727	£8,814	£-11,611
70% LAR : 15% LLR : 15% SO	35%	£56,786	£-52,668	£-60,952	£-61,879	£-82,475
70% LAR : 15% LLR : 15% SO	40%	£-20,917	£-123,476	£-131,771	£-132,698	£-153,340
70% LAR : 15% LLR : 15% SO	45%	£-99,424	£-194,294	£-202,589	£-203,516	£-224,204
70% LAR : 15% LLR : 15% SO	50%	£-177,931	£-265,113	£-273,407	£-274,334	£-295,068

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-436,647	£-598,425	£-606,603	£-607,517	£-627,508
70% LAR : 15% LLR : 15% SO	5%	£-514,058	£-668,255	£-676,433	£-677,348	£-697,364
70% LAR : 15% LLR : 15% SO	10%	£-591,469	£-738,085	£-746,263	£-747,178	£-767,259
70% LAR : 15% LLR : 15% SO	15%	£-668,881	£-807,915	£-816,094	£-817,008	£-837,134
70% LAR : 15% LLR : 15% SO	20%	£-746,292	£-877,745	£-885,924	£-886,838	£-907,010
70% LAR : 15% LLR : 15% SO	25%	£-823,703	£-947,575	£-955,754	£-956,668	£-976,886
70% LAR : 15% LLR : 15% SO	30%	£-901,115	£-1,017,406	£-1,025,584	£-1,026,498	£-1,046,924
70% LAR : 15% LLR : 15% SO	35%	£-978,526	£-1,087,237	£-1,095,416	£-1,096,330	£-1,117,787
70% LAR : 15% LLR : 15% SO	40%	£-1,055,938	£-1,157,067	£-1,165,246	£-1,166,160	£-1,187,652
70% LAR : 15% LLR : 15% SO	45%	£-1,134,349	£-1,226,897	£-1,235,076	£-1,235,990	£-1,257,517
70% LAR : 15% LLR : 15% SO	50%	£-1,213,760	£-1,296,728	£-1,304,907	£-1,305,821	£-1,327,384

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£666	£-161,112	£-169,291	£-170,205	£-190,195
70% LAR : 15% LLR : 15% SO	5%	£-76,745	£-230,942	£-239,121	£-240,036	£-260,071
70% LAR : 15% LLR : 15% SO	10%	£-154,157	£-300,772	£-308,951	£-309,866	£-329,947
70% LAR : 15% LLR : 15% SO	15%	£-231,568	£-370,602	£-378,782	£-379,696	£-399,822
70% LAR : 15% LLR : 15% SO	20%	£-308,980	£-440,432	£-448,612	£-449,526	£-469,698
70% LAR : 15% LLR : 15% SO	25%	£-386,391	£-510,262	£-518,442	£-519,356	£-539,573
70% LAR : 15% LLR : 15% SO	30%	£-463,802	£-580,093	£-588,272	£-589,186	£-609,611
70% LAR : 15% LLR : 15% SO	35%	£-541,214	£-650,923	£-659,102	£-660,016	£-680,475
70% LAR : 15% LLR : 15% SO	40%	£-618,625	£-720,753	£-728,932	£-729,846	£-750,340
70% LAR : 15% LLR : 15% SO	45%	£-696,036	£-790,583	£-798,762	£-799,676	£-820,204
70% LAR : 15% LLR : 15% SO	50%	£-773,447	£-860,413	£-868,592	£-869,506	£-889,068

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£148,541	£-13,237	£-21,416	£-22,330	£-42,320
70% LAR : 15% LLR : 15% SO	5%	£71,129	£-83,067	£-91,246	£-92,161	£-112,196
70% LAR : 15% LLR : 15% SO	10%	£-6,282	£-152,897	£-161,076	£-161,991	£-182,072
70% LAR : 15% LLR : 15% SO	15%	£-83,693	£-222,727	£-230,907	£-231,821	£-251,947
70% LAR : 15% LLR : 15% SO	20%	£-161,105	£-292,557	£-300,737	£-301,651	£-321,823
70% LAR : 15% LLR : 15% SO	25%	£-238,516	£-362,387	£-370,567	£-371,481	£-391,698
70% LAR : 15% LLR : 15% SO	30%	£-315,927	£-432,217	£-440,397	£-441,311	£-461,736
70% LAR : 15% LLR : 15% SO	35%	£-393,338	£-502,047	£-510,226	£-511,140	£-531,600
70% LAR : 15% LLR : 15% SO	40%	£-470,749	£-571,877	£-580,056	£-580,970	£-600,465
70% LAR : 15% LLR : 15% SO	45%	£-548,160	£-641,707	£-650,886	£-651,800	£-671,329
70% LAR : 15% LLR : 15% SO	50%	£-625,571	£-711,537	£-720,716	£-721,630	£-742,193

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£260,478	£98,700	£90,522	£89,608	£69,617
70% LAR : 15% LLR : 15% SO	5%	£183,067	£28,870	£20,692	£19,777	£-259
70% LAR : 15% LLR : 15% SO	10%	£105,656	£-40,960	£-49,138	£-50,053	£-70,134
70% LAR : 15% LLR : 15% SO	15%	£28,244	£-110,790	£-118,969	£-119,883	£-140,009
70% LAR : 15% LLR : 15% SO	20%	£-49,167	£-180,620	£-188,799	£-189,713	£-209,885
70% LAR : 15% LLR : 15% SO	25%	£-126,578	£-250,450	£-258,629	£-259,543	£-279,761
70% LAR : 15% LLR : 15% SO	30%	£-203,990	£-320,280	£-328,459	£-329,373	£-349,799
70% LAR : 15% LLR : 15% SO	35%	£-281,401	£-390,110	£-398,289	£-399,203	£-420,662
70% LAR : 15% LLR : 15% SO	40%	£-358,812	£-460,940	£-469,119	£-470,033	£-491,527
70% LAR : 15% LLR : 15% SO	45%	£-436,223	£-530,770	£-538,949	£-539,863	£-560,392
70% LAR : 15% LLR : 15% SO	50%	£-513,634	£-600,600	£-608,779	£-609,693	£-630,256

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£475 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£464,340	£304,548	£296,369	£295,455	£275,465
70% LAR : 15% LLR : 15% SO	5%	£392,639	£240,344	£232,166	£231,252	£211,215
70% LAR : 15% LLR : 15% SO	10%	£320,939	£176,141	£167,961	£167,047	£146,966
70% LAR : 15% LLR : 15% SO	15%	£249,238	£111,937	£103,758	£102,843	£82,717
70% LAR : 15% LLR : 15% SO	20%	£177,538	£47,732	£39,554	£38,640	£18,468
70% LAR : 15% LLR : 15% SO	25%	£105,837	£16,704	£24,998	£25,925	£46,429
70% LAR : 15% LLR : 15% SO	30%	£34,137	£81,817	£90,111	£91,038	£111,587
70% LAR : 15% LLR : 15% SO	35%	£38,096	£146,829	£155,224	£156,151	£176,746
70% LAR : 15% LLR : 15% SO	40%	£110,810	£212,041	£220,336	£221,263	£241,905
70% LAR : 15% LLR : 15% SO	45%	£183,526	£277,153	£285,448	£286,376	£307,063
70% LAR : 15% LLR : 15% SO	50%	£256,241	£342,266	£350,561	£351,488	£372,222

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£570,972	£730,764	£738,844	£739,858	£759,847
70% LAR : 15% LLR : 15% SO	5%	£642,673	£794,969	£803,147	£804,061	£824,057
70% LAR : 15% LLR : 15% SO	10%	£714,373	£859,172	£867,351	£868,265	£888,346
70% LAR : 15% LLR : 15% SO	15%	£786,074	£923,376	£931,554	£932,469	£952,595
70% LAR : 15% LLR : 15% SO	20%	£857,774	£987,580	£995,758	£996,673	£1,016,844
70% LAR : 15% LLR : 15% SO	25%	£929,475	£1,051,784	£1,060,311	£1,061,238	£1,081,741
70% LAR : 15% LLR : 15% SO	30%	£1,001,176	£1,115,988	£1,125,423	£1,126,351	£1,146,900
70% LAR : 15% LLR : 15% SO	35%	£1,072,877	£1,180,192	£1,190,536	£1,191,463	£1,212,059
70% LAR : 15% LLR : 15% SO	40%	£1,144,578	£1,244,396	£1,255,648	£1,256,575	£1,277,217
70% LAR : 15% LLR : 15% SO	45%	£1,216,279	£1,308,600	£1,320,760	£1,321,688	£1,342,376
70% LAR : 15% LLR : 15% SO	50%	£1,287,980	£1,372,804	£1,385,873	£1,386,800	£1,407,534

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£133,680	£293,452	£301,631	£302,545	£322,535
70% LAR : 15% LLR : 15% SO	5%	£205,381	£357,656	£365,834	£366,748	£386,738
70% LAR : 15% LLR : 15% SO	10%	£277,082	£421,860	£430,039	£430,953	£450,943
70% LAR : 15% LLR : 15% SO	15%	£348,783	£486,064	£494,242	£495,157	£515,153
70% LAR : 15% LLR : 15% SO	20%	£420,484	£550,268	£558,446	£559,360	£579,532
70% LAR : 15% LLR : 15% SO	25%	£492,185	£614,472	£622,650	£623,565	£644,429
70% LAR : 15% LLR : 15% SO	30%	£563,886	£678,676	£686,854	£687,768	£708,587
70% LAR : 15% LLR : 15% SO	35%	£635,587	£742,880	£751,058	£751,972	£772,746
70% LAR : 15% LLR : 15% SO	40%	£707,288	£807,084	£815,262	£816,176	£839,905
70% LAR : 15% LLR : 15% SO	45%	£778,989	£871,288	£879,466	£880,380	£905,063
70% LAR : 15% LLR : 15% SO	50%	£850,690	£935,492	£943,670	£944,584	£970,222

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,215	£145,577	£153,756	£154,670	£174,660
70% LAR : 15% LLR : 15% SO	5%	£57,486	£209,781	£217,960	£218,874	£238,910
70% LAR : 15% LLR : 15% SO	10%	£129,186	£273,984	£282,163	£283,077	£303,159
70% LAR : 15% LLR : 15% SO	15%	£200,887	£338,188	£346,367	£347,281	£367,408
70% LAR : 15% LLR : 15% SO	20%	£272,587	£402,392	£410,571	£411,485	£431,657
70% LAR : 15% LLR : 15% SO	25%	£344,288	£466,596	£474,775	£475,689	£496,554
70% LAR : 15% LLR : 15% SO	30%	£415,989	£530,800	£539,000	£540,914	£561,712
70% LAR : 15% LLR : 15% SO	35%	£487,690	£595,004	£603,204	£604,118	£626,871
70% LAR : 15% LLR : 15% SO	40%	£559,391	£659,208	£667,408	£668,322	£692,030
70% LAR : 15% LLR : 15% SO	45%	£631,092	£723,412	£731,612	£732,526	£757,188
70% LAR : 15% LLR : 15% SO	50%	£702,793	£787,616	£795,816	£796,730	£822,347

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£126,153	£33,639	£41,819	£42,733	£62,722
70% LAR : 15% LLR : 15% SO	5%	£54,452	£97,844	£106,022	£106,936	£126,922
70% LAR : 15% LLR : 15% SO	10%	£17,248	£162,047	£170,226	£171,140	£191,221
70% LAR : 15% LLR : 15% SO	15%	£88,949	£226,251	£234,429	£235,343	£255,470
70% LAR : 15% LLR : 15% SO	20%	£160,649	£290,455	£298,633	£299,547	£319,719
70% LAR : 15% LLR : 15% SO	25%	£232,350	£354,659	£362,837	£363,751	£384,616
70% LAR : 15% LLR : 15% SO	30%	£304,051	£418,863	£427,041	£427,955	£448,775
70% LAR : 15% LLR : 15% SO	35%	£375,752	£483,067	£491,245	£492,159	£514,934
70% LAR : 15% LLR : 15% SO	40%	£447,453	£547,271	£555,449	£556,363	£580,992
70% LAR : 15% LLR : 15% SO	45%	£519,154	£611,475	£619,653	£620,567	£646,251
70% LAR : 15% LLR : 15% SO	50%	£590,855	£675,679	£683,857	£684,771	£710,409

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£675 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,142,101	£2,775,720	£2,759,715	£2,757,914	£2,717,725
70% LAR : 15% LLR : 15% SO	5%	£2,911,693	£2,562,407	£2,546,464	£2,544,662	£2,504,521
70% LAR : 15% LLR : 15% SO	10%	£2,679,635	£2,347,462	£2,331,570	£2,329,769	£2,289,659
70% LAR : 15% LLR : 15% SO	15%	£2,445,926	£2,130,882	£2,115,037	£2,113,235	£2,073,142
70% LAR : 15% LLR : 15% SO	20%	£2,210,565	£1,912,667	£1,896,863	£1,895,062	£1,854,966
70% LAR : 15% LLR : 15% SO	25%	£1,973,555	£1,692,820	£1,677,049	£1,675,247	£1,635,133
70% LAR : 15% LLR : 15% SO	30%	£1,734,893	£1,471,337	£1,455,594	£1,453,792	£1,413,645
70% LAR : 15% LLR : 15% SO	35%	£1,494,580	£1,248,222	£1,232,499	£1,230,698	£1,190,499
70% LAR : 15% LLR : 15% SO	40%	£1,252,616	£1,023,472	£1,007,765	£1,005,963	£965,695
70% LAR : 15% LLR : 15% SO	45%	£1,009,002	£797,089	£781,390	£779,588	£739,237
70% LAR : 15% LLR : 15% SO	50%	£763,737	£569,072	£553,375	£551,573	£511,122

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,761,684	£1,395,303	£1,379,298	£1,377,497	£1,337,308
70% LAR : 15% LLR : 15% SO	5%	£1,531,277	£1,181,991	£1,166,047	£1,164,245	£1,124,105
70% LAR : 15% LLR : 15% SO	10%	£1,299,218	£967,045	£951,154	£949,352	£909,243
70% LAR : 15% LLR : 15% SO	15%	£1,065,509	£750,465	£734,621	£732,818	£692,725
70% LAR : 15% LLR : 15% SO	20%	£830,149	£532,251	£516,446	£514,645	£474,549
70% LAR : 15% LLR : 15% SO	25%	£593,138	£312,403	£296,632	£294,831	£254,716
70% LAR : 15% LLR : 15% SO	30%	£354,476	£90,921	£75,178	£73,376	£33,228
70% LAR : 15% LLR : 15% SO	35%	£114,163	£-132,195	£-147,917	£-149,719	£-189,918
70% LAR : 15% LLR : 15% SO	40%	£-127,800	£-356,944	£-372,652	£-374,453	£-414,721
70% LAR : 15% LLR : 15% SO	45%	£-371,414	£-593,328	£-599,027	£-600,829	£-641,180
70% LAR : 15% LLR : 15% SO	50%	£-616,679	£-811,344	£-827,042	£-828,844	£-869,295

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,344,767	£1,978,386	£1,962,382	£1,960,581	£1,920,392
70% LAR : 15% LLR : 15% SO	5%	£2,114,360	£1,765,074	£1,749,131	£1,747,328	£1,707,188
70% LAR : 15% LLR : 15% SO	10%	£1,882,301	£1,550,128	£1,534,237	£1,532,436	£1,492,326
70% LAR : 15% LLR : 15% SO	15%	£1,648,592	£1,333,548	£1,317,704	£1,315,902	£1,275,808
70% LAR : 15% LLR : 15% SO	20%	£1,413,232	£1,115,334	£1,099,530	£1,097,728	£1,057,632
70% LAR : 15% LLR : 15% SO	25%	£1,176,221	£895,487	£879,715	£877,914	£837,800
70% LAR : 15% LLR : 15% SO	30%	£937,560	£674,004	£658,261	£656,459	£616,311
70% LAR : 15% LLR : 15% SO	35%	£697,246	£450,889	£435,166	£433,365	£393,166
70% LAR : 15% LLR : 15% SO	40%	£455,283	£226,139	£210,431	£208,630	£168,362
70% LAR : 15% LLR : 15% SO	45%	£211,669	£-245	£-15,943	£-17,745	£-58,097
70% LAR : 15% LLR : 15% SO	50%	£-33,596	£-228,261	£-243,958	£-245,760	£-286,212

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,541,934	£2,175,553	£2,159,548	£2,157,747	£2,117,558
70% LAR : 15% LLR : 15% SO	5%	£2,311,527	£1,962,241	£1,946,297	£1,944,495	£1,904,355
70% LAR : 15% LLR : 15% SO	10%	£2,079,468	£1,747,295	£1,731,404	£1,729,602	£1,689,493
70% LAR : 15% LLR : 15% SO	15%	£1,845,759	£1,530,715	£1,514,871	£1,513,068	£1,472,975
70% LAR : 15% LLR : 15% SO	20%	£1,610,399	£1,312,501	£1,296,696	£1,294,895	£1,254,799
70% LAR : 15% LLR : 15% SO	25%	£1,373,388	£1,092,653	£1,076,882	£1,075,081	£1,034,966
70% LAR : 15% LLR : 15% SO	30%	£1,134,726	£871,171	£855,428	£853,626	£813,478
70% LAR : 15% LLR : 15% SO	35%	£894,413	£648,055	£632,333	£630,531	£590,332
70% LAR : 15% LLR : 15% SO	40%	£652,450	£423,306	£407,598	£405,797	£365,529
70% LAR : 15% LLR : 15% SO	45%	£408,836	£196,322	£181,223	£179,421	£139,070
70% LAR : 15% LLR : 15% SO	50%	£163,571	£-31,694	£-46,792	£-48,594	£-89,045

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,691,184	£2,324,803	£2,308,798	£2,306,997	£2,266,808
70% LAR : 15% LLR : 15% SO	5%	£2,460,777	£2,111,491	£2,095,547	£2,093,745	£2,053,605
70% LAR : 15% LLR : 15% SO	10%	£2,228,718	£1,896,545	£1,880,654	£1,878,852	£1,838,743
70% LAR : 15% LLR : 15% SO	15%	£1,995,009	£1,679,965	£1,664,121	£1,662,318	£1,622,225
70% LAR : 15% LLR : 15% SO	20%	£1,759,649	£1,461,751	£1,445,946	£1,444,145	£1,404,049
70% LAR : 15% LLR : 15% SO	25%	£1,522,638	£1,241,903	£1,226,132	£1,224,331	£1,184,216
70% LAR : 15% LLR : 15% SO	30%	£1,283,976	£1,020,421	£1,004,678	£1,002,876	£962,728
70% LAR : 15% LLR : 15% SO	35%	£1,043,663	£797,305	£781,583	£779,781	£739,582
70% LAR : 15% LLR : 15% SO	40%	£801,700	£572,556	£556,848	£555,047	£514,779
70% LAR : 15% LLR : 15% SO	45%	£558,086	£346,172	£330,473	£328,671	£288,320
70% LAR : 15% LLR : 15% SO	50%	£312,821	£118,156	£102,458	£100,656	£60,205

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£650 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,870,399	£2,508,033	£2,492,029	£2,490,228	£2,450,039
70% LAR : 15% LLR : 15% SO	5%	£2,652,897	£2,307,435	£2,291,492	£2,289,690	£2,249,549
70% LAR : 15% LLR : 15% SO	10%	£2,433,744	£2,105,204	£2,089,313	£2,087,511	£2,047,403
70% LAR : 15% LLR : 15% SO	15%	£2,212,940	£1,901,339	£1,885,495	£1,883,692	£1,843,599
70% LAR : 15% LLR : 15% SO	20%	£1,990,484	£1,695,639	£1,680,035	£1,678,233	£1,638,137
70% LAR : 15% LLR : 15% SO	25%	£1,766,380	£1,488,706	£1,472,936	£1,471,133	£1,431,020
70% LAR : 15% LLR : 15% SO	30%	£1,540,622	£1,279,939	£1,264,195	£1,262,393	£1,222,245
70% LAR : 15% LLR : 15% SO	35%	£1,313,215	£1,069,537	£1,053,815	£1,052,013	£1,011,814
70% LAR : 15% LLR : 15% SO	40%	£1,084,156	£857,502	£841,795	£839,993	£799,726
70% LAR : 15% LLR : 15% SO	45%	£853,447	£643,833	£628,134	£626,332	£585,981
70% LAR : 15% LLR : 15% SO	50%	£621,088	£428,531	£412,834	£411,033	£370,581

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,489,983	£1,127,616	£1,111,612	£1,109,811	£1,069,622
70% LAR : 15% LLR : 15% SO	5%	£1,272,480	£927,019	£911,075	£909,273	£869,133
70% LAR : 15% LLR : 15% SO	10%	£1,053,327	£724,787	£708,897	£707,095	£666,986
70% LAR : 15% LLR : 15% SO	15%	£832,523	£520,923	£505,078	£503,276	£463,182
70% LAR : 15% LLR : 15% SO	20%	£610,068	£315,422	£299,618	£297,817	£257,721
70% LAR : 15% LLR : 15% SO	25%	£385,963	£108,289	£92,519	£90,717	£50,603
70% LAR : 15% LLR : 15% SO	30%	£160,206	£-100,478	£-116,221	£-118,023	£-158,172
70% LAR : 15% LLR : 15% SO	35%	£-87,202	£-310,880	£-326,602	£-328,403	£-388,603
70% LAR : 15% LLR : 15% SO	40%	£-296,280	£-522,915	£-538,622	£-540,424	£-580,691
70% LAR : 15% LLR : 15% SO	45%	£-526,969	£-736,593	£-752,283	£-754,084	£-794,435
70% LAR : 15% LLR : 15% SO	50%	£-769,329	£-951,886	£-967,583	£-969,384	£-1,009,836

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,073,066	£1,710,699	£1,694,696	£1,692,895	£1,652,706
70% LAR : 15% LLR : 15% SO	5%	£1,855,563	£1,510,102	£1,494,159	£1,492,356	£1,452,216
70% LAR : 15% LLR : 15% SO	10%	£1,636,411	£1,307,871	£1,291,980	£1,290,178	£1,250,069
70% LAR : 15% LLR : 15% SO	15%	£1,415,606	£1,104,006	£1,088,161	£1,086,359	£1,046,266
70% LAR : 15% LLR : 15% SO	20%	£1,193,151	£898,506	£882,701	£880,900	£840,804
70% LAR : 15% LLR : 15% SO	25%	£969,046	£691,373	£675,602	£673,800	£633,687
70% LAR : 15% LLR : 15% SO	30%	£743,289	£482,605	£466,862	£465,060	£424,912
70% LAR : 15% LLR : 15% SO	35%	£515,882	£272,204	£256,481	£254,680	£214,481
70% LAR : 15% LLR : 15% SO	40%	£296,823	£60,168	£44,462	£42,659	£2,393
70% LAR : 15% LLR : 15% SO	45%	£56,114	£-153,590	£-169,200	£-171,001	£-211,352
70% LAR : 15% LLR : 15% SO	50%	£-176,248	£-368,802	£-384,499	£-386,301	£-426,753

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,270,233	£1,907,866	£1,891,862	£1,890,061	£1,849,872
70% LAR : 15% LLR : 15% SO	5%	£2,052,730	£1,707,269	£1,691,325	£1,689,523	£1,649,383
70% LAR : 15% LLR : 15% SO	10%	£1,833,577	£1,505,037	£1,489,147	£1,487,345	£1,447,236
70% LAR : 15% LLR : 15% SO	15%	£1,612,773	£1,301,173	£1,285,328	£1,283,526	£1,243,432
70% LAR : 15% LLR : 15% SO	20%	£1,390,318	£1,095,672	£1,079,868	£1,078,067	£1,037,971
70% LAR : 15% LLR : 15% SO	25%	£1,166,213	£888,539	£872,769	£870,967	£830,853
70% LAR : 15% LLR : 15% SO	30%	£940,456	£679,772	£664,029	£662,227	£622,078
70% LAR : 15% LLR : 15% SO	35%	£713,048	£469,370	£453,648	£451,847	£411,647
70% LAR : 15% LLR : 15% SO	40%	£483,990	£257,335	£241,628	£239,826	£199,559
70% LAR : 15% LLR : 15% SO	45%	£253,281	£43,667	£27,967	£26,166	£-14,195
70% LAR : 15% LLR : 15% SO	50%	£20,921	£-171,636	£-187,333	£-189,134	£-229,586

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,419,483	£2,057,116	£2,041,112	£2,039,311	£1,999,122
70% LAR : 15% LLR : 15% SO	5%	£2,201,980	£1,856,519	£1,840,575	£1,838,773	£1,798,633
70% LAR : 15% LLR : 15% SO	10%	£1,982,827	£1,654,287	£1,638,397	£1,636,595	£1,596,486
70% LAR : 15% LLR : 15% SO	15%	£1,762,023	£1,450,423	£1,434,578	£1,432,776	£1,392,682
70% LAR : 15% LLR : 15% SO	20%	£1,539,568	£1,244,922	£1,229,118	£1,227,317	£1,187,221
70% LAR : 15% LLR : 15% SO	25%	£1,315,463	£1,037,789	£1,022,019	£1,020,217	£980,103
70% LAR : 15% LLR : 15% SO	30%	£1,089,706	£829,022	£813,279	£811,477	£771,328
70% LAR : 15% LLR : 15% SO	35%	£862,298	£618,620	£602,898	£601,097	£560,897
70% LAR : 15% LLR : 15% SO	40%	£633,240	£406,585	£390,878	£389,076	£348,809
70% LAR : 15% LLR : 15% SO	45%	£402,531	£192,917	£177,217	£175,416	£135,065
70% LAR : 15% LLR : 15% SO	50%	£170,171	£-22,586	£-38,089	£-39,894	£-80,336

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£600 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,326,996	£1,972,660	£1,956,657	£1,954,855	£1,914,666
70% LAR : 15% LLR : 15% SO	5%	£2,135,433	£1,797,619	£1,781,675	£1,779,873	£1,739,733
70% LAR : 15% LLR : 15% SO	10%	£1,942,219	£1,620,944	£1,605,052	£1,603,251	£1,563,141
70% LAR : 15% LLR : 15% SO	15%	£1,747,354	£1,442,633	£1,426,789	£1,424,988	£1,384,893
70% LAR : 15% LLR : 15% SO	20%	£1,550,839	£1,262,690	£1,246,886	£1,245,084	£1,204,988
70% LAR : 15% LLR : 15% SO	25%	£1,352,672	£1,081,113	£1,065,341	£1,063,540	£1,023,426
70% LAR : 15% LLR : 15% SO	30%	£1,152,854	£897,901	£882,158	£880,356	£840,207
70% LAR : 15% LLR : 15% SO	35%	£951,387	£713,055	£697,333	£695,531	£655,332
70% LAR : 15% LLR : 15% SO	40%	£748,267	£526,576	£510,868	£509,067	£468,800
70% LAR : 15% LLR : 15% SO	45%	£543,497	£338,463	£322,764	£320,962	£280,611
70% LAR : 15% LLR : 15% SO	50%	£337,076	£148,716	£133,020	£131,218	£90,767

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£946,579	£592,244	£576,240	£574,438	£534,249
70% LAR : 15% LLR : 15% SO	5%	£755,016	£417,202	£401,259	£399,456	£359,316
70% LAR : 15% LLR : 15% SO	10%	£561,802	£240,527	£224,635	£222,834	£182,725
70% LAR : 15% LLR : 15% SO	15%	£366,938	£62,217	£46,372	£44,571	£4,476
70% LAR : 15% LLR : 15% SO	20%	£170,422	£-117,727	£-133,531	£-135,333	£-175,429
70% LAR : 15% LLR : 15% SO	25%	£-27,745	£-299,304	£-315,075	£-316,876	£-356,991
70% LAR : 15% LLR : 15% SO	30%	£-227,562	£-482,516	£-498,259	£-500,061	£-540,209
70% LAR : 15% LLR : 15% SO	35%	£-429,030	£-667,362	£-683,083	£-684,885	£-725,085
70% LAR : 15% LLR : 15% SO	40%	£-632,150	£-853,841	£-869,548	£-871,350	£-911,616
70% LAR : 15% LLR : 15% SO	45%	£-836,919	£-1,041,854	£-1,057,652	£-1,059,455	£-1,099,806
70% LAR : 15% LLR : 15% SO	50%	£-1,043,341	£-1,231,700	£-1,247,397	£-1,249,199	£-1,289,650

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,529,662	£1,175,327	£1,159,324	£1,157,521	£1,117,332
70% LAR : 15% LLR : 15% SO	5%	£1,338,099	£1,000,285	£984,342	£982,540	£942,399
70% LAR : 15% LLR : 15% SO	10%	£1,144,885	£823,610	£807,719	£805,918	£765,808
70% LAR : 15% LLR : 15% SO	15%	£950,021	£645,300	£629,455	£627,654	£587,560
70% LAR : 15% LLR : 15% SO	20%	£753,505	£465,356	£449,553	£447,751	£407,655
70% LAR : 15% LLR : 15% SO	25%	£555,338	£283,779	£268,008	£266,207	£226,093
70% LAR : 15% LLR : 15% SO	30%	£355,521	£100,568	£84,825	£83,022	£42,874
70% LAR : 15% LLR : 15% SO	35%	£154,053	£-84,278	£-100,000	£-101,802	£-142,001
70% LAR : 15% LLR : 15% SO	40%	£-49,067	£-270,757	£-286,465	£-288,266	£-328,533
70% LAR : 15% LLR : 15% SO	45%	£-253,836	£-459,870	£-474,569	£-476,371	£-516,722
70% LAR : 15% LLR : 15% SO	50%	£-460,258	£-648,617	£-664,313	£-666,116	£-706,567

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,726,829	£1,372,494	£1,356,490	£1,354,688	£1,314,499
70% LAR : 15% LLR : 15% SO	5%	£1,535,266	£1,197,452	£1,181,509	£1,179,706	£1,139,566
70% LAR : 15% LLR : 15% SO	10%	£1,342,052	£1,020,777	£1,004,885	£1,003,084	£962,975
70% LAR : 15% LLR : 15% SO	15%	£1,147,188	£842,467	£826,622	£824,821	£784,726
70% LAR : 15% LLR : 15% SO	20%	£950,672	£662,523	£646,719	£644,917	£604,821
70% LAR : 15% LLR : 15% SO	25%	£752,505	£480,946	£465,175	£463,374	£423,259
70% LAR : 15% LLR : 15% SO	30%	£552,688	£297,734	£281,991	£280,189	£240,041
70% LAR : 15% LLR : 15% SO	35%	£351,220	£112,888	£97,167	£95,365	£55,165
70% LAR : 15% LLR : 15% SO	40%	£148,100	£-73,591	£-89,298	£-91,100	£-131,366
70% LAR : 15% LLR : 15% SO	45%	£-56,969	£-261,704	£-277,402	£-279,205	£-319,556
70% LAR : 15% LLR : 15% SO	50%	£-263,091	£-451,450	£-467,147	£-468,949	£-508,400

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,876,079	£1,521,744	£1,505,740	£1,503,938	£1,463,749
70% LAR : 15% LLR : 15% SO	5%	£1,684,516	£1,346,702	£1,330,759	£1,328,956	£1,288,816
70% LAR : 15% LLR : 15% SO	10%	£1,491,302	£1,170,027	£1,154,135	£1,152,334	£1,112,225
70% LAR : 15% LLR : 15% SO	15%	£1,296,438	£991,717	£975,872	£974,071	£933,976
70% LAR : 15% LLR : 15% SO	20%	£1,099,922	£811,773	£795,969	£794,167	£754,071
70% LAR : 15% LLR : 15% SO	25%	£901,755	£630,196	£614,425	£612,624	£572,509
70% LAR : 15% LLR : 15% SO	30%	£701,938	£446,984	£431,241	£429,439	£389,291
70% LAR : 15% LLR : 15% SO	35%	£500,470	£262,138	£246,417	£244,615	£204,415
70% LAR : 15% LLR : 15% SO	40%	£297,350	£75,659	£59,952	£58,150	£17,884
70% LAR : 15% LLR : 15% SO	45%	£92,581	£-112,454	£-128,152	£-129,955	£-170,306
70% LAR : 15% LLR : 15% SO	50%	£-113,841	£-302,200	£-317,897	£-319,699	£-360,150

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£550 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,783,593	£1,437,288	£1,421,284	£1,419,482	£1,379,293
70% LAR : 15% LLR : 15% SO	5%	£1,616,929	£1,286,778	£1,270,833	£1,269,032	£1,228,891
70% LAR : 15% LLR : 15% SO	10%	£1,448,614	£1,134,634	£1,118,743	£1,116,940	£1,076,832
70% LAR : 15% LLR : 15% SO	15%	£1,278,649	£980,855	£965,011	£963,209	£923,115
70% LAR : 15% LLR : 15% SO	20%	£1,107,033	£825,444	£809,639	£807,837	£767,742
70% LAR : 15% LLR : 15% SO	25%	£933,766	£668,397	£652,626	£650,825	£610,712
70% LAR : 15% LLR : 15% SO	30%	£758,848	£509,717	£493,974	£492,172	£452,024
70% LAR : 15% LLR : 15% SO	35%	£582,279	£349,403	£333,681	£331,879	£291,680
70% LAR : 15% LLR : 15% SO	40%	£404,059	£187,456	£171,748	£169,946	£129,679
70% LAR : 15% LLR : 15% SO	45%	£224,189	£23,874	£8,175	£6,373	£-34,459
70% LAR : 15% LLR : 15% SO	50%	£42,668	£-143,341	£-159,260	£-161,088	£-202,112

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£403,176	£56,872	£40,867	£39,066	£-1,123
70% LAR : 15% LLR : 15% SO	5%	£236,513	£-93,639	£-109,583	£-111,385	£-151,526
70% LAR : 15% LLR : 15% SO	10%	£68,198	£-245,783	£-261,674	£-263,476	£-303,585
70% LAR : 15% LLR : 15% SO	15%	£-101,768	£-399,562	£-415,406	£-417,207	£-457,302
70% LAR : 15% LLR : 15% SO	20%	£-273,384	£-554,973	£-570,777	£-572,580	£-612,675
70% LAR : 15% LLR : 15% SO	25%	£-446,651	£-712,019	£-727,791	£-729,592	£-769,705
70% LAR : 15% LLR : 15% SO	30%	£-621,569	£-870,700	£-886,443	£-888,245	£-928,393
70% LAR : 15% LLR : 15% SO	35%	£-798,138	£-1,031,013	£-1,046,736	£-1,048,537	£-1,088,736
70% LAR : 15% LLR : 15% SO	40%	£-976,357	£-1,192,961	£-1,208,669	£-1,210,471	£-1,250,738
70% LAR : 15% LLR : 15% SO	45%	£-1,156,227	£-1,356,543	£-1,372,241	£-1,374,043	£-1,414,875
70% LAR : 15% LLR : 15% SO	50%	£-1,337,749	£-1,523,758	£-1,539,677	£-1,541,604	£-1,582,529

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£986,260	£639,955	£623,950	£622,149	£581,960
70% LAR : 15% LLR : 15% SO	5%	£819,596	£489,445	£473,500	£471,699	£431,557
70% LAR : 15% LLR : 15% SO	10%	£651,281	£337,301	£321,409	£319,607	£279,499
70% LAR : 15% LLR : 15% SO	15%	£481,316	£183,522	£167,677	£165,876	£125,782
70% LAR : 15% LLR : 15% SO	20%	£309,699	£28,111	£12,306	£10,504	£-29,591
70% LAR : 15% LLR : 15% SO	25%	£136,432	£-128,936	£-144,707	£-146,508	£-186,622
70% LAR : 15% LLR : 15% SO	30%	£-38,486	£-287,616	£-303,360	£-305,162	£-345,309
70% LAR : 15% LLR : 15% SO	35%	£-215,054	£-447,930	£-463,653	£-465,454	£-505,653
70% LAR : 15% LLR : 15% SO	40%	£-393,274	£-609,878	£-625,585	£-627,388	£-667,655
70% LAR : 15% LLR : 15% SO	45%	£-573,144	£-773,459	£-789,158	£-790,960	£-831,792
70% LAR : 15% LLR : 15% SO	50%	£-754,666	£-940,676	£-956,593	£-958,421	£-999,445

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,183,426	£837,122	£821,117	£819,316	£779,127
70% LAR : 15% LLR : 15% SO	5%	£1,016,763	£686,611	£670,667	£668,865	£628,724
70% LAR : 15% LLR : 15% SO	10%	£848,448	£534,467	£518,576	£516,774	£476,665
70% LAR : 15% LLR : 15% SO	15%	£678,482	£380,688	£364,844	£363,043	£322,948
70% LAR : 15% LLR : 15% SO	20%	£506,866	£225,277	£209,473	£207,670	£167,575
70% LAR : 15% LLR : 15% SO	25%	£333,599	£68,231	£52,459	£50,658	£10,545
70% LAR : 15% LLR : 15% SO	30%	£158,681	£-90,450	£-106,193	£-107,995	£-148,143
70% LAR : 15% LLR : 15% SO	35%	£-17,888	£-250,763	£-266,486	£-268,287	£-308,486
70% LAR : 15% LLR : 15% SO	40%	£-196,107	£-412,711	£-428,419	£-430,221	£-470,488
70% LAR : 15% LLR : 15% SO	45%	£-375,977	£-576,293	£-591,991	£-593,793	£-634,625
70% LAR : 15% LLR : 15% SO	50%	£-557,499	£-743,508	£-759,427	£-761,254	£-802,278

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,332,676	£966,372	£970,367	£968,566	£928,377
70% LAR : 15% LLR : 15% SO	5%	£1,166,013	£835,861	£819,917	£818,115	£777,974
70% LAR : 15% LLR : 15% SO	10%	£997,698	£683,717	£667,826	£666,024	£625,915
70% LAR : 15% LLR : 15% SO	15%	£827,732	£529,938	£514,094	£512,293	£472,198
70% LAR : 15% LLR : 15% SO	20%	£656,116	£374,527	£358,723	£356,920	£316,825
70% LAR : 15% LLR : 15% SO	25%	£482,849	£217,481	£201,709	£199,908	£159,795
70% LAR : 15% LLR : 15% SO	30%	£307,931	£58,800	£43,057	£41,255	£1,107
70% LAR : 15% LLR : 15% SO	35%	£131,362	£-101,513	£-117,236	£-119,037	£-159,236
70% LAR : 15% LLR : 15% SO	40%	£-46,857	£-263,461	£-279,169	£-280,971	£-321,238
70% LAR : 15% LLR : 15% SO	45%	£-226,727	£-427,043	£-442,741	£-444,543	£-485,375
70% LAR : 15% LLR : 15% SO	50%	£-408,249	£-594,258	£-610,177	£-612,004	£-653,028

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£500 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,240,189	£913,921	£897,917	£896,115	£855,926
70% LAR : 15% LLR : 15% SO	5%	£1,097,483	£786,413	£770,470	£768,668	£728,527
70% LAR : 15% LLR : 15% SO	10%	£953,126	£657,273	£641,381	£639,579	£599,470
70% LAR : 15% LLR : 15% SO	15%	£807,117	£526,497	£510,652	£508,851	£468,757
70% LAR : 15% LLR : 15% SO	20%	£659,458	£394,088	£378,263	£376,481	£336,386
70% LAR : 15% LLR : 15% SO	25%	£510,148	£260,044	£244,273	£242,472	£202,358
70% LAR : 15% LLR : 15% SO	30%	£359,187	£124,367	£108,624	£106,821	£66,673
70% LAR : 15% LLR : 15% SO	35%	£206,576	£-13,127	£-29,073	£-30,900	£-71,668
70% LAR : 15% LLR : 15% SO	40%	£52,313	£-154,039	£-169,969	£-171,796	£-212,633
70% LAR : 15% LLR : 15% SO	45%	£-105,066	£-296,607	£-312,529	£-314,355	£-355,277
70% LAR : 15% LLR : 15% SO	50%	£-264,860	£-440,831	£-456,751	£-458,578	£-499,602

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£140,228	£466,496	£482,500	£484,302	£524,491
70% LAR : 15% LLR : 15% SO	5%	£282,934	£594,003	£609,947	£611,749	£651,889
70% LAR : 15% LLR : 15% SO	10%	£427,291	£723,144	£739,036	£740,838	£780,946
70% LAR : 15% LLR : 15% SO	15%	£573,299	£853,920	£869,764	£871,566	£911,660
70% LAR : 15% LLR : 15% SO	20%	£720,959	£986,329	£1,002,134	£1,003,936	£1,044,031
70% LAR : 15% LLR : 15% SO	25%	£870,269	£1,120,372	£1,136,144	£1,137,945	£1,178,058
70% LAR : 15% LLR : 15% SO	30%	£1,021,230	£1,256,050	£1,271,793	£1,273,595	£1,313,744
70% LAR : 15% LLR : 15% SO	35%	£1,173,841	£1,393,544	£1,409,489	£1,411,317	£1,452,085
70% LAR : 15% LLR : 15% SO	40%	£1,328,104	£1,534,455	£1,550,386	£1,552,213	£1,593,049
70% LAR : 15% LLR : 15% SO	45%	£1,485,483	£1,677,023	£1,692,945	£1,694,772	£1,735,594
70% LAR : 15% LLR : 15% SO	50%	£1,646,277	£1,821,248	£1,837,167	£1,838,995	£1,880,018

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£442,856	£116,587	£100,584	£98,781	£58,592
70% LAR : 15% LLR : 15% SO	5%	£300,149	£-10,920	£-28,864	£-28,666	£-68,806
70% LAR : 15% LLR : 15% SO	10%	£155,792	£-140,061	£-155,352	£-157,754	£-197,863
70% LAR : 15% LLR : 15% SO	15%	£9,784	£-270,837	£-286,681	£-288,482	£-328,577
70% LAR : 15% LLR : 15% SO	20%	£-137,875	£-403,246	£-419,050	£-420,852	£-460,948
70% LAR : 15% LLR : 15% SO	25%	£-287,185	£-537,289	£-553,061	£-554,862	£-594,975
70% LAR : 15% LLR : 15% SO	30%	£-438,146	£-672,967	£-688,710	£-690,512	£-730,660
70% LAR : 15% LLR : 15% SO	35%	£-590,758	£-810,461	£-826,406	£-828,234	£-869,001
70% LAR : 15% LLR : 15% SO	40%	£-745,020	£-951,372	£-967,302	£-969,130	£-1,009,966
70% LAR : 15% LLR : 15% SO	45%	£-902,400	£-1,093,940	£-1,109,862	£-1,111,688	£-1,152,610
70% LAR : 15% LLR : 15% SO	50%	£-1,062,193	£-1,239,165	£-1,254,084	£-1,255,912	£-1,296,935

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£640,022	£313,754	£297,750	£295,948	£255,759
70% LAR : 15% LLR : 15% SO	5%	£497,316	£186,247	£170,303	£168,501	£128,361
70% LAR : 15% LLR : 15% SO	10%	£352,959	£57,106	£41,214	£39,412	£-896
70% LAR : 15% LLR : 15% SO	15%	£206,951	£-73,670	£-89,514	£-91,316	£-131,410
70% LAR : 15% LLR : 15% SO	20%	£59,291	£-206,079	£-221,884	£-223,686	£-263,781
70% LAR : 15% LLR : 15% SO	25%	£-90,019	£-340,122	£-355,894	£-357,695	£-397,808
70% LAR : 15% LLR : 15% SO	30%	£-240,980	£-475,800	£-491,543	£-493,345	£-533,494
70% LAR : 15% LLR : 15% SO	35%	£-393,591	£-613,294	£-629,239	£-631,067	£-671,835
70% LAR : 15% LLR : 15% SO	40%	£-547,854	£-754,205	£-770,136	£-771,963	£-812,799
70% LAR : 15% LLR : 15% SO	45%	£-705,233	£-898,773	£-912,685	£-914,522	£-955,444
70% LAR : 15% LLR : 15% SO	50%	£-866,027	£-1,040,998	£-1,056,917	£-1,058,745	£-1,099,768

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£789,272	£463,004	£447,000	£445,198	£405,009
70% LAR : 15% LLR : 15% SO	5%	£646,566	£335,497	£319,553	£317,751	£277,611
70% LAR : 15% LLR : 15% SO	10%	£502,209	£206,356	£190,464	£188,662	£148,554
70% LAR : 15% LLR : 15% SO	15%	£356,201	£75,580	£59,736	£57,934	£17,840
70% LAR : 15% LLR : 15% SO	20%	£208,541	£-56,829	£-72,634	£-74,436	£-114,531
70% LAR : 15% LLR : 15% SO	25%	£59,231	£-190,872	£-206,644	£-208,445	£-248,558
70% LAR : 15% LLR : 15% SO	30%	£-91,730	£-326,550	£-342,293	£-344,095	£-384,244
70% LAR : 15% LLR : 15% SO	35%	£-244,341	£-464,044	£-479,989	£-481,817	£-522,585
70% LAR : 15% LLR : 15% SO	40%	£-398,604	£-604,955	£-620,886	£-622,713	£-663,549
70% LAR : 15% LLR : 15% SO	45%	£-555,993	£-747,923	£-763,445	£-765,272	£-806,194
70% LAR : 15% LLR : 15% SO	50%	£-715,777	£-891,748	£-907,667	£-909,495	£-950,518

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£475 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£968,488	£646,234	£630,231	£628,429	£588,240
70% LAR : 15% LLR : 15% SO	5%	£837,362	£530,137	£514,193	£512,391	£472,251
70% LAR : 15% LLR : 15% SO	10%	£704,586	£412,406	£396,515	£394,713	£354,605
70% LAR : 15% LLR : 15% SO	15%	£570,159	£293,040	£277,196	£275,395	£235,300
70% LAR : 15% LLR : 15% SO	20%	£434,082	£172,042	£156,237	£154,435	£114,340
70% LAR : 15% LLR : 15% SO	25%	£296,353	£49,408	£33,638	£31,836	£8,394
70% LAR : 15% LLR : 15% SO	30%	£156,973	£75,918	£91,884	£93,712	£134,428
70% LAR : 15% LLR : 15% SO	35%	£15,943	£-203,601	£-219,546	£-221,373	£-262,141
70% LAR : 15% LLR : 15% SO	40%	£-128,532	£-332,940	£-348,870	£-350,698	£-391,534
70% LAR : 15% LLR : 15% SO	45%	£-274,906	£-463,937	£-479,858	£-481,686	£-522,608
70% LAR : 15% LLR : 15% SO	50%	£-422,956	£-596,590	£-612,509	£-614,336	£-655,361

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-411,929	£-734,182	£-750,186	£-751,388	£-782,177
70% LAR : 15% LLR : 15% SO	5%	£-543,054	£-850,280	£-866,223	£-868,026	£-908,166
70% LAR : 15% LLR : 15% SO	10%	£-675,831	£-968,011	£-983,901	£-985,704	£-1,025,812
70% LAR : 15% LLR : 15% SO	15%	£-810,258	£-1,087,376	£-1,103,221	£-1,105,022	£-1,145,116
70% LAR : 15% LLR : 15% SO	20%	£-946,335	£-1,208,375	£-1,224,179	£-1,225,981	£-1,266,076
70% LAR : 15% LLR : 15% SO	25%	£-1,084,064	£-1,331,009	£-1,346,779	£-1,348,581	£-1,388,811
70% LAR : 15% LLR : 15% SO	30%	£-1,223,444	£-1,456,335	£-1,472,301	£-1,474,129	£-1,514,845
70% LAR : 15% LLR : 15% SO	35%	£-1,364,474	£-1,584,018	£-1,599,963	£-1,601,789	£-1,642,558
70% LAR : 15% LLR : 15% SO	40%	£-1,508,948	£-1,713,357	£-1,729,287	£-1,731,115	£-1,771,961
70% LAR : 15% LLR : 15% SO	45%	£-1,655,323	£-1,844,354	£-1,860,275	£-1,862,103	£-1,903,024
70% LAR : 15% LLR : 15% SO	50%	£-1,803,372	£-1,977,007	£-1,992,926	£-1,994,753	£-2,035,777

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£171,154	£-151,099	£-167,102	£-168,305	£-209,094
70% LAR : 15% LLR : 15% SO	5%	£40,029	£-267,197	£-283,140	£-284,942	£-325,083
70% LAR : 15% LLR : 15% SO	10%	£-92,748	£-384,928	£-400,818	£-402,620	£-442,729
70% LAR : 15% LLR : 15% SO	15%	£-227,174	£-504,293	£-520,137	£-521,939	£-562,033
70% LAR : 15% LLR : 15% SO	20%	£-363,252	£-625,291	£-641,096	£-642,898	£-682,993
70% LAR : 15% LLR : 15% SO	25%	£-500,980	£-747,925	£-763,696	£-765,498	£-805,728
70% LAR : 15% LLR : 15% SO	30%	£-640,360	£-873,252	£-889,218	£-891,045	£-931,781
70% LAR : 15% LLR : 15% SO	35%	£-781,390	£-1,000,934	£-1,016,879	£-1,018,705	£-1,059,475
70% LAR : 15% LLR : 15% SO	40%	£-925,865	£-1,130,274	£-1,146,204	£-1,148,031	£-1,188,868
70% LAR : 15% LLR : 15% SO	45%	£-1,072,239	£-1,261,271	£-1,277,192	£-1,279,019	£-1,319,941
70% LAR : 15% LLR : 15% SO	50%	£-1,220,289	£-1,393,924	£-1,409,842	£-1,411,670	£-1,452,694

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£368,321	£46,068	£30,064	£28,262	£-11,827
70% LAR : 15% LLR : 15% SO	5%	£237,196	£-270,030	£-285,973	£-287,776	£-327,916
70% LAR : 15% LLR : 15% SO	10%	£104,419	£-187,761	£-203,651	£-205,454	£-245,562
70% LAR : 15% LLR : 15% SO	15%	£-30,008	£-307,126	£-322,971	£-324,772	£-364,866
70% LAR : 15% LLR : 15% SO	20%	£-166,085	£-428,125	£-443,929	£-445,731	£-485,826
70% LAR : 15% LLR : 15% SO	25%	£-303,814	£-550,759	£-566,529	£-568,331	£-608,561
70% LAR : 15% LLR : 15% SO	30%	£-443,194	£-676,085	£-692,051	£-693,879	£-734,595
70% LAR : 15% LLR : 15% SO	35%	£-584,224	£-803,768	£-819,713	£-821,539	£-862,308
70% LAR : 15% LLR : 15% SO	40%	£-728,698	£-933,107	£-949,037	£-950,865	£-991,701
70% LAR : 15% LLR : 15% SO	45%	£-875,073	£-1,064,104	£-1,080,025	£-1,081,853	£-1,122,774
70% LAR : 15% LLR : 15% SO	50%	£-1,023,122	£-1,196,757	£-1,212,676	£-1,214,503	£-1,255,527

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£517,571	£195,318	£179,314	£177,512	£137,323
70% LAR : 15% LLR : 15% SO	5%	£386,446	£79,220	£63,277	£61,474	£21,334
70% LAR : 15% LLR : 15% SO	10%	£253,669	£-38,511	£-54,401	£-56,204	£-96,312
70% LAR : 15% LLR : 15% SO	15%	£119,242	£-157,876	£-173,721	£-175,522	£-215,616
70% LAR : 15% LLR : 15% SO	20%	£-16,835	£-278,875	£-294,679	£-296,481	£-336,576
70% LAR : 15% LLR : 15% SO	25%	£-154,564	£-401,509	£-417,279	£-419,081	£-459,311
70% LAR : 15% LLR : 15% SO	30%	£-293,944	£-526,835	£-542,801	£-544,629	£-585,345
70% LAR : 15% LLR : 15% SO	35%	£-434,974	£-654,518	£-670,463	£-672,289	£-713,058
70% LAR : 15% LLR : 15% SO	40%	£-579,448	£-783,857	£-799,787	£-801,615	£-842,451
70% LAR : 15% LLR : 15% SO	45%	£-725,823	£-914,854	£-930,775	£-932,603	£-973,524
70% LAR : 15% LLR : 15% SO	50%	£-873,872	£-1,047,507	£-1,063,426	£-1,065,253	£-1,106,277

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£675 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,702,384	£18,560,669	£18,560,669	£18,550,054	£18,338,045
70% LAR : 15% LLR : 15% SO	5%	£19,261,416	£17,217,636	£17,217,636	£17,207,020	£16,994,340
70% LAR : 15% LLR : 15% SO	10%	£17,820,441	£15,874,574	£15,874,574	£15,863,959	£15,650,605
70% LAR : 15% LLR : 15% SO	15%	£16,379,459	£14,531,485	£14,531,485	£14,520,869	£14,306,844
70% LAR : 15% LLR : 15% SO	20%	£14,938,471	£13,188,369	£13,188,369	£13,177,753	£12,963,056
70% LAR : 15% LLR : 15% SO	25%	£13,497,476	£11,845,226	£11,845,226	£11,834,611	£11,619,241
70% LAR : 15% LLR : 15% SO	30%	£12,056,472	£10,502,057	£10,502,057	£10,491,442	£10,275,400
70% LAR : 15% LLR : 15% SO	35%	£10,615,463	£9,158,864	£9,158,864	£9,148,248	£8,931,534
70% LAR : 15% LLR : 15% SO	40%	£9,174,447	£7,815,645	£7,815,645	£7,805,030	£7,587,643
70% LAR : 15% LLR : 15% SO	45%	£7,733,423	£6,472,403	£6,472,403	£6,461,787	£6,243,729
70% LAR : 15% LLR : 15% SO	50%	£6,292,392	£5,129,136	£5,129,136	£5,118,521	£4,899,790

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,236,669	£9,094,955	£9,094,955	£9,084,340	£8,872,331
70% LAR : 15% LLR : 15% SO	5%	£9,795,702	£7,751,922	£7,751,922	£7,741,306	£7,528,626
70% LAR : 15% LLR : 15% SO	10%	£8,354,727	£6,408,859	£6,408,859	£6,398,245	£6,184,891
70% LAR : 15% LLR : 15% SO	15%	£6,913,745	£5,065,770	£5,065,770	£5,055,155	£4,841,130
70% LAR : 15% LLR : 15% SO	20%	£5,472,757	£3,722,655	£3,722,655	£3,712,039	£3,497,342
70% LAR : 15% LLR : 15% SO	25%	£4,031,761	£2,379,511	£2,379,511	£2,368,897	£2,153,526
70% LAR : 15% LLR : 15% SO	30%	£2,590,758	£1,036,342	£1,036,342	£1,025,728	£809,686
70% LAR : 15% LLR : 15% SO	35%	£1,149,749	£-306,851	£-306,851	£-317,486	£-534,180
70% LAR : 15% LLR : 15% SO	40%	£-291,267	£-1,650,069	£-1,650,069	£-1,660,685	£-1,878,071
70% LAR : 15% LLR : 15% SO	45%	£-1,732,291	£-2,993,312	£-2,993,312	£-3,003,927	£-3,221,986
70% LAR : 15% LLR : 15% SO	50%	£-3,173,522	£-4,336,578	£-4,336,578	£-4,347,193	£-4,566,924

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,234,955	£13,093,240	£13,093,240	£13,082,626	£12,870,617
70% LAR : 15% LLR : 15% SO	5%	£13,793,987	£11,750,207	£11,750,207	£11,739,592	£11,526,911
70% LAR : 15% LLR : 15% SO	10%	£12,353,012	£10,407,145	£10,407,145	£10,396,530	£10,183,177
70% LAR : 15% LLR : 15% SO	15%	£10,912,031	£9,064,056	£9,064,056	£9,053,440	£8,839,416
70% LAR : 15% LLR : 15% SO	20%	£9,471,043	£7,720,940	£7,720,940	£7,710,325	£7,495,627
70% LAR : 15% LLR : 15% SO	25%	£8,030,047	£6,377,797	£6,377,797	£6,367,182	£6,151,812
70% LAR : 15% LLR : 15% SO	30%	£6,589,044	£5,034,628	£5,034,628	£5,024,013	£4,807,972
70% LAR : 15% LLR : 15% SO	35%	£5,148,034	£3,691,435	£3,691,435	£3,680,819	£3,464,106
70% LAR : 15% LLR : 15% SO	40%	£3,707,018	£2,348,217	£2,348,217	£2,337,601	£2,120,215
70% LAR : 15% LLR : 15% SO	45%	£2,265,995	£1,004,974	£1,004,974	£994,358	£776,300
70% LAR : 15% LLR : 15% SO	50%	£824,964	£-338,293	£-338,293	£-348,908	£-567,638

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,586,955	£14,445,240	£14,445,240	£14,434,626	£14,222,617
70% LAR : 15% LLR : 15% SO	5%	£15,145,987	£13,102,207	£13,102,207	£13,091,592	£12,878,911
70% LAR : 15% LLR : 15% SO	10%	£13,705,012	£11,759,145	£11,759,145	£11,748,530	£11,535,177
70% LAR : 15% LLR : 15% SO	15%	£12,264,031	£10,416,056	£10,416,056	£10,405,440	£10,191,416
70% LAR : 15% LLR : 15% SO	20%	£10,823,043	£9,072,940	£9,072,940	£9,062,325	£8,847,627
70% LAR : 15% LLR : 15% SO	25%	£9,382,047	£7,729,797	£7,729,797	£7,719,182	£7,503,812
70% LAR : 15% LLR : 15% SO	30%	£7,941,044	£6,386,628	£6,386,628	£6,376,013	£6,159,972
70% LAR : 15% LLR : 15% SO	35%	£6,500,034	£5,043,435	£5,043,435	£5,032,819	£4,816,106
70% LAR : 15% LLR : 15% SO	40%	£5,059,018	£3,700,217	£3,700,217	£3,689,601	£3,472,215
70% LAR : 15% LLR : 15% SO	45%	£3,617,995	£2,356,974	£2,356,974	£2,346,358	£2,128,300
70% LAR : 15% LLR : 15% SO	50%	£2,176,964	£1,013,707	£1,013,707	£1,003,092	£784,362

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£17,610,384	£15,468,669	£15,468,669	£15,458,054	£15,246,045
70% LAR : 15% LLR : 15% SO	5%	£16,169,416	£14,125,636	£14,125,636	£14,115,020	£13,902,340
70% LAR : 15% LLR : 15% SO	10%	£14,728,441	£12,782,574	£12,782,574	£12,771,959	£12,558,605
70% LAR : 15% LLR : 15% SO	15%	£13,287,459	£11,439,485	£11,439,485	£11,428,869	£11,214,844
70% LAR : 15% LLR : 15% SO	20%	£11,846,471	£10,096,369	£10,096,369	£10,085,753	£9,871,056
70% LAR : 15% LLR : 15% SO	25%	£10,405,476	£8,753,226	£8,753,226	£8,742,611	£8,527,241
70% LAR : 15% LLR : 15% SO	30%	£8,964,472	£7,410,057	£7,410,057	£7,399,442	£7,183,400
70% LAR : 15% LLR : 15% SO	35%	£7,523,463	£6,066,864	£6,066,864	£6,056,248	£5,839,534
70% LAR : 15% LLR : 15% SO	40%	£6,082,447	£4,723,645	£4,723,645	£4,713,030	£4,495,643
70% LAR : 15% LLR : 15% SO	45%	£4,641,423	£3,380,403	£3,380,403	£3,369,787	£3,151,729
70% LAR : 15% LLR : 15% SO	50%	£3,200,392	£2,037,136	£2,037,136	£2,026,521	£1,807,790

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£650 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,110,753	£16,992,560	£16,992,560	£16,992,560	£16,769,937
70% LAR : 15% LLR : 15% SO	5%	£17,745,316	£15,723,942	£15,723,942	£15,713,327	£15,500,646
70% LAR : 15% LLR : 15% SO	10%	£16,379,873	£14,455,295	£14,455,295	£14,444,680	£14,231,327
70% LAR : 15% LLR : 15% SO	15%	£15,014,422	£13,186,620	£13,186,620	£13,176,006	£12,961,980
70% LAR : 15% LLR : 15% SO	20%	£13,648,965	£11,917,919	£11,917,919	£11,907,304	£11,692,606
70% LAR : 15% LLR : 15% SO	25%	£12,283,500	£10,649,190	£10,649,190	£10,638,576	£10,423,206
70% LAR : 15% LLR : 15% SO	30%	£10,918,028	£9,380,437	£9,380,437	£9,369,822	£9,153,780
70% LAR : 15% LLR : 15% SO	35%	£9,552,550	£8,111,658	£8,111,658	£8,101,043	£7,884,329
70% LAR : 15% LLR : 15% SO	40%	£8,187,064	£6,842,854	£6,842,854	£6,832,238	£6,614,852
70% LAR : 15% LLR : 15% SO	45%	£6,821,571	£5,574,026	£5,574,026	£5,563,411	£5,345,352
70% LAR : 15% LLR : 15% SO	50%	£5,456,072	£4,305,175	£4,305,175	£4,294,559	£4,075,828

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,645,039	£7,526,846	£7,526,846	£7,516,231	£7,304,222
70% LAR : 15% LLR : 15% SO	5%	£8,279,602	£6,258,228	£6,258,228	£6,247,613	£6,034,932
70% LAR : 15% LLR : 15% SO	10%	£6,914,159	£4,989,581	£4,989,581	£4,978,965	£4,765,613
70% LAR : 15% LLR : 15% SO	15%	£5,548,708	£3,720,906	£3,720,906	£3,710,291	£3,496,266
70% LAR : 15% LLR : 15% SO	20%	£4,183,250	£2,452,204	£2,452,204	£2,441,590	£2,226,891
70% LAR : 15% LLR : 15% SO	25%	£2,817,785	£1,183,476	£1,183,476	£1,172,861	£957,492
70% LAR : 15% LLR : 15% SO	30%	£1,452,314	£58,278	£58,278	£58,892	£311,934
70% LAR : 15% LLR : 15% SO	35%	£86,835	£-1,354,057	£-1,354,057	£-1,364,671	£-1,581,385
70% LAR : 15% LLR : 15% SO	40%	£-278,850	£-2,622,860	£-2,622,860	£-2,633,476	£-2,850,862
70% LAR : 15% LLR : 15% SO	45%	£-644,143	£-3,891,659	£-3,891,659	£-3,902,303	£-4,120,352
70% LAR : 15% LLR : 15% SO	50%	£-1,009,642	£-5,160,449	£-5,160,449	£-5,171,155	£-5,399,886

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£13,643,325	£11,525,132	£11,525,132	£11,514,517	£11,302,508
70% LAR : 15% LLR : 15% SO	5%	£12,277,888	£10,256,514	£10,256,514	£10,245,898	£10,033,218
70% LAR : 15% LLR : 15% SO	10%	£10,912,444	£8,987,867	£8,987,867	£8,977,251	£8,763,898
70% LAR : 15% LLR : 15% SO	15%	£9,546,993	£7,719,192	£7,719,192	£7,708,577	£7,494,551
70% LAR : 15% LLR : 15% SO	20%	£8,181,536	£6,450,490	£6,450,490	£6,439,875	£6,225,177
70% LAR : 15% LLR : 15% SO	25%	£6,816,071	£5,181,762	£5,181,762	£5,171,147	£4,955,778
70% LAR : 15% LLR : 15% SO	30%	£5,450,600	£3,913,008	£3,913,008	£3,902,393	£3,686,352
70% LAR : 15% LLR : 15% SO	35%	£4,085,121	£2,644,229	£2,644,229	£2,633,614	£2,416,900
70% LAR : 15% LLR : 15% SO	40%	£2,719,636	£1,375,426	£1,375,426	£1,364,810	£1,147,424
70% LAR : 15% LLR : 15% SO	45%	£1,354,143	£106,597	£106,597	£95,982	£-122,076
70% LAR : 15% LLR : 15% SO	50%	£-11,356	£-1,162,254	£-1,162,254	£-1,172,870	£-1,391,600

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,995,325	£12,877,132	£12,877,132	£12,866,517	£12,654,508
70% LAR : 15% LLR : 15% SO	5%	£13,629,888	£11,608,514	£11,608,514	£11,597,898	£11,385,218
70% LAR : 15% LLR : 15% SO	10%	£12,264,444	£10,339,867	£10,339,867	£10,329,251	£10,115,898
70% LAR : 15% LLR : 15% SO	15%	£10,898,993	£9,071,192	£9,071,192	£9,060,577	£8,846,551
70% LAR : 15% LLR : 15% SO	20%	£9,533,536	£7,802,490	£7,802,490	£7,791,875	£7,577,177
70% LAR : 15% LLR : 15% SO	25%	£8,168,071	£6,533,762	£6,533,762	£6,523,147	£6,307,778
70% LAR : 15% LLR : 15% SO	30%	£6,802,600	£5,265,008	£5,265,008	£5,254,393	£5,038,352
70% LAR : 15% LLR : 15% SO	35%	£5,437,121	£3,996,229	£3,996,229	£3,985,614	£3,768,900
70% LAR : 15% LLR : 15% SO	40%	£4,071,636	£2,727,426	£2,727,426	£2,716,810	£2,499,424
70% LAR : 15% LLR : 15% SO	45%	£2,706,143	£1,458,597	£1,458,597	£1,447,982	£1,229,924
70% LAR : 15% LLR : 15% SO	50%	£1,340,644	£189,746	£189,746	£179,130	£-99,600

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,018,753	£13,900,560	£13,900,560	£13,889,946	£13,677,937
70% LAR : 15% LLR : 15% SO	5%	£14,653,316	£12,631,942	£12,631,942	£12,621,327	£12,408,646
70% LAR : 15% LLR : 15% SO	10%	£13,287,873	£11,363,295	£11,363,295	£11,352,680	£11,139,327
70% LAR : 15% LLR : 15% SO	15%	£11,922,422	£10,094,620	£10,094,620	£10,084,006	£9,869,980
70% LAR : 15% LLR : 15% SO	20%	£10,556,965	£8,825,919	£8,825,919	£8,815,304	£8,600,606
70% LAR : 15% LLR : 15% SO	25%	£9,191,500	£7,557,190	£7,557,190	£7,546,576	£7,331,206
70% LAR : 15% LLR : 15% SO	30%	£7,826,028	£6,288,437	£6,288,437	£6,277,822	£6,061,780
70% LAR : 15% LLR : 15% SO	35%	£6,460,550	£5,019,658	£5,019,658	£5,009,043	£4,792,329
70% LAR : 15% LLR : 15% SO	40%	£5,095,064	£3,750,854	£3,750,854	£3,740,238	£3,522,852
70% LAR : 15% LLR : 15% SO	45%	£3,729,571	£2,482,026	£2,482,026	£2,471,411	£2,253,352
70% LAR : 15% LLR : 15% SO	50%	£2,364,072	£1,213,175	£1,213,175	£1,202,559	£983,828

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£600 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,927,494	£13,856,344	£13,856,344	£13,856,344	£13,633,721
70% LAR : 15% LLR : 15% SO	5%	£14,713,886	£12,737,310	£12,737,310	£12,726,695	£12,514,014
70% LAR : 15% LLR : 15% SO	10%	£13,500,271	£11,618,249	£11,618,249	£11,607,633	£11,394,280
70% LAR : 15% LLR : 15% SO	15%	£12,286,648	£10,499,158	£10,499,158	£10,488,543	£10,274,518
70% LAR : 15% LLR : 15% SO	20%	£11,073,019	£9,380,041	£9,380,041	£9,369,427	£9,154,728
70% LAR : 15% LLR : 15% SO	25%	£9,859,393	£8,260,999	£8,260,999	£8,250,283	£8,034,914
70% LAR : 15% LLR : 15% SO	30%	£8,645,740	£7,141,730	£7,141,730	£7,131,114	£6,915,072
70% LAR : 15% LLR : 15% SO	35%	£7,432,090	£6,022,535	£6,022,535	£6,011,920	£5,795,206
70% LAR : 15% LLR : 15% SO	40%	£6,218,433	£4,903,316	£4,903,316	£4,892,701	£4,675,315
70% LAR : 15% LLR : 15% SO	45%	£5,004,768	£3,784,073	£3,784,073	£3,773,457	£3,555,155
70% LAR : 15% LLR : 15% SO	50%	£3,791,097	£2,654,737	£2,654,737	£2,643,971	£2,422,146

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,461,779	£4,390,630	£4,390,630	£4,380,015	£4,168,006
70% LAR : 15% LLR : 15% SO	5%	£5,248,172	£3,271,596	£3,271,596	£3,260,981	£3,048,300
70% LAR : 15% LLR : 15% SO	10%	£4,034,556	£2,152,534	£2,152,534	£2,141,919	£1,928,566
70% LAR : 15% LLR : 15% SO	15%	£2,820,934	£1,033,444	£1,033,444	£1,022,828	£808,804
70% LAR : 15% LLR : 15% SO	20%	£1,607,304	£-85,673	£-85,673	£-86,288	£-310,986
70% LAR : 15% LLR : 15% SO	25%	£393,669	£-1,204,816	£-1,204,816	£-1,215,431	£-1,430,801
70% LAR : 15% LLR : 15% SO	30%	£-819,975	£-2,323,985	£-2,323,985	£-2,334,600	£-2,550,642
70% LAR : 15% LLR : 15% SO	35%	£-2,033,624	£-3,443,179	£-3,443,179	£-3,453,795	£-3,670,509
70% LAR : 15% LLR : 15% SO	40%	£-3,247,281	£-4,562,399	£-4,562,399	£-4,573,013	£-4,790,400
70% LAR : 15% LLR : 15% SO	45%	£-4,460,946	£-5,681,642	£-5,681,642	£-5,692,257	£-5,912,559
70% LAR : 15% LLR : 15% SO	50%	£-5,674,617	£-6,810,977	£-6,810,977	£-6,821,743	£-7,043,569

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,460,065	£8,388,916	£8,388,916	£8,378,301	£8,166,292
70% LAR : 15% LLR : 15% SO	5%	£9,246,457	£7,269,882	£7,269,882	£7,259,267	£7,046,586
70% LAR : 15% LLR : 15% SO	10%	£8,032,842	£6,150,820	£6,150,820	£6,140,204	£5,926,852
70% LAR : 15% LLR : 15% SO	15%	£6,819,219	£5,031,730	£5,031,730	£5,021,114	£4,807,089
70% LAR : 15% LLR : 15% SO	20%	£5,605,590	£3,912,613	£3,912,613	£3,901,998	£3,687,300
70% LAR : 15% LLR : 15% SO	25%	£4,391,954	£2,793,470	£2,793,470	£2,782,854	£2,567,485
70% LAR : 15% LLR : 15% SO	30%	£3,178,311	£1,674,301	£1,674,301	£1,663,685	£1,447,644
70% LAR : 15% LLR : 15% SO	35%	£1,964,662	£555,107	£555,107	£544,491	£327,777
70% LAR : 15% LLR : 15% SO	40%	£751,004	£-564,113	£-564,113	£-574,728	£-792,114
70% LAR : 15% LLR : 15% SO	45%	£-462,690	£-1,683,356	£-1,683,356	£-1,693,972	£-1,914,273
70% LAR : 15% LLR : 15% SO	50%	£-1,676,331	£-2,812,691	£-2,812,691	£-2,823,457	£-3,045,293

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,812,065	£9,740,916	£9,740,916	£9,730,301	£9,518,292
70% LAR : 15% LLR : 15% SO	5%	£10,598,457	£8,621,882	£8,621,882	£8,611,267	£8,398,586
70% LAR : 15% LLR : 15% SO	10%	£9,384,842	£7,502,820	£7,502,820	£7,492,204	£7,278,852
70% LAR : 15% LLR : 15% SO	15%	£8,171,219	£6,383,730	£6,383,730	£6,373,114	£6,159,089
70% LAR : 15% LLR : 15% SO	20%	£6,957,590	£5,264,613	£5,264,613	£5,253,998	£5,039,300
70% LAR : 15% LLR : 15% SO	25%	£5,743,954	£4,145,470	£4,145,470	£4,134,854	£3,919,485
70% LAR : 15% LLR : 15% SO	30%	£4,530,311	£3,026,301	£3,026,301	£3,015,685	£2,799,644
70% LAR : 15% LLR : 15% SO	35%	£3,316,662	£1,907,107	£1,907,107	£1,896,491	£1,679,777
70% LAR : 15% LLR : 15% SO	40%	£2,103,004	£787,887	£787,887	£777,272	£559,886
70% LAR : 15% LLR : 15% SO	45%	£889,340	£-331,356	£-331,356	£-341,972	£-662,273
70% LAR : 15% LLR : 15% SO	50%	£-324,331	£-1,460,691	£-1,460,691	£-1,471,457	£-1,693,293

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,835,494	£10,764,344	£10,764,344	£10,753,730	£10,541,721
70% LAR : 15% LLR : 15% SO	5%	£11,621,886	£9,645,310	£9,645,310	£9,634,695	£9,422,014
70% LAR : 15% LLR : 15% SO	10%	£10,408,271	£8,526,249	£8,526,249	£8,515,633	£8,302,280
70% LAR : 15% LLR : 15% SO	15%	£9,194,648	£7,407,158	£7,407,158	£7,396,543	£7,182,518
70% LAR : 15% LLR : 15% SO	20%	£7,981,019	£6,288,041	£6,288,041	£6,277,427	£6,062,728
70% LAR : 15% LLR : 15% SO	25%	£6,767,383	£5,168,899	£5,168,899	£5,158,283	£4,942,914
70% LAR : 15% LLR : 15% SO	30%	£5,553,740	£4,049,730	£4,049,730	£4,039,114	£3,823,072
70% LAR : 15% LLR : 15% SO	35%	£4,340,090	£2,930,535	£2,930,535	£2,919,920	£2,703,206
70% LAR : 15% LLR : 15% SO	40%	£3,126,433	£1,811,316	£1,811,316	£1,800,701	£1,583,315
70% LAR : 15% LLR : 15% SO	45%	£1,912,768	£692,073	£692,073	£681,457	£461,155
70% LAR : 15% LLR : 15% SO	50%	£699,097	£-437,263	£-437,263	£-448,029	£-668,854

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£550 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,744,234	£10,720,128	£10,720,128	£10,709,513	£10,497,505
70% LAR : 15% LLR : 15% SO	5%	£11,676,260	£9,744,575	£9,744,575	£9,733,961	£9,521,279
70% LAR : 15% LLR : 15% SO	10%	£10,608,278	£8,768,995	£8,768,995	£8,758,380	£8,545,027
70% LAR : 15% LLR : 15% SO	15%	£9,540,290	£7,793,387	£7,793,387	£7,782,771	£7,568,746
70% LAR : 15% LLR : 15% SO	20%	£8,472,295	£6,817,751	£6,817,751	£6,807,136	£6,592,439
70% LAR : 15% LLR : 15% SO	25%	£7,404,293	£5,842,090	£5,842,090	£5,831,475	£5,616,105
70% LAR : 15% LLR : 15% SO	30%	£6,336,283	£4,866,403	£4,866,403	£4,855,787	£4,639,745
70% LAR : 15% LLR : 15% SO	35%	£5,268,267	£3,888,811	£3,888,811	£3,878,045	£3,658,265
70% LAR : 15% LLR : 15% SO	40%	£4,200,243	£2,903,645	£2,903,645	£2,892,890	£2,672,418
70% LAR : 15% LLR : 15% SO	45%	£3,127,638	£1,918,456	£1,918,456	£1,907,690	£1,686,545
70% LAR : 15% LLR : 15% SO	50%	£2,048,932	£933,241	£933,241	£922,476	£700,650

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,278,520	£1,254,414	£1,254,414	£1,243,798	£1,031,790
70% LAR : 15% LLR : 15% SO	5%	£2,210,545	£278,861	£278,861	£268,246	£55,565
70% LAR : 15% LLR : 15% SO	10%	£1,142,564	£-696,719	£-696,719	£-707,334	£-920,688
70% LAR : 15% LLR : 15% SO	15%	£74,575	£-1,672,327	£-1,672,327	£-1,682,943	£-1,896,968
70% LAR : 15% LLR : 15% SO	20%	£-993,419	£-2,647,963	£-2,647,963	£-2,658,578	£-2,873,275
70% LAR : 15% LLR : 15% SO	25%	£-2,061,422	£-3,623,625	£-3,623,625	£-3,634,239	£-3,849,610
70% LAR : 15% LLR : 15% SO	30%	£-3,129,431	£-4,599,312	£-4,599,312	£-4,609,927	£-4,825,969
70% LAR : 15% LLR : 15% SO	35%	£-4,197,448	£-5,576,903	£-5,576,903	£-5,587,669	£-5,802,450
70% LAR : 15% LLR : 15% SO	40%	£-5,265,471	£-6,562,069	£-6,562,069	£-6,572,835	£-6,793,297
70% LAR : 15% LLR : 15% SO	45%	£-6,333,077	£-7,547,259	£-7,547,259	£-7,558,025	£-7,779,169
70% LAR : 15% LLR : 15% SO	50%	£-7,416,782	£-8,532,473	£-8,532,473	£-8,543,238	£-8,765,064

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,276,806	£5,252,700	£5,252,700	£5,242,084	£5,030,076
70% LAR : 15% LLR : 15% SO	5%	£6,208,831	£4,277,147	£4,277,147	£4,266,532	£4,053,851
70% LAR : 15% LLR : 15% SO	10%	£5,140,849	£3,301,566	£3,301,566	£3,290,952	£3,077,598
70% LAR : 15% LLR : 15% SO	15%	£4,072,861	£2,325,958	£2,325,958	£2,315,343	£2,101,318
70% LAR : 15% LLR : 15% SO	20%	£3,004,866	£1,350,322	£1,350,322	£1,339,708	£1,125,011
70% LAR : 15% LLR : 15% SO	25%	£1,936,864	£374,661	£374,661	£364,046	£148,676
70% LAR : 15% LLR : 15% SO	30%	£868,854	£-601,026	£-601,026	£-611,642	£-827,683
70% LAR : 15% LLR : 15% SO	35%	£-199,162	£-1,578,618	£-1,578,618	£-1,589,384	£-1,808,164
70% LAR : 15% LLR : 15% SO	40%	£-1,267,186	£-2,563,783	£-2,563,783	£-2,574,549	£-2,795,011
70% LAR : 15% LLR : 15% SO	45%	£-2,335,791	£-3,548,973	£-3,548,973	£-3,559,739	£-3,760,883
70% LAR : 15% LLR : 15% SO	50%	£-3,418,486	£-4,534,188	£-4,534,188	£-4,544,952	£-4,766,778

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,628,806	£6,604,700	£6,604,700	£6,594,084	£6,382,076
70% LAR : 15% LLR : 15% SO	5%	£7,560,831	£5,629,147	£5,629,147	£5,618,532	£5,406,851
70% LAR : 15% LLR : 15% SO	10%	£6,492,849	£4,653,566	£4,653,566	£4,642,952	£4,429,598
70% LAR : 15% LLR : 15% SO	15%	£5,424,861	£3,677,958	£3,677,958	£3,667,343	£3,453,318
70% LAR : 15% LLR : 15% SO	20%	£4,356,866	£2,702,322	£2,702,322	£2,691,708	£2,477,011
70% LAR : 15% LLR : 15% SO	25%	£3,288,864	£1,726,661	£1,726,661	£1,716,046	£1,500,676
70% LAR : 15% LLR : 15% SO	30%	£2,220,854	£750,974	£750,974	£740,358	£524,317
70% LAR : 15% LLR : 15% SO	35%	£1,152,838	£-226,618	£-226,618	£-237,384	£-457,164
70% LAR : 15% LLR : 15% SO	40%	£84,814	£-1,211,783	£-1,211,783	£-1,222,549	£-1,443,011
70% LAR : 15% LLR : 15% SO	45%	£-987,791	£-2,196,973	£-2,196,973	£-2,207,739	£-2,428,583
70% LAR : 15% LLR : 15% SO	50%	£-2,066,486	£-3,182,188	£-3,182,188	£-3,192,952	£-3,414,778

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,652,234	£7,628,128	£7,628,128	£7,617,513	£7,405,505
70% LAR : 15% LLR : 15% SO	5%	£8,584,260	£6,652,575	£6,652,575	£6,641,961	£6,429,279
70% LAR : 15% LLR : 15% SO	10%	£7,516,278	£5,676,995	£5,676,995	£5,666,380	£5,453,027
70% LAR : 15% LLR : 15% SO	15%	£6,448,290	£4,701,387	£4,701,387	£4,690,771	£4,476,746
70% LAR : 15% LLR : 15% SO	20%	£5,380,295	£3,725,751	£3,725,751	£3,715,136	£3,500,439
70% LAR : 15% LLR : 15% SO	25%	£4,312,293	£2,750,090	£2,750,090	£2,739,475	£2,524,105
70% LAR : 15% LLR : 15% SO	30%	£3,244,283	£1,774,403	£1,774,403	£1,763,787	£1,547,745
70% LAR : 15% LLR : 15% SO	35%	£2,176,267	£796,811	£796,811	£786,045	£566,265
70% LAR : 15% LLR : 15% SO	40%	£1,108,243	£-188,355	£-188,355	£-199,120	£-419,582
70% LAR : 15% LLR : 15% SO	45%	£35,638	£-1,173,544	£-1,173,544	£-1,184,310	£-1,406,465
70% LAR : 15% LLR : 15% SO	50%	£-1,043,068	£-2,158,759	£-2,158,759	£-2,169,524	£-2,391,360

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£500 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,560,974	£7,650,585	£7,650,585	£7,639,970	£7,427,962
70% LAR : 15% LLR : 15% SO	5%	£8,633,019	£6,809,649	£6,809,649	£6,799,033	£6,586,353
70% LAR : 15% LLR : 15% SO	10%	£7,705,056	£5,968,684	£5,968,684	£5,958,069	£5,744,716
70% LAR : 15% LLR : 15% SO	15%	£6,777,087	£5,127,692	£5,127,692	£5,117,076	£4,903,052
70% LAR : 15% LLR : 15% SO	20%	£5,849,111	£4,283,629	£4,283,629	£4,272,863	£4,055,127
70% LAR : 15% LLR : 15% SO	25%	£4,921,127	£3,434,663	£3,434,663	£3,423,898	£3,205,480
70% LAR : 15% LLR : 15% SO	30%	£3,993,065	£2,585,671	£2,585,671	£2,574,905	£2,355,806
70% LAR : 15% LLR : 15% SO	35%	£3,065,978	£1,736,653	£1,736,653	£1,725,888	£1,506,107
70% LAR : 15% LLR : 15% SO	40%	£2,138,882	£887,611	£887,611	£876,845	£656,382
70% LAR : 15% LLR : 15% SO	45%	£1,211,780	£38,544	£38,544	£27,778	£-196,102
70% LAR : 15% LLR : 15% SO	50%	£244,670	£-822,017	£-822,017	£-832,936	£-1,057,900

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£95,260	£-1,815,129	£-1,815,129	£-1,825,745	£-2,037,763
70% LAR : 15% LLR : 15% SO	5%	£-932,695	£-2,656,065	£-2,656,065	£-2,666,681	£-2,879,361
70% LAR : 15% LLR : 15% SO	10%	£-1,760,658	£-3,497,030	£-3,497,030	£-3,507,646	£-3,720,998
70% LAR : 15% LLR : 15% SO	15%	£-2,688,628	£-4,338,022	£-4,338,022	£-4,348,638	£-4,562,663
70% LAR : 15% LLR : 15% SO	20%	£-3,616,604	£-5,182,085	£-5,182,085	£-5,192,851	£-5,410,587
70% LAR : 15% LLR : 15% SO	25%	£-4,544,587	£-6,031,052	£-6,031,052	£-6,041,817	£-6,260,234
70% LAR : 15% LLR : 15% SO	30%	£-5,472,649	£-6,880,043	£-6,880,043	£-6,890,809	£-7,109,908
70% LAR : 15% LLR : 15% SO	35%	£-6,409,736	£-7,729,061	£-7,729,061	£-7,739,826	£-7,959,608
70% LAR : 15% LLR : 15% SO	40%	£-7,346,832	£-8,578,103	£-8,578,103	£-8,588,869	£-8,809,332
70% LAR : 15% LLR : 15% SO	45%	£-8,283,934	£-9,427,171	£-9,427,171	£-9,437,936	£-9,661,817
70% LAR : 15% LLR : 15% SO	50%	£-9,221,044	£-10,287,732	£-10,287,732	£-10,298,650	£-10,523,615

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,093,546	£2,183,157	£2,183,157	£2,172,541	£1,960,533
70% LAR : 15% LLR : 15% SO	5%	£3,165,590	£1,342,220	£1,342,220	£1,331,605	£1,118,924
70% LAR : 15% LLR : 15% SO	10%	£2,237,627	£501,256	£501,256	£490,640	£277,287
70% LAR : 15% LLR : 15% SO	15%	£1,309,658	£-339,737	£-339,737	£-350,352	£-564,377
70% LAR : 15% LLR : 15% SO	20%	£381,682	£-1,183,800	£-1,183,800	£-1,194,565	£-1,412,301
70% LAR : 15% LLR : 15% SO	25%	£-546,301	£-2,032,766	£-2,032,766	£-2,043,531	£-2,261,948
70% LAR : 15% LLR : 15% SO	30%	£-1,474,363	£-2,881,758	£-2,881,758	£-2,892,523	£-3,111,622
70% LAR : 15% LLR : 15% SO	35%	£-2,411,450	£-3,730,776	£-3,730,776	£-3,741,540	£-3,961,322
70% LAR : 15% LLR : 15% SO	40%	£-3,348,547	£-4,579,818	£-4,579,818	£-4,590,583	£-4,811,046
70% LAR : 15% LLR : 15% SO	45%	£-4,285,648	£-5,428,885	£-5,428,885	£-5,439,651	£-5,663,531
70% LAR : 15% LLR : 15% SO	50%	£-5,222,758	£-6,289,446	£-6,289,446	£-6,300,364	£-6,526,329

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,445,546	£3,535,157	£3,535,157	£3,524,541	£3,312,533
70% LAR : 15% LLR : 15% SO	5%	£4,517,590	£2,694,220	£2,694,220	£2,683,605	£2,470,924
70% LAR : 15% LLR : 15% SO	10%	£3,589,627	£1,853,256	£1,853,256	£1,842,640	£1,629,287
70% LAR : 15% LLR : 15% SO	15%	£2,661,658	£1,012,263	£1,012,263	£1,001,648	£787,623
70% LAR : 15% LLR : 15% SO	20%	£1,733,682	£168,200	£168,200	£157,435	£-60,301
70% LAR : 15% LLR : 15% SO	25%	£805,699	£-680,766	£-680,766	£-691,531	£-909,948
70% LAR : 15% LLR : 15% SO	30%	£-122,363	£-1,529,758	£-1,529,758	£-1,540,523	£-1,759,622
70% LAR : 15% LLR : 15% SO	35%	£-1,059,450	£-2,378,776	£-2,378,776	£-2,389,540	£-2,609,322
70% LAR : 15% LLR : 15% SO	40%	£-1,996,547	£-3,227,818	£-3,227,818	£-3,238,583	£-3,459,046
70% LAR : 15% LLR : 15% SO	45%	£-2,933,648	£-4,076,885	£-4,076,885	£-4,087,651	£-4,311,531
70% LAR : 15% LLR : 15% SO	50%	£-3,870,758	£-4,937,446	£-4,937,446	£-4,948,364	£-5,173,329

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,468,974	£4,558,585	£4,558,585	£4,547,970	£4,335,962
70% LAR : 15% LLR : 15% SO	5%	£5,541,019	£3,717,649	£3,717,649	£3,707,033	£3,494,353
70% LAR : 15% LLR : 15% SO	10%	£4,613,056	£2,876,684	£2,876,684	£2,866,069	£2,652,716
70% LAR : 15% LLR : 15% SO	15%	£3,685,087	£2,035,692	£2,035,692	£2,025,076	£1,811,052
70% LAR : 15% LLR : 15% SO	20%	£2,757,111	£1,191,629	£1,191,629	£1,180,863	£963,127
70% LAR : 15% LLR : 15% SO	25%	£1,829,127	£342,663	£342,663	£331,898	£113,480
70% LAR : 15% LLR : 15% SO	30%	£901,065	£-506,329	£-506,329	£-517,095	£-736,194
70% LAR : 15% LLR : 15% SO	35%	£-26,022	£-1,355,347	£-1,355,347	£-1,366,112	£-1,585,893
70% LAR : 15% LLR : 15% SO	40%	£-973,118	£-2,204,389	£-2,204,389	£-2,215,155	£-2,435,618
70% LAR : 15% LLR : 15% SO	45%	£-1,910,220	£-3,053,456	£-3,053,456	£-3,064,222	£-3,288,102
70% LAR : 15% LLR : 15% SO	50%	£-2,847,330	£-3,914,017	£-3,914,017	£-3,924,836	£-4,149,900

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£475 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,969,345	£6,082,477	£6,082,477	£6,071,862	£5,859,853
70% LAR : 15% LLR : 15% SO	5%	£7,109,031	£5,308,183	£5,308,183	£5,297,568	£5,084,888
70% LAR : 15% LLR : 15% SO	10%	£6,248,711	£4,529,936	£4,529,936	£4,519,170	£4,302,798
70% LAR : 15% LLR : 15% SO	15%	£5,388,384	£3,748,411	£3,748,411	£3,737,645	£3,520,592
70% LAR : 15% LLR : 15% SO	20%	£4,528,050	£2,966,859	£2,966,859	£2,956,093	£2,738,358
70% LAR : 15% LLR : 15% SO	25%	£3,667,716	£2,185,280	£2,185,280	£2,174,514	£1,956,096
70% LAR : 15% LLR : 15% SO	30%	£2,793,339	£1,403,674	£1,403,674	£1,392,908	£1,173,810
70% LAR : 15% LLR : 15% SO	35%	£1,924,649	£622,044	£622,044	£611,278	£391,497
70% LAR : 15% LLR : 15% SO	40%	£1,055,951	£-161,871	£-161,871	£-172,789	£-396,371
70% LAR : 15% LLR : 15% SO	45%	£187,246	£-954,613	£-954,613	£-965,531	£-1,189,804
70% LAR : 15% LLR : 15% SO	50%	£-691,109	£-1,747,380	£-1,747,380	£-1,758,297	£-1,983,262

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-1,496,369	£-3,383,238	£-3,383,238	£-3,393,852	£-3,606,861
70% LAR : 15% LLR : 15% SO	5%	£-2,356,683	£-4,157,531	£-4,157,531	£-4,168,146	£-4,380,827
70% LAR : 15% LLR : 15% SO	10%	£-3,217,003	£-4,935,778	£-4,935,778	£-4,946,544	£-5,162,916
70% LAR : 15% LLR : 15% SO	15%	£-4,077,330	£-5,717,303	£-5,717,303	£-5,728,069	£-5,945,123
70% LAR : 15% LLR : 15% SO	20%	£-4,937,664	£-6,498,856	£-6,498,856	£-6,509,622	£-6,727,356
70% LAR : 15% LLR : 15% SO	25%	£-5,803,691	£-7,280,435	£-7,280,435	£-7,291,201	£-7,509,618
70% LAR : 15% LLR : 15% SO	30%	£-6,672,375	£-8,062,040	£-8,062,040	£-8,072,806	£-8,291,905
70% LAR : 15% LLR : 15% SO	35%	£-7,541,066	£-8,843,671	£-8,843,671	£-8,854,437	£-9,074,217
70% LAR : 15% LLR : 15% SO	40%	£-8,409,764	£-9,627,586	£-9,627,586	£-9,638,503	£-9,862,085
70% LAR : 15% LLR : 15% SO	45%	£-9,278,468	£-10,420,327	£-10,420,327	£-10,431,245	£-10,655,519
70% LAR : 15% LLR : 15% SO	50%	£-10,156,824	£-11,213,094	£-11,213,094	£-11,224,011	£-11,448,976

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,501,917	£615,048	£615,048	£604,433	£392,424
70% LAR : 15% LLR : 15% SO	5%	£1,641,603	£-159,245	£-159,245	£-168,861	£-382,541
70% LAR : 15% LLR : 15% SO	10%	£781,282	£-937,493	£-937,493	£-948,258	£-1,164,630
70% LAR : 15% LLR : 15% SO	15%	£-79,044	£-1,719,018	£-1,719,018	£-1,729,783	£-1,946,837
70% LAR : 15% LLR : 15% SO	20%	£-939,379	£-2,500,570	£-2,500,570	£-2,511,336	£-2,729,071
70% LAR : 15% LLR : 15% SO	25%	£-1,805,405	£-3,282,149	£-3,282,149	£-3,292,915	£-3,511,332
70% LAR : 15% LLR : 15% SO	30%	£-2,674,089	£-4,063,754	£-4,063,754	£-4,074,520	£-4,293,619
70% LAR : 15% LLR : 15% SO	35%	£-3,542,780	£-4,845,385	£-4,845,385	£-4,856,151	£-5,075,931
70% LAR : 15% LLR : 15% SO	40%	£-4,411,478	£-5,627,300	£-5,627,300	£-5,640,217	£-5,863,799
70% LAR : 15% LLR : 15% SO	45%	£-5,280,183	£-6,422,041	£-6,422,041	£-6,432,960	£-6,657,233
70% LAR : 15% LLR : 15% SO	50%	£-6,156,538	£-7,214,808	£-7,214,808	£-7,225,726	£-7,450,689

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,853,917	£1,967,048	£1,967,048	£1,956,433	£1,744,424
70% LAR : 15% LLR : 15% SO	5%	£2,993,603	£1,192,755	£1,192,755	£1,182,139	£969,459
70% LAR : 15% LLR : 15% SO	10%	£2,133,282	£414,507	£414,507	£403,742	£187,370
70% LAR : 15% LLR : 15% SO	15%	£1,272,956	£-367,018	£-367,018	£-377,783	£-694,837
70% LAR : 15% LLR : 15% SO	20%	£412,621	£-1,148,570	£-1,148,570	£-1,159,336	£-1,377,071
70% LAR : 15% LLR : 15% SO	25%	£-453,405	£-1,930,149	£-1,930,149	£-1,940,915	£-2,159,332
70% LAR : 15% LLR : 15% SO	30%	£-1,322,089	£-2,711,754	£-2,711,754	£-2,722,520	£-2,941,619
70% LAR : 15% LLR : 15% SO	35%	£-2,190,780	£-3,493,385	£-3,493,385	£-3,504,151	£-3,723,931
70% LAR : 15% LLR : 15% SO	40%	£-3,059,478	£-4,277,300	£-4,277,300	£-4,288,217	£-4,511,799
70% LAR : 15% LLR : 15% SO	45%	£-3,928,183	£-5,070,041	£-5,070,041	£-5,080,960	£-5,306,233
70% LAR : 15% LLR : 15% SO	50%	£-4,806,538	£-5,862,808	£-5,862,808	£-5,873,726	£-6,096,689

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,877,345	£2,990,477	£2,990,477	£2,979,862	£2,767,853
70% LAR : 15% LLR : 15% SO	5%	£4,017,031	£2,216,183	£2,216,183	£2,205,568	£1,992,888
70% LAR : 15% LLR : 15% SO	10%	£3,156,711	£1,437,936	£1,437,936	£1,427,170	£1,210,798
70% LAR : 15% LLR : 15% SO	15%	£2,296,384	£656,411	£656,411	£645,645	£428,592
70% LAR : 15% LLR : 15% SO	20%	£1,436,050	£-125,141	£-125,141	£-135,907	£-353,642
70% LAR : 15% LLR : 15% SO	25%	£570,023	£-906,720	£-906,720	£-917,486	£-1,135,904
70% LAR : 15% LLR : 15% SO	30%	£-298,661	£-1,688,326	£-1,688,326	£-1,699,092	£-1,918,190
70% LAR : 15% LLR : 15% SO	35%	£-1,167,351	£-2,469,956	£-2,469,956	£-2,480,722	£-2,700,503
70% LAR : 15% LLR : 15% SO	40%	£-2,036,049	£-3,253,871	£-3,253,871	£-3,264,789	£-3,488,371
70% LAR : 15% LLR : 15% SO	45%	£-2,904,754	£-4,046,613	£-4,046,613	£-4,057,531	£-4,281,604
70% LAR : 15% LLR : 15% SO	50%	£-3,783,109	£-4,839,380	£-4,839,380	£-4,850,297	£-5,075,262

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£675 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£26,364,778	£22,919,503	£22,765,231	£22,747,814	£22,360,456
70% LAR : 15% LLR : 15% SO	5%	£24,318,911	£21,034,379	£20,880,683	£20,863,266	£20,476,372
70% LAR : 15% LLR : 15% SO	10%	£22,257,130	£19,133,503	£18,980,319	£18,962,903	£18,576,313
70% LAR : 15% LLR : 15% SO	15%	£20,179,436	£17,216,876	£17,064,140	£17,046,725	£16,660,279
70% LAR : 15% LLR : 15% SO	20%	£18,085,828	£15,284,496	£15,132,148	£15,114,731	£14,728,272
70% LAR : 15% LLR : 15% SO	25%	£15,976,307	£13,336,366	£13,184,342	£13,166,926	£12,779,773
70% LAR : 15% LLR : 15% SO	30%	£13,850,871	£11,364,136	£11,210,228	£11,192,812	£10,800,122
70% LAR : 15% LLR : 15% SO	35%	£11,709,522	£9,368,583	£9,214,881	£9,197,458	£8,804,276
70% LAR : 15% LLR : 15% SO	40%	£9,540,158	£7,357,059	£7,203,500	£7,186,037	£6,792,234
70% LAR : 15% LLR : 15% SO	45%	£7,348,502	£5,329,564	£5,176,088	£5,158,425	£4,763,999
70% LAR : 15% LLR : 15% SO	50%	£5,140,708	£3,286,096	£3,132,643	£3,114,980	£2,719,570

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,184,531	£14,739,256	£14,584,984	£14,567,567	£14,180,209
70% LAR : 15% LLR : 15% SO	5%	£16,138,664	£12,854,133	£12,700,436	£12,683,019	£12,296,125
70% LAR : 15% LLR : 15% SO	10%	£14,076,883	£10,953,256	£10,800,072	£10,782,656	£10,396,066
70% LAR : 15% LLR : 15% SO	15%	£11,999,189	£9,036,629	£8,883,893	£8,866,478	£8,480,032
70% LAR : 15% LLR : 15% SO	20%	£9,905,581	£7,104,249	£6,951,901	£6,934,484	£6,548,025
70% LAR : 15% LLR : 15% SO	25%	£7,796,060	£5,156,119	£5,004,095	£4,986,679	£4,599,526
70% LAR : 15% LLR : 15% SO	30%	£5,670,624	£3,183,889	£3,029,981	£3,012,564	£2,619,876
70% LAR : 15% LLR : 15% SO	35%	£3,529,275	£1,188,337	£1,034,634	£1,016,971	£624,029
70% LAR : 15% LLR : 15% SO	40%	£1,359,912	£-823,187	£-676,746	£-659,410	£-1,388,013
70% LAR : 15% LLR : 15% SO	45%	£-831,745	£-2,850,693	£-3,004,159	£-3,021,822	£-3,416,248
70% LAR : 15% LLR : 15% SO	50%	£-3,039,539	£-4,894,150	£-5,047,694	£-5,065,266	£-5,460,677

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£21,639,840	£18,194,565	£18,040,293	£18,022,876	£17,635,518
70% LAR : 15% LLR : 15% SO	5%	£19,593,972	£16,309,441	£16,155,745	£16,138,328	£15,751,434
70% LAR : 15% LLR : 15% SO	10%	£17,532,192	£14,408,565	£14,255,381	£14,237,965	£13,851,375
70% LAR : 15% LLR : 15% SO	15%	£15,454,498	£12,491,937	£12,339,202	£12,321,786	£11,935,340
70% LAR : 15% LLR : 15% SO	20%	£13,360,890	£10,559,558	£10,407,210	£10,389,793	£10,003,333
70% LAR : 15% LLR : 15% SO	25%	£11,251,368	£8,611,428	£8,459,404	£8,441,988	£8,054,835
70% LAR : 15% LLR : 15% SO	30%	£9,125,932	£6,639,198	£6,487,289	£6,469,872	£6,075,184
70% LAR : 15% LLR : 15% SO	35%	£6,984,584	£4,643,645	£4,491,943	£4,474,526	£4,079,338
70% LAR : 15% LLR : 15% SO	40%	£4,815,220	£2,632,121	£2,478,562	£2,461,145	£2,067,296
70% LAR : 15% LLR : 15% SO	45%	£2,623,564	£604,625	£451,149	£433,486	£39,060
70% LAR : 15% LLR : 15% SO	50%	£415,769	£-1,438,842	£-1,592,296	£-1,609,958	£-2,005,369

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,808,235	£19,362,960	£19,208,688	£19,191,271	£18,803,913
70% LAR : 15% LLR : 15% SO	5%	£20,762,368	£17,477,836	£17,324,140	£17,306,723	£16,919,829
70% LAR : 15% LLR : 15% SO	10%	£18,700,587	£15,576,960	£15,423,776	£15,406,360	£15,019,770
70% LAR : 15% LLR : 15% SO	15%	£16,622,893	£13,660,332	£13,507,597	£13,490,181	£13,103,735
70% LAR : 15% LLR : 15% SO	20%	£14,529,285	£11,727,953	£11,575,605	£11,558,188	£11,171,728
70% LAR : 15% LLR : 15% SO	25%	£12,419,763	£9,779,823	£9,627,799	£9,610,383	£9,223,230
70% LAR : 15% LLR : 15% SO	30%	£10,294,328	£7,807,593	£7,655,684	£7,638,267	£7,243,579
70% LAR : 15% LLR : 15% SO	35%	£8,152,979	£5,812,040	£5,658,338	£5,640,921	£5,247,733
70% LAR : 15% LLR : 15% SO	40%	£5,983,615	£3,800,516	£3,646,957	£3,629,540	£3,235,691
70% LAR : 15% LLR : 15% SO	45%	£3,791,959	£1,773,020	£1,619,544	£1,602,127	£1,207,455
70% LAR : 15% LLR : 15% SO	50%	£1,584,165	£-270,447	£-423,901	£-441,563	£-836,974

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£23,692,679	£20,247,404	£20,093,132	£20,075,715	£19,688,357
70% LAR : 15% LLR : 15% SO	5%	£21,646,812	£18,362,281	£18,208,584	£18,191,167	£17,804,274
70% LAR : 15% LLR : 15% SO	10%	£19,585,031	£16,461,404	£16,308,220	£16,290,803	£15,904,214
70% LAR : 15% LLR : 15% SO	15%	£17,507,337	£14,544,777	£14,392,041	£14,374,624	£13,988,180
70% LAR : 15% LLR : 15% SO	20%	£15,413,729	£12,612,397	£12,460,049	£12,442,632	£12,056,173
70% LAR : 15% LLR : 15% SO	25%	£13,304,208	£10,664,267	£10,512,243	£10,494,826	£10,107,674
70% LAR : 15% LLR : 15% SO	30%	£11,178,772	£8,692,037	£8,538,129	£8,520,712	£8,128,024
70% LAR : 15% LLR : 15% SO	35%	£9,037,423	£6,696,485	£6,542,782	£6,525,365	£6,132,177
70% LAR : 15% LLR : 15% SO	40%	£6,868,060	£4,684,961	£4,531,402	£4,513,985	£4,120,135
70% LAR : 15% LLR : 15% SO	45%	£4,676,404	£2,657,465	£2,503,989	£2,486,572	£2,091,900
70% LAR : 15% LLR : 15% SO	50%	£2,468,609	£613,998	£460,544	£442,882	£47,471

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£650 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£23,891,001	£20,482,283	£20,328,011	£20,310,596	£19,923,238
70% LAR : 15% LLR : 15% SO	5%	£21,962,378	£18,712,672	£18,558,976	£18,541,559	£18,154,665
70% LAR : 15% LLR : 15% SO	10%	£20,017,841	£16,927,307	£16,774,123	£16,756,707	£16,370,117
70% LAR : 15% LLR : 15% SO	15%	£18,057,391	£15,126,191	£14,973,455	£14,956,040	£14,569,594
70% LAR : 15% LLR : 15% SO	20%	£16,081,027	£13,309,323	£13,156,858	£13,139,196	£12,747,268
70% LAR : 15% LLR : 15% SO	25%	£14,088,749	£11,464,456	£11,310,280	£11,292,617	£10,900,513
70% LAR : 15% LLR : 15% SO	30%	£12,080,558	£9,601,574	£9,447,665	£9,430,003	£9,037,560
70% LAR : 15% LLR : 15% SO	35%	£10,045,123	£7,722,720	£7,569,016	£7,551,354	£7,158,411
70% LAR : 15% LLR : 15% SO	40%	£7,988,055	£5,827,893	£5,674,334	£5,656,671	£5,263,068
70% LAR : 15% LLR : 15% SO	45%	£5,914,848	£3,917,095	£3,763,619	£3,745,957	£3,351,531
70% LAR : 15% LLR : 15% SO	50%	£3,825,501	£1,990,326	£1,836,872	£1,819,210	£1,423,800

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,710,754	£12,302,036	£12,147,764	£12,130,349	£11,742,991
70% LAR : 15% LLR : 15% SO	5%	£13,782,131	£10,532,425	£10,378,729	£10,361,312	£9,974,418
70% LAR : 15% LLR : 15% SO	10%	£11,837,594	£8,747,060	£8,593,876	£8,576,460	£8,189,870
70% LAR : 15% LLR : 15% SO	15%	£9,877,144	£6,945,944	£6,793,208	£6,775,793	£6,389,347
70% LAR : 15% LLR : 15% SO	20%	£7,900,780	£5,129,077	£4,976,612	£4,959,949	£4,567,021
70% LAR : 15% LLR : 15% SO	25%	£5,908,502	£3,284,209	£3,130,033	£3,112,371	£2,720,266
70% LAR : 15% LLR : 15% SO	30%	£3,900,311	£1,421,327	£1,267,418	£1,249,756	£857,313
70% LAR : 15% LLR : 15% SO	35%	£1,864,876	-(457,527)	-(611,231)	-(628,893)	-(1,021,836)
70% LAR : 15% LLR : 15% SO	40%	-(192,192)	-(2,352,354)	-(2,505,913)	-(2,523,576)	-(2,917,179)
70% LAR : 15% LLR : 15% SO	45%	-(2,265,399)	-(4,263,152)	-(4,416,628)	-(4,434,290)	-(4,828,716)
70% LAR : 15% LLR : 15% SO	50%	-(4,354,746)	-(6,189,921)	-(6,343,374)	-(6,361,037)	-(6,756,446)

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,166,062	£15,757,345	£15,603,073	£15,585,657	£15,198,299
70% LAR : 15% LLR : 15% SO	5%	£17,237,440	£13,987,734	£13,834,037	£13,816,621	£13,429,727
70% LAR : 15% LLR : 15% SO	10%	£15,292,903	£12,202,369	£12,049,185	£12,031,769	£11,645,178
70% LAR : 15% LLR : 15% SO	15%	£13,332,453	£10,401,252	£10,248,517	£10,231,101	£9,844,655
70% LAR : 15% LLR : 15% SO	20%	£11,356,089	£8,584,385	£8,431,920	£8,414,258	£8,022,330
70% LAR : 15% LLR : 15% SO	25%	£9,363,811	£6,739,517	£6,585,341	£6,567,679	£6,175,575
70% LAR : 15% LLR : 15% SO	30%	£7,355,620	£4,876,635	£4,722,727	£4,705,065	£4,312,622
70% LAR : 15% LLR : 15% SO	35%	£5,320,185	£2,997,781	£2,844,078	£2,826,416	£2,433,473
70% LAR : 15% LLR : 15% SO	40%	£3,263,117	£1,102,955	£949,396	£931,733	£538,130
70% LAR : 15% LLR : 15% SO	45%	£1,189,909	-(807,843)	-(961,319)	-(976,981)	-(1,373,407)
70% LAR : 15% LLR : 15% SO	50%	-(839,437)	-(2,734,612)	-(2,888,066)	-(2,905,728)	-(3,301,138)

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,334,457	£16,925,740	£16,771,468	£16,754,052	£16,366,694
70% LAR : 15% LLR : 15% SO	5%	£18,405,835	£15,156,129	£15,002,432	£14,985,016	£14,598,122
70% LAR : 15% LLR : 15% SO	10%	£16,461,298	£13,370,764	£13,217,580	£13,200,164	£12,813,573
70% LAR : 15% LLR : 15% SO	15%	£14,500,848	£11,569,647	£11,416,912	£11,399,496	£11,013,050
70% LAR : 15% LLR : 15% SO	20%	£12,524,484	£9,752,780	£9,600,315	£9,582,653	£9,190,725
70% LAR : 15% LLR : 15% SO	25%	£10,532,206	£7,907,912	£7,753,736	£7,736,074	£7,343,970
70% LAR : 15% LLR : 15% SO	30%	£8,524,015	£6,045,030	£5,891,122	£5,873,460	£5,481,017
70% LAR : 15% LLR : 15% SO	35%	£6,488,580	£4,166,176	£4,012,473	£3,994,811	£3,601,868
70% LAR : 15% LLR : 15% SO	40%	£4,431,512	£2,271,350	£2,117,791	£2,100,128	£1,708,525
70% LAR : 15% LLR : 15% SO	45%	£2,358,305	£360,552	£207,076	£189,414	-(205,012)
70% LAR : 15% LLR : 15% SO	50%	£268,958	-(1,566,217)	-(1,719,671)	-(1,737,353)	-(2,132,743)

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£21,218,902	£17,810,184	£17,655,913	£17,638,497	£17,251,139
70% LAR : 15% LLR : 15% SO	5%	£19,290,279	£16,040,573	£15,886,877	£15,869,460	£15,482,566
70% LAR : 15% LLR : 15% SO	10%	£17,345,742	£14,255,208	£14,102,024	£14,084,608	£13,698,018
70% LAR : 15% LLR : 15% SO	15%	£15,385,292	£12,454,092	£12,301,357	£12,283,941	£11,897,495
70% LAR : 15% LLR : 15% SO	20%	£13,408,928	£10,637,225	£10,484,760	£10,467,098	£10,075,169
70% LAR : 15% LLR : 15% SO	25%	£11,416,650	£8,792,357	£8,638,181	£8,620,519	£8,228,414
70% LAR : 15% LLR : 15% SO	30%	£9,408,460	£6,929,475	£6,775,566	£6,757,904	£6,365,461
70% LAR : 15% LLR : 15% SO	35%	£7,373,024	£5,050,621	£4,896,918	£4,879,255	£4,486,313
70% LAR : 15% LLR : 15% SO	40%	£5,315,956	£3,155,794	£3,002,235	£2,984,572	£2,590,969
70% LAR : 15% LLR : 15% SO	45%	£3,242,749	£1,244,996	£1,091,520	£1,073,858	£679,432
70% LAR : 15% LLR : 15% SO	50%	£1,153,402	-(661,772)	-(835,226)	-(852,688)	-(1,248,288)

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£600 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,943,446	£15,607,846	£15,453,574	£15,436,159	£15,046,795
70% LAR : 15% LLR : 15% SO	5%	£17,250,532	£14,065,357	£13,909,486	£13,891,824	£13,499,453
70% LAR : 15% LLR : 15% SO	10%	£15,541,703	£12,500,987	£12,345,635	£12,327,972	£11,935,912
70% LAR : 15% LLR : 15% SO	15%	£13,816,961	£10,920,642	£10,765,745	£10,748,083	£10,356,169
70% LAR : 15% LLR : 15% SO	20%	£12,072,649	£9,324,323	£9,169,817	£9,152,155	£8,760,227
70% LAR : 15% LLR : 15% SO	25%	£10,302,131	£7,712,030	£7,557,854	£7,540,191	£7,148,087
70% LAR : 15% LLR : 15% SO	30%	£8,515,475	£6,083,763	£5,929,855	£5,912,192	£5,519,749
70% LAR : 15% LLR : 15% SO	35%	£6,712,680	£4,439,524	£4,285,821	£4,268,158	£3,875,216
70% LAR : 15% LLR : 15% SO	40%	£4,893,746	£2,779,313	£2,625,753	£2,608,091	£2,214,488
70% LAR : 15% LLR : 15% SO	45%	£3,058,673	£1,103,130	£949,654	£931,992	£537,565
70% LAR : 15% LLR : 15% SO	50%	£1,207,461	£-612,690	£-770,518	£-788,684	£-1,195,365

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,763,199	£7,427,599	£7,273,327	£7,256,912	£6,866,548
70% LAR : 15% LLR : 15% SO	5%	£9,070,285	£5,885,110	£5,729,239	£5,711,577	£5,319,206
70% LAR : 15% LLR : 15% SO	10%	£7,361,456	£4,320,740	£4,165,388	£4,147,725	£3,755,665
70% LAR : 15% LLR : 15% SO	15%	£5,636,715	£2,740,395	£2,585,498	£2,567,836	£2,175,922
70% LAR : 15% LLR : 15% SO	20%	£3,892,402	£1,144,076	£989,570	£971,908	£579,980
70% LAR : 15% LLR : 15% SO	25%	£2,121,884	£-468,217	£-622,392	£-640,055	£-1,032,160
70% LAR : 15% LLR : 15% SO	30%	£35,228	£-2,096,484	£-2,250,392	£-2,288,055	£-2,660,498
70% LAR : 15% LLR : 15% SO	35%	£-1,467,567	£-3,740,723	£-3,894,426	£-3,912,089	£-4,305,031
70% LAR : 15% LLR : 15% SO	40%	£-3,286,501	£-5,400,934	£-5,554,494	£-5,572,156	£-5,965,759
70% LAR : 15% LLR : 15% SO	45%	£-5,121,574	£-7,077,117	£-7,230,593	£-7,248,255	£-7,642,682
70% LAR : 15% LLR : 15% SO	50%	£-6,972,786	£-8,792,937	£-8,950,765	£-8,968,931	£-9,375,611

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,218,508	£10,882,908	£10,728,636	£10,711,220	£10,321,856
70% LAR : 15% LLR : 15% SO	5%	£12,525,594	£9,340,419	£9,184,547	£9,166,885	£8,774,515
70% LAR : 15% LLR : 15% SO	10%	£10,816,765	£7,776,049	£7,620,697	£7,603,034	£7,210,974
70% LAR : 15% LLR : 15% SO	15%	£9,092,023	£6,195,704	£6,040,806	£6,023,144	£5,631,231
70% LAR : 15% LLR : 15% SO	20%	£7,347,710	£4,599,385	£4,444,879	£4,427,217	£4,035,289
70% LAR : 15% LLR : 15% SO	25%	£5,577,193	£2,987,091	£2,832,916	£2,815,253	£2,423,149
70% LAR : 15% LLR : 15% SO	30%	£3,790,536	£1,358,824	£1,204,917	£1,187,254	£794,811
70% LAR : 15% LLR : 15% SO	35%	£1,987,742	£-285,415	£-438,117	£-456,780	£-849,722
70% LAR : 15% LLR : 15% SO	40%	£168,808	£-1,945,625	£-2,099,185	£-2,116,847	£-2,510,450
70% LAR : 15% LLR : 15% SO	45%	£-1,866,265	£-3,621,808	£-3,775,294	£-3,792,946	£-4,187,373
70% LAR : 15% LLR : 15% SO	50%	£-3,517,477	£-5,337,629	£-5,495,456	£-5,513,623	£-6,020,303

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,986,903	£12,051,303	£11,897,031	£11,879,615	£11,490,251
70% LAR : 15% LLR : 15% SO	5%	£13,693,989	£10,508,814	£10,352,942	£10,335,280	£9,942,910
70% LAR : 15% LLR : 15% SO	10%	£11,985,160	£8,944,444	£8,789,092	£8,771,429	£8,379,369
70% LAR : 15% LLR : 15% SO	15%	£10,260,418	£7,364,099	£7,209,201	£7,191,539	£6,799,626
70% LAR : 15% LLR : 15% SO	20%	£8,516,105	£5,767,780	£5,613,274	£5,595,612	£5,203,684
70% LAR : 15% LLR : 15% SO	25%	£6,745,588	£4,155,486	£4,001,311	£3,983,648	£3,591,544
70% LAR : 15% LLR : 15% SO	30%	£4,958,931	£2,527,219	£2,373,312	£2,355,649	£1,963,206
70% LAR : 15% LLR : 15% SO	35%	£3,156,137	£882,980	£729,278	£711,615	£318,673
70% LAR : 15% LLR : 15% SO	40%	£1,337,203	£-777,230	£-930,790	£-948,452	£-1,342,055
70% LAR : 15% LLR : 15% SO	45%	£-497,870	£-2,453,413	£-2,606,889	£-2,624,551	£-3,018,978
70% LAR : 15% LLR : 15% SO	50%	£-2,349,082	£-4,169,234	£-4,327,061	£-4,345,228	£-4,751,908

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,271,347	£12,935,747	£12,781,475	£12,764,060	£12,374,696
70% LAR : 15% LLR : 15% SO	5%	£14,578,433	£11,393,258	£11,237,387	£11,219,725	£10,827,355
70% LAR : 15% LLR : 15% SO	10%	£12,869,604	£9,828,888	£9,673,536	£9,655,873	£9,263,813
70% LAR : 15% LLR : 15% SO	15%	£11,144,863	£8,248,543	£8,093,646	£8,075,984	£7,684,070
70% LAR : 15% LLR : 15% SO	20%	£9,400,550	£6,652,224	£6,497,719	£6,480,057	£6,088,128
70% LAR : 15% LLR : 15% SO	25%	£7,630,032	£5,039,931	£4,885,756	£4,868,093	£4,475,988
70% LAR : 15% LLR : 15% SO	30%	£5,843,376	£3,411,664	£3,257,756	£3,240,093	£2,847,650
70% LAR : 15% LLR : 15% SO	35%	£4,040,581	£1,767,425	£1,613,723	£1,596,060	£1,203,118
70% LAR : 15% LLR : 15% SO	40%	£2,221,647	£107,215	£-46,345	£-64,008	£-457,611
70% LAR : 15% LLR : 15% SO	45%	£388,574	£-1,568,969	£-1,722,445	£-1,740,107	£-2,134,534
70% LAR : 15% LLR : 15% SO	50%	£-1,464,636	£-3,284,789	£-3,442,617	£-3,460,783	£-3,867,463

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£550 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£13,993,945	£10,688,250	£10,531,795	£10,514,132	£10,121,293
70% LAR : 15% LLR : 15% SO	5%	£12,516,122	£9,364,622	£9,208,751	£9,191,089	£8,798,718
70% LAR : 15% LLR : 15% SO	10%	£11,022,159	£8,025,020	£7,869,667	£7,852,005	£7,459,943
70% LAR : 15% LLR : 15% SO	15%	£9,512,058	£6,669,441	£6,514,545	£6,496,883	£6,104,968
70% LAR : 15% LLR : 15% SO	20%	£7,985,819	£5,297,889	£5,143,385	£5,125,722	£4,733,793
70% LAR : 15% LLR : 15% SO	25%	£6,443,440	£3,910,364	£3,756,187	£3,738,525	£3,346,421
70% LAR : 15% LLR : 15% SO	30%	£4,884,922	£2,506,864	£2,352,956	£2,335,294	£1,942,851
70% LAR : 15% LLR : 15% SO	35%	£3,310,265	£1,087,392	£933,689	£916,026	£522,404
70% LAR : 15% LLR : 15% SO	40%	£1,719,470	£-365,539	£-523,475	£-541,640	£-946,462
70% LAR : 15% LLR : 15% SO	45%	£107,186	£-1,857,692	£-2,015,542	£-2,033,709	£-2,439,377
70% LAR : 15% LLR : 15% SO	50%	£-1,559,990	£-3,366,271	£-3,524,099	£-3,542,264	£-3,948,946

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,813,698	£2,508,003	£2,351,548	£2,333,885	£1,941,046
70% LAR : 15% LLR : 15% SO	5%	£4,335,875	£1,184,375	£1,028,504	£1,010,842	£618,472
70% LAR : 15% LLR : 15% SO	10%	£2,841,913	£-185,227	£-310,580	£-328,242	£-720,304
70% LAR : 15% LLR : 15% SO	15%	£1,331,812	£-1,510,806	£-1,665,702	£-1,683,364	£-2,075,279
70% LAR : 15% LLR : 15% SO	20%	£-194,428	£-2,882,358	£-3,036,862	£-3,054,525	£-3,446,453
70% LAR : 15% LLR : 15% SO	25%	£-1,736,807	£-4,269,883	£-4,424,059	£-4,441,721	£-4,833,826
70% LAR : 15% LLR : 15% SO	30%	£-3,295,325	£-5,673,383	£-5,827,291	£-5,844,953	£-6,237,396
70% LAR : 15% LLR : 15% SO	35%	£-4,869,981	£-7,092,855	£-7,246,558	£-7,264,221	£-7,657,843
70% LAR : 15% LLR : 15% SO	40%	£-6,460,776	£-8,545,786	£-8,703,722	£-8,721,887	£-9,126,709
70% LAR : 15% LLR : 15% SO	45%	£-8,073,060	£-10,037,939	£-10,195,789	£-10,213,956	£-10,619,624
70% LAR : 15% LLR : 15% SO	50%	£-9,740,297	£-11,546,518	£-11,704,346	£-11,722,514	£-12,129,193

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,269,007	£5,963,312	£5,806,857	£5,789,193	£5,396,355
70% LAR : 15% LLR : 15% SO	5%	£7,791,184	£4,639,684	£4,483,812	£4,466,150	£4,073,780
70% LAR : 15% LLR : 15% SO	10%	£6,297,221	£3,300,081	£3,144,728	£3,127,066	£2,735,005
70% LAR : 15% LLR : 15% SO	15%	£4,787,120	£1,944,503	£1,789,606	£1,771,944	£1,380,030
70% LAR : 15% LLR : 15% SO	20%	£3,260,881	£572,951	£418,447	£400,784	£8,855
70% LAR : 15% LLR : 15% SO	25%	£1,718,502	£-814,575	£-968,751	£-986,413	£-1,378,517
70% LAR : 15% LLR : 15% SO	30%	£159,984	£-2,218,074	£-2,371,983	£-2,389,645	£-2,782,088
70% LAR : 15% LLR : 15% SO	35%	£-1,414,673	£-3,637,547	£-3,791,249	£-3,808,912	£-4,202,534
70% LAR : 15% LLR : 15% SO	40%	£-3,005,468	£-5,090,477	£-5,248,413	£-5,266,578	£-5,671,401
70% LAR : 15% LLR : 15% SO	45%	£-4,617,752	£-6,582,630	£-6,740,481	£-6,759,647	£-7,164,315
70% LAR : 15% LLR : 15% SO	50%	£-6,284,929	£-8,091,210	£-8,249,038	£-8,267,203	£-8,673,684

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,437,402	£7,131,707	£6,975,252	£6,957,588	£6,564,750
70% LAR : 15% LLR : 15% SO	5%	£8,959,579	£5,808,079	£5,652,208	£5,634,545	£5,242,175
70% LAR : 15% LLR : 15% SO	10%	£7,465,616	£4,468,476	£4,313,123	£4,295,461	£3,903,400
70% LAR : 15% LLR : 15% SO	15%	£5,955,515	£3,112,898	£2,958,001	£2,940,339	£2,548,425
70% LAR : 15% LLR : 15% SO	20%	£4,429,276	£1,741,346	£1,586,842	£1,569,179	£1,177,250
70% LAR : 15% LLR : 15% SO	25%	£2,886,897	£353,820	£199,644	£181,982	£-210,122
70% LAR : 15% LLR : 15% SO	30%	£1,328,379	£-1,049,679	£-1,203,588	£-1,221,250	£-1,613,693
70% LAR : 15% LLR : 15% SO	35%	£-246,278	£-2,469,152	£-2,622,854	£-2,640,517	£-3,034,139
70% LAR : 15% LLR : 15% SO	40%	£-1,897,073	£-3,922,082	£-4,080,018	£-4,098,183	£-4,503,006
70% LAR : 15% LLR : 15% SO	45%	£-3,443,357	£-5,414,235	£-5,572,088	£-5,590,252	£-5,995,920
70% LAR : 15% LLR : 15% SO	50%	£-5,116,534	£-6,922,815	£-7,080,642	£-7,098,808	£-7,506,469

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,321,846	£8,016,151	£7,859,696	£7,842,033	£7,449,194
70% LAR : 15% LLR : 15% SO	5%	£9,844,023	£6,692,523	£6,536,652	£6,518,990	£6,126,620
70% LAR : 15% LLR : 15% SO	10%	£8,350,061	£5,352,921	£5,197,568	£5,179,906	£4,787,845
70% LAR : 15% LLR : 15% SO	15%	£6,839,960	£3,997,342	£3,842,446	£3,824,784	£3,432,869
70% LAR : 15% LLR : 15% SO	20%	£5,313,720	£2,625,791	£2,471,286	£2,453,623	£2,061,695
70% LAR : 15% LLR : 15% SO	25%	£3,771,341	£1,238,265	£1,084,089	£1,066,427	£674,322
70% LAR : 15% LLR : 15% SO	30%	£2,212,823	£-185,235	£-319,143	£-336,805	£-729,248
70% LAR : 15% LLR : 15% SO	35%	£638,167	£-1,584,707	£-1,738,409	£-1,756,072	£-2,149,685
70% LAR : 15% LLR : 15% SO	40%	£-952,628	£-3,037,638	£-3,195,574	£-3,213,739	£-3,618,561
70% LAR : 15% LLR : 15% SO	45%	£-2,564,912	£-4,529,791	£-4,687,641	£-4,705,807	£-5,111,475
70% LAR : 15% LLR : 15% SO	50%	£-4,232,089	£-6,038,370	£-6,196,198	£-6,214,363	£-6,621,044

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£500 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,994,561	£5,878,806	£5,722,351	£5,704,689	£5,311,849
70% LAR : 15% LLR : 15% SO	5%	£7,735,815	£4,765,217	£4,609,346	£4,591,683	£4,199,313
70% LAR : 15% LLR : 15% SO	10%	£6,460,932	£3,635,652	£3,480,300	£3,462,637	£3,070,577
70% LAR : 15% LLR : 15% SO	15%	£5,169,909	£2,490,112	£2,335,215	£2,317,553	£1,925,639
70% LAR : 15% LLR : 15% SO	20%	£3,862,749	£1,328,598	£1,174,094	£1,156,430	£764,502
70% LAR : 15% LLR : 15% SO	25%	£2,539,448	£144,769	£-11,752	£-29,917	£-433,198
70% LAR : 15% LLR : 15% SO	30%	£1,200,009	£-1,080,086	£-1,238,381	£-1,256,547	£-1,660,175
70% LAR : 15% LLR : 15% SO	35%	£-167,567	£-2,323,418	£-2,481,502	£-2,499,668	£-2,903,810
70% LAR : 15% LLR : 15% SO	40%	£-1,577,799	£-3,583,177	£-3,741,113	£-3,759,280	£-4,164,101
70% LAR : 15% LLR : 15% SO	45%	£-3,004,630	£-4,859,364	£-5,017,214	£-5,035,381	£-5,441,049
70% LAR : 15% LLR : 15% SO	50%	£-4,448,059	£-6,151,976	£-6,309,804	£-6,327,970	£-6,734,650

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£814,314	£-2,301,441	£-2,457,696	£-2,475,558	£-2,868,397
70% LAR : 15% LLR : 15% SO	5%	£-444,432	£-3,415,030	£-3,570,901	£-3,588,564	£-3,980,934
70% LAR : 15% LLR : 15% SO	10%	£-1,719,314	£-4,544,595	£-4,699,947	£-4,717,610	£-5,109,670
70% LAR : 15% LLR : 15% SO	15%	£-3,010,338	£-5,690,135	£-5,845,032	£-5,862,694	£-6,254,608
70% LAR : 15% LLR : 15% SO	20%	£-4,317,488	£-6,851,649	£-7,006,153	£-7,023,816	£-7,415,745
70% LAR : 15% LLR : 15% SO	25%	£-5,640,799	£-8,035,478	£-8,191,999	£-8,210,164	£-8,613,445
70% LAR : 15% LLR : 15% SO	30%	£-6,980,238	£-9,260,333	£-9,418,628	£-9,436,794	£-9,840,422
70% LAR : 15% LLR : 15% SO	35%	£-8,347,814	£-10,503,665	£-10,661,749	£-10,679,915	£-11,094,057
70% LAR : 15% LLR : 15% SO	40%	£-9,758,046	£-11,763,424	£-11,921,360	£-11,939,526	£-12,344,348
70% LAR : 15% LLR : 15% SO	45%	£-11,184,876	£-13,039,611	£-13,197,461	£-13,215,627	£-13,621,296
70% LAR : 15% LLR : 15% SO	50%	£-12,628,306	£-14,332,223	£-14,490,051	£-14,508,217	£-14,914,897

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,268,622	£1,153,868	£997,413	£979,751	£586,911
70% LAR : 15% LLR : 15% SO	5%	£3,010,877	£40,279	£-115,593	£-133,256	£-125,625
70% LAR : 15% LLR : 15% SO	10%	£1,735,994	£-1,089,286	£-1,244,638	£-1,262,301	£-1,654,361
70% LAR : 15% LLR : 15% SO	15%	£444,971	£-2,234,826	£-2,389,724	£-2,407,386	£-2,799,299
70% LAR : 15% LLR : 15% SO	20%	£-682,190	£-3,396,340	£-3,550,845	£-3,568,508	£-3,960,436
70% LAR : 15% LLR : 15% SO	25%	£-2,185,491	£-4,580,169	£-4,736,690	£-4,754,855	£-5,158,136
70% LAR : 15% LLR : 15% SO	30%	£-3,524,929	£-5,805,024	£-5,963,319	£-5,981,485	£-6,385,113
70% LAR : 15% LLR : 15% SO	35%	£-4,892,505	£-7,048,356	£-7,206,440	£-7,224,605	£-7,628,748
70% LAR : 15% LLR : 15% SO	40%	£-6,302,738	£-8,308,115	£-8,466,052	£-8,484,218	£-8,889,039
70% LAR : 15% LLR : 15% SO	45%	£-7,729,568	£-9,584,302	£-9,742,153	£-9,760,319	£-10,165,987
70% LAR : 15% LLR : 15% SO	50%	£-9,172,997	£-10,876,914	£-11,034,742	£-11,052,908	£-11,459,588

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,438,018	£2,322,263	£2,165,808	£2,148,146	£1,755,306
70% LAR : 15% LLR : 15% SO	5%	£4,179,272	£1,208,674	£1,052,802	£1,035,139	£642,770
70% LAR : 15% LLR : 15% SO	10%	£2,904,389	£79,109	£-176,243	£-193,906	£-485,966
70% LAR : 15% LLR : 15% SO	15%	£1,613,366	£-1,066,431	£-1,221,329	£-1,238,991	£-1,630,904
70% LAR : 15% LLR : 15% SO	20%	£306,205	£-2,227,945	£-2,382,450	£-2,400,113	£-2,792,041
70% LAR : 15% LLR : 15% SO	25%	£-1,017,096	£-3,411,774	£-3,568,295	£-3,586,460	£-3,989,741
70% LAR : 15% LLR : 15% SO	30%	£-2,356,534	£-4,636,629	£-4,794,924	£-4,813,090	£-5,216,718
70% LAR : 15% LLR : 15% SO	35%	£-3,724,110	£-5,879,961	£-6,038,045	£-6,056,211	£-6,460,353
70% LAR : 15% LLR : 15% SO	40%	£-5,134,342	£-7,139,720	£-7,297,656	£-7,315,823	£-7,720,644
70% LAR : 15% LLR : 15% SO	45%	£-6,581,173	£-8,415,907	£-8,573,758	£-8,591,924	£-8,997,592
70% LAR : 15% LLR : 15% SO	50%	£-8,064,602	£-9,709,519	£-9,866,347	£-9,884,513	£-10,291,193

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,322,462	£3,206,708	£3,050,252	£3,032,590	£2,639,751
70% LAR : 15% LLR : 15% SO	5%	£5,063,717	£2,093,118	£1,937,247	£1,919,584	£1,527,215
70% LAR : 15% LLR : 15% SO	10%	£3,788,834	£963,553	£808,201	£790,538	£398,478
70% LAR : 15% LLR : 15% SO	15%	£2,497,810	£-181,987	£-336,884	£-354,546	£-746,460
70% LAR : 15% LLR : 15% SO	20%	£1,190,650	£-1,343,501	£-1,498,005	£-1,515,668	£-1,907,597
70% LAR : 15% LLR : 15% SO	25%	£-132,651	£-2,527,330	£-2,683,851	£-2,702,016	£-3,105,296
70% LAR : 15% LLR : 15% SO	30%	£-1,472,090	£-3,752,184	£-3,910,480	£-3,928,646	£-4,332,273
70% LAR : 15% LLR : 15% SO	35%	£-2,839,686	£-4,995,517	£-5,153,601	£-5,171,767	£-5,575,909
70% LAR : 15% LLR : 15% SO	40%	£-4,249,898	£-6,255,276	£-6,413,212	£-6,431,378	£-6,836,200
70% LAR : 15% LLR : 15% SO	45%	£-5,676,728	£-7,531,463	£-7,689,313	£-7,707,479	£-8,113,147
70% LAR : 15% LLR : 15% SO	50%	£-7,120,158	£-8,824,075	£-8,981,903	£-8,999,069	£-9,406,749

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£475 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,494,868	£3,416,056	£3,259,600	£3,241,938	£2,849,099
70% LAR : 15% LLR : 15% SO	5%	£5,341,843	£2,406,623	£2,250,752	£2,233,090	£1,840,721
70% LAR : 15% LLR : 15% SO	10%	£4,172,680	£1,381,216	£1,225,863	£1,208,201	£816,140
70% LAR : 15% LLR : 15% SO	15%	£2,987,377	£335,513	£178,425	£160,513	£-240,300
70% LAR : 15% LLR : 15% SO	20%	£1,785,935	£-176,688	£-905,596	£-923,762	£-1,326,861
70% LAR : 15% LLR : 15% SO	25%	£568,222	£-1,850,066	£-2,006,635	£-2,026,902	£-2,430,082
70% LAR : 15% LLR : 15% SO	30%	£-892,068	£-2,969,873	£-3,128,168	£-3,146,333	£-3,549,862
70% LAR : 15% LLR : 15% SO	35%	£-1,976,997	£-4,106,108	£-4,264,192	£-4,282,357	£-4,686,489
70% LAR : 15% LLR : 15% SO	40%	£-3,278,524	£-5,258,770	£-5,416,706	£-5,434,871	£-5,839,693
70% LAR : 15% LLR : 15% SO	45%	£-4,596,651	£-6,427,859	£-6,585,709	£-6,603,874	£-7,009,542
70% LAR : 15% LLR : 15% SO	50%	£-5,931,378	£-7,613,373	£-7,771,201	£-7,789,366	£-8,196,047

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-1,685,378	£-4,764,191	£-4,820,647	£-4,938,309	£-5,331,148
70% LAR : 15% LLR : 15% SO	5%	£-2,838,404	£-5,773,624	£-5,929,495	£-5,947,157	£-6,339,526
70% LAR : 15% LLR : 15% SO	10%	£-4,007,567	£-6,799,031	£-6,954,384	£-6,972,046	£-7,364,107
70% LAR : 15% LLR : 15% SO	15%	£-5,192,870	£-7,844,734	£-8,001,822	£-8,019,734	£-8,420,547
70% LAR : 15% LLR : 15% SO	20%	£-6,394,312	£-8,926,935	£-9,085,842	£-9,104,009	£-9,507,108
70% LAR : 15% LLR : 15% SO	25%	£-7,612,025	£-10,030,313	£-10,188,882	£-10,207,048	£-10,610,329
70% LAR : 15% LLR : 15% SO	30%	£-8,872,315	£-11,150,120	£-11,308,415	£-11,326,580	£-11,730,209
70% LAR : 15% LLR : 15% SO	35%	£-10,157,244	£-12,286,355	£-12,444,438	£-12,462,604	£-12,866,746
70% LAR : 15% LLR : 15% SO	40%	£-11,458,771	£-13,439,016	£-13,596,953	£-13,615,118	£-14,019,940
70% LAR : 15% LLR : 15% SO	45%	£-12,776,898	£-14,608,106	£-14,765,956	£-14,784,121	£-15,189,789
70% LAR : 15% LLR : 15% SO	50%	£-14,111,625	£-15,793,620	£-15,951,448	£-15,969,613	£-16,376,294

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,769,930	£-1,308,283	£-1,465,338	£-1,493,000	£-1,876,840
70% LAR : 15% LLR : 15% SO	5%	£616,905	£-2,318,315	£-2,474,186	£-2,491,849	£-2,884,218
70% LAR : 15% LLR : 15% SO	10%	£-552,259	£-3,343,722	£-3,499,075	£-3,516,737	£-3,908,798
70% LAR : 15% LLR : 15% SO	15%	£-1,737,562	£-4,389,425	£-4,546,513	£-4,564,225	£-4,965,238
70% LAR : 15% LLR : 15% SO	20%	£-2,939,003	£-5,471,626	£-5,630,534	£-5,648,700	£-6,051,799
70% LAR : 15% LLR : 15% SO	25%	£-4,156,716	£-6,575,005	£-6,733,574	£-6,751,740	£-7,155,021
70% LAR : 15% LLR : 15% SO	30%	£-5,417,006	£-7,694,811	£-7,853,106	£-7,871,272	£-8,274,900
70% LAR : 15% LLR : 15% SO	35%	£-6,701,935	£-8,831,046	£-8,989,130	£-9,007,295	£-9,411,438
70% LAR : 15% LLR : 15% SO	40%	£-8,003,462	£-9,983,708	£-10,141,644	£-10,159,809	£-10,564,631
70% LAR : 15% LLR : 15% SO	45%	£-9,321,590	£-11,152,797	£-11,310,647	£-11,328,813	£-11,734,481
70% LAR : 15% LLR : 15% SO	50%	£-10,656,316	£-12,338,312	£-12,496,139	£-12,514,305	£-12,920,885

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,938,325	£-140,487	£-296,943	£-314,605	£-707,444
70% LAR : 15% LLR : 15% SO	5%	£1,785,300	£-1,149,920	£-1,305,791	£-1,323,454	£-1,715,823
70% LAR : 15% LLR : 15% SO	10%	£616,136	£-2,175,327	£-2,330,680	£-2,348,342	£-2,740,403
70% LAR : 15% LLR : 15% SO	15%	£-569,167	£-3,221,030	£-3,378,118	£-3,396,030	£-3,796,843
70% LAR : 15% LLR : 15% SO	20%	£-1,770,608	£-4,303,231	£-4,462,139	£-4,480,305	£-4,883,404
70% LAR : 15% LLR : 15% SO	25%	£-2,988,321	£-5,406,610	£-5,565,179	£-5,583,345	£-5,986,625
70% LAR : 15% LLR : 15% SO	30%	£-4,248,611	£-6,526,416	£-6,684,711	£-6,702,876	£-7,106,505
70% LAR : 15% LLR : 15% SO	35%	£-5,533,540	£-7,662,651	£-7,820,735	£-7,838,900	£-8,243,043
70% LAR : 15% LLR : 15% SO	40%	£-6,835,067	£-8,815,313	£-8,973,249	£-8,991,414	£-9,396,236
70% LAR : 15% LLR : 15% SO	45%	£-8,153,195	£-9,984,402	£-10,142,252	£-10,160,418	£-10,566,986
70% LAR : 15% LLR : 15% SO	50%	£-9,487,921	£-11,169,917	£-11,327,744	£-11,345,910	£-11,752,690

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,822,770	£743,957	£587,502	£569,840	£177,000
70% LAR : 15% LLR : 15% SO	5%	£2,669,745	£-285,476	£-421,347	£-439,009	£-831,378
70% LAR : 15% LLR : 15% SO	10%	£1,500,581	£-1,290,883	£-1,446,236	£-1,463,898	£-1,855,959
70% LAR : 15% LLR : 15% SO	15%	£315,278	£-2,336,585	£-2,493,674	£-2,511,586	£-2,912,399
70% LAR : 15% LLR : 15% SO	20%	£-886,164	£-3,418,787	£-3,577,694	£-3,595,861	£-3,998,960
70% LAR : 15% LLR : 15% SO	25%	£-2,103,877	£-4,522,165	£-4,680,734	£-4,698,900	£-5,102,181
70% LAR : 15% LLR : 15% SO	30%	£-3,364,186	£-5,641,972	£-5,800,267	£-5,818,432	£-6,222,061
70% LAR : 15% LLR : 15% SO	35%	£-4,649,096	£-6,778,206	£-6,936,290	£-6,954,455	£-7,358,588
70% LAR : 15% LLR : 15% SO	40%	£-5,950,623	£-7,930,868	£-8,088,804	£-8,106,970	£-8,511,792
70% LAR : 15% LLR : 15% SO	45%	£-7,269,750	£-9,099,957	£-9,257,808	£-9,275,973	£-9,681,641
70% LAR : 15% LLR : 15% SO	50%	£-8,603,476	£-10,285,472	£-10,443,300	£-10,461,465	£-10,868,145

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£675 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£46,788,761	£40,995,528	£40,349,996	£40,320,462	£39,657,381
70% LAR : 15% LLR : 15% SO	5%	£42,840,731	£37,319,036	£36,681,238	£36,651,703	£35,985,927
70% LAR : 15% LLR : 15% SO	10%	£38,892,656	£33,642,440	£33,012,230	£32,982,696	£32,314,225
70% LAR : 15% LLR : 15% SO	15%	£34,944,536	£29,961,575	£29,329,997	£29,300,044	£28,619,380
70% LAR : 15% LLR : 15% SO	20%	£30,996,371	£26,257,938	£25,633,770	£25,603,817	£24,920,419
70% LAR : 15% LLR : 15% SO	25%	£27,047,415	£22,554,201	£21,937,307	£21,907,355	£21,221,222
70% LAR : 15% LLR : 15% SO	30%	£23,098,856	£18,850,367	£18,240,615	£18,210,662	£17,521,797
70% LAR : 15% LLR : 15% SO	35%	£19,090,250	£15,146,436	£14,543,698	£14,513,745	£13,822,145
70% LAR : 15% LLR : 15% SO	40%	£15,111,598	£11,432,282	£10,828,001	£10,797,624	£10,093,466
70% LAR : 15% LLR : 15% SO	45%	£11,130,364	£7,690,084	£7,092,667	£7,062,291	£6,355,359
70% LAR : 15% LLR : 15% SO	50%	£7,109,870	£3,947,793	£3,357,121	£3,326,744	£2,617,040

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£23,597,761	£17,804,528	£17,158,996	£17,129,462	£16,466,381
70% LAR : 15% LLR : 15% SO	5%	£19,649,731	£14,128,036	£13,490,238	£13,460,703	£12,794,927
70% LAR : 15% LLR : 15% SO	10%	£15,701,656	£10,451,440	£9,821,230	£9,791,696	£9,123,225
70% LAR : 15% LLR : 15% SO	15%	£11,753,536	£6,770,575	£6,138,997	£6,109,044	£5,428,380
70% LAR : 15% LLR : 15% SO	20%	£7,805,371	£3,066,938	£2,442,770	£2,412,817	£1,729,419
70% LAR : 15% LLR : 15% SO	25%	£3,856,415	£-636,799	£-1,253,693	£-1,283,645	£-1,969,778
70% LAR : 15% LLR : 15% SO	30%	£-122,144	£-4,340,633	£-4,950,385	£-4,980,338	£-5,669,203
70% LAR : 15% LLR : 15% SO	35%	£-4,100,750	£-8,044,564	£-8,647,302	£-8,677,255	£-9,368,855
70% LAR : 15% LLR : 15% SO	40%	£-8,079,402	£-11,758,718	£-12,362,999	£-12,393,376	£-13,097,534
70% LAR : 15% LLR : 15% SO	45%	£-12,060,636	£-15,500,916	£-16,098,333	£-16,128,709	£-16,835,641
70% LAR : 15% LLR : 15% SO	50%	£-16,081,139	£-19,243,207	£-19,833,879	£-19,864,256	£-20,573,960

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£33,393,561	£27,600,328	£26,954,796	£26,925,262	£26,262,181
70% LAR : 15% LLR : 15% SO	5%	£29,445,531	£23,923,836	£23,286,038	£23,256,503	£22,592,727
70% LAR : 15% LLR : 15% SO	10%	£25,497,456	£20,247,240	£19,617,030	£19,587,496	£18,919,025
70% LAR : 15% LLR : 15% SO	15%	£21,549,336	£16,566,375	£15,934,797	£15,904,844	£15,224,180
70% LAR : 15% LLR : 15% SO	20%	£17,601,171	£12,862,738	£12,238,570	£12,208,617	£11,525,219
70% LAR : 15% LLR : 15% SO	25%	£13,652,215	£9,159,001	£8,542,107	£8,512,155	£7,826,022
70% LAR : 15% LLR : 15% SO	30%	£9,673,656	£5,455,167	£4,845,415	£4,815,462	£4,126,597
70% LAR : 15% LLR : 15% SO	35%	£5,695,050	£1,751,236	£1,148,498	£1,118,545	£426,945
70% LAR : 15% LLR : 15% SO	40%	£1,716,398	£-1,962,918	£-2,567,199	£-2,597,576	£-3,301,734
70% LAR : 15% LLR : 15% SO	45%	£-2,264,836	£-5,705,116	£-6,302,533	£-6,332,909	£-7,039,841
70% LAR : 15% LLR : 15% SO	50%	£-6,285,330	£-9,447,407	£-10,038,079	£-10,068,456	£-10,778,160

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£36,705,961	£30,912,728	£30,267,196	£30,237,662	£29,574,581
70% LAR : 15% LLR : 15% SO	5%	£32,757,931	£27,236,236	£26,598,438	£26,568,903	£25,903,127
70% LAR : 15% LLR : 15% SO	10%	£28,809,856	£23,559,640	£22,929,430	£22,899,896	£22,231,425
70% LAR : 15% LLR : 15% SO	15%	£24,861,736	£19,878,775	£19,247,197	£19,217,244	£18,536,580
70% LAR : 15% LLR : 15% SO	20%	£20,913,571	£16,175,138	£15,550,970	£15,521,017	£14,837,619
70% LAR : 15% LLR : 15% SO	25%	£16,964,615	£12,471,401	£11,854,507	£11,824,555	£11,138,422
70% LAR : 15% LLR : 15% SO	30%	£12,986,056	£8,767,567	£8,157,815	£8,127,862	£7,438,997
70% LAR : 15% LLR : 15% SO	35%	£9,007,450	£5,063,636	£4,460,898	£4,430,945	£3,739,345
70% LAR : 15% LLR : 15% SO	40%	£5,028,798	£1,349,482	£745,201	£714,824	£10,666
70% LAR : 15% LLR : 15% SO	45%	£1,047,564	£-2,392,716	£-2,990,133	£-3,020,509	£-3,727,441
70% LAR : 15% LLR : 15% SO	50%	£-2,972,930	£-6,135,007	£-6,725,679	£-6,756,056	£-7,465,760

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£39,213,361	£33,420,128	£32,774,596	£32,745,062	£32,081,981
70% LAR : 15% LLR : 15% SO	5%	£35,265,331	£29,743,636	£29,105,838	£29,076,303	£28,413,527
70% LAR : 15% LLR : 15% SO	10%	£31,317,256	£26,067,040	£25,436,830	£25,407,296	£24,738,825
70% LAR : 15% LLR : 15% SO	15%	£27,369,136	£22,386,175	£21,754,597	£21,724,644	£21,043,980
70% LAR : 15% LLR : 15% SO	20%	£23,420,971	£18,682,538	£18,058,370	£18,028,417	£17,345,019
70% LAR : 15% LLR : 15% SO	25%	£19,472,015	£14,978,801	£14,361,907	£14,331,955	£13,645,822
70% LAR : 15% LLR : 15% SO	30%	£15,493,456	£11,274,967	£10,665,215	£10,635,262	£9,946,397
70% LAR : 15% LLR : 15% SO	35%	£11,514,850	£7,571,036	£6,968,298	£6,938,345	£6,246,745
70% LAR : 15% LLR : 15% SO	40%	£7,536,198	£3,856,882	£3,252,601	£3,222,224	£2,518,066
70% LAR : 15% LLR : 15% SO	45%	£3,554,964	£1,144,684	£482,733	£513,109	£-1,220,041
70% LAR : 15% LLR : 15% SO	50%	£-465,530	£-2,627,607	£-3,218,279	£-3,248,656	£-4,058,360

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£650 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£42,484,950	£36,755,320	£36,109,788	£36,080,254	£35,417,173
70% LAR : 15% LLR : 15% SO	5%	£38,740,985	£33,279,877	£32,642,080	£32,612,546	£31,937,981
70% LAR : 15% LLR : 15% SO	10%	£34,996,976	£29,789,482	£29,150,354	£29,120,402	£28,442,470
70% LAR : 15% LLR : 15% SO	15%	£31,252,921	£26,288,907	£25,657,329	£25,627,377	£24,946,712
70% LAR : 15% LLR : 15% SO	20%	£27,504,177	£22,788,231	£22,164,064	£22,134,111	£21,450,713
70% LAR : 15% LLR : 15% SO	25%	£23,731,670	£19,287,457	£18,670,562	£18,640,610	£17,954,478
70% LAR : 15% LLR : 15% SO	30%	£19,958,116	£15,786,583	£15,176,831	£15,146,879	£14,458,013
70% LAR : 15% LLR : 15% SO	35%	£16,186,516	£12,279,984	£11,668,716	£11,638,338	£10,936,953
70% LAR : 15% LLR : 15% SO	40%	£12,413,869	£8,743,182	£8,138,901	£8,108,525	£7,404,366
70% LAR : 15% LLR : 15% SO	45%	£8,609,310	£5,206,286	£4,608,870	£4,578,494	£3,871,563
70% LAR : 15% LLR : 15% SO	50%	£4,797,198	£1,659,351	£1,060,321	£1,029,514	£309,768

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,293,950	£13,564,320	£12,918,788	£12,889,254	£12,226,173
70% LAR : 15% LLR : 15% SO	5%	£15,549,985	£10,088,877	£9,451,080	£9,421,546	£8,746,981
70% LAR : 15% LLR : 15% SO	10%	£11,805,976	£6,598,482	£5,959,354	£5,929,402	£5,251,470
70% LAR : 15% LLR : 15% SO	15%	£8,061,921	£3,097,907	£2,466,329	£2,436,377	£1,755,712
70% LAR : 15% LLR : 15% SO	20%	£4,313,177	£-402,769	£-1,026,936	£-1,056,889	£-1,740,287
70% LAR : 15% LLR : 15% SO	25%	£540,670	£-3,903,543	£-4,520,438	£-4,550,390	£-5,236,522
70% LAR : 15% LLR : 15% SO	30%	£-3,231,884	£-7,404,417	£-8,014,169	£-8,044,121	£-8,732,987
70% LAR : 15% LLR : 15% SO	35%	£-7,004,484	£-10,911,016	£-11,522,284	£-11,552,661	£-12,254,047
70% LAR : 15% LLR : 15% SO	40%	£-10,777,131	£-14,447,818	£-15,052,099	£-15,082,475	£-15,786,534
70% LAR : 15% LLR : 15% SO	45%	£-14,581,690	£-17,984,714	£-18,582,130	£-18,612,506	£-19,319,437
70% LAR : 15% LLR : 15% SO	50%	£-18,393,802	£-21,531,649	£-22,130,679	£-22,161,486	£-22,861,292

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£29,089,750	£23,360,120	£22,714,588	£22,685,054	£22,021,973
70% LAR : 15% LLR : 15% SO	5%	£25,345,785	£19,884,677	£19,246,880	£19,217,346	£18,542,781
70% LAR : 15% LLR : 15% SO	10%	£21,601,776	£16,394,282	£15,755,154	£15,725,202	£15,047,270
70% LAR : 15% LLR : 15% SO	15%	£17,857,721	£12,893,707	£12,262,129	£12,232,177	£11,551,512
70% LAR : 15% LLR : 15% SO	20%	£14,108,977	£9,393,031	£8,768,864	£8,738,911	£8,055,513
70% LAR : 15% LLR : 15% SO	25%	£10,336,470	£5,892,257	£5,275,362	£5,245,410	£4,559,278
70% LAR : 15% LLR : 15% SO	30%	£6,563,916	£2,391,383	£1,781,631	£1,751,679	£1,062,813
70% LAR : 15% LLR : 15% SO	35%	£2,791,316	£-1,115,216	£-1,726,484	£-1,756,861	£-2,458,247
70% LAR : 15% LLR : 15% SO	40%	£-981,331	£-4,652,018	£-5,256,299	£-5,286,675	£-5,990,834
70% LAR : 15% LLR : 15% SO	45%	£-4,785,890	£-8,188,914	£-8,786,330	£-8,816,706	£-9,523,637
70% LAR : 15% LLR : 15% SO	50%	£-8,598,002	£-11,735,849	£-12,334,879	£-12,365,686	£-13,065,432

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£32,402,150	£26,672,520	£26,026,988	£25,997,454	£25,334,373
70% LAR : 15% LLR : 15% SO	5%	£28,658,185	£23,197,077	£22,559,280	£22,529,746	£21,855,181
70% LAR : 15% LLR : 15% SO	10%	£24,914,176	£19,706,682	£19,067,554	£19,037,602	£18,359,670
70% LAR : 15% LLR : 15% SO	15%	£21,170,121	£16,206,107	£15,574,529	£15,544,577	£14,863,912
70% LAR : 15% LLR : 15% SO	20%	£17,421,377	£12,705,431	£12,081,264	£12,051,311	£11,367,913
70% LAR : 15% LLR : 15% SO	25%	£13,648,870	£9,204,657	£8,587,762	£8,557,810	£7,871,678
70% LAR : 15% LLR : 15% SO	30%	£9,876,316	£5,703,783	£5,094,031	£5,064,079	£4,375,213
70% LAR : 15% LLR : 15% SO	35%	£6,103,716	£2,197,184	£1,585,916	£1,555,939	£854,153
70% LAR : 15% LLR : 15% SO	40%	£2,331,069	£-1,339,618	£-1,943,899	£-1,974,275	£-2,678,434
70% LAR : 15% LLR : 15% SO	45%	£-1,475,990	£-4,876,514	£-5,473,930	£-5,504,306	£-6,211,237
70% LAR : 15% LLR : 15% SO	50%	£-5,285,602	£-8,423,449	£-9,022,479	£-9,053,286	£-9,773,032

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£34,909,550	£29,179,920	£28,534,388	£28,504,854	£27,841,773
70% LAR : 15% LLR : 15% SO	5%	£31,165,585	£25,704,477	£25,066,680	£25,037,146	£24,362,581
70% LAR : 15% LLR : 15% SO	10%	£27,421,576	£22,214,082	£21,574,954	£21,545,002	£20,867,070
70% LAR : 15% LLR : 15% SO	15%	£23,677,521	£18,713,507	£18,081,929	£18,051,977	£17,371,312
70% LAR : 15% LLR : 15% SO	20%	£19,928,777	£15,212,831	£14,588,664	£14,558,711	£13,875,313
70% LAR : 15% LLR : 15% SO	25%	£16,156,270	£11,712,057	£11,095,162	£11,065,210	£10,379,078
70% LAR : 15% LLR : 15% SO	30%	£12,383,716	£8,211,183	£7,601,431	£7,571,479	£6,882,613
70% LAR : 15% LLR : 15% SO	35%	£8,611,116	£4,704,584	£4,093,316	£4,062,939	£3,361,553
70% LAR : 15% LLR : 15% SO	40%	£4,838,469	£1,167,782	£533,501	£533,125	£-171,034
70% LAR : 15% LLR : 15% SO	45%	£1,033,910	£-2,369,114	£-2,986,530	£-2,996,906	£-3,703,637
70% LAR : 15% LLR : 15% SO	50%	£-2,776,202	£-5,916,049	£-6,515,079	£-6,545,886	£-7,268,632

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£600 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£33,877,329	£28,227,217	£27,572,551	£27,542,598	£26,870,135
70% LAR : 15% LLR : 15% SO	5%	£30,543,600	£25,134,878	£24,488,054	£24,458,102	£23,782,905
70% LAR : 15% LLR : 15% SO	10%	£27,185,803	£22,042,433	£21,403,305	£21,373,352	£20,695,421
70% LAR : 15% LLR : 15% SO	15%	£23,827,532	£18,949,885	£18,318,306	£18,288,355	£17,607,690
70% LAR : 15% LLR : 15% SO	20%	£20,469,218	£15,857,236	£15,233,068	£15,203,116	£14,519,717
70% LAR : 15% LLR : 15% SO	25%	£17,110,856	£12,765,951	£12,128,328	£12,097,951	£11,402,109
70% LAR : 15% LLR : 15% SO	30%	£13,752,450	£9,674,666	£9,011,702	£8,981,326	£8,282,712
70% LAR : 15% LLR : 15% SO	35%	£10,372,920	£6,583,381	£5,894,850	£5,864,473	£5,163,087
70% LAR : 15% LLR : 15% SO	40%	£6,979,831	£3,492,096	£2,777,775	£2,747,398	£2,034,970
70% LAR : 15% LLR : 15% SO	45%	£3,586,697	£227,463	£-383,762	£-415,005	£-1,142,085
70% LAR : 15% LLR : 15% SO	50%	£164,802	£-2,979,473	£-3,586,981	£-3,618,223	£-4,348,154

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,686,329	£5,036,217	£4,381,551	£4,351,598	£3,679,135
70% LAR : 15% LLR : 15% SO	5%	£7,352,600	£1,943,878	£1,297,054	£1,267,102	£591,905
70% LAR : 15% LLR : 15% SO	10%	£3,994,803	£-1,148,567	£-1,787,695	£-1,817,648	£-2,495,579
70% LAR : 15% LLR : 15% SO	15%	£636,532	£-4,241,115	£-4,872,694	£-4,902,645	£-5,583,310
70% LAR : 15% LLR : 15% SO	20%	£-2,721,782	£-7,333,764	£-7,957,932	£-7,987,884	£-8,671,283
70% LAR : 15% LLR : 15% SO	25%	£-6,080,144	£-10,437,049	£-11,062,672	£-11,093,049	£-11,788,891
70% LAR : 15% LLR : 15% SO	30%	£-9,438,550	£-13,560,917	£-14,179,298	£-14,209,674	£-14,908,288
70% LAR : 15% LLR : 15% SO	35%	£-12,818,080	£-16,684,882	£-17,296,150	£-17,326,527	£-18,027,913
70% LAR : 15% LLR : 15% SO	40%	£-16,211,169	£-19,808,944	£-20,413,225	£-20,443,602	£-21,156,030
70% LAR : 15% LLR : 15% SO	45%	£-19,604,303	£-22,963,537	£-23,574,762	£-23,606,005	£-24,333,085
70% LAR : 15% LLR : 15% SO	50%	£-23,026,198	£-26,170,473	£-26,777,981	£-26,809,223	£-27,539,154

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,482,129	£14,832,017	£14,177,351	£14,147,398	£13,474,935
70% LAR : 15% LLR : 15% SO	5%	£17,148,400	£11,739,678	£11,092,854	£11,062,902	£10,387,705
70% LAR : 15% LLR : 15% SO	10%	£13,790,603	£8,647,233	£8,008,105	£7,978,152	£7,300,221
70% LAR : 15% LLR : 15% SO	15%	£10,432,332	£5,554,685	£4,923,106	£4,893,155	£4,212,490
70% LAR : 15% LLR : 15% SO	20%	£7,074,018	£2,462,036	£1,837,868	£1,807,916	£1,124,517
70% LAR : 15% LLR : 15% SO	25%	£3,715,656	£-641,249	£-1,266,872	£-1,297,249	£-1,993,091
70% LAR : 15% LLR : 15% SO	30%	£357,250	£-3,765,117	£-4,383,498	£-4,413,874	£-5,112,488
70% LAR : 15% LLR : 15% SO	35%	£-3,022,280	£-6,889,082	£-7,500,350	£-7,530,727	£-8,232,113
70% LAR : 15% LLR : 15% SO	40%	£-6,415,369	£-10,013,144	£-10,617,425	£-10,647,802	£-11,360,230
70% LAR : 15% LLR : 15% SO	45%	£-9,808,503	£-13,167,737	£-13,778,962	£-13,810,205	£-14,537,285
70% LAR : 15% LLR : 15% SO	50%	£-13,230,398	£-16,374,673	£-16,982,181	£-17,013,423	£-17,743,354

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£23,794,529	£18,144,417	£17,489,751	£17,459,798	£16,787,335
70% LAR : 15% LLR : 15% SO	5%	£20,460,800	£15,052,078	£14,405,254	£14,375,302	£13,700,105
70% LAR : 15% LLR : 15% SO	10%	£17,103,003	£11,959,633	£11,320,505	£11,290,552	£10,612,621
70% LAR : 15% LLR : 15% SO	15%	£13,744,732	£8,867,085	£8,235,506	£8,205,555	£7,524,890
70% LAR : 15% LLR : 15% SO	20%	£10,386,418	£5,774,436	£5,150,268	£5,120,316	£4,436,917
70% LAR : 15% LLR : 15% SO	25%	£7,028,056	£2,671,151	£2,045,528	£2,015,151	£1,319,309
70% LAR : 15% LLR : 15% SO	30%	£3,669,650	£-452,717	£-1,071,098	£-1,041,474	£-1,800,088
70% LAR : 15% LLR : 15% SO	35%	£290,120	£-3,576,682	£-4,187,950	£-4,218,327	£-4,919,713
70% LAR : 15% LLR : 15% SO	40%	£-3,102,989	£-6,700,744	£-7,305,025	£-7,335,402	£-8,047,830
70% LAR : 15% LLR : 15% SO	45%	£-6,496,103	£-9,855,337	£-10,466,562	£-10,497,805	£-11,224,885
70% LAR : 15% LLR : 15% SO	50%	£-9,917,998	£-13,062,273	£-13,669,781	£-13,701,023	£-14,430,954

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£26,301,929	£20,851,817	£19,997,151	£19,967,198	£19,294,735
70% LAR : 15% LLR : 15% SO	5%	£22,968,200	£17,559,478	£16,912,654	£16,882,702	£16,207,505
70% LAR : 15% LLR : 15% SO	10%	£19,610,403	£14,467,033	£13,827,905	£13,797,952	£13,120,021
70% LAR : 15% LLR : 15% SO	15%	£16,252,132	£11,374,485	£10,742,906	£10,712,955	£10,032,290
70% LAR : 15% LLR : 15% SO	20%	£12,893,818	£8,281,836	£7,657,668	£7,627,716	£6,944,317
70% LAR : 15% LLR : 15% SO	25%	£9,535,456	£5,178,551	£4,552,928	£4,522,551	£3,826,709
70% LAR : 15% LLR : 15% SO	30%	£6,177,050	£2,054,683	£1,436,302	£1,405,926	£707,312
70% LAR : 15% LLR : 15% SO	35%	£2,797,520	£-1,069,282	£-1,680,550	£-1,710,927	£-2,412,313
70% LAR : 15% LLR : 15% SO	40%	£-6,595,569	£-4,193,344	£-4,797,625	£-4,828,002	£-5,540,430
70% LAR : 15% LLR : 15% SO	45%	£-10,008,703	£-7,347,837	£-7,969,162	£-7,999,405	£-8,717,485
70% LAR : 15% LLR : 15% SO	50%	£-13,410,598	£-10,554,873	£-11,162,381	£-11,193,623	£-11,923,654

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£550 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£25,210,653	£19,664,114	£19,009,447	£18,979,495	£18,307,031
70% LAR : 15% LLR : 15% SO	5%	£22,249,368	£16,962,801	£16,315,977	£16,286,025	£15,609,770
70% LAR : 15% LLR : 15% SO	10%	£19,288,036	£14,252,911	£13,604,739	£13,574,363	£12,886,838
70% LAR : 15% LLR : 15% SO	15%	£16,326,659	£11,524,844	£10,884,327	£10,853,952	£10,163,655
70% LAR : 15% LLR : 15% SO	20%	£13,364,644	£8,796,674	£8,163,673	£8,133,297	£7,440,228
70% LAR : 15% LLR : 15% SO	25%	£10,373,126	£6,068,403	£5,442,778	£5,412,403	£4,716,561
70% LAR : 15% LLR : 15% SO	30%	£7,381,560	£3,340,033	£2,720,400	£2,689,594	£1,981,084
70% LAR : 15% LLR : 15% SO	35%	£4,389,949	£583,284	£37,142	£37,142	£-789,762
70% LAR : 15% LLR : 15% SO	40%	£1,383,482	£-2,211,905	£-2,833,410	£-2,864,651	£-3,588,880
70% LAR : 15% LLR : 15% SO	45%	£-1,670,991	£-5,019,478	£-5,642,618	£-5,674,301	£-6,411,671
70% LAR : 15% LLR : 15% SO	50%	£-4,750,459	£-7,868,885	£-8,484,990	£-8,516,673	£-9,256,934

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,019,653	£-3,526,886	£-4,161,553	£-4,211,505	£-4,883,869
70% LAR : 15% LLR : 15% SO	5%	£-941,632	£-6,228,199	£-6,875,023	£-6,904,975	£-7,581,230
70% LAR : 15% LLR : 15% SO	10%	£-3,902,964	£-8,938,089	£-9,586,261	£-9,616,637	£-10,304,162
70% LAR : 15% LLR : 15% SO	15%	£-6,864,341	£-11,666,156	£-12,306,673	£-12,337,048	£-13,027,345
70% LAR : 15% LLR : 15% SO	20%	£-9,826,356	£-14,394,326	£-15,027,327	£-15,057,703	£-15,770,772
70% LAR : 15% LLR : 15% SO	25%	£-12,817,874	£-17,122,597	£-17,748,222	£-17,778,597	£-18,474,439
70% LAR : 15% LLR : 15% SO	30%	£-15,809,440	£-19,850,967	£-20,470,600	£-20,501,406	£-21,209,906
70% LAR : 15% LLR : 15% SO	35%	£-18,801,051	£-22,607,705	£-23,228,142	£-23,259,385	£-23,980,762
70% LAR : 15% LLR : 15% SO	40%	£-21,807,518	£-25,402,905	£-26,024,410	£-26,055,651	£-26,779,880
70% LAR : 15% LLR : 15% SO	45%	£-24,861,991	£-28,210,478	£-28,833,618	£-28,865,301	£-29,602,671
70% LAR : 15% LLR : 15% SO	50%	£-27,941,459	£-31,059,885	£-31,675,990	£-31,707,673	£-32,447,894

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,815,453	£6,268,914	£5,614,247	£5,584,295	£4,911,831
70% LAR : 15% LLR : 15% SO	5%	£8,854,168	£3,567,601	£2,920,777	£2,890,825	£2,214,570
70% LAR : 15% LLR : 15% SO	10%	£5,892,836	£857,711	£209,539	£179,163	£-808,362
70% LAR : 15% LLR : 15% SO	15%	£2,931,459	£-1,870,356	£-2,510,873	£-2,541,248	£-3,231,545
70% LAR : 15% LLR : 15% SO	20%	£-30,556	£-4,598,526	£-5,231,527	£-5,261,903	£-5,954,972
70% LAR : 15% LLR : 15% SO	25%	£-3,022,074	£-7,326,797	£-7,952,422	£-7,982,797	£-8,678,639
70% LAR : 15% LLR : 15% SO	30%	£-6,013,640	£-10,055,167	£-10,674,800	£-10,705,606	£-11,414,106
70% LAR : 15% LLR : 15% SO	35%	£-9,005,251	£-12,811,905	£-13,432,342	£-13,463,585	£-14,184,962
70% LAR : 15% LLR : 15% SO	40%	£-12,011,718	£-15,607,105	£-16,228,610	£-16,259,851	£-16,994,080
70% LAR : 15% LLR : 15% SO	45%	£-15,066,191	£-18,414,678	£-19,037,818	£-19,069,501	£-19,906,971
70% LAR : 15% LLR : 15% SO	50%	£-18,145,659	£-21,264,085	£-21,880,190	£-21,911,873	£-22,652,134

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,127,853	£9,581,314	£8,926,647	£8,896,695	£8,224,231
70% LAR : 15% LLR : 15% SO	5%	£12,166,568	£6,880,001	£6,233,177	£6,203,225	£5,526,970
70% LAR : 15% LLR : 15% SO	10%	£9,205,236	£4,170,111	£3,521,939	£3,491,563	£2,804,038
70% LAR : 15% LLR : 15% SO	15%	£6,243,859	£1,442,044	£801,527	£771,152	£80,855
70% LAR : 15% LLR : 15% SO	20%	£3,281,844	£-1,286,126	£-1,919,127	£-1,949,503	£-2,642,572
70% LAR : 15% LLR : 15% SO	25%	£290,326	£-4,014,397	£-4,640,022	£-4,670,397	£-5,366,239
70% LAR : 15% LLR : 15% SO	30%	£-2,701,240	£-6,742,767	£-7,362,400	£-7,393,206	£-8,101,706
70% LAR : 15% LLR : 15% SO	35%	£-5,692,851	£-9,499,506	£-10,119,942	£-10,151,185	£-10,872,562
70% LAR : 15% LLR : 15% SO	40%	£-8,699,318	£-12,294,705	£-12,916,210	£-12,947,451	£-13,671,680
70% LAR : 15% LLR : 15% SO	45%	£-11,753,791	£-15,102,278	£-15,725,418	£-15,757,101	£-16,494,471
70% LAR : 15% LLR : 15% SO	50%	£-14,833,259	£-17,951,685	£-18,567,790	£-18,599,473	£-19,339,794

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£17,635,253	£12,088,714	£11,434,047	£11,404,095	£10,731,631
70% LAR : 15% LLR : 15% SO	5%	£14,673,968	£9,387,401	£8,740,577	£8,710,625	£8,034,370
70% LAR : 15% LLR : 15% SO	10%	£11,712,636	£6,677,511	£6,029,339	£5,998,963	£5,311,438
70% LAR : 15% LLR : 15% SO	15%	£8,751,259	£3,949,444	£3,308,927	£3,278,552	£2,588,255
70% LAR : 15% LLR : 15% SO	20%	£5,789,244	£1,221,274	£588,273	£587,897	£-135,172
70% LAR : 15% LLR : 15% SO	25%	£2,797,726	£-1,506,997	£-2,132,622	£-2,162,997	£-2,858,839
70% LAR : 15% LLR : 15% SO	30%	£-193,840	£-4,235,367	£-4,855,000	£-4,885,806	£-5,594,306
70% LAR : 15% LLR : 15% SO	35%	£-3,185,451	£-6,992,105	£-7,612,542	£-7,643,785	£-8,365,162
70% LAR : 15% LLR : 15% SO	40%	£-6,191,918	£-9,787,305	£-10,408,810	£-10,440,051	£-11,164,280
70% LAR : 15% LLR : 15% SO	45%	£-9,245,391	£-12,594,878	£-13,216,018	£-13,249,701	£-13,997,071
70% LAR : 15% LLR : 15% SO	50%	£-12,325,859	£-15,444,285	£-16,060,390	£-16,092,073	£-16,832,334

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£500 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,519,103	£11,236,483	£10,572,552	£10,542,176	£9,860,197
70% LAR : 15% LLR : 15% SO	5%	£13,931,506	£8,878,957	£8,222,981	£8,192,604	£7,507,853
70% LAR : 15% LLR : 15% SO	10%	£11,325,696	£6,521,325	£5,873,153	£5,842,776	£5,155,252
70% LAR : 15% LLR : 15% SO	15%	£8,719,839	£4,163,589	£3,523,074	£3,492,697	£2,798,159
70% LAR : 15% LLR : 15% SO	20%	£6,113,936	£1,789,988	£1,148,030	£1,117,224	£414,347
70% LAR : 15% LLR : 15% SO	25%	£3,507,996	£-607,208	£-1,250,665	£-1,281,306	£-1,997,581
70% LAR : 15% LLR : 15% SO	30%	£978,060	£-3,029,838	£-3,665,844	£-3,697,086	£-4,415,612
70% LAR : 15% LLR : 15% SO	35%	£-1,787,176	£-5,457,795	£-6,095,383	£-6,127,066	£-6,858,651
70% LAR : 15% LLR : 15% SO	40%	£-4,464,886	£-7,920,442	£-8,550,741	£-8,582,425	£-9,316,903
70% LAR : 15% LLR : 15% SO	45%	£-7,181,942	£-10,383,187	£-11,006,327	£-11,038,011	£-11,775,380
70% LAR : 15% LLR : 15% SO	50%	£-9,903,257	£-12,846,030	£-13,462,134	£-13,493,818	£-14,234,079

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,671,897	£-11,954,517	£-12,618,446	£-12,648,624	£-13,330,903
70% LAR : 15% LLR : 15% SO	5%	£-9,259,494	£-14,312,043	£-14,968,019	£-14,998,396	£-15,683,147
70% LAR : 15% LLR : 15% SO	10%	£-11,865,304	£-16,669,675	£-17,317,847	£-17,348,224	£-18,035,748
70% LAR : 15% LLR : 15% SO	15%	£-14,471,161	£-19,027,411	£-19,667,926	£-19,698,303	£-20,392,841
70% LAR : 15% LLR : 15% SO	20%	£-17,077,064	£-21,401,012	£-22,042,970	£-22,073,778	£-22,776,653
70% LAR : 15% LLR : 15% SO	25%	£-19,683,014	£-23,798,208	£-24,441,665	£-24,472,906	£-25,188,581
70% LAR : 15% LLR : 15% SO	30%	£-22,312,940	£-26,220,838	£-26,856,844	£-26,888,086	£-27,606,812
70% LAR : 15% LLR : 15% SO	35%	£-24,978,176	£-28,648,795	£-29,286,383	£-29,318,066	£-30,049,651
70% LAR : 15% LLR : 15% SO	40%	£-27,655,886	£-31,111,442	£-31,741,741	£-31,773,425	£-32,507,903
70% LAR : 15% LLR : 15% SO	45%	£-30,372,942	£-33,574,187	£-34,197,327	£-34,229,011	£-34,966,380
70% LAR : 15% LLR : 15% SO	50%	£-33,094,257	£-36,037,030	£-36,653,134	£-36,684,818	£-37,425,079

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,123,903	£-2,158,717	£-2,822,649	£-2,853,024	£-3,535,003
70% LAR : 15% LLR : 15% SO	5%	£536,306	£-4,516,243	£-5,172,219	£-5,202,596	£-5,887,347
70% LAR : 15% LLR : 15% SO	10%	£-2,069,504	£-6,873,875	£-7,522,047	£-7,552,424	£-8,239,948
70% LAR : 15% LLR : 15% SO	15%	£-4,675,361	£-9,231,611	£-9,872,126	£-9,902,503	£-10,597,041
70% LAR : 15% LLR : 15% SO	20%	£-7,281,264	£-11,605,212	£-12,247,170	£-12,277,978	£-12,980,853
70% LAR : 15% LLR : 15% SO	25%	£-9,887,214	£-14,002,408	£-14,646,865	£-14,677,106	£-15,392,781
70% LAR : 15% LLR : 15% SO	30%	£-12,517,140	£-16,425,038	£-17,061,044	£-17,092,286	£-17,810,812
70% LAR : 15% LLR : 15% SO	35%	£-15,182,376	£-18,852,995	£-19,490,583	£-19,522,266	£-20,253,851
70% LAR : 15% LLR : 15% SO	40%	£-17,860,086	£-21,315,642	£-21,945,941	£-21,977,625	£-22,712,103
70% LAR : 15% LLR : 15% SO	45%	£-20,577,142	£-23,778,387	£-24,401,527	£-24,433,211	£-25,170,580
70% LAR : 15% LLR : 15% SO	50%	£-23,296,457	£-26,241,230	£-26,857,334	£-26,889,018	£-27,629,279

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,436,303	£1,153,683	£489,752	£459,376	£-222,603
70% LAR : 15% LLR : 15% SO	5%	£3,848,706	£-1,203,843	£-1,859,819	£-1,890,195	£-2,574,947
70% LAR : 15% LLR : 15% SO	10%	£1,242,896	£-3,561,475	£-4,209,647	£-4,240,024	£-4,927,548
70% LAR : 15% LLR : 15% SO	15%	£-1,362,961	£-5,919,211	£-6,559,726	£-6,590,103	£-7,284,641
70% LAR : 15% LLR : 15% SO	20%	£-3,968,864	£-8,292,812	£-8,934,770	£-8,965,576	£-9,668,453
70% LAR : 15% LLR : 15% SO	25%	£-6,574,814	£-10,690,008	£-11,333,465	£-11,364,706	£-12,080,381
70% LAR : 15% LLR : 15% SO	30%	£-9,204,740	£-13,112,638	£-13,748,644	£-13,779,886	£-14,498,412
70% LAR : 15% LLR : 15% SO	35%	£-11,869,976	£-15,540,595	£-16,178,183	£-16,209,866	£-16,941,451
70% LAR : 15% LLR : 15% SO	40%	£-14,547,686	£-18,003,242	£-18,533,541	£-18,565,225	£-19,399,703
70% LAR : 15% LLR : 15% SO	45%	£-17,264,742	£-20,485,987	£-21,089,127	£-21,120,811	£-21,858,180
70% LAR : 15% LLR : 15% SO	50%	£-19,986,057	£-22,928,530	£-23,544,934	£-23,576,618	£-24,316,879

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,943,703	£3,661,083	£2,997,152	£2,966,776	£2,284,797
70% LAR : 15% LLR : 15% SO	5%	£6,356,106	£1,303,557	£647,581	£617,204	£-67,547
70% LAR : 15% LLR : 15% SO	10%	£3,750,296	£-1,054,075	£-1,702,247	£-1,732,624	£-2,420,148
70% LAR : 15% LLR : 15% SO	15%	£1,144,439	£-3,411,811	£-4,052,326	£-4,082,703	£-4,777,241
70% LAR : 15% LLR : 15% SO	20%	£-1,461,464	£-5,785,412	£-6,427,370	£-6,458,176	£-7,161,053
70% LAR : 15% LLR : 15% SO	25%	£-4,067,414	£-8,182,608	£-8,826,065	£-8,857,306	£-9,572,981
70% LAR : 15% LLR : 15% SO	30%	£-6,697,340	£-10,605,238	£-11,241,244	£-11,272,486	£-11,991,012
70% LAR : 15% LLR : 15% SO	35%	£-9,362,576	£-13,033,195	£-13,670,783	£-13,702,466	£-14,434,051
70% LAR : 15% LLR : 15% SO	40%	£-12,040,286	£-15,495,842	£-16,126,141	£-16,157,825	£-16,892,303
70% LAR : 15% LLR : 15% SO	45%	£-14,757,342	£-17,958,587	£-18,581,727	£-18,613,411	£-19,350,780
70% LAR : 15% LLR : 15% SO	50%	£-17,478,657	£-20,421,430	£-21,037,534	£-21,069,218	£-21,809,479

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£475 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,140,778	£6,904,963	£6,241,033	£6,210,656	£5,528,676
70% LAR : 15% LLR : 15% SO	5%	£9,721,112	£4,730,785	£4,074,808	£4,044,433	£3,359,680
70% LAR : 15% LLR : 15% SO	10%	£7,301,399	£2,548,522	£1,891,177	£1,860,371	£1,163,117
70% LAR : 15% LLR : 15% SO	15%	£4,881,640	£345,817	£-308,061	£-339,303	£-1,049,275
70% LAR : 15% LLR : 15% SO	20%	£2,456,833	£-1,883,270	£-2,534,313	£-2,565,556	£-3,278,378
70% LAR : 15% LLR : 15% SO	25%	£5,228	£-4,117,355	£-4,780,811	£-4,792,052	£-5,507,728
70% LAR : 15% LLR : 15% SO	30%	£-2,481,044	£-6,367,831	£-7,012,838	£-7,044,521	£-7,773,216
70% LAR : 15% LLR : 15% SO	35%	£-4,968,371	£-8,638,992	£-9,276,579	£-9,308,262	£-10,039,849
70% LAR : 15% LLR : 15% SO	40%	£-7,495,333	£-10,910,253	£-11,540,552	£-11,572,236	£-12,306,713
70% LAR : 15% LLR : 15% SO	45%	£-10,022,343	£-13,181,612	£-13,804,752	£-13,836,437	£-14,573,805
70% LAR : 15% LLR : 15% SO	50%	£-12,549,401	£-15,453,070	£-16,069,174	£-16,100,858	£-16,841,119

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-11,050,222	£-16,286,037	£-16,949,367	£-16,880,344	£-17,662,324
70% LAR : 15% LLR : 15% SO	5%	£-13,469,888	£-18,460,215	£-19,116,192	£-19,146,567	£-19,831,320
70% LAR : 15% LLR : 15% SO	10%	£-15,889,601	£-20,642,478	£-21,299,823	£-21,330,629	£-22,027,883
70% LAR : 15% LLR : 15% SO	15%	£-18,309,360	£-22,845,183	£-23,499,061	£-23,530,303	£-24,240,275
70% LAR : 15% LLR : 15% SO	20%	£-20,734,167	£-25,074,270	£-25,725,313	£-25,756,556	£-26,469,378
70% LAR : 15% LLR : 15% SO	25%	£-23,185,772	£-27,308,355	£-27,951,811	£-27,983,052	£-28,698,728
70% LAR : 15% LLR : 15% SO	30%	£-25,672,044	£-29,558,831	£-30,203,838	£-30,235,521	£-30,964,216
70% LAR : 15% LLR : 15% SO	35%	£-28,159,371	£-31,829,992	£-32,467,579	£-32,499,262	£-33,230,849
70% LAR : 15% LLR : 15% SO	40%	£-30,686,333	£-34,101,253	£-34,731,552	£-34,763,236	£-35,497,713
70% LAR : 15% LLR : 15% SO	45%	£-33,213,343	£-36,372,612	£-36,995,752	£-37,027,437	£-37,764,805
70% LAR : 15% LLR : 15% SO	50%	£-35,740,401	£-38,644,070	£-39,260,174	£-39,291,858	£-40,032,119

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-1,254,422	£-6,490,237	£-7,154,167	£-7,184,544	£-7,866,524
70% LAR : 15% LLR : 15% SO	5%	£-3,674,088	£-8,664,415	£-9,320,392	£-9,350,767	£-10,035,520
70% LAR : 15% LLR : 15% SO	10%	£-6,093,801	£-10,846,678	£-11,504,023	£-11,534,629	£-12,232,083
70% LAR : 15% LLR : 15% SO	15%	£-8,513,560	£-13,049,383	£-13,703,261	£-13,734,503	£-14,444,475
70% LAR : 15% LLR : 15% SO	20%	£-10,938,367	£-15,278,470	£-15,929,513	£-15,960,756	£-16,673,578
70% LAR : 15% LLR : 15% SO	25%	£-13,389,972	£-17,512,555	£-18,156,011	£-18,187,252	£-18,902,928
70% LAR : 15% LLR : 15% SO	30%	£-15,876,244	£-19,763,031	£-20,408,038	£-20,439,721	£-21,168,416
70% LAR : 15% LLR : 15% SO	35%	£-18,363,571	£-22,034,192	£-22,671,779	£-22,703,462	£-23,435,049
70% LAR : 15% LLR : 15% SO	40%	£-20,890,533	£-24,305,453	£-24,935,752	£-24,967,436	£-25,701,913
70% LAR : 15% LLR : 15% SO	45%	£-23,417,543	£-26,576,812	£-27,199,952	£-27,231,637	£-27,969,005
70% LAR : 15% LLR : 15% SO	50%	£-25,944,601	£-28,848,270	£-29,464,374	£-29,496,058	£-30,236,319

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,057,978	£-3,177,837	£-3,841,767	£-3,872,144	£-4,544,124
70% LAR : 15% LLR : 15% SO	5%	£-361,688	£-5,352,015	£-6,007,992	£-6,038,367	£-6,723,120
70% LAR : 15% LLR : 15% SO	10%	£-2,781,401	£-7,534,278	£-8,191,623	£-8,222,429	£-8,919,683
70% LAR : 15% LLR : 15% SO	15%	£-5,201,160	£-9,736,983	£-10,390,861	£-10,422,103	£-11,132,075
70% LAR : 15% LLR : 15% SO	20%	£-7,625,967	£-11,966,070	£-12,617,113	£-12,648,356	£-13,381,178
70% LAR : 15% LLR : 15% SO	25%	£-10,077,572	£-14,200,155	£-14,843,611	£-14,874,852	£-15,590,528
70% LAR : 15% LLR : 15% SO	30%	£-12,563,844	£-16,450,631	£-17,095,638	£-17,127,321	£-17,856,016
70% LAR : 15% LLR : 15% SO	35%	£-15,051,171	£-18,721,792	£-19,359,379	£-19,391,062	£-20,122,649
70% LAR : 15% LLR : 15% SO	40%	£-17,578,133	£-20,993,053	£-21,623,352	£-21,655,036	£-22,399,513
70% LAR : 15% LLR : 15% SO	45%	£-20,105,143	£-23,264,412	£-23,887,552	£-23,919,237	£-24,656,805
70% LAR : 15% LLR : 15% SO	50%	£-22,632,201	£-25,535,870	£-26,151,974	£-26,183,658	£-26,923,819

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,565,378	£-670,437	£-1,334,367	£-1,364,744	£-2,046,724
70% LAR : 15% LLR : 15% SO	5%	£2,145,712	£-2,844,615	£-3,500,592	£-3,530,967	£-4,215,720
70% LAR : 15% LLR : 15% SO	10%	£-274,001	£-5,026,878	£-5,684,223	£-5,715,029	£-6,412,283
70% LAR : 15% LLR : 15% SO	15%	£-2,693,760	£-7,229,583	£-7,883,461	£-7,914,703	£-8,624,675
70% LAR : 15% LLR : 15% SO	20%	£-5,118,567	£-9,458,670	£-10,109,713	£-10,140,956	£-10,853,778
70% LAR : 15% LLR : 15% SO	25%	£-7,570,172	£-11,692,755	£-12,336,211	£-12,367,452	£-13,083,128
70% LAR : 15% LLR : 15% SO	30%	£-10,056,444	£-13,943,231	£-14,588,238	£-14,619,921	£-15,348,616
70% LAR : 15% LLR : 15% SO	35%	£-12,543,771	£-16,214,392	£-16,851,979	£-16,883,662	£-17,615,249
70% LAR : 15% LLR : 15% SO	40%	£-15,070,733	£-18,485,653	£-19,115,952	£-19,147,636	£-19,882,113
70% LAR : 15% LLR : 15% SO	45%	£-17,597,743	£-20,757,012	£-21,380,152	£-21,411,837	£-22,149,805
70% LAR : 15% LLR : 15% SO	50%	£-20,124,801	£-23,028,470	£-23,644,574	£-23,676,258	£-24,416,619

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£675 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£67,727,474	£59,667,624	£59,327,247	£59,286,327	£58,424,603
70% LAR : 15% LLR : 15% SO	5%	£62,740,596	£55,042,986	£54,700,243	£54,659,323	£53,798,632
70% LAR : 15% LLR : 15% SO	10%	£57,718,640	£50,379,570	£50,037,969	£49,997,050	£49,137,036
70% LAR : 15% LLR : 15% SO	15%	£52,661,607	£45,681,027	£45,340,428	£45,299,509	£44,439,819
70% LAR : 15% LLR : 15% SO	20%	£47,569,495	£40,947,359	£40,607,622	£40,566,703	£39,706,981
70% LAR : 15% LLR : 15% SO	25%	£42,432,355	£36,178,567	£35,839,554	£35,798,634	£34,938,112
70% LAR : 15% LLR : 15% SO	30%	£37,246,050	£31,361,419	£31,018,756	£30,977,258	£30,105,693
70% LAR : 15% LLR : 15% SO	35%	£32,024,257	£26,493,596	£26,151,390	£26,109,891	£25,237,214
70% LAR : 15% LLR : 15% SO	40%	£26,761,661	£21,590,212	£21,248,326	£21,206,827	£20,321,308
70% LAR : 15% LLR : 15% SO	45%	£21,434,400	£16,617,856	£16,271,595	£16,229,509	£15,338,390
70% LAR : 15% LLR : 15% SO	50%	£16,056,784	£11,567,734	£11,216,624	£11,173,942	£10,271,492

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£47,276,856	£39,217,007	£38,876,630	£38,835,710	£37,973,985
70% LAR : 15% LLR : 15% SO	5%	£42,289,979	£34,592,368	£34,249,625	£34,208,706	£33,348,015
70% LAR : 15% LLR : 15% SO	10%	£37,268,023	£29,928,952	£29,587,352	£29,546,432	£28,686,419
70% LAR : 15% LLR : 15% SO	15%	£32,210,989	£25,230,410	£24,889,811	£24,848,891	£23,989,202
70% LAR : 15% LLR : 15% SO	20%	£27,118,877	£20,496,742	£20,157,005	£20,116,086	£19,256,363
70% LAR : 15% LLR : 15% SO	25%	£21,981,738	£15,727,950	£15,388,937	£15,348,017	£14,487,495
70% LAR : 15% LLR : 15% SO	30%	£16,795,433	£10,910,802	£10,568,139	£10,526,640	£9,655,075
70% LAR : 15% LLR : 15% SO	35%	£11,573,640	£6,042,978	£5,700,773	£5,659,274	£4,786,597
70% LAR : 15% LLR : 15% SO	40%	£6,311,044	£1,139,595	£797,709	£756,210	£-129,310
70% LAR : 15% LLR : 15% SO	45%	£983,782	£-832,761	£-4,179,022	£-4,221,108	£-5,112,228
70% LAR : 15% LLR : 15% SO	50%	£-4,393,833	£-8,662,894	£-9,233,893	£-9,276,675	£-10,179,125

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£55,915,128	£47,855,278	£47,514,902	£47,473,981	£46,612,257
70% LAR : 15% LLR : 15% SO	5%	£50,928,250	£43,230,640	£42,887,897	£42,846,978	£41,986,286
70% LAR : 15% LLR : 15% SO	10%	£45,906,295	£38,567,224	£38,225,623	£38,184,704	£37,324,691
70% LAR : 15% LLR : 15% SO	15%	£40,849,261	£33,868,682	£33,528,082	£33,487,163	£32,627,473
70% LAR : 15% LLR : 15% SO	20%	£35,757,149	£29,135,014	£28,795,277	£28,754,357	£27,894,635
70% LAR : 15% LLR : 15% SO	25%	£30,620,010	£24,366,221	£24,027,209	£23,986,288	£23,125,766
70% LAR : 15% LLR : 15% SO	30%	£25,433,704	£19,549,074	£19,206,411	£19,164,912	£18,293,347
70% LAR : 15% LLR : 15% SO	35%	£20,211,911	£14,681,250	£14,339,044	£14,297,546	£13,424,868
70% LAR : 15% LLR : 15% SO	40%	£14,949,316	£9,777,866	£9,435,980	£9,394,482	£8,508,962
70% LAR : 15% LLR : 15% SO	45%	£9,622,054	£4,805,511	£4,459,249	£4,417,164	£3,526,044
70% LAR : 15% LLR : 15% SO	50%	£4,244,439	£-244,612	£-668,722	£-638,403	£-1,340,554

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£58,836,116	£50,776,266	£50,435,889	£50,394,969	£49,533,245
70% LAR : 15% LLR : 15% SO	5%	£53,849,238	£46,151,628	£45,808,885	£45,767,965	£44,907,274
70% LAR : 15% LLR : 15% SO	10%	£48,827,282	£41,488,212	£41,146,611	£41,105,692	£40,245,678
70% LAR : 15% LLR : 15% SO	15%	£43,770,249	£36,789,669	£36,449,070	£36,408,151	£35,548,461
70% LAR : 15% LLR : 15% SO	20%	£38,678,136	£32,056,001	£31,716,264	£31,675,345	£30,815,623
70% LAR : 15% LLR : 15% SO	25%	£33,540,997	£27,287,209	£26,948,196	£26,907,276	£26,046,754
70% LAR : 15% LLR : 15% SO	30%	£28,354,692	£22,470,061	£22,127,398	£22,086,500	£21,214,334
70% LAR : 15% LLR : 15% SO	35%	£23,132,899	£17,602,238	£17,260,032	£17,218,533	£16,345,856
70% LAR : 15% LLR : 15% SO	40%	£17,870,303	£12,698,854	£12,356,968	£12,315,469	£11,429,950
70% LAR : 15% LLR : 15% SO	45%	£12,543,041	£7,726,498	£7,380,237	£7,338,151	£6,447,032
70% LAR : 15% LLR : 15% SO	50%	£7,165,426	£2,676,376	£2,325,266	£2,282,584	£1,380,134

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£61,047,227	£52,987,377	£52,647,000	£52,606,080	£51,744,356
70% LAR : 15% LLR : 15% SO	5%	£56,060,349	£48,362,739	£48,019,996	£47,979,076	£47,118,385
70% LAR : 15% LLR : 15% SO	10%	£51,038,394	£43,699,323	£43,357,722	£43,316,803	£42,456,789
70% LAR : 15% LLR : 15% SO	15%	£45,981,360	£39,000,780	£38,660,181	£38,619,262	£37,759,572
70% LAR : 15% LLR : 15% SO	20%	£40,889,248	£34,267,112	£33,927,375	£33,886,456	£33,026,734
70% LAR : 15% LLR : 15% SO	25%	£35,752,108	£29,498,320	£29,159,307	£29,118,387	£28,257,865
70% LAR : 15% LLR : 15% SO	30%	£30,565,803	£24,681,172	£24,338,509	£24,297,011	£23,425,446
70% LAR : 15% LLR : 15% SO	35%	£25,344,010	£19,813,349	£19,471,143	£19,429,644	£18,556,967
70% LAR : 15% LLR : 15% SO	40%	£20,081,414	£14,909,965	£14,568,079	£14,526,580	£13,641,061
70% LAR : 15% LLR : 15% SO	45%	£14,754,153	£9,937,609	£9,591,348	£9,549,262	£8,658,143
70% LAR : 15% LLR : 15% SO	50%	£9,376,538	£4,887,487	£4,536,377	£4,493,695	£3,591,245

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£650 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£61,918,608	£53,906,483	£53,562,457	£53,521,536	£52,659,812
70% LAR : 15% LLR : 15% SO	5%	£57,207,949	£49,552,248	£49,209,505	£49,168,585	£48,307,895
70% LAR : 15% LLR : 15% SO	10%	£52,462,214	£45,162,886	£44,821,285	£44,780,364	£43,920,352
70% LAR : 15% LLR : 15% SO	15%	£47,681,400	£40,738,396	£40,397,796	£40,356,877	£39,497,187
70% LAR : 15% LLR : 15% SO	20%	£42,844,566	£36,278,780	£35,936,673	£35,895,174	£35,024,754
70% LAR : 15% LLR : 15% SO	25%	£37,971,911	£31,760,354	£31,417,097	£31,375,597	£30,504,785
70% LAR : 15% LLR : 15% SO	30%	£33,063,770	£27,204,481	£26,861,818	£26,820,319	£26,948,754
70% LAR : 15% LLR : 15% SO	35%	£28,114,235	£22,613,046	£22,270,059	£22,227,973	£21,343,694
70% LAR : 15% LLR : 15% SO	40%	£23,103,438	£17,954,250	£17,607,802	£17,565,715	£16,679,934
70% LAR : 15% LLR : 15% SO	45%	£18,051,656	£13,230,800	£12,879,639	£12,836,957	£11,936,759
70% LAR : 15% LLR : 15% SO	50%	£12,914,403	£8,448,463	£8,097,352	£8,054,670	£7,152,220

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£41,467,990	£33,455,865	£33,111,839	£33,070,919	£32,209,195
70% LAR : 15% LLR : 15% SO	5%	£36,757,332	£29,101,631	£28,758,888	£28,717,968	£27,857,277
70% LAR : 15% LLR : 15% SO	10%	£32,011,596	£24,712,268	£24,370,667	£24,329,747	£23,469,735
70% LAR : 15% LLR : 15% SO	15%	£27,230,783	£20,287,779	£19,947,179	£19,906,259	£19,046,570
70% LAR : 15% LLR : 15% SO	20%	£22,393,948	£15,828,163	£15,486,055	£15,444,557	£14,574,137
70% LAR : 15% LLR : 15% SO	25%	£17,521,294	£11,309,736	£10,966,479	£10,924,980	£10,054,168
70% LAR : 15% LLR : 15% SO	30%	£12,613,152	£6,753,864	£6,411,201	£6,369,702	£5,498,137
70% LAR : 15% LLR : 15% SO	35%	£7,663,617	£2,162,429	£1,819,442	£1,777,356	£893,066
70% LAR : 15% LLR : 15% SO	40%	£2,652,821	£-2,486,367	£-2,842,815	£-2,894,302	£-3,770,683
70% LAR : 15% LLR : 15% SO	45%	£-2,398,962	£-7,219,817	£-7,570,979	£-7,613,660	£-8,513,858
70% LAR : 15% LLR : 15% SO	50%	£-7,636,214	£-12,002,155	£-12,353,265	£-12,395,847	£-13,298,397

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£50,106,262	£42,094,137	£41,750,111	£41,709,191	£40,847,466
70% LAR : 15% LLR : 15% SO	5%	£45,395,604	£37,739,902	£37,397,159	£37,356,239	£36,495,549
70% LAR : 15% LLR : 15% SO	10%	£40,649,868	£33,350,540	£33,008,939	£32,968,019	£32,108,006
70% LAR : 15% LLR : 15% SO	15%	£35,869,054	£28,926,050	£28,585,450	£28,544,531	£27,684,841
70% LAR : 15% LLR : 15% SO	20%	£31,032,220	£24,466,435	£24,124,327	£24,082,828	£23,212,409
70% LAR : 15% LLR : 15% SO	25%	£26,159,565	£19,948,008	£19,604,751	£19,563,251	£18,692,439
70% LAR : 15% LLR : 15% SO	30%	£21,251,424	£15,392,135	£15,049,472	£15,007,974	£14,136,408
70% LAR : 15% LLR : 15% SO	35%	£16,301,889	£10,800,700	£10,457,713	£10,415,628	£9,531,338
70% LAR : 15% LLR : 15% SO	40%	£11,291,093	£6,141,904	£5,795,456	£5,753,370	£4,867,588
70% LAR : 15% LLR : 15% SO	45%	£6,239,310	£1,418,455	£1,067,293	£1,024,611	£124,413
70% LAR : 15% LLR : 15% SO	50%	£1,102,057	£-3,363,883	£-3,714,894	£-3,757,675	£-4,660,126

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£53,027,250	£45,015,125	£44,671,099	£44,630,178	£43,768,454
70% LAR : 15% LLR : 15% SO	5%	£48,316,591	£40,660,890	£40,318,147	£40,277,227	£39,416,537
70% LAR : 15% LLR : 15% SO	10%	£43,570,856	£36,271,527	£35,929,927	£35,889,006	£35,028,994
70% LAR : 15% LLR : 15% SO	15%	£38,790,042	£31,847,038	£31,506,438	£31,465,519	£30,605,829
70% LAR : 15% LLR : 15% SO	20%	£33,953,208	£27,387,422	£27,045,315	£27,003,816	£26,133,396
70% LAR : 15% LLR : 15% SO	25%	£29,080,553	£22,868,996	£22,525,739	£22,484,239	£21,613,427
70% LAR : 15% LLR : 15% SO	30%	£24,172,412	£18,313,123	£17,970,460	£17,928,961	£17,057,396
70% LAR : 15% LLR : 15% SO	35%	£19,222,877	£13,721,688	£13,378,701	£13,336,615	£12,452,325
70% LAR : 15% LLR : 15% SO	40%	£14,212,080	£9,062,892	£8,716,444	£8,674,357	£7,788,576
70% LAR : 15% LLR : 15% SO	45%	£9,160,298	£4,339,442	£3,988,281	£3,945,599	£3,045,401
70% LAR : 15% LLR : 15% SO	50%	£4,023,045	£-442,895	£-794,006	£-836,688	£-1,739,138

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£55,238,361	£47,226,236	£46,882,210	£46,841,290	£45,979,565
70% LAR : 15% LLR : 15% SO	5%	£50,527,702	£42,872,001	£42,529,258	£42,488,338	£41,627,648
70% LAR : 15% LLR : 15% SO	10%	£45,781,967	£38,482,639	£38,141,038	£38,100,118	£37,240,105
70% LAR : 15% LLR : 15% SO	15%	£41,001,153	£34,058,149	£33,717,549	£33,676,630	£32,816,940
70% LAR : 15% LLR : 15% SO	20%	£36,164,319	£29,598,533	£29,256,426	£29,214,927	£28,344,507
70% LAR : 15% LLR : 15% SO	25%	£31,291,664	£25,080,107	£24,736,850	£24,695,350	£23,824,538
70% LAR : 15% LLR : 15% SO	30%	£26,383,523	£20,524,234	£20,181,571	£20,140,072	£19,268,507
70% LAR : 15% LLR : 15% SO	35%	£21,433,988	£15,932,799	£15,589,812	£15,547,727	£14,663,437
70% LAR : 15% LLR : 15% SO	40%	£16,423,191	£11,274,003	£10,927,555	£10,885,468	£9,999,687
70% LAR : 15% LLR : 15% SO	45%	£11,371,409	£6,550,553	£6,199,392	£6,156,710	£5,256,512
70% LAR : 15% LLR : 15% SO	50%	£6,234,156	£1,768,216	£1,417,105	£1,374,423	£471,973

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£600 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£50,277,782	£42,375,705	£42,027,371	£41,985,873	£41,113,425
70% LAR : 15% LLR : 15% SO	5%	£46,106,131	£38,553,159	£38,206,124	£38,164,626	£37,293,224
70% LAR : 15% LLR : 15% SO	10%	£41,898,993	£34,695,044	£34,349,166	£34,307,667	£33,436,953
70% LAR : 15% LLR : 15% SO	15%	£37,656,367	£30,801,362	£30,456,498	£30,415,000	£29,544,612
70% LAR : 15% LLR : 15% SO	20%	£33,378,254	£26,872,116	£26,528,125	£26,486,626	£25,610,767
70% LAR : 15% LLR : 15% SO	25%	£29,042,186	£22,890,029	£22,542,190	£22,500,104	£21,617,704
70% LAR : 15% LLR : 15% SO	30%	£24,667,086	£18,860,582	£18,513,345	£18,471,260	£17,587,435
70% LAR : 15% LLR : 15% SO	35%	£20,251,737	£14,772,738	£14,421,058	£14,378,376	£13,481,572
70% LAR : 15% LLR : 15% SO	40%	£15,769,852	£10,631,003	£10,279,652	£10,236,971	£9,338,655
70% LAR : 15% LLR : 15% SO	45%	£11,211,759	£6,452,726	£6,099,028	£6,055,742	£5,142,805
70% LAR : 15% LLR : 15% SO	50%	£6,610,689	£2,188,774	£1,832,695	£1,789,410	£874,189

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£29,827,165	£21,925,087	£21,576,754	£21,535,255	£20,662,808
70% LAR : 15% LLR : 15% SO	5%	£25,655,514	£18,102,542	£17,755,507	£17,714,009	£16,842,607
70% LAR : 15% LLR : 15% SO	10%	£21,448,376	£14,244,427	£13,898,549	£13,857,050	£12,986,335
70% LAR : 15% LLR : 15% SO	15%	£17,205,750	£10,350,745	£10,005,881	£9,964,383	£9,093,995
70% LAR : 15% LLR : 15% SO	20%	£12,927,636	£6,421,499	£6,077,508	£6,036,008	£5,160,150
70% LAR : 15% LLR : 15% SO	25%	£8,591,569	£2,439,412	£2,091,573	£2,049,486	£1,167,086
70% LAR : 15% LLR : 15% SO	30%	£4,216,469	£-1,590,036	£-1,937,272	£-1,979,358	£-2,863,182
70% LAR : 15% LLR : 15% SO	35%	£-198,880	£-5,677,879	£-6,029,560	£-6,072,241	£-6,969,045
70% LAR : 15% LLR : 15% SO	40%	£-4,680,766	£-9,819,614	£-10,170,965	£-10,213,646	£-11,111,962
70% LAR : 15% LLR : 15% SO	45%	£-9,238,659	£-13,997,892	£-14,351,590	£-14,394,875	£-15,307,812
70% LAR : 15% LLR : 15% SO	50%	£-13,839,929	£-18,261,843	£-18,617,822	£-18,661,208	£-19,576,428

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£38,465,437	£30,563,359	£30,215,025	£30,173,527	£29,301,079
70% LAR : 15% LLR : 15% SO	5%	£34,293,785	£26,740,813	£26,393,779	£26,352,280	£25,480,878
70% LAR : 15% LLR : 15% SO	10%	£30,086,647	£22,882,698	£22,536,820	£22,495,322	£21,624,607
70% LAR : 15% LLR : 15% SO	15%	£25,844,021	£18,989,017	£18,644,153	£18,602,654	£17,732,266
70% LAR : 15% LLR : 15% SO	20%	£21,565,908	£15,059,771	£14,715,780	£14,674,280	£13,798,422
70% LAR : 15% LLR : 15% SO	25%	£17,229,840	£11,077,683	£10,729,845	£10,687,758	£9,805,358
70% LAR : 15% LLR : 15% SO	30%	£12,854,740	£7,048,236	£6,701,000	£6,658,914	£5,775,090
70% LAR : 15% LLR : 15% SO	35%	£8,439,391	£2,960,392	£2,608,712	£2,566,030	£1,669,227
70% LAR : 15% LLR : 15% SO	40%	£3,957,506	£-1,181,342	£-1,532,694	£-1,575,374	£-2,473,691
70% LAR : 15% LLR : 15% SO	45%	£-600,597	£-5,359,620	£-5,713,318	£-5,756,604	£-6,669,541
70% LAR : 15% LLR : 15% SO	50%	£-2,201,657	£-9,623,572	£-9,979,650	£-10,022,936	£-10,938,157

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£41,386,424	£33,484,347	£33,136,013	£33,094,515	£32,222,067
70% LAR : 15% LLR : 15% SO	5%	£37,214,773	£29,661,801	£29,314,766	£29,273,268	£28,401,866
70% LAR : 15% LLR : 15% SO	10%	£33,007,635	£25,803,686	£25,457,808	£25,416,309	£24,545,595
70% LAR : 15% LLR : 15% SO	15%	£28,765,009	£21,910,004	£21,565,140	£21,523,642	£20,653,254
70% LAR : 15% LLR : 15% SO	20%	£24,486,896	£17,980,758	£17,636,767	£17,595,268	£16,719,409
70% LAR : 15% LLR : 15% SO	25%	£20,150,828	£13,998,671	£13,650,832	£13,608,746	£12,726,346
70% LAR : 15% LLR : 15% SO	30%	£15,775,728	£9,969,223	£9,621,987	£9,579,902	£8,696,077
70% LAR : 15% LLR : 15% SO	35%	£11,360,379	£5,881,380	£5,529,700	£5,487,018	£4,590,214
70% LAR : 15% LLR : 15% SO	40%	£6,878,493	£1,739,645	£1,388,294	£1,345,613	£447,297
70% LAR : 15% LLR : 15% SO	45%	£2,320,401	£-2,438,632	£-2,792,330	£-2,835,616	£-3,748,553
70% LAR : 15% LLR : 15% SO	50%	£-2,280,670	£-6,702,584	£-7,058,663	£-7,101,948	£-8,017,169

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£43,597,535	£35,695,458	£35,347,124	£35,305,626	£34,433,178
70% LAR : 15% LLR : 15% SO	5%	£39,425,884	£31,872,912	£31,525,877	£31,484,379	£30,612,977
70% LAR : 15% LLR : 15% SO	10%	£35,218,746	£28,014,797	£27,668,919	£27,627,420	£26,756,706
70% LAR : 15% LLR : 15% SO	15%	£30,976,120	£24,121,115	£23,776,251	£23,734,753	£22,864,365
70% LAR : 15% LLR : 15% SO	20%	£26,698,007	£20,191,869	£19,847,878	£19,806,379	£18,930,521
70% LAR : 15% LLR : 15% SO	25%	£22,361,939	£16,209,782	£15,861,943	£15,819,857	£14,937,457
70% LAR : 15% LLR : 15% SO	30%	£17,986,839	£12,180,335	£11,833,099	£11,791,013	£10,907,188
70% LAR : 15% LLR : 15% SO	35%	£13,571,490	£8,092,491	£7,740,811	£7,698,129	£6,801,326
70% LAR : 15% LLR : 15% SO	40%	£9,089,605	£3,950,757	£3,599,405	£3,556,724	£2,658,408
70% LAR : 15% LLR : 15% SO	45%	£4,531,512	£-2,227,821	£-2,581,219	£-2,624,595	£-3,537,442
70% LAR : 15% LLR : 15% SO	50%	£-189,856	£-4,491,473	£-4,847,552	£-4,890,637	£-5,806,058

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£550 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£38,573,711	£30,745,161	£30,394,517	£30,352,431	£29,468,373
70% LAR : 15% LLR : 15% SO	5%	£34,919,787	£27,437,022	£27,085,356	£27,043,270	£26,160,273
70% LAR : 15% LLR : 15% SO	10%	£31,229,931	£24,090,502	£23,740,007	£23,697,921	£22,815,620
70% LAR : 15% LLR : 15% SO	15%	£27,504,145	£20,707,940	£20,358,474	£20,316,387	£19,431,660
70% LAR : 15% LLR : 15% SO	20%	£23,740,916	£17,272,566	£16,919,052	£16,876,370	£15,981,886
70% LAR : 15% LLR : 15% SO	25%	£19,915,115	£13,785,379	£13,432,618	£13,389,936	£12,495,048
70% LAR : 15% LLR : 15% SO	30%	£16,047,881	£10,261,643	£9,909,494	£9,866,812	£8,971,151
70% LAR : 15% LLR : 15% SO	35%	£12,110,673	£6,699,807	£6,343,250	£6,299,964	£5,390,470
70% LAR : 15% LLR : 15% SO	40%	£8,136,537	£3,059,588	£2,703,265	£2,659,980	£1,748,952
70% LAR : 15% LLR : 15% SO	45%	£4,101,160	£-626,532	£-987,703	£-1,031,601	£-1,968,130
70% LAR : 15% LLR : 15% SO	50%	£3,406	£-4,440,228	£-4,806,456	£-4,850,975	£-5,792,282

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,123,093	£10,294,544	£9,943,899	£9,901,814	£9,017,756
70% LAR : 15% LLR : 15% SO	5%	£14,469,169	£6,986,405	£6,634,739	£6,592,653	£5,709,656
70% LAR : 15% LLR : 15% SO	10%	£10,779,314	£3,639,885	£3,289,390	£3,247,304	£2,365,003
70% LAR : 15% LLR : 15% SO	15%	£7,053,527	£257,323	£-92,144	£-134,230	£-1,018,357
70% LAR : 15% LLR : 15% SO	20%	£3,290,298	£-3,178,051	£-3,531,568	£-3,574,247	£-4,468,731
70% LAR : 15% LLR : 15% SO	25%	£-935,502	£-6,665,238	£-7,017,999	£-7,060,681	£-7,955,569
70% LAR : 15% LLR : 15% SO	30%	£-4,402,736	£-10,188,974	£-10,541,123	£-10,583,805	£-11,479,466
70% LAR : 15% LLR : 15% SO	35%	£-8,339,945	£-13,750,710	£-14,107,368	£-14,150,653	£-15,080,147
70% LAR : 15% LLR : 15% SO	40%	£-12,314,080	£-17,391,029	£-17,747,352	£-17,790,638	£-18,701,666
70% LAR : 15% LLR : 15% SO	45%	£-16,349,457	£-21,077,150	£-21,438,320	£-21,482,218	£-22,416,748
70% LAR : 15% LLR : 15% SO	50%	£-20,447,212	£-24,890,846	£-25,257,073	£-25,301,592	£-26,242,899

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£26,761,365	£18,932,816	£18,582,171	£18,540,085	£17,656,027
70% LAR : 15% LLR : 15% SO	5%	£23,107,441	£15,624,676	£15,273,010	£15,230,925	£14,347,927
70% LAR : 15% LLR : 15% SO	10%	£19,417,586	£12,278,156	£11,927,661	£11,885,576	£11,003,274
70% LAR : 15% LLR : 15% SO	15%	£15,691,799	£8,895,594	£8,546,128	£8,504,041	£7,619,314
70% LAR : 15% LLR : 15% SO	20%	£11,928,570	£5,460,221	£5,106,706	£5,064,024	£4,169,540
70% LAR : 15% LLR : 15% SO	25%	£8,102,769	£1,973,033	£1,620,272	£1,577,591	£682,703
70% LAR : 15% LLR : 15% SO	30%	£4,235,536	£-1,550,702	£-1,902,852	£-1,945,533	£-2,841,195
70% LAR : 15% LLR : 15% SO	35%	£298,327	£-5,112,439	£-5,469,096	£-5,512,382	£-6,421,876
70% LAR : 15% LLR : 15% SO	40%	£-3,675,808	£-8,752,757	£-9,109,080	£-9,152,366	£-10,063,394
70% LAR : 15% LLR : 15% SO	45%	£-7,711,196	£-12,438,878	£-12,800,049	£-12,843,947	£-13,790,476
70% LAR : 15% LLR : 15% SO	50%	£-11,808,940	£-16,252,574	£-16,618,801	£-16,663,321	£-17,694,627

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£29,682,352	£21,853,803	£21,503,159	£21,461,073	£20,577,015
70% LAR : 15% LLR : 15% SO	5%	£26,028,429	£18,545,664	£18,193,998	£18,151,912	£17,268,915
70% LAR : 15% LLR : 15% SO	10%	£22,338,573	£15,199,144	£14,848,649	£14,806,563	£13,924,262
70% LAR : 15% LLR : 15% SO	15%	£18,612,787	£11,816,582	£11,467,116	£11,425,029	£10,540,302
70% LAR : 15% LLR : 15% SO	20%	£14,849,558	£8,381,208	£8,027,694	£7,985,012	£7,090,528
70% LAR : 15% LLR : 15% SO	25%	£11,023,757	£4,894,021	£4,541,260	£4,498,578	£3,603,690
70% LAR : 15% LLR : 15% SO	30%	£7,156,523	£1,370,285	£1,018,136	£975,454	£79,793
70% LAR : 15% LLR : 15% SO	35%	£3,219,315	£-2,191,451	£-2,548,108	£-2,591,394	£-3,500,888
70% LAR : 15% LLR : 15% SO	40%	£-794,821	£-5,831,770	£-6,188,093	£-6,231,378	£-7,142,406
70% LAR : 15% LLR : 15% SO	45%	£-4,790,198	£-9,517,890	£-9,879,061	£-9,922,359	£-10,859,488
70% LAR : 15% LLR : 15% SO	50%	£-8,897,982	£-13,391,587	£-13,697,814	£-13,742,333	£-14,683,640

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£31,893,464	£24,064,914	£23,714,270	£23,672,184	£22,788,126
70% LAR : 15% LLR : 15% SO	5%	£28,239,540	£20,756,775	£20,405,109	£20,363,023	£19,480,026
70% LAR : 15% LLR : 15% SO	10%	£24,549,684	£17,410,255	£17,059,760	£17,017,674	£16,135,373
70% LAR : 15% LLR : 15% SO	15%	£20,823,898	£14,027,693	£13,678,227	£13,636,140	£12,751,413
70% LAR : 15% LLR : 15% SO	20%	£17,060,669	£10,592,319	£10,238,805	£10,196,123	£9,301,639
70% LAR : 15% LLR : 15% SO	25%	£13,234,868	£7,105,132	£6,752,371	£6,709,689	£5,814,802
70% LAR : 15% LLR : 15% SO	30%	£9,367,634	£3,581,397	£3,229,247	£3,186,566	£2,290,904
70% LAR : 15% LLR : 15% SO	35%	£5,430,426	£19,660	£-336,997	£-380,283	£-1,288,777
70% LAR : 15% LLR : 15% SO	40%	£1,456,290	£-3,620,659	£-3,976,982	£-4,020,267	£-4,931,295
70% LAR : 15% LLR : 15% SO	45%	£-2,579,087	£-7,306,779	£-7,667,950	£-7,711,648	£-8,648,377
70% LAR : 15% LLR : 15% SO	50%	£-6,676,841	£-11,120,475	£-11,486,702	£-11,531,222	£-12,472,528

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£500 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£26,754,592	£19,250,543	£18,892,565	£18,849,884	£17,953,315
70% LAR : 15% LLR : 15% SO	5%	£23,600,777	£16,419,950	£16,063,308	£16,020,626	£15,125,133
70% LAR : 15% LLR : 15% SO	10%	£20,410,550	£13,552,805	£13,197,350	£13,154,669	£12,259,882
70% LAR : 15% LLR : 15% SO	15%	£17,170,772	£10,649,108	£10,294,696	£10,252,014	£9,357,563
70% LAR : 15% LLR : 15% SO	20%	£13,876,624	£7,708,861	£7,351,698	£7,308,412	£6,401,271
70% LAR : 15% LLR : 15% SO	25%	£10,545,550	£4,696,028	£4,340,276	£4,296,991	£3,389,439
70% LAR : 15% LLR : 15% SO	30%	£7,177,549	£1,648,777	£1,291,544	£1,248,358	£340,023
70% LAR : 15% LLR : 15% SO	35%	£3,737,162	£-1,460,218	£-1,827,041	£-1,871,560	£-2,806,976
70% LAR : 15% LLR : 15% SO	40%	£253,437	£-4,674,025	£-5,040,505	£-5,085,024	£-6,022,018
70% LAR : 15% LLR : 15% SO	45%	£-3,345,165	£-7,932,038	£-8,303,502	£-8,348,652	£-9,300,897
70% LAR : 15% LLR : 15% SO	50%	£-7,007,921	£-11,278,278	£-11,649,688	£-11,694,838	£-12,649,465

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,303,974	£-1,200,075	£-1,558,052	£-1,600,734	£-2,497,303
70% LAR : 15% LLR : 15% SO	5%	£3,150,159	£-4,030,667	£-4,387,310	£-4,429,991	£-5,325,484
70% LAR : 15% LLR : 15% SO	10%	£-40,068	£-6,897,812	£-7,253,267	£-7,295,949	£-8,190,735
70% LAR : 15% LLR : 15% SO	15%	£-3,279,845	£-9,801,510	£-10,155,921	£-10,198,603	£-11,093,054
70% LAR : 15% LLR : 15% SO	20%	£-6,573,993	£-12,741,756	£-13,098,919	£-13,142,205	£-14,049,346
70% LAR : 15% LLR : 15% SO	25%	£-9,905,067	£-15,752,589	£-16,110,341	£-16,153,627	£-17,061,178
70% LAR : 15% LLR : 15% SO	30%	£-13,273,068	£-18,801,840	£-19,158,973	£-19,202,259	£-20,110,594
70% LAR : 15% LLR : 15% SO	35%	£-16,713,455	£-21,910,835	£-22,277,658	£-22,322,177	£-23,257,594
70% LAR : 15% LLR : 15% SO	40%	£-20,197,181	£-25,124,643	£-25,491,122	£-25,535,641	£-26,472,635
70% LAR : 15% LLR : 15% SO	45%	£-23,795,792	£-28,382,656	£-28,754,120	£-28,799,269	£-29,751,514
70% LAR : 15% LLR : 15% SO	50%	£-27,458,538	£-31,728,895	£-32,100,306	£-32,145,455	£-33,100,082

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,942,246	£7,438,197	£7,080,220	£7,037,538	£6,140,969
70% LAR : 15% LLR : 15% SO	5%	£11,788,431	£4,607,604	£4,250,962	£4,208,280	£3,312,787
70% LAR : 15% LLR : 15% SO	10%	£8,598,204	£1,740,459	£1,385,005	£1,342,323	£447,536
70% LAR : 15% LLR : 15% SO	15%	£5,358,427	£-1,163,238	£-1,517,650	£-1,560,331	£-2,454,782
70% LAR : 15% LLR : 15% SO	20%	£2,064,279	£-4,103,484	£-4,460,647	£-4,503,333	£-5,411,075
70% LAR : 15% LLR : 15% SO	25%	£-1,266,795	£-7,114,317	£-7,472,069	£-7,515,355	£-8,422,906
70% LAR : 15% LLR : 15% SO	30%	£-4,634,796	£-10,163,568	£-10,520,702	£-10,563,987	£-11,472,323
70% LAR : 15% LLR : 15% SO	35%	£-8,075,183	£-13,272,563	£-13,639,387	£-13,683,905	£-14,619,322
70% LAR : 15% LLR : 15% SO	40%	£-11,558,909	£-16,486,371	£-16,852,850	£-16,897,370	£-17,834,363
70% LAR : 15% LLR : 15% SO	45%	£-15,157,510	£-19,744,364	£-20,115,848	£-20,160,997	£-21,113,242
70% LAR : 15% LLR : 15% SO	50%	£-18,820,266	£-23,090,623	£-23,462,034	£-23,507,184	£-24,461,810

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£17,863,234	£10,359,185	£10,001,207	£9,958,526	£9,061,957
70% LAR : 15% LLR : 15% SO	5%	£14,709,419	£7,528,592	£7,171,950	£7,129,268	£6,233,775
70% LAR : 15% LLR : 15% SO	10%	£11,519,192	£4,661,447	£4,305,992	£4,263,311	£3,368,524
70% LAR : 15% LLR : 15% SO	15%	£8,279,414	£1,757,749	£1,403,338	£1,360,656	£466,205
70% LAR : 15% LLR : 15% SO	20%	£4,985,266	£-1,182,497	£-1,539,660	£-1,582,346	£-2,490,087
70% LAR : 15% LLR : 15% SO	25%	£1,654,192	£-4,193,330	£-4,551,082	£-4,594,367	£-5,501,919
70% LAR : 15% LLR : 15% SO	30%	£-1,713,809	£-7,242,581	£-7,599,714	£-7,643,000	£-8,551,335
70% LAR : 15% LLR : 15% SO	35%	£-5,154,196	£-10,351,576	£-10,718,399	£-10,762,918	£-11,698,334
70% LAR : 15% LLR : 15% SO	40%	£-8,637,921	£-13,565,384	£-13,931,863	£-13,976,382	£-14,910,376
70% LAR : 15% LLR : 15% SO	45%	£-12,236,523	£-16,823,396	£-17,194,860	£-17,240,010	£-18,192,255
70% LAR : 15% LLR : 15% SO	50%	£-15,899,279	£-20,169,636	£-20,541,046	£-20,586,196	£-21,540,823

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,074,345	£12,570,296	£12,212,319	£12,169,637	£11,273,068
70% LAR : 15% LLR : 15% SO	5%	£16,920,530	£9,739,703	£9,383,061	£9,340,379	£8,444,886
70% LAR : 15% LLR : 15% SO	10%	£13,730,303	£6,872,558	£6,517,103	£6,474,422	£5,579,635
70% LAR : 15% LLR : 15% SO	15%	£10,490,526	£3,968,861	£3,614,449	£3,571,767	£2,677,316
70% LAR : 15% LLR : 15% SO	20%	£7,196,377	£1,028,614	£671,451	£628,166	£-278,976
70% LAR : 15% LLR : 15% SO	25%	£3,865,303	£-1,982,219	£-2,339,971	£-2,383,256	£-3,290,808
70% LAR : 15% LLR : 15% SO	30%	£497,302	£-5,031,470	£-5,388,603	£-5,431,889	£-6,340,224
70% LAR : 15% LLR : 15% SO	35%	£-2,943,085	£-8,140,465	£-8,507,288	£-8,551,806	£-9,487,223
70% LAR : 15% LLR : 15% SO	40%	£-6,426,810	£-11,354,272	£-11,720,751	£-11,765,271	£-12,702,265
70% LAR : 15% LLR : 15% SO	45%	£-10,025,412	£-14,612,285	£-14,983,749	£-15,028,899	£-15,981,143
70% LAR : 15% LLR : 15% SO	50%	£-13,688,167	£-17,958,525	£-18,329,935	£-18,375,085	£-19,529,711

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£475 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,791,885	£13,307,677	£12,949,699	£12,907,018	£12,010,450
70% LAR : 15% LLR : 15% SO	5%	£17,873,651	£10,730,653	£10,374,010	£10,331,329	£9,435,836
70% LAR : 15% LLR : 15% SO	10%	£14,910,728	£8,116,799	£7,756,316	£7,713,030	£6,805,580
70% LAR : 15% LLR : 15% SO	15%	£11,910,879	£5,435,566	£5,076,139	£5,032,853	£4,125,745
70% LAR : 15% LLR : 15% SO	20%	£8,874,102	£2,717,265	£2,358,748	£2,315,462	£1,408,320
70% LAR : 15% LLR : 15% SO	25%	£5,785,092	£38,642	£401,457	£445,355	£1,365,749
70% LAR : 15% LLR : 15% SO	30%	£2,636,936	£2,892,496	£3,259,808	£3,304,328	£4,238,552
70% LAR : 15% LLR : 15% SO	35%	£-556,432	£5,803,975	£6,170,797	£6,215,316	£7,150,733
70% LAR : 15% LLR : 15% SO	40%	£-3,862,942	£8,767,515	£9,139,180	£9,184,330	£10,134,583
70% LAR : 15% LLR : 15% SO	45%	£-7,217,731	£11,806,669	£12,178,134	£12,223,283	£13,175,527
70% LAR : 15% LLR : 15% SO	50%	£-10,668,214	£14,884,478	£15,255,888	£15,301,037	£16,255,664

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£341,268	£7,142,840	£7,500,918	£7,543,600	£8,440,168
70% LAR : 15% LLR : 15% SO	5%	£-2,576,966	£9,719,965	£10,076,607	£10,119,289	£11,014,782
70% LAR : 15% LLR : 15% SO	10%	£-5,539,889	£12,333,818	£12,694,301	£12,737,587	£13,645,037
70% LAR : 15% LLR : 15% SO	15%	£-8,539,739	£15,015,051	£15,374,479	£15,417,764	£16,324,872
70% LAR : 15% LLR : 15% SO	20%	£-11,576,515	£17,733,352	£18,091,869	£18,135,155	£19,042,298
70% LAR : 15% LLR : 15% SO	25%	£-14,665,525	£20,489,259	£20,852,074	£20,895,972	£21,816,366
70% LAR : 15% LLR : 15% SO	30%	£-17,813,681	£23,343,114	£23,710,426	£23,754,945	£24,689,169
70% LAR : 15% LLR : 15% SO	35%	£-21,007,049	£26,254,592	£26,621,414	£26,665,934	£27,601,351
70% LAR : 15% LLR : 15% SO	40%	£-24,313,559	£29,219,132	£29,589,797	£29,634,947	£30,585,200
70% LAR : 15% LLR : 15% SO	45%	£-27,668,349	£32,257,286	£32,628,751	£32,673,909	£33,626,144
70% LAR : 15% LLR : 15% SO	50%	£-31,118,831	£35,335,095	£35,706,505	£35,751,654	£36,706,281

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,979,539	£1,495,332	£1,137,354	£1,094,672	£198,104
70% LAR : 15% LLR : 15% SO	5%	£6,061,305	£1,081,693	£1,438,335	£1,481,017	£2,376,510
70% LAR : 15% LLR : 15% SO	10%	£3,098,383	£3,695,546	£4,056,030	£4,099,316	£5,006,765
70% LAR : 15% LLR : 15% SO	15%	£98,533	£6,376,779	£6,736,207	£6,779,493	£7,686,601
70% LAR : 15% LLR : 15% SO	20%	£-2,938,243	£9,095,081	£9,453,598	£9,496,883	£10,404,026
70% LAR : 15% LLR : 15% SO	25%	£-6,027,254	£11,850,988	£12,213,803	£12,257,701	£13,178,095
70% LAR : 15% LLR : 15% SO	30%	£-9,175,409	£14,704,842	£15,072,154	£15,116,674	£16,050,897
70% LAR : 15% LLR : 15% SO	35%	£-12,368,777	£17,616,320	£17,983,143	£18,027,662	£18,983,079
70% LAR : 15% LLR : 15% SO	40%	£-15,675,287	£20,579,860	£20,951,526	£20,996,675	£21,946,929
70% LAR : 15% LLR : 15% SO	45%	£-19,030,077	£23,619,014	£23,990,479	£24,035,629	£24,987,873
70% LAR : 15% LLR : 15% SO	50%	£-22,440,559	£26,696,824	£27,068,233	£27,113,363	£28,068,010

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,900,527	£4,416,319	£4,058,341	£4,015,660	£3,119,092
70% LAR : 15% LLR : 15% SO	5%	£8,982,293	£1,839,295	£1,482,652	£1,439,971	£544,477
70% LAR : 15% LLR : 15% SO	10%	£6,019,370	£-774,859	£-1,135,042	£-1,178,328	£-2,085,778
70% LAR : 15% LLR : 15% SO	15%	£3,019,521	£-3,455,792	£-3,815,219	£-3,858,505	£-4,765,613
70% LAR : 15% LLR : 15% SO	20%	£-17,256	£-6,174,093	£-6,532,610	£-6,575,896	£-7,483,038
70% LAR : 15% LLR : 15% SO	25%	£-3,106,266	£-8,930,000	£-9,292,815	£-9,336,713	£-10,257,107
70% LAR : 15% LLR : 15% SO	30%	£-6,254,422	£-11,783,855	£-12,151,166	£-12,195,686	£-13,129,910
70% LAR : 15% LLR : 15% SO	35%	£-9,447,790	£-14,695,333	£-15,062,155	£-15,106,675	£-16,042,091
70% LAR : 15% LLR : 15% SO	40%	£-12,754,300	£-17,668,873	£-18,030,538	£-18,075,688	£-19,025,941
70% LAR : 15% LLR : 15% SO	45%	£-16,109,089	£-20,698,027	£-21,069,492	£-21,114,641	£-22,086,885
70% LAR : 15% LLR : 15% SO	50%	£-19,559,572	£-23,775,836	£-24,147,246	£-24,192,395	£-25,147,022

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,111,638	£6,627,431	£6,269,452	£6,226,771	£5,330,203
70% LAR : 15% LLR : 15% SO	5%	£11,193,404	£4,050,406	£3,693,763	£3,651,082	£2,755,589
70% LAR : 15% LLR : 15% SO	10%	£8,230,481	£1,436,553	£1,076,069	£1,032,783	£125,334
70% LAR : 15% LLR : 15% SO	15%	£5,230,632	£-1,244,681	£-1,604,108	£-1,647,394	£-2,554,502
70% LAR : 15% LLR : 15% SO	20%	£2,193,855	£-3,962,982	£-4,321,499	£-4,364,785	£-5,271,927
70% LAR : 15% LLR : 15% SO	25%	£-895,155	£-6,718,889	£-7,081,704	£-7,125,602	£-8,045,996
70% LAR : 15% LLR : 15% SO	30%	£-4,043,311	£-9,572,743	£-9,940,055	£-9,984,575	£-10,918,799
70% LAR : 15% LLR : 15% SO	35%	£-7,236,678	£-12,484,222	£-12,851,044	£-12,895,563	£-13,830,980
70% LAR : 15% LLR : 15% SO	40%	£-10,543,189	£-15,447,762	£-15,819,427	£-15,864,577	£-16,814,830
70% LAR : 15% LLR : 15% SO	45%	£-13,897,978	£-18,486,916	£-18,858,381	£-18,903,530	£-19,855,774
70% LAR : 15% LLR : 15% SO	50%	£-17,348,461	£-21,564,725	£-21,936,135	£-21,981,284	£-22,935,911

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£675 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation	
Build cost inflation	
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£63,102,286	£53,625,756	£53,182,616	£53,127,923	£51,730,042
70% LAR : 15% LLR : 15% SO	5%	£57,015,485	£47,912,824	£47,471,336	£47,416,643	£46,007,166
70% LAR : 15% LLR : 15% SO	10%	£50,875,010	£42,113,275	£41,668,960	£41,613,492	£40,204,638
70% LAR : 15% LLR : 15% SO	15%	£44,645,872	£36,254,202	£35,811,190	£35,755,723	£34,347,374
70% LAR : 15% LLR : 15% SO	20%	£38,361,135	£30,317,495	£29,871,032	£29,814,779	£28,391,801
70% LAR : 15% LLR : 15% SO	25%	£31,879,456	£24,301,899	£23,856,387	£23,800,134	£22,376,545
70% LAR : 15% LLR : 15% SO	30%	£25,522,539	£18,231,749	£17,787,010	£17,730,758	£16,305,993
70% LAR : 15% LLR : 15% SO	35%	£18,977,781	£12,107,050	£11,682,903	£11,606,650	£10,180,151
70% LAR : 15% LLR : 15% SO	40%	£12,378,681	£5,927,800	£5,484,069	£5,427,816	£3,986,160
70% LAR : 15% LLR : 15% SO	45%	£5,725,240	£-362,632	£-822,540	£-881,214	£-2,365,863
70% LAR : 15% LLR : 15% SO	50%	£-1,030,045	£-6,897,888	£-7,363,269	£-7,422,774	£-8,938,723

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,104,528	£1,627,999	£1,184,858	£1,130,165	£-267,716
70% LAR : 15% LLR : 15% SO	5%	£5,017,727	£-4,084,934	£-4,526,422	£-4,581,115	£-5,990,591
70% LAR : 15% LLR : 15% SO	10%	£-1,122,748	£-9,884,483	£-10,328,798	£-10,384,265	£-11,793,120
70% LAR : 15% LLR : 15% SO	15%	£-7,351,886	£-15,743,555	£-16,186,568	£-16,242,035	£-17,650,384
70% LAR : 15% LLR : 15% SO	20%	£-13,636,623	£-21,680,263	£-22,126,726	£-22,182,979	£-23,605,957
70% LAR : 15% LLR : 15% SO	25%	£-20,018,301	£-27,695,859	£-28,141,371	£-28,197,624	£-29,621,213
70% LAR : 15% LLR : 15% SO	30%	£-26,475,219	£-33,766,008	£-34,210,748	£-34,267,001	£-35,691,765
70% LAR : 15% LLR : 15% SO	35%	£-33,019,977	£-39,890,708	£-40,334,855	£-40,391,107	£-41,817,607
70% LAR : 15% LLR : 15% SO	40%	£-39,619,077	£-46,069,958	£-46,513,689	£-46,569,942	£-48,011,598
70% LAR : 15% LLR : 15% SO	45%	£-46,272,518	£-52,300,390	£-52,820,298	£-52,878,972	£-54,363,621
70% LAR : 15% LLR : 15% SO	50%	£-53,027,893	£-58,595,646	£-59,361,027	£-59,420,631	£-60,936,481

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£33,068,205	£23,591,676	£23,148,535	£23,093,842	£21,695,962
70% LAR : 15% LLR : 15% SO	5%	£26,981,404	£17,878,743	£17,437,255	£17,382,562	£15,973,086
70% LAR : 15% LLR : 15% SO	10%	£20,840,929	£12,079,194	£11,634,879	£11,579,412	£10,170,558
70% LAR : 15% LLR : 15% SO	15%	£14,611,792	£6,220,122	£5,777,110	£5,721,642	£4,313,293
70% LAR : 15% LLR : 15% SO	20%	£8,327,054	£283,415	£-163,049	£-219,301	£-1,642,280
70% LAR : 15% LLR : 15% SO	25%	£1,945,376	£-5,732,182	£-6,177,694	£-6,233,946	£-7,657,536
70% LAR : 15% LLR : 15% SO	30%	£-4,511,542	£-11,802,331	£-12,247,071	£-12,303,323	£-13,728,088
70% LAR : 15% LLR : 15% SO	35%	£-11,056,299	£-17,927,031	£-18,371,178	£-18,427,430	£-19,853,930
70% LAR : 15% LLR : 15% SO	40%	£-17,655,400	£-24,106,280	£-24,550,012	£-24,606,265	£-26,047,921
70% LAR : 15% LLR : 15% SO	45%	£-24,309,841	£-30,396,713	£-30,856,621	£-30,915,295	£-32,399,944
70% LAR : 15% LLR : 15% SO	50%	£-31,064,125	£-36,831,969	£-37,397,359	£-37,456,854	£-38,972,804

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£40,495,111	£31,018,582	£30,575,441	£30,520,748	£29,122,867
70% LAR : 15% LLR : 15% SO	5%	£34,408,310	£25,305,649	£24,864,161	£24,809,468	£23,399,991
70% LAR : 15% LLR : 15% SO	10%	£28,267,835	£19,506,100	£19,061,785	£19,006,318	£17,597,463
70% LAR : 15% LLR : 15% SO	15%	£22,038,697	£13,647,028	£13,204,015	£13,148,548	£11,740,199
70% LAR : 15% LLR : 15% SO	20%	£15,753,960	£7,710,320	£7,263,857	£7,207,604	£5,784,626
70% LAR : 15% LLR : 15% SO	25%	£9,372,282	£1,694,724	£1,249,212	£1,192,959	£-230,630
70% LAR : 15% LLR : 15% SO	30%	£2,915,364	£-4,375,425	£-4,820,165	£-4,876,417	£-6,301,182
70% LAR : 15% LLR : 15% SO	35%	£-3,629,394	£-10,500,125	£-10,944,272	£-11,000,525	£-12,427,024
70% LAR : 15% LLR : 15% SO	40%	£-10,228,494	£-16,679,375	£-17,123,106	£-17,179,359	£-18,621,015
70% LAR : 15% LLR : 15% SO	45%	£-16,881,935	£-22,969,807	£-23,429,715	£-23,488,369	£-24,973,038
70% LAR : 15% LLR : 15% SO	50%	£-23,637,229	£-29,306,063	£-29,870,444	£-29,929,948	£-31,546,899

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£46,117,084	£36,640,555	£36,197,414	£36,142,721	£34,744,840
70% LAR : 15% LLR : 15% SO	5%	£40,030,283	£30,927,622	£30,486,134	£30,431,441	£29,021,965
70% LAR : 15% LLR : 15% SO	10%	£33,889,808	£25,128,073	£24,683,758	£24,628,291	£23,219,436
70% LAR : 15% LLR : 15% SO	15%	£27,660,670	£19,269,001	£18,825,989	£18,770,521	£17,362,172
70% LAR : 15% LLR : 15% SO	20%	£21,375,933	£13,332,293	£12,885,830	£12,829,578	£11,406,599
70% LAR : 15% LLR : 15% SO	25%	£14,994,255	£7,316,697	£6,871,185	£6,814,932	£5,391,343
70% LAR : 15% LLR : 15% SO	30%	£8,537,337	£1,246,548	£801,808	£745,556	£-679,209
70% LAR : 15% LLR : 15% SO	35%	£1,992,579	£-4,878,152	£-5,322,299	£-5,378,561	£-6,805,051
70% LAR : 15% LLR : 15% SO	40%	£-4,606,521	£-11,957,402	£-12,501,133	£-12,557,386	£-14,999,042
70% LAR : 15% LLR : 15% SO	45%	£-11,259,962	£-17,347,854	£-17,907,742	£-17,966,416	£-19,351,065
70% LAR : 15% LLR : 15% SO	50%	£-18,015,247	£-23,853,090	£-24,349,471	£-24,407,876	£-26,923,825

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£650 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£55,886,368	£46,339,986	£45,892,518	£45,837,050	£44,425,518
70% LAR : 15% LLR : 15% SO	5%	£50,127,362	£40,936,931	£40,491,132	£40,435,664	£39,025,750
70% LAR : 15% LLR : 15% SO	10%	£44,296,660	£35,479,877	£35,035,562	£34,980,094	£33,560,670
70% LAR : 15% LLR : 15% SO	15%	£38,403,648	£29,934,046	£29,486,449	£29,430,196	£28,007,269
70% LAR : 15% LLR : 15% SO	20%	£32,423,774	£24,324,261	£23,877,798	£23,821,546	£22,398,568
70% LAR : 15% LLR : 15% SO	25%	£26,370,978	£18,659,923	£18,214,412	£18,158,160	£16,734,569
70% LAR : 15% LLR : 15% SO	30%	£20,231,821	£12,941,033	£12,496,292	£12,440,040	£11,015,275
70% LAR : 15% LLR : 15% SO	35%	£14,038,322	£7,167,690	£6,723,442	£6,667,191	£5,235,012
70% LAR : 15% LLR : 15% SO	40%	£7,790,480	£1,300,053	£851,473	£794,425	£-667,515
70% LAR : 15% LLR : 15% SO	45%	£1,476,729	£-4,757,599	£-5,223,048	£-5,282,553	£-6,785,090
70% LAR : 15% LLR : 15% SO	50%	£-5,047,598	£-11,014,073	£-11,490,715	£-11,551,915	£-13,097,026

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,888,610	£-657,772	£-6,105,240	£-6,160,708	£-7,572,239
70% LAR : 15% LLR : 15% SO	5%	£-1,870,396	£-11,060,827	£-11,506,626	£-11,562,094	£-12,972,008
70% LAR : 15% LLR : 15% SO	10%	£-7,701,098	£-16,517,881	£-16,962,196	£-17,017,664	£-18,437,087
70% LAR : 15% LLR : 15% SO	15%	£-13,594,110	£-22,063,712	£-22,511,309	£-22,567,562	£-23,990,488
70% LAR : 15% LLR : 15% SO	20%	£-19,573,984	£-27,673,496	£-28,119,960	£-28,176,212	£-29,599,190
70% LAR : 15% LLR : 15% SO	25%	£-25,626,780	£-33,337,835	£-33,783,346	£-33,839,598	£-35,263,189
70% LAR : 15% LLR : 15% SO	30%	£-31,765,936	£-39,056,725	£-39,501,466	£-39,557,718	£-40,982,483
70% LAR : 15% LLR : 15% SO	35%	£-37,959,436	£-44,830,168	£-45,274,315	£-45,330,567	£-46,762,746
70% LAR : 15% LLR : 15% SO	40%	£-44,207,278	£-50,697,705	£-51,146,285	£-51,203,333	£-52,665,273
70% LAR : 15% LLR : 15% SO	45%	£-50,521,029	£-56,755,356	£-57,220,806	£-57,280,311	£-58,782,848
70% LAR : 15% LLR : 15% SO	50%	£-57,045,366	£-63,011,831	£-63,488,472	£-63,549,672	£-65,094,783

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£25,852,287	£16,305,905	£15,858,437	£15,802,969	£14,391,438
70% LAR : 15% LLR : 15% SO	5%	£20,093,281	£10,902,850	£10,457,051	£10,401,583	£8,991,669
70% LAR : 15% LLR : 15% SO	10%	£14,262,579	£5,445,796	£5,001,481	£4,946,014	£3,526,590
70% LAR : 15% LLR : 15% SO	15%	£8,369,567	£-100,035	£-547,632	£-603,885	£-2,026,811
70% LAR : 15% LLR : 15% SO	20%	£2,389,693	£-5,709,819	£-6,156,283	£-6,212,535	£-7,635,513
70% LAR : 15% LLR : 15% SO	25%	£-3,663,103	£-11,374,168	£-11,819,669	£-11,875,921	£-13,299,512
70% LAR : 15% LLR : 15% SO	30%	£-9,802,259	£-17,093,048	£-17,537,789	£-17,594,041	£-19,018,805
70% LAR : 15% LLR : 15% SO	35%	£-15,995,759	£-22,866,491	£-23,310,638	£-23,366,890	£-24,798,069
70% LAR : 15% LLR : 15% SO	40%	£-22,243,601	£-28,734,028	£-29,182,608	£-29,239,656	£-30,701,596
70% LAR : 15% LLR : 15% SO	45%	£-28,557,352	£-34,791,679	£-35,257,129	£-35,316,634	£-36,819,171
70% LAR : 15% LLR : 15% SO	50%	£-35,081,679	£-41,048,153	£-41,524,795	£-41,585,895	£-43,131,108

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£33,279,193	£23,732,811	£23,285,343	£23,229,875	£21,818,344
70% LAR : 15% LLR : 15% SO	5%	£27,520,187	£18,329,756	£17,883,957	£17,828,489	£16,418,575
70% LAR : 15% LLR : 15% SO	10%	£21,689,485	£12,872,702	£12,428,387	£12,372,919	£10,953,496
70% LAR : 15% LLR : 15% SO	15%	£15,796,473	£7,326,871	£6,879,274	£6,823,021	£5,400,094
70% LAR : 15% LLR : 15% SO	20%	£9,816,599	£1,717,087	£1,270,623	£1,214,371	£-208,607
70% LAR : 15% LLR : 15% SO	25%	£3,763,803	£-3,947,252	£-4,392,763	£-4,448,015	£-5,872,606
70% LAR : 15% LLR : 15% SO	30%	£-2,375,353	£-9,666,142	£-10,110,883	£-10,167,135	£-11,591,900
70% LAR : 15% LLR : 15% SO	35%	£-8,568,853	£-15,439,585	£-15,883,732	£-15,939,984	£-17,372,163
70% LAR : 15% LLR : 15% SO	40%	£-14,816,695	£-21,307,122	£-21,755,702	£-21,812,750	£-23,274,680
70% LAR : 15% LLR : 15% SO	45%	£-21,139,446	£-27,364,773	£-27,830,223	£-27,889,728	£-29,392,265
70% LAR : 15% LLR : 15% SO	50%	£-27,654,773	£-33,621,248	£-34,097,689	£-34,159,089	£-35,704,209

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£38,901,166	£29,954,784	£28,907,316	£28,851,848	£27,440,317
70% LAR : 15% LLR : 15% SO	5%	£33,142,160	£23,951,729	£23,505,930	£23,450,462	£22,040,548
70% LAR : 15% LLR : 15% SO	10%	£27,311,458	£18,494,675	£18,050,360	£17,994,892	£16,575,469
70% LAR : 15% LLR : 15% SO	15%	£21,418,446	£12,948,844	£12,501,247	£12,444,994	£11,022,068
70% LAR : 15% LLR : 15% SO	20%	£15,438,572	£7,339,600	£6,892,596	£6,836,344	£5,413,366
70% LAR : 15% LLR : 15% SO	25%	£9,385,776	£1,674,721	£1,229,210	£1,172,958	£-250,633
70% LAR : 15% LLR : 15% SO	30%	£3,246,620	£-4,044,169	£-4,488,910	£-4,545,162	£-5,969,927
70% LAR : 15% LLR : 15% SO	35%	£-2,946,880	£-9,817,612	£-10,261,759	£-10,318,011	£-11,750,190
70% LAR : 15% LLR : 15% SO	40%	£-9,194,722	£-15,685,149	£-16,133,729	£-16,190,777	£-17,652,717
70% LAR : 15% LLR : 15% SO	45%	£-15,508,473	£-21,742,800	£-22,208,250	£-22,267,755	£-23,770,292
70% LAR : 15% LLR : 15% SO	50%	£-22,032,800	£-27,999,275	£-28,475,916	£-28,537,116	£-30,062,227

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£600 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£41,361,687	£31,639,525	£31,187,426	£31,131,173	£29,705,031
70% LAR : 15% LLR : 15% SO	5%	£36,242,699	£26,899,461	£26,449,048	£26,392,795	£24,968,287
70% LAR : 15% LLR : 15% SO	10%	£31,069,926	£22,104,839	£21,655,926	£21,599,673	£20,176,236
70% LAR : 15% LLR : 15% SO	15%	£25,807,878	£17,255,658	£16,808,062	£16,751,809	£15,328,882
70% LAR : 15% LLR : 15% SO	20%	£20,483,452	£12,351,922	£11,905,457	£11,849,206	£10,426,227
70% LAR : 15% LLR : 15% SO	25%	£15,104,685	£7,393,631	£6,948,119	£6,891,866	£5,453,537
70% LAR : 15% LLR : 15% SO	30%	£9,671,575	£2,340,670	£1,891,070	£1,834,021	£399,607
70% LAR : 15% LLR : 15% SO	35%	£4,184,123	£-2,849,838	£-3,310,426	£-3,369,100	£-4,856,654
70% LAR : 15% LLR : 15% SO	40%	£-1,423,243	£-8,198,578	£-8,670,144	£-8,730,491	£-10,248,913
70% LAR : 15% LLR : 15% SO	45%	£-7,240,647	£-13,726,500	£-14,207,580	£-14,269,648	£-15,846,173
70% LAR : 15% LLR : 15% SO	50%	£-13,257,678	£-19,527,493	£-20,018,284	£-20,081,228	£-21,669,584

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-10,636,071	£-20,358,232	£-20,810,332	£-20,866,585	£-22,292,727
70% LAR : 15% LLR : 15% SO	5%	£-15,755,058	£-25,098,296	£-25,548,710	£-25,604,963	£-27,029,471
70% LAR : 15% LLR : 15% SO	10%	£-20,927,832	£-29,892,919	£-30,341,832	£-30,398,085	£-31,821,522
70% LAR : 15% LLR : 15% SO	15%	£-26,189,880	£-34,742,100	£-35,189,696	£-35,245,949	£-36,668,876
70% LAR : 15% LLR : 15% SO	20%	£-31,514,305	£-39,645,836	£-40,492,300	£-40,548,552	£-41,571,330
70% LAR : 15% LLR : 15% SO	25%	£-36,893,073	£-44,604,127	£-45,049,639	£-45,105,892	£-46,544,221
70% LAR : 15% LLR : 15% SO	30%	£-42,326,182	£-49,657,088	£-50,106,688	£-50,163,737	£-51,608,151
70% LAR : 15% LLR : 15% SO	35%	£-47,813,635	£-54,847,596	£-55,308,183	£-55,366,858	£-56,854,411
70% LAR : 15% LLR : 15% SO	40%	£-53,421,001	£-60,196,336	£-60,667,902	£-60,728,249	£-62,246,671
70% LAR : 15% LLR : 15% SO	45%	£-59,238,405	£-65,724,259	£-66,205,338	£-66,267,405	£-67,843,931
70% LAR : 15% LLR : 15% SO	50%	£-65,256,436	£-71,528,281	£-72,016,041	£-72,078,986	£-73,667,342

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,327,606	£1,605,445	£1,153,345	£1,097,092	£-328,050
70% LAR : 15% LLR : 15% SO	5%	£6,208,619	£-3,134,619	£-3,585,033	£-3,641,285	£-5,065,794
70% LAR : 15% LLR : 15% SO	10%	£1,035,845	£-7,929,241	£-8,378,155	£-8,434,408	£-9,857,845
70% LAR : 15% LLR : 15% SO	15%	£-4,228,203	£-12,778,423	£-13,226,019	£-13,282,272	£-14,705,198
70% LAR : 15% LLR : 15% SO	20%	£-9,550,628	£-17,682,159	£-18,128,623	£-18,184,875	£-19,607,853
70% LAR : 15% LLR : 15% SO	25%	£-14,929,396	£-22,640,450	£-23,085,962	£-23,142,215	£-24,580,544
70% LAR : 15% LLR : 15% SO	30%	£-20,362,505	£-27,693,411	£-28,143,011	£-28,200,060	£-29,644,474
70% LAR : 15% LLR : 15% SO	35%	£-25,849,958	£-32,883,918	£-33,344,506	£-33,403,181	£-34,890,734
70% LAR : 15% LLR : 15% SO	40%	£-31,457,323	£-38,232,659	£-38,704,225	£-38,764,572	£-40,282,994
70% LAR : 15% LLR : 15% SO	45%	£-37,274,728	£-43,760,581	£-44,241,661	£-44,303,728	£-45,890,254
70% LAR : 15% LLR : 15% SO	50%	£-43,291,769	£-49,561,573	£-50,052,364	£-50,115,309	£-51,793,665

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,754,512	£9,032,351	£8,580,251	£8,523,998	£7,097,856
70% LAR : 15% LLR : 15% SO	5%	£13,635,524	£4,292,287	£3,841,873	£3,785,620	£2,361,112
70% LAR : 15% LLR : 15% SO	10%	£8,462,751	£-502,336	£-951,249	£-1,007,502	£-2,430,939
70% LAR : 15% LLR : 15% SO	15%	£3,200,703	£-5,351,517	£-5,799,113	£-5,855,366	£-7,278,293
70% LAR : 15% LLR : 15% SO	20%	£-2,123,722	£-10,255,253	£-10,701,717	£-10,757,969	£-12,180,947
70% LAR : 15% LLR : 15% SO	25%	£-7,502,490	£-15,213,544	£-15,659,056	£-15,715,309	£-17,153,638
70% LAR : 15% LLR : 15% SO	30%	£-12,935,599	£-20,266,505	£-20,716,105	£-20,773,154	£-22,217,568
70% LAR : 15% LLR : 15% SO	35%	£-18,423,052	£-25,457,013	£-25,917,600	£-25,976,275	£-27,463,828
70% LAR : 15% LLR : 15% SO	40%	£-24,030,418	£-30,805,753	£-31,277,319	£-31,337,666	£-32,856,088
70% LAR : 15% LLR : 15% SO	45%	£-29,847,822	£-36,333,675	£-36,814,755	£-36,876,822	£-38,453,348
70% LAR : 15% LLR : 15% SO	50%	£-35,864,853	£-42,134,668	£-42,625,459	£-42,688,403	£-44,276,759

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£24,376,485	£14,854,324	£14,202,224	£14,145,971	£12,719,829
70% LAR : 15% LLR : 15% SO	5%	£19,257,498	£9,914,260	£9,463,846	£9,407,593	£7,983,085
70% LAR : 15% LLR : 15% SO	10%	£14,084,724	£5,119,638	£4,670,724	£4,614,471	£3,191,034
70% LAR : 15% LLR : 15% SO	15%	£8,822,676	£270,456	£-177,140	£-233,393	£-1,656,320
70% LAR : 15% LLR : 15% SO	20%	£3,498,251	£-4,633,280	£-5,079,744	£-5,135,996	£-6,558,974
70% LAR : 15% LLR : 15% SO	25%	£-1,880,517	£-9,591,571	£-10,037,083	£-10,093,336	£-11,531,665
70% LAR : 15% LLR : 15% SO	30%	£-7,313,626	£-14,644,532	£-15,094,132	£-15,151,181	£-16,595,595
70% LAR : 15% LLR : 15% SO	35%	£-12,801,079	£-19,835,039	£-20,295,627	£-20,354,302	£-21,841,855
70% LAR : 15% LLR : 15% SO	40%	£-18,408,445	£-25,183,780	£-25,655,346	£-25,715,693	£-27,234,115
70% LAR : 15% LLR : 15% SO	45%	£-24,225,849	£-30,711,702	£-31,192,782	£-31,254,849	£-32,831,375
70% LAR : 15% LLR : 15% SO	50%	£-30,242,880	£-36,512,694	£-37,003,485	£-37,066,430	£-38,654,786

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£550 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£26,658,570	£16,842,996	£16,390,896	£16,334,644	£14,908,501
70% LAR : 15% LLR : 15% SO	5%	£22,174,689	£12,780,450	£12,330,036	£12,273,784	£10,849,274
70% LAR : 15% LLR : 15% SO	10%	£17,636,465	£8,663,344	£8,212,134	£8,155,086	£6,716,095
70% LAR : 15% LLR : 15% SO	15%	£13,043,899	£4,456,461	£4,003,974	£3,946,925	£2,508,449
70% LAR : 15% LLR : 15% SO	20%	£8,396,991	£177,950	£-282,521	£-341,195	£-1,816,846
70% LAR : 15% LLR : 15% SO	25%	£3,690,519	£-4,252,185	£-4,719,755	£-4,779,260	£-6,273,334
70% LAR : 15% LLR : 15% SO	30%	£-1,128,801	£-8,799,993	£-9,272,631	£-9,332,978	£-10,847,116
70% LAR : 15% LLR : 15% SO	35%	£-6,120,421	£-13,485,121	£-13,963,324	£-14,024,524	£-15,575,153
70% LAR : 15% LLR : 15% SO	40%	£-11,255,353	£-18,379,773	£-18,870,899	£-18,933,845	£-20,515,253
70% LAR : 15% LLR : 15% SO	45%	£-16,642,728	£-23,385,234	£-23,876,097	£-23,939,042	£-25,523,614
70% LAR : 15% LLR : 15% SO	50%	£-22,177,906	£-28,451,070	£-28,941,860	£-29,004,805	£-30,593,162

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-25,339,168	£-35,154,762	£-35,606,861	£-35,663,114	£-37,089,256
70% LAR : 15% LLR : 15% SO	5%	£-29,823,069	£-39,217,308	£-39,667,722	£-39,723,974	£-41,148,483
70% LAR : 15% LLR : 15% SO	10%	£-34,361,293	£-43,334,414	£-43,785,624	£-43,842,672	£-45,281,663
70% LAR : 15% LLR : 15% SO	15%	£-38,953,859	£-47,541,297	£-47,993,784	£-48,050,833	£-49,489,308
70% LAR : 15% LLR : 15% SO	20%	£-43,600,767	£-51,819,807	£-52,280,279	£-52,338,953	£-53,814,604
70% LAR : 15% LLR : 15% SO	25%	£-48,307,239	£-56,249,943	£-56,717,513	£-56,777,018	£-58,271,082
70% LAR : 15% LLR : 15% SO	30%	£-53,126,559	£-60,797,751	£-61,270,389	£-61,330,736	£-62,844,874
70% LAR : 15% LLR : 15% SO	35%	£-58,118,179	£-65,482,879	£-65,961,082	£-66,022,282	£-67,572,910
70% LAR : 15% LLR : 15% SO	40%	£-63,253,110	£-70,377,531	£-70,868,657	£-70,931,603	£-72,513,911
70% LAR : 15% LLR : 15% SO	45%	£-68,640,496	£-75,392,992	£-75,873,854	£-75,936,800	£-77,521,372
70% LAR : 15% LLR : 15% SO	50%	£-74,175,664	£-80,448,828	£-80,939,618	£-81,002,563	£-82,590,920

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-3,375,511	£-13,191,084	£-13,643,184	£-13,699,437	£-15,125,578
70% LAR : 15% LLR : 15% SO	5%	£-7,859,392	£-17,253,631	£-17,704,045	£-17,760,297	£-19,184,806
70% LAR : 15% LLR : 15% SO	10%	£-12,397,616	£-21,370,737	£-21,821,947	£-21,878,995	£-23,317,986
70% LAR : 15% LLR : 15% SO	15%	£-16,990,182	£-25,577,620	£-26,030,107	£-26,087,156	£-27,525,631
70% LAR : 15% LLR : 15% SO	20%	£-21,637,090	£-29,856,130	£-30,316,602	£-30,375,276	£-31,850,927
70% LAR : 15% LLR : 15% SO	25%	£-26,343,561	£-34,286,266	£-34,753,835	£-34,813,341	£-36,307,415
70% LAR : 15% LLR : 15% SO	30%	£-31,162,882	£-38,834,074	£-39,306,712	£-39,367,059	£-40,881,197
70% LAR : 15% LLR : 15% SO	35%	£-36,154,502	£-43,519,202	£-43,997,405	£-44,058,605	£-45,609,233
70% LAR : 15% LLR : 15% SO	40%	£-41,289,433	£-48,413,853	£-48,904,980	£-48,967,926	£-50,549,334
70% LAR : 15% LLR : 15% SO	45%	£-46,676,809	£-53,419,315	£-53,910,177	£-53,973,123	£-55,597,694
70% LAR : 15% LLR : 15% SO	50%	£-52,211,987	£-58,485,151	£-58,975,941	£-59,039,886	£-60,627,242

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,051,395	£5,764,179	£6,216,278	£6,272,531	£7,698,674
70% LAR : 15% LLR : 15% SO	5%	£-432,486	£-9,826,725	£-10,277,139	£-10,333,391	£-11,757,900
70% LAR : 15% LLR : 15% SO	10%	£-4,970,710	£-13,943,831	£-14,395,041	£-14,452,089	£-15,891,080
70% LAR : 15% LLR : 15% SO	15%	£-9,563,276	£-18,150,714	£-18,603,201	£-18,660,250	£-20,098,726
70% LAR : 15% LLR : 15% SO	20%	£-14,210,184	£-22,429,224	£-22,889,696	£-22,948,370	£-24,424,021
70% LAR : 15% LLR : 15% SO	25%	£-18,916,656	£-26,859,360	£-27,326,930	£-27,386,435	£-28,880,509
70% LAR : 15% LLR : 15% SO	30%	£-23,735,976	£-31,407,168	£-31,879,806	£-31,940,153	£-33,454,291
70% LAR : 15% LLR : 15% SO	35%	£-28,727,596	£-36,092,296	£-36,570,499	£-36,631,699	£-38,182,328
70% LAR : 15% LLR : 15% SO	40%	£-33,862,527	£-40,986,948	£-41,478,074	£-41,541,020	£-43,122,428
70% LAR : 15% LLR : 15% SO	45%	£-39,249,903	£-45,992,409	£-46,483,271	£-46,546,217	£-48,130,789
70% LAR : 15% LLR : 15% SO	50%	£-44,785,081	£-51,058,245	£-51,549,035	£-51,611,980	£-53,200,337

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,673,368	£-142,206	£-594,305	£-650,558	£-2,076,700
70% LAR : 15% LLR : 15% SO	5%	£5,189,487	£-4,204,752	£-4,655,166	£-4,711,418	£-6,135,927
70% LAR : 15% LLR : 15% SO	10%	£651,263	£-8,321,858	£-8,773,068	£-8,830,116	£-10,269,107
70% LAR : 15% LLR : 15% SO	15%	£-3,941,303	£-12,528,741	£-12,981,228	£-13,038,277	£-14,476,752
70% LAR : 15% LLR : 15% SO	20%	£-8,588,211	£-16,807,251	£-17,267,723	£-17,326,397	£-18,802,048
70% LAR : 15% LLR : 15% SO	25%	£-13,294,683	£-21,237,387	£-21,704,957	£-21,764,462	£-23,258,536
70% LAR : 15% LLR : 15% SO	30%	£-18,114,003	£-25,785,195	£-26,257,833	£-26,318,180	£-27,832,318
70% LAR : 15% LLR : 15% SO	35%	£-23,105,623	£-30,470,323	£-30,948,526	£-31,009,726	£-32,580,354
70% LAR : 15% LLR : 15% SO	40%	£-28,240,554	£-35,364,974	£-35,856,101	£-35,919,047	£-37,500,455
70% LAR : 15% LLR : 15% SO	45%	£-33,627,930	£-40,370,436	£-40,811,298	£-40,874,244	£-42,508,816
70% LAR : 15% LLR : 15% SO	50%	£-39,163,108	£-45,436,272	£-45,827,062	£-45,890,007	£-47,578,363

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£500 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,862,041	£2,340,416	£1,878,123	£1,820,267	£361,971
70% LAR : 15% LLR : 15% SO	5%	£8,029,817	-£1,171,355	-£1,638,442	-£1,697,116	-£3,174,355
70% LAR : 15% LLR : 15% SO	10%	£4,130,457	-£4,790,182	-£5,261,322	-£5,320,826	-£6,814,740
70% LAR : 15% LLR : 15% SO	15%	£152,454	-£8,498,338	-£8,974,012	-£9,034,359	-£10,546,544
70% LAR : 15% LLR : 15% SO	20%	-£3,975,437	-£12,315,153	-£12,795,850	-£12,857,051	-£14,389,139
70% LAR : 15% LLR : 15% SO	25%	-£8,207,295	-£16,280,527	-£16,746,744	-£16,808,910	-£18,383,710
70% LAR : 15% LLR : 15% SO	30%	-£12,577,061	-£20,371,910	-£20,884,155	-£20,927,100	-£22,504,046
70% LAR : 15% LLR : 15% SO	35%	-£17,139,154	-£24,552,179	-£25,043,766	-£25,106,712	-£26,685,579
70% LAR : 15% LLR : 15% SO	40%	-£21,828,913	-£28,792,823	-£29,283,951	-£29,346,896	-£30,928,304
70% LAR : 15% LLR : 15% SO	45%	-£26,578,820	-£33,093,842	-£33,584,704	-£33,647,649	-£35,232,221
70% LAR : 15% LLR : 15% SO	50%	-£31,388,874	-£37,456,234	-£37,946,024	-£38,008,968	-£39,597,326

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£40,135,717	-£49,657,342	-£50,119,636	-£50,177,491	-£51,635,787
70% LAR : 15% LLR : 15% SO	5%	-£43,967,941	-£53,169,113	-£53,636,200	-£53,694,874	-£55,172,113
70% LAR : 15% LLR : 15% SO	10%	-£47,867,301	-£56,787,940	-£57,259,080	-£57,318,584	-£58,812,498
70% LAR : 15% LLR : 15% SO	15%	-£51,845,304	-£60,496,096	-£60,971,770	-£61,032,117	-£62,544,301
70% LAR : 15% LLR : 15% SO	20%	-£55,973,195	-£64,312,911	-£64,793,608	-£64,854,809	-£66,386,897
70% LAR : 15% LLR : 15% SO	25%	-£60,205,052	-£68,258,284	-£68,744,502	-£68,806,568	-£70,381,468
70% LAR : 15% LLR : 15% SO	30%	-£64,574,819	-£72,369,668	-£72,861,913	-£72,924,857	-£74,501,804
70% LAR : 15% LLR : 15% SO	35%	-£69,136,911	-£76,549,936	-£77,041,524	-£77,104,469	-£78,683,337
70% LAR : 15% LLR : 15% SO	40%	-£73,826,671	-£80,790,581	-£81,281,709	-£81,344,653	-£82,926,062
70% LAR : 15% LLR : 15% SO	45%	-£78,576,578	-£85,091,600	-£85,582,462	-£85,645,407	-£87,229,979
70% LAR : 15% LLR : 15% SO	50%	-£83,386,632	-£89,452,992	-£89,943,792	-£90,006,726	-£91,595,083

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£18,172,040	-£27,693,665	-£28,155,358	-£28,213,813	-£29,672,110
70% LAR : 15% LLR : 15% SO	5%	-£22,004,264	-£31,205,436	-£31,672,522	-£31,731,197	-£33,208,436
70% LAR : 15% LLR : 15% SO	10%	-£25,903,623	-£34,824,263	-£35,295,403	-£35,354,907	-£36,848,821
70% LAR : 15% LLR : 15% SO	15%	-£29,881,627	-£38,532,419	-£39,008,093	-£39,068,439	-£40,580,624
70% LAR : 15% LLR : 15% SO	20%	-£34,009,518	-£42,349,234	-£42,829,930	-£42,891,131	-£44,423,220
70% LAR : 15% LLR : 15% SO	25%	-£38,241,375	-£46,284,607	-£46,780,825	-£46,842,891	-£48,417,791
70% LAR : 15% LLR : 15% SO	30%	-£42,611,142	-£50,405,991	-£50,898,236	-£50,961,180	-£52,538,127
70% LAR : 15% LLR : 15% SO	35%	-£47,173,234	-£54,586,259	-£55,077,847	-£55,140,792	-£56,719,659
70% LAR : 15% LLR : 15% SO	40%	-£51,862,994	-£58,826,904	-£59,318,032	-£59,380,976	-£60,962,385
70% LAR : 15% LLR : 15% SO	45%	-£56,612,901	-£63,127,923	-£63,618,785	-£63,681,739	-£65,266,302
70% LAR : 15% LLR : 15% SO	50%	-£61,422,955	-£67,489,315	-£67,980,104	-£68,043,049	-£69,631,406

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£10,745,134	-£20,266,759	-£20,729,052	-£20,786,906	-£22,245,204
70% LAR : 15% LLR : 15% SO	5%	-£14,577,358	-£23,778,530	-£24,245,617	-£24,304,291	-£25,781,530
70% LAR : 15% LLR : 15% SO	10%	-£18,476,718	-£27,397,357	-£27,868,497	-£27,928,001	-£29,421,915
70% LAR : 15% LLR : 15% SO	15%	-£22,454,721	-£31,105,513	-£31,581,187	-£31,641,534	-£33,153,718
70% LAR : 15% LLR : 15% SO	20%	-£26,582,612	-£34,922,328	-£35,403,025	-£35,464,228	-£36,996,314
70% LAR : 15% LLR : 15% SO	25%	-£30,814,469	-£38,867,701	-£39,353,919	-£39,415,985	-£40,990,885
70% LAR : 15% LLR : 15% SO	30%	-£35,184,236	-£42,979,085	-£43,471,330	-£43,534,274	-£45,111,221
70% LAR : 15% LLR : 15% SO	35%	-£39,746,328	-£47,159,353	-£47,650,941	-£47,713,886	-£49,292,754
70% LAR : 15% LLR : 15% SO	40%	-£44,436,088	-£51,399,998	-£51,891,126	-£51,954,070	-£53,535,479
70% LAR : 15% LLR : 15% SO	45%	-£49,185,995	-£55,701,017	-£56,191,879	-£56,254,824	-£57,839,396
70% LAR : 15% LLR : 15% SO	50%	-£53,996,049	-£60,062,409	-£60,553,199	-£60,616,143	-£62,204,600

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£5,123,161	-£14,644,796	-£15,107,079	-£15,164,935	-£16,623,231
70% LAR : 15% LLR : 15% SO	5%	-£8,955,385	-£18,156,557	-£18,623,643	-£18,682,318	-£20,159,557
70% LAR : 15% LLR : 15% SO	10%	-£12,854,744	-£21,775,384	-£22,246,524	-£22,306,028	-£23,799,942
70% LAR : 15% LLR : 15% SO	15%	-£16,832,748	-£25,483,540	-£25,959,214	-£26,019,561	-£27,531,745
70% LAR : 15% LLR : 15% SO	20%	-£20,960,639	-£29,300,355	-£29,781,052	-£29,842,253	-£31,374,341
70% LAR : 15% LLR : 15% SO	25%	-£25,192,496	-£33,245,728	-£33,731,946	-£33,794,012	-£35,368,912
70% LAR : 15% LLR : 15% SO	30%	-£29,562,263	-£37,357,112	-£37,849,357	-£37,912,301	-£39,489,248
70% LAR : 15% LLR : 15% SO	35%	-£34,124,355	-£41,537,380	-£42,028,968	-£42,091,913	-£43,670,780
70% LAR : 15% LLR : 15% SO	40%	-£38,814,115	-£45,778,025	-£46,269,153	-£46,332,097	-£47,913,506
70% LAR : 15% LLR : 15% SO	45%	-£43,564,022	-£50,079,044	-£50,569,906	-£50,632,851	-£52,217,423
70% LAR : 15% LLR : 15% SO	50%	-£48,374,076	-£54,440,436	-£54,931,226	-£54,994,170	-£56,582,527

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£475 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,446,364	£5,321,590	£5,796,074	£5,855,578	£7,352,331
70% LAR : 15% LLR : 15% SO	5%	£896,375	£8,586,080	£9,064,747	£9,125,094	£10,638,960
70% LAR : 15% LLR : 15% SO	10%	£2,778,565	£11,944,368	£12,426,734	£12,487,935	£14,020,518
70% LAR : 15% LLR : 15% SO	15%	£6,553,530	£15,411,953	£15,900,447	£15,962,513	£17,515,451
70% LAR : 15% LLR : 15% SO	20%	£10,433,968	£19,021,828	£19,515,980	£19,578,925	£21,153,894
70% LAR : 15% LLR : 15% SO	25%	£14,441,265	£22,730,893	£23,223,991	£23,286,935	£24,862,953
70% LAR : 15% LLR : 15% SO	30%	£18,637,965	£26,500,336	£26,992,580	£27,055,525	£28,632,472
70% LAR : 15% LLR : 15% SO	35%	£22,917,133	£30,330,158	£30,821,745	£30,884,691	£32,463,557
70% LAR : 15% LLR : 15% SO	40%	£27,256,445	£34,220,356	£34,711,483	£34,774,428	£36,355,837
70% LAR : 15% LLR : 15% SO	45%	£31,655,906	£38,170,928	£38,661,790	£38,724,735	£40,309,307
70% LAR : 15% LLR : 15% SO	50%	£36,115,514	£42,181,873	£42,672,663	£42,735,608	£44,323,965

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£47,551,394	£57,919,348	£57,793,832	£57,853,336	£59,350,088
70% LAR : 15% LLR : 15% SO	5%	£51,101,383	£60,583,837	£61,062,505	£61,122,852	£62,636,718
70% LAR : 15% LLR : 15% SO	10%	£54,776,323	£63,942,126	£64,424,492	£64,485,693	£66,018,275
70% LAR : 15% LLR : 15% SO	15%	£58,551,288	£67,409,711	£67,898,205	£67,960,271	£69,513,209
70% LAR : 15% LLR : 15% SO	20%	£62,431,726	£71,019,586	£71,513,737	£71,576,683	£73,151,852
70% LAR : 15% LLR : 15% SO	25%	£66,439,023	£74,728,650	£75,221,748	£75,284,693	£76,860,341
70% LAR : 15% LLR : 15% SO	30%	£70,635,723	£78,498,094	£78,990,337	£79,053,283	£80,630,230
70% LAR : 15% LLR : 15% SO	35%	£74,914,891	£82,327,916	£82,819,503	£82,882,449	£84,461,315
70% LAR : 15% LLR : 15% SO	40%	£79,254,203	£86,218,114	£86,709,241	£86,772,186	£88,353,594
70% LAR : 15% LLR : 15% SO	45%	£83,653,664	£90,168,696	£90,659,548	£90,722,493	£92,307,955
70% LAR : 15% LLR : 15% SO	50%	£88,113,271	£94,179,631	£94,670,421	£94,733,366	£96,321,723

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£25,587,717	£35,955,671	£35,830,156	£35,889,659	£37,386,412
70% LAR : 15% LLR : 15% SO	5%	£29,137,706	£38,620,160	£39,098,828	£39,159,175	£40,673,041
70% LAR : 15% LLR : 15% SO	10%	£32,812,646	£41,978,449	£42,460,814	£42,522,016	£44,054,998
70% LAR : 15% LLR : 15% SO	15%	£36,587,611	£45,446,034	£45,934,527	£45,996,594	£47,549,531
70% LAR : 15% LLR : 15% SO	20%	£40,468,048	£49,055,909	£49,550,060	£49,613,006	£51,187,975
70% LAR : 15% LLR : 15% SO	25%	£44,475,346	£52,764,973	£53,258,071	£53,321,016	£54,896,663
70% LAR : 15% LLR : 15% SO	30%	£48,672,046	£56,534,417	£57,026,660	£57,089,606	£58,686,552
70% LAR : 15% LLR : 15% SO	35%	£52,951,213	£60,364,238	£60,855,826	£60,918,771	£62,497,638
70% LAR : 15% LLR : 15% SO	40%	£57,290,528	£64,254,436	£64,745,564	£64,808,509	£66,339,917
70% LAR : 15% LLR : 15% SO	45%	£61,689,987	£68,205,009	£68,695,871	£68,758,816	£70,343,385
70% LAR : 15% LLR : 15% SO	50%	£66,149,594	£72,215,954	£72,706,744	£72,769,689	£74,358,046

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,160,811	£27,928,765	£28,403,249	£28,462,753	£29,959,506
70% LAR : 15% LLR : 15% SO	5%	£21,710,800	£31,193,255	£31,671,922	£31,732,269	£33,246,135
70% LAR : 15% LLR : 15% SO	10%	£25,385,740	£34,551,543	£35,033,909	£35,095,110	£36,627,692
70% LAR : 15% LLR : 15% SO	15%	£29,160,705	£38,019,128	£38,507,622	£38,569,688	£40,122,626
70% LAR : 15% LLR : 15% SO	20%	£33,041,143	£41,629,003	£42,123,155	£42,186,100	£43,761,069
70% LAR : 15% LLR : 15% SO	25%	£37,048,440	£45,338,067	£45,831,165	£45,894,110	£47,469,758
70% LAR : 15% LLR : 15% SO	30%	£41,245,140	£49,107,511	£49,599,754	£49,662,700	£51,239,647
70% LAR : 15% LLR : 15% SO	35%	£45,524,308	£52,937,333	£53,428,920	£53,491,866	£55,070,732
70% LAR : 15% LLR : 15% SO	40%	£49,863,620	£56,827,531	£57,318,658	£57,381,603	£58,963,911
70% LAR : 15% LLR : 15% SO	45%	£54,263,061	£60,778,103	£61,268,965	£61,331,910	£62,916,462
70% LAR : 15% LLR : 15% SO	50%	£58,722,668	£64,789,048	£65,279,838	£65,342,763	£66,931,140

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,538,838	£22,906,792	£22,781,276	£22,840,780	£24,337,533
70% LAR : 15% LLR : 15% SO	5%	£16,088,827	£25,571,281	£26,049,949	£26,110,296	£27,624,162
70% LAR : 15% LLR : 15% SO	10%	£19,763,767	£28,929,570	£29,411,936	£29,473,137	£31,005,719
70% LAR : 15% LLR : 15% SO	15%	£23,538,732	£32,397,155	£32,885,649	£32,947,715	£34,500,653
70% LAR : 15% LLR : 15% SO	20%	£27,419,169	£36,007,030	£36,501,181	£36,564,127	£38,139,096
70% LAR : 15% LLR : 15% SO	25%	£31,426,467	£39,716,094	£40,209,192	£40,272,137	£41,847,785
70% LAR : 15% LLR : 15% SO	30%	£35,623,167	£43,485,538	£43,977,781	£44,040,727	£45,617,674
70% LAR : 15% LLR : 15% SO	35%	£39,902,335	£47,315,380	£47,806,947	£47,869,892	£49,448,759
70% LAR : 15% LLR : 15% SO	40%	£44,241,647	£51,205,558	£51,696,685	£51,759,630	£53,341,038
70% LAR : 15% LLR : 15% SO	45%	£48,641,108	£55,156,130	£55,646,992	£55,709,937	£57,294,509
70% LAR : 15% LLR : 15% SO	50%	£53,100,715	£59,167,075	£59,657,865	£59,720,810	£61,309,167

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£675 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£73,639,565	£61,013,765	£60,438,370	£60,364,938	£58,535,316
70% LAR : 15% LLR : 15% SO	5%	£65,744,524	£53,626,477	£53,048,633	£52,975,202	£51,147,674
70% LAR : 15% LLR : 15% SO	10%	£57,779,281	£46,163,429	£45,587,511	£45,513,114	£43,668,714
70% LAR : 15% LLR : 15% SO	15%	£49,743,835	£38,587,396	£38,007,428	£37,932,957	£36,089,219
70% LAR : 15% LLR : 15% SO	20%	£41,627,044	£30,910,213	£30,325,645	£30,250,121	£28,386,973
70% LAR : 15% LLR : 15% SO	25%	£33,401,706	£23,108,517	£22,518,789	£22,442,196	£20,557,777
70% LAR : 15% LLR : 15% SO	30%	£25,044,919	£15,158,275	£14,562,821	£14,485,143	£12,569,892
70% LAR : 15% LLR : 15% SO	35%	£16,531,996	£7,024,298	£6,415,075	£6,335,184	£4,378,502
70% LAR : 15% LLR : 15% SO	40%	£7,823,104	£-1,387,320	£-2,020,833	£-2,104,164	£-4,168,167
70% LAR : 15% LLR : 15% SO	45%	£-1,195,615	£-10,295,176	£-10,954,524	£-11,041,443	£-13,172,529
70% LAR : 15% LLR : 15% SO	50%	£-10,836,399	£-19,530,461	£-20,199,863	£-20,288,013	£-22,458,614

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,618,731	£-8,007,069	£-8,582,463	£-8,655,896	£-10,465,517
70% LAR : 15% LLR : 15% SO	5%	£-3,276,309	£-15,394,357	£-15,972,200	£-16,045,632	£-17,873,159
70% LAR : 15% LLR : 15% SO	10%	£-11,241,553	£-22,857,404	£-23,433,322	£-23,507,720	£-25,352,119
70% LAR : 15% LLR : 15% SO	15%	£-19,276,998	£-30,433,437	£-31,013,405	£-31,087,876	£-32,931,614
70% LAR : 15% LLR : 15% SO	20%	£-27,393,789	£-38,110,620	£-38,695,188	£-38,770,712	£-40,633,861
70% LAR : 15% LLR : 15% SO	25%	£-35,619,128	£-45,912,316	£-46,502,044	£-46,578,637	£-48,463,056
70% LAR : 15% LLR : 15% SO	30%	£-43,975,914	£-53,862,558	£-54,458,012	£-54,535,690	£-56,450,942
70% LAR : 15% LLR : 15% SO	35%	£-52,488,838	£-61,996,535	£-62,605,758	£-62,685,649	£-64,642,331
70% LAR : 15% LLR : 15% SO	40%	£-61,197,730	£-70,408,154	£-71,041,667	£-71,124,998	£-73,189,001
70% LAR : 15% LLR : 15% SO	45%	£-70,216,448	£-79,316,009	£-79,975,359	£-80,062,276	£-82,193,362
70% LAR : 15% LLR : 15% SO	50%	£-79,857,232	£-88,551,294	£-89,220,697	£-89,308,846	£-91,479,448

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£33,772,898	£21,147,098	£20,571,703	£20,498,271	£18,668,649
70% LAR : 15% LLR : 15% SO	5%	£25,877,857	£13,759,810	£13,181,966	£13,108,535	£11,281,007
70% LAR : 15% LLR : 15% SO	10%	£17,912,614	£6,296,763	£5,720,845	£5,646,447	£3,802,048
70% LAR : 15% LLR : 15% SO	15%	£9,877,168	£-1,279,270	£-1,859,238	£-1,933,710	£-3,777,447
70% LAR : 15% LLR : 15% SO	20%	£1,760,377	£-8,956,453	£-9,541,022	£-9,616,546	£-11,479,694
70% LAR : 15% LLR : 15% SO	25%	£-6,464,961	£-16,758,149	£-17,347,877	£-17,424,470	£-19,308,890
70% LAR : 15% LLR : 15% SO	30%	£-14,821,748	£-24,708,391	£-25,303,846	£-25,381,523	£-27,296,775
70% LAR : 15% LLR : 15% SO	35%	£-23,334,671	£-32,842,369	£-33,451,592	£-33,531,483	£-35,488,165
70% LAR : 15% LLR : 15% SO	40%	£-32,043,563	£-41,253,987	£-41,887,500	£-41,970,831	£-44,034,834
70% LAR : 15% LLR : 15% SO	45%	£-41,062,291	£-50,161,842	£-50,821,191	£-50,908,110	£-53,039,195
70% LAR : 15% LLR : 15% SO	50%	£-50,703,066	£-59,397,128	£-60,066,530	£-60,154,679	£-62,325,281

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£43,631,231	£31,005,431	£30,430,037	£30,356,604	£28,526,983
70% LAR : 15% LLR : 15% SO	5%	£35,736,191	£23,618,143	£23,040,300	£22,966,868	£21,139,341
70% LAR : 15% LLR : 15% SO	10%	£27,770,947	£16,155,096	£15,579,178	£15,504,780	£13,660,381
70% LAR : 15% LLR : 15% SO	15%	£19,735,502	£8,579,063	£7,999,095	£7,924,624	£6,080,886
70% LAR : 15% LLR : 15% SO	20%	£11,618,711	£901,880	£317,312	£241,788	£-1,621,361
70% LAR : 15% LLR : 15% SO	25%	£3,393,372	£-6,889,816	£-7,489,544	£-7,566,137	£-9,450,556
70% LAR : 15% LLR : 15% SO	30%	£-4,963,414	£-14,850,058	£-15,445,512	£-15,523,190	£-17,438,442
70% LAR : 15% LLR : 15% SO	35%	£-13,476,338	£-22,984,035	£-23,593,258	£-23,673,149	£-25,629,831
70% LAR : 15% LLR : 15% SO	40%	£-22,185,230	£-31,395,654	£-32,029,167	£-32,112,498	£-34,176,501
70% LAR : 15% LLR : 15% SO	45%	£-31,203,948	£-40,303,509	£-40,962,858	£-41,049,776	£-43,180,862
70% LAR : 15% LLR : 15% SO	50%	£-40,844,732	£-49,538,794	£-50,208,197	£-50,296,346	£-52,466,948

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£51,093,731	£38,467,931	£37,892,537	£37,819,104	£35,989,483
70% LAR : 15% LLR : 15% SO	5%	£43,198,691	£31,080,643	£30,502,800	£30,429,368	£28,601,841
70% LAR : 15% LLR : 15% SO	10%	£35,233,447	£23,617,596	£23,041,678	£22,967,280	£21,122,881
70% LAR : 15% LLR : 15% SO	15%	£27,198,002	£16,041,563	£15,461,595	£15,387,124	£13,543,386
70% LAR : 15% LLR : 15% SO	20%	£19,081,211	£8,364,380	£7,779,812	£7,704,288	£5,841,139
70% LAR : 15% LLR : 15% SO	25%	£10,855,872	£562,684	£-27,044	£-103,637	£-1,988,056
70% LAR : 15% LLR : 15% SO	30%	£2,499,086	£-7,387,558	£-7,983,012	£-8,060,690	£-9,975,942
70% LAR : 15% LLR : 15% SO	35%	£-6,013,838	£-15,521,535	£-16,130,758	£-16,210,649	£-18,167,331
70% LAR : 15% LLR : 15% SO	40%	£-14,722,730	£-23,933,154	£-24,565,667	£-24,649,998	£-26,714,001
70% LAR : 15% LLR : 15% SO	45%	£-23,741,448	£-32,841,009	£-33,500,366	£-33,587,276	£-35,718,362
70% LAR : 15% LLR : 15% SO	50%	£-33,382,232	£-42,076,294	£-42,745,697	£-42,833,846	£-45,004,448

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£650 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£64,243,440	£51,552,021	£50,972,014	£50,898,583	£49,065,066
70% LAR : 15% LLR : 15% SO	5%	£56,794,515	£44,588,122	£44,004,505	£43,930,034	£42,084,247
70% LAR : 15% LLR : 15% SO	10%	£49,275,387	£37,531,143	£36,949,470	£36,874,999	£35,013,779
70% LAR : 15% LLR : 15% SO	15%	£41,663,326	£30,361,058	£29,775,005	£29,699,481	£27,835,628
70% LAR : 15% LLR : 15% SO	20%	£33,952,023	£23,077,138	£22,486,151	£22,409,558	£20,525,950
70% LAR : 15% LLR : 15% SO	25%	£26,119,258	£15,656,633	£15,060,144	£14,982,467	£13,065,340
70% LAR : 15% LLR : 15% SO	30%	£18,142,169	£8,070,311	£7,480,275	£7,380,384	£5,426,082
70% LAR : 15% LLR : 15% SO	35%	£9,997,238	£260,929	£-369,485	£-452,816	£-2,489,421
70% LAR : 15% LLR : 15% SO	40%	£1,603,038	£-8,006,640	£-8,657,940	£-8,743,646	£-10,840,801
70% LAR : 15% LLR : 15% SO	45%	£-7,297,388	£-16,549,473	£-17,216,561	£-17,304,710	£-19,465,952
70% LAR : 15% LLR : 15% SO	50%	£-16,593,075	£-25,414,045	£-26,092,921	£-26,182,317	£-28,379,378

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,777,394	£-17,466,812	£-18,048,819	£-18,122,250	£-19,955,767
70% LAR : 15% LLR : 15% SO	5%	£-12,226,319	£-24,432,711	£-25,016,328	£-25,090,759	£-26,936,587
70% LAR : 15% LLR : 15% SO	10%	£-19,745,446	£-31,489,690	£-32,071,363	£-32,145,834	£-34,007,055
70% LAR : 15% LLR : 15% SO	15%	£-27,357,507	£-38,659,776	£-39,245,828	£-39,321,353	£-41,185,206
70% LAR : 15% LLR : 15% SO	20%	£-35,068,810	£-45,943,695	£-46,534,682	£-46,611,276	£-48,494,883
70% LAR : 15% LLR : 15% SO	25%	£-42,901,575	£-53,364,200	£-53,960,689	£-54,038,366	£-55,955,493
70% LAR : 15% LLR : 15% SO	30%	£-50,878,664	£-60,950,523	£-61,560,558	£-61,640,450	£-63,594,752
70% LAR : 15% LLR : 15% SO	35%	£-59,023,595	£-68,759,904	£-69,390,318	£-69,473,649	£-71,510,255
70% LAR : 15% LLR : 15% SO	40%	£-67,417,796	£-77,027,474	£-77,678,773	£-77,764,480	£-79,861,634
70% LAR : 15% LLR : 15% SO	45%	£-76,318,221	£-85,570,306	£-86,237,394	£-86,325,544	£-88,466,785
70% LAR : 15% LLR : 15% SO	50%	£-85,613,969	£-94,454,878	£-95,113,754	£-95,203,150	£-97,400,212

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£24,376,773	£11,685,355	£11,105,348	£11,031,916	£9,198,399
70% LAR : 15% LLR : 15% SO	5%	£16,927,848	£4,721,456	£4,137,839	£4,063,367	£2,217,580
70% LAR : 15% LLR : 15% SO	10%	£9,408,720	£-2,335,523	£-2,917,196	£-2,991,667	£-4,852,888
70% LAR : 15% LLR : 15% SO	15%	£1,796,659	£-9,505,609	£-10,091,661	£-10,167,186	£-12,031,039
70% LAR : 15% LLR : 15% SO	20%	£-5,914,644	£-16,789,528	£-17,380,515	£-17,457,109	£-19,340,717
70% LAR : 15% LLR : 15% SO	25%	£-13,747,408	£-24,210,034	£-24,806,523	£-24,884,199	£-26,801,326
70% LAR : 15% LLR : 15% SO	30%	£-21,724,498	£-31,796,356	£-32,406,392	£-32,486,283	£-34,440,585
70% LAR : 15% LLR : 15% SO	35%	£-29,869,429	£-39,605,737	£-40,236,151	£-40,319,482	£-42,356,088
70% LAR : 15% LLR : 15% SO	40%	£-38,263,629	£-47,873,307	£-48,524,807	£-48,610,313	£-50,707,467
70% LAR : 15% LLR : 15% SO	45%	£-47,164,055	£-56,416,139	£-57,083,228	£-57,171,377	£-59,332,619
70% LAR : 15% LLR : 15% SO	50%	£-56,459,742	£-65,280,711	£-65,959,587	£-66,048,883	£-68,246,045

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£34,235,106	£21,543,688	£20,963,681	£20,890,250	£19,056,733
70% LAR : 15% LLR : 15% SO	5%	£26,786,181	£14,579,789	£13,996,172	£13,921,701	£12,075,913
70% LAR : 15% LLR : 15% SO	10%	£19,267,054	£7,522,810	£6,941,137	£6,866,666	£5,005,445
70% LAR : 15% LLR : 15% SO	15%	£11,654,993	£352,724	£-233,328	£-308,853	£-2,172,706
70% LAR : 15% LLR : 15% SO	20%	£3,943,690	£-6,931,195	£-7,522,182	£-7,598,776	£-9,482,383
70% LAR : 15% LLR : 15% SO	25%	£-3,889,075	£-14,351,700	£-14,948,189	£-15,025,886	£-16,942,993
70% LAR : 15% LLR : 15% SO	30%	£-11,866,164	£-21,938,023	£-22,548,058	£-22,627,950	£-24,582,252
70% LAR : 15% LLR : 15% SO	35%	£-20,011,095	£-29,747,404	£-30,377,818	£-30,461,149	£-32,497,755
70% LAR : 15% LLR : 15% SO	40%	£-28,405,296	£-38,014,974	£-38,666,273	£-38,751,980	£-40,849,134
70% LAR : 15% LLR : 15% SO	45%	£-37,305,721	£-46,557,806	£-47,224,894	£-47,313,044	£-49,474,286
70% LAR : 15% LLR : 15% SO	50%	£-46,601,409	£-55,422,378	£-56,101,254	£-56,190,650	£-58,367,712

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£41,697,606	£29,006,188	£28,426,181	£28,352,750	£26,519,233
70% LAR : 15% LLR : 15% SO	5%	£34,248,681	£22,042,289	£21,458,672	£21,384,201	£19,538,413
70% LAR : 15% LLR : 15% SO	10%	£26,729,554	£14,985,310	£14,403,637	£14,329,166	£12,467,945
70% LAR : 15% LLR : 15% SO	15%	£19,117,493	£7,815,224	£7,229,172	£7,153,647	£5,289,794
70% LAR : 15% LLR : 15% SO	20%	£11,406,190	£531,305	£-59,682	£-136,276	£-2,019,883
70% LAR : 15% LLR : 15% SO	25%	£3,573,425	£-6,889,200	£-7,485,689	£-7,563,366	£-9,480,493
70% LAR : 15% LLR : 15% SO	30%	£-4,403,664	£-14,475,523	£-15,085,558	£-15,165,450	£-17,119,752
70% LAR : 15% LLR : 15% SO	35%	£-12,548,595	£-22,284,904	£-22,915,318	£-22,998,649	£-25,035,255
70% LAR : 15% LLR : 15% SO	40%	£-20,942,796	£-30,552,474	£-31,203,773	£-31,289,480	£-33,386,634
70% LAR : 15% LLR : 15% SO	45%	£-29,843,221	£-39,095,306	£-39,762,394	£-39,850,544	£-42,011,786
70% LAR : 15% LLR : 15% SO	50%	£-39,138,969	£-47,859,878	£-48,639,754	£-48,728,150	£-50,925,212

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£600 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£45,420,646	£32,423,202	£31,831,254	£31,755,729	£29,872,378
70% LAR : 15% LLR : 15% SO	5%	£38,831,479	£26,271,838	£25,675,620	£25,599,028	£23,713,393
70% LAR : 15% LLR : 15% SO	10%	£32,128,549	£20,013,437	£19,412,395	£19,334,717	£17,428,900
70% LAR : 15% LLR : 15% SO	15%	£25,322,638	£13,627,389	£13,020,954	£12,942,178	£11,014,302
70% LAR : 15% LLR : 15% SO	20%	£18,393,393	£7,092,463	£6,480,063	£6,400,172	£4,433,606
70% LAR : 15% LLR : 15% SO	25%	£11,319,846	£374,779	£255,973	£239,304	£2,374,904
70% LAR : 15% LLR : 15% SO	30%	£4,049,607	£6,703,387	£7,356,166	£7,441,873	£9,533,109
70% LAR : 15% LLR : 15% SO	35%	£3,526,829	£14,009,842	£14,670,976	£14,757,895	£16,881,309
70% LAR : 15% LLR : 15% SO	40%	£11,531,415	£21,535,266	£22,205,129	£22,293,278	£24,461,742
70% LAR : 15% LLR : 15% SO	45%	£19,782,901	£29,310,934	£29,989,909	£30,079,306	£32,271,132
70% LAR : 15% LLR : 15% SO	50%	£28,313,097	£37,201,198	£37,880,074	£37,969,470	£40,166,532

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£23,890,187	£36,597,631	£37,189,579	£37,265,104	£39,148,456
70% LAR : 15% LLR : 15% SO	5%	£30,189,354	£42,748,996	£43,345,213	£43,421,806	£45,307,441
70% LAR : 15% LLR : 15% SO	10%	£36,892,285	£49,007,396	£49,608,439	£49,686,116	£51,591,933
70% LAR : 15% LLR : 15% SO	15%	£43,698,195	£55,393,445	£55,999,879	£56,078,655	£58,006,531
70% LAR : 15% LLR : 15% SO	20%	£50,627,441	£61,928,371	£62,540,770	£62,620,661	£64,587,227
70% LAR : 15% LLR : 15% SO	25%	£57,700,988	£68,646,055	£69,276,807	£69,360,138	£71,395,737
70% LAR : 15% LLR : 15% SO	30%	£64,971,227	£75,724,220	£76,377,000	£76,462,709	£78,553,943
70% LAR : 15% LLR : 15% SO	35%	£72,547,663	£83,030,675	£83,691,809	£83,778,729	£85,902,142
70% LAR : 15% LLR : 15% SO	40%	£80,552,248	£90,556,099	£91,225,962	£91,314,111	£93,482,576
70% LAR : 15% LLR : 15% SO	45%	£88,803,734	£98,331,767	£99,010,742	£99,100,139	£101,291,965
70% LAR : 15% LLR : 15% SO	50%	£97,333,930	£106,222,032	£106,900,908	£106,990,304	£109,187,368

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,553,979	£7,443,464	£8,035,413	£8,110,938	£9,394,289
70% LAR : 15% LLR : 15% SO	5%	£1,035,188	£13,594,829	£14,191,046	£14,267,639	£16,153,274
70% LAR : 15% LLR : 15% SO	10%	£7,738,118	£19,853,230	£20,454,272	£20,531,950	£22,437,766
70% LAR : 15% LLR : 15% SO	15%	£14,544,028	£26,239,278	£26,845,712	£26,924,488	£28,852,364
70% LAR : 15% LLR : 15% SO	20%	£21,473,274	£32,774,204	£33,386,603	£33,466,494	£35,433,060
70% LAR : 15% LLR : 15% SO	25%	£28,546,821	£39,491,888	£40,122,640	£40,205,971	£42,241,571
70% LAR : 15% LLR : 15% SO	30%	£35,817,060	£46,570,054	£47,222,833	£47,308,539	£49,399,776
70% LAR : 15% LLR : 15% SO	35%	£43,393,496	£53,876,509	£54,537,642	£54,624,562	£56,747,975
70% LAR : 15% LLR : 15% SO	40%	£51,398,081	£61,401,933	£62,071,795	£62,159,945	£64,328,409
70% LAR : 15% LLR : 15% SO	45%	£59,649,567	£69,177,601	£69,956,575	£69,945,972	£72,137,798
70% LAR : 15% LLR : 15% SO	50%	£68,179,763	£77,067,865	£77,746,741	£77,836,137	£80,033,199

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,412,313	£2,414,869	£1,822,921	£1,747,396	£1,135,856
70% LAR : 15% LLR : 15% SO	5%	£8,823,146	£3,736,496	£4,332,713	£4,409,305	£6,294,941
70% LAR : 15% LLR : 15% SO	10%	£2,120,215	£9,994,896	£10,595,939	£10,673,616	£12,579,433
70% LAR : 15% LLR : 15% SO	15%	£4,685,695	£16,380,945	£16,987,379	£17,066,155	£18,994,031
70% LAR : 15% LLR : 15% SO	20%	£11,614,941	£22,915,871	£23,528,270	£23,608,161	£25,574,727
70% LAR : 15% LLR : 15% SO	25%	£18,688,488	£29,633,555	£30,264,307	£30,347,638	£32,383,237
70% LAR : 15% LLR : 15% SO	30%	£25,958,727	£36,711,720	£37,364,500	£37,450,208	£39,541,443
70% LAR : 15% LLR : 15% SO	35%	£33,535,163	£44,018,175	£44,679,309	£44,766,229	£46,889,842
70% LAR : 15% LLR : 15% SO	40%	£41,539,748	£51,545,599	£52,213,462	£52,301,611	£54,470,076
70% LAR : 15% LLR : 15% SO	45%	£49,791,234	£59,319,267	£59,998,242	£60,087,639	£62,279,465
70% LAR : 15% LLR : 15% SO	50%	£58,321,430	£67,208,532	£67,888,408	£67,977,804	£70,174,866

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,874,813	£9,877,969	£9,285,421	£9,209,896	£7,326,544
70% LAR : 15% LLR : 15% SO	5%	£16,285,646	£3,726,004	£3,129,787	£3,053,194	£1,167,559
70% LAR : 15% LLR : 15% SO	10%	£9,582,715	£2,532,396	£3,133,439	£3,211,116	£5,116,933
70% LAR : 15% LLR : 15% SO	15%	£2,776,805	£8,918,445	£9,524,879	£9,603,655	£11,531,531
70% LAR : 15% LLR : 15% SO	20%	£4,152,441	£15,453,371	£16,065,770	£16,145,661	£18,112,227
70% LAR : 15% LLR : 15% SO	25%	£11,225,988	£22,171,055	£22,801,807	£22,885,138	£24,920,737
70% LAR : 15% LLR : 15% SO	30%	£18,496,227	£29,249,220	£29,902,000	£29,987,706	£32,078,943
70% LAR : 15% LLR : 15% SO	35%	£26,072,663	£36,555,675	£37,216,809	£37,303,729	£39,427,142
70% LAR : 15% LLR : 15% SO	40%	£34,077,248	£44,081,099	£44,750,962	£44,839,111	£47,007,576
70% LAR : 15% LLR : 15% SO	45%	£42,328,734	£51,856,767	£52,535,742	£52,625,139	£54,816,965
70% LAR : 15% LLR : 15% SO	50%	£50,858,930	£59,747,032	£60,425,908	£60,515,304	£62,712,366

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£550 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£26,324,705	£12,817,810	£12,202,464	£12,122,572	£10,166,379
70% LAR : 15% LLR : 15% SO	5%	£20,486,862	£7,398,089	£6,776,940	£6,695,919	£4,716,849
70% LAR : 15% LLR : 15% SO	10%	£14,531,396	£1,832,112	£1,200,144	£1,117,975	£-898,439
70% LAR : 15% LLR : 15% SO	15%	£8,439,419	£-3,964,558	£-4,618,082	£-4,703,789	£-6,792,329
70% LAR : 15% LLR : 15% SO	20%	£2,167,359	£-9,996,245	£-10,651,555	£-10,737,261	£-12,833,749
70% LAR : 15% LLR : 15% SO	25%	£-4,393,270	£-16,176,009	£-16,841,175	£-16,928,094	£-19,047,177
70% LAR : 15% LLR : 15% SO	30%	£-11,238,466	£-22,537,715	£-23,209,100	£-23,297,250	£-25,450,522
70% LAR : 15% LLR : 15% SO	35%	£-18,288,381	£-29,103,796	£-29,783,774	£-29,873,170	£-32,057,105
70% LAR : 15% LLR : 15% SO	40%	£-25,571,964	£-35,793,519	£-36,472,861	£-36,562,258	£-38,749,708
70% LAR : 15% LLR : 15% SO	45%	£-33,013,456	£-42,568,129	£-43,247,103	£-43,336,499	£-45,528,326
70% LAR : 15% LLR : 15% SO	50%	£-40,539,519	£-49,427,622	£-50,106,497	£-50,195,894	£-52,392,955

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-42,696,128	£-66,203,023	£-66,818,370	£-66,898,261	£-68,854,454
70% LAR : 15% LLR : 15% SO	5%	£-48,533,972	£-61,622,745	£-62,243,893	£-62,324,914	£-64,303,964
70% LAR : 15% LLR : 15% SO	10%	£-54,489,438	£-67,188,721	£-67,820,690	£-67,902,858	£-69,919,272
70% LAR : 15% LLR : 15% SO	15%	£-60,581,415	£-72,985,391	£-73,638,916	£-73,724,622	£-75,813,162
70% LAR : 15% LLR : 15% SO	20%	£-66,853,474	£-79,017,078	£-79,672,388	£-79,758,094	£-81,854,582
70% LAR : 15% LLR : 15% SO	25%	£-73,414,104	£-85,198,842	£-85,862,008	£-85,948,827	£-88,068,010
70% LAR : 15% LLR : 15% SO	30%	£-80,259,300	£-91,558,548	£-92,229,933	£-92,316,083	£-94,471,355
70% LAR : 15% LLR : 15% SO	35%	£-87,309,214	£-98,124,629	£-98,804,607	£-98,894,003	£-101,077,939
70% LAR : 15% LLR : 15% SO	40%	£-94,592,797	£-104,814,353	£-105,493,694	£-105,583,091	£-107,770,541
70% LAR : 15% LLR : 15% SO	45%	£-102,034,289	£-111,588,962	£-112,267,937	£-112,357,333	£-114,549,160
70% LAR : 15% LLR : 15% SO	50%	£-109,560,353	£-118,448,495	£-119,127,330	£-119,216,727	£-121,413,788

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-13,541,862	£-27,048,857	£-27,664,203	£-27,744,094	£-29,700,288
70% LAR : 15% LLR : 15% SO	5%	£-19,379,805	£-32,468,578	£-33,089,726	£-33,170,747	£-35,149,818
70% LAR : 15% LLR : 15% SO	10%	£-25,335,271	£-38,034,554	£-38,666,523	£-38,748,691	£-40,765,106
70% LAR : 15% LLR : 15% SO	15%	£-31,427,248	£-43,831,224	£-44,484,749	£-44,570,455	£-46,658,996
70% LAR : 15% LLR : 15% SO	20%	£-37,699,308	£-49,862,912	£-50,518,221	£-50,603,928	£-52,700,416
70% LAR : 15% LLR : 15% SO	25%	£-44,259,937	£-56,044,675	£-56,707,842	£-56,794,760	£-58,913,844
70% LAR : 15% LLR : 15% SO	30%	£-51,105,133	£-62,404,381	£-63,075,767	£-63,163,916	£-65,317,188
70% LAR : 15% LLR : 15% SO	35%	£-58,155,048	£-68,970,462	£-69,650,441	£-69,739,836	£-71,923,772
70% LAR : 15% LLR : 15% SO	40%	£-65,438,630	£-75,660,186	£-76,339,527	£-76,428,924	£-78,616,375
70% LAR : 15% LLR : 15% SO	45%	£-72,880,123	£-82,434,795	£-83,113,770	£-83,203,165	£-85,394,993
70% LAR : 15% LLR : 15% SO	50%	£-80,406,186	£-89,294,289	£-89,973,164	£-90,062,561	£-92,259,621

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-3,693,628	£-17,190,523	£-17,805,870	£-17,885,761	£-19,841,954
70% LAR : 15% LLR : 15% SO	5%	£-9,521,472	£-22,610,245	£-23,231,393	£-23,312,414	£-25,291,484
70% LAR : 15% LLR : 15% SO	10%	£-15,476,938	£-28,176,221	£-28,808,190	£-28,890,358	£-30,906,772
70% LAR : 15% LLR : 15% SO	15%	£-21,568,915	£-33,972,891	£-34,626,416	£-34,712,122	£-36,800,662
70% LAR : 15% LLR : 15% SO	20%	£-27,840,974	£-40,004,578	£-40,659,888	£-40,745,594	£-42,842,082
70% LAR : 15% LLR : 15% SO	25%	£-34,401,604	£-46,186,342	£-46,849,508	£-46,936,427	£-49,055,510
70% LAR : 15% LLR : 15% SO	30%	£-41,246,800	£-52,546,048	£-53,217,433	£-53,305,583	£-55,458,855
70% LAR : 15% LLR : 15% SO	35%	£-48,296,714	£-59,112,129	£-59,792,107	£-59,881,503	£-62,085,439
70% LAR : 15% LLR : 15% SO	40%	£-55,580,297	£-65,801,853	£-66,481,194	£-66,570,591	£-68,758,041
70% LAR : 15% LLR : 15% SO	45%	£-63,021,789	£-72,576,462	£-73,255,437	£-73,344,833	£-75,536,860
70% LAR : 15% LLR : 15% SO	50%	£-70,647,853	£-79,436,965	£-80,114,830	£-80,204,227	£-82,401,288

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,778,872	£9,728,023	£10,343,370	£10,423,261	£12,379,454
70% LAR : 15% LLR : 15% SO	5%	£-2,058,972	£-15,147,745	£-15,768,893	£-15,849,914	£-17,828,984
70% LAR : 15% LLR : 15% SO	10%	£-8,014,438	£-20,713,721	£-21,345,690	£-21,427,858	£-23,444,272
70% LAR : 15% LLR : 15% SO	15%	£-14,106,415	£-26,510,391	£-27,163,916	£-27,249,622	£-29,338,162
70% LAR : 15% LLR : 15% SO	20%	£-20,378,474	£-32,542,078	£-33,197,388	£-33,283,094	£-35,379,582
70% LAR : 15% LLR : 15% SO	25%	£-26,939,104	£-38,723,842	£-39,387,008	£-39,473,927	£-41,593,010
70% LAR : 15% LLR : 15% SO	30%	£-33,784,300	£-45,083,548	£-45,754,933	£-45,843,083	£-47,996,355
70% LAR : 15% LLR : 15% SO	35%	£-40,834,214	£-51,649,629	£-52,329,607	£-52,419,003	£-54,602,939
70% LAR : 15% LLR : 15% SO	40%	£-48,117,797	£-58,339,353	£-59,018,694	£-59,108,091	£-61,295,541
70% LAR : 15% LLR : 15% SO	45%	£-55,559,289	£-65,113,962	£-65,792,837	£-65,882,333	£-68,074,160
70% LAR : 15% LLR : 15% SO	50%	£-63,085,353	£-71,978,485	£-72,652,330	£-72,741,727	£-74,938,788

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£500 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,635,784	-£7,288,692	-£7,952,274	-£8,037,981	-£10,131,241
70% LAR : 15% LLR : 15% SO	5%	£1,443,851	-£12,162,554	-£12,823,662	-£12,909,368	-£15,025,061
70% LAR : 15% LLR : 15% SO	10%	-£3,983,457	-£17,182,478	-£17,850,706	-£17,937,625	-£20,056,481
70% LAR : 15% LLR : 15% SO	15%	-£9,632,205	-£22,334,567	-£23,010,265	-£23,098,414	-£25,246,483
70% LAR : 15% LLR : 15% SO	20%	-£15,422,544	-£27,644,346	-£28,327,871	-£28,417,266	-£30,595,811
70% LAR : 15% LLR : 15% SO	25%	-£21,380,118	-£33,117,810	-£33,799,877	-£33,889,274	-£36,068,755
70% LAR : 15% LLR : 15% SO	30%	-£27,531,095	-£38,876,169	-£39,357,055	-£39,446,451	-£41,827,730
70% LAR : 15% LLR : 15% SO	35%	-£33,812,488	-£44,919,418	-£44,999,396	-£45,088,793	-£47,272,728
70% LAR : 15% LLR : 15% SO	40%	-£40,178,453	-£50,047,557	-£50,726,898	-£50,816,294	-£53,003,745
70% LAR : 15% LLR : 15% SO	45%	-£46,628,989	-£55,860,580	-£56,539,555	-£56,628,952	-£58,820,778
70% LAR : 15% LLR : 15% SO	50%	-£53,164,096	-£61,758,489	-£62,437,364	-£62,526,761	-£64,723,822

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£62,385,049	-£76,309,525	-£76,973,108	-£77,058,814	-£79,152,074
70% LAR : 15% LLR : 15% SO	5%	-£67,576,983	-£81,183,388	-£81,844,495	-£81,930,201	-£84,045,895
70% LAR : 15% LLR : 15% SO	10%	-£73,004,291	-£86,203,311	-£86,871,540	-£86,958,458	-£89,077,314
70% LAR : 15% LLR : 15% SO	15%	-£78,653,038	-£91,355,400	-£92,031,098	-£92,119,248	-£94,267,316
70% LAR : 15% LLR : 15% SO	20%	-£84,443,377	-£96,665,179	-£97,348,704	-£97,438,100	-£99,616,844
70% LAR : 15% LLR : 15% SO	25%	-£90,400,951	-£102,138,644	-£102,820,711	-£102,910,108	-£105,089,589
70% LAR : 15% LLR : 15% SO	30%	-£96,551,928	-£107,697,003	-£108,377,888	-£108,467,285	-£110,648,561
70% LAR : 15% LLR : 15% SO	35%	-£102,833,321	-£113,340,251	-£114,020,229	-£114,109,626	-£116,293,561
70% LAR : 15% LLR : 15% SO	40%	-£109,199,286	-£119,068,390	-£119,747,732	-£119,837,127	-£122,024,579
70% LAR : 15% LLR : 15% SO	45%	-£115,649,922	-£124,881,414	-£125,560,388	-£125,649,785	-£127,841,611
70% LAR : 15% LLR : 15% SO	50%	-£122,184,929	-£130,779,322	-£131,458,197	-£131,547,594	-£133,744,656

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£33,230,883	-£47,155,359	-£47,818,341	-£47,904,647	-£49,997,907
70% LAR : 15% LLR : 15% SO	5%	-£38,422,816	-£52,029,221	-£52,690,328	-£52,776,035	-£54,891,728
70% LAR : 15% LLR : 15% SO	10%	-£43,850,124	-£57,049,144	-£57,717,373	-£57,804,292	-£59,923,147
70% LAR : 15% LLR : 15% SO	15%	-£49,498,871	-£62,201,234	-£62,876,932	-£62,965,081	-£65,113,149
70% LAR : 15% LLR : 15% SO	20%	-£55,289,211	-£67,511,013	-£68,194,537	-£68,283,933	-£70,462,477
70% LAR : 15% LLR : 15% SO	25%	-£61,246,785	-£72,984,477	-£73,666,544	-£73,755,941	-£75,935,422
70% LAR : 15% LLR : 15% SO	30%	-£67,397,761	-£78,542,836	-£79,223,721	-£79,313,118	-£81,494,396
70% LAR : 15% LLR : 15% SO	35%	-£73,679,155	-£84,186,085	-£84,866,063	-£84,955,460	-£87,139,394
70% LAR : 15% LLR : 15% SO	40%	-£80,045,120	-£89,914,223	-£90,593,565	-£90,682,961	-£92,870,412
70% LAR : 15% LLR : 15% SO	45%	-£86,495,655	-£95,727,247	-£96,406,222	-£96,495,619	-£99,697,445
70% LAR : 15% LLR : 15% SO	50%	-£93,030,763	-£101,626,155	-£102,304,031	-£102,393,427	-£104,530,488

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£23,372,549	-£37,297,025	-£37,960,608	-£38,046,314	-£40,139,574
70% LAR : 15% LLR : 15% SO	5%	-£28,564,483	-£42,170,888	-£42,831,995	-£42,917,701	-£45,033,395
70% LAR : 15% LLR : 15% SO	10%	-£33,991,791	-£47,190,811	-£47,859,040	-£47,945,958	-£50,064,814
70% LAR : 15% LLR : 15% SO	15%	-£39,640,538	-£52,342,900	-£53,018,598	-£53,106,748	-£55,254,816
70% LAR : 15% LLR : 15% SO	20%	-£45,430,877	-£57,652,679	-£58,336,204	-£58,425,600	-£60,604,144
70% LAR : 15% LLR : 15% SO	25%	-£51,388,451	-£63,126,144	-£63,808,211	-£63,897,608	-£66,077,089
70% LAR : 15% LLR : 15% SO	30%	-£57,539,428	-£68,864,503	-£69,565,388	-£69,654,785	-£71,636,063
70% LAR : 15% LLR : 15% SO	35%	-£63,820,821	-£74,827,751	-£75,507,729	-£75,597,126	-£77,281,061
70% LAR : 15% LLR : 15% SO	40%	-£70,186,796	-£80,955,890	-£81,735,232	-£81,824,627	-£83,012,079
70% LAR : 15% LLR : 15% SO	45%	-£76,637,322	-£87,268,914	-£88,147,888	-£88,237,285	-£89,829,111
70% LAR : 15% LLR : 15% SO	50%	-£83,172,429	-£93,766,822	-£94,445,697	-£94,535,094	-£94,732,155

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£15,810,049	-£29,834,525	-£30,498,108	-£30,583,814	-£32,677,074
70% LAR : 15% LLR : 15% SO	5%	-£21,101,983	-£34,708,388	-£35,369,495	-£35,455,201	-£37,570,895
70% LAR : 15% LLR : 15% SO	10%	-£26,529,291	-£39,728,311	-£40,396,540	-£40,483,458	-£42,602,314
70% LAR : 15% LLR : 15% SO	15%	-£32,178,038	-£44,880,400	-£45,556,098	-£45,644,248	-£47,792,316
70% LAR : 15% LLR : 15% SO	20%	-£37,968,377	-£50,190,179	-£50,873,704	-£50,963,100	-£53,141,644
70% LAR : 15% LLR : 15% SO	25%	-£43,925,951	-£55,663,644	-£56,345,711	-£56,435,108	-£58,614,589
70% LAR : 15% LLR : 15% SO	30%	-£50,076,928	-£61,222,003	-£61,902,888	-£61,992,285	-£64,173,563
70% LAR : 15% LLR : 15% SO	35%	-£56,358,321	-£66,865,251	-£67,545,229	-£67,634,626	-£69,818,561
70% LAR : 15% LLR : 15% SO	40%	-£62,724,286	-£72,593,390	-£73,272,732	-£73,362,127	-£75,549,579
70% LAR : 15% LLR : 15% SO	45%	-£69,174,822	-£78,406,414	-£79,085,388	-£79,174,785	-£81,366,611
70% LAR : 15% LLR : 15% SO	50%	-£75,709,929	-£84,304,322	-£84,883,197	-£84,972,594	-£87,269,655

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£475 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£3,688,549	-£18,110,467	-£18,783,440	-£18,870,360	-£20,993,241
70% LAR : 15% LLR : 15% SO	5%	-£8,711,249	-£22,620,840	-£23,300,790	-£23,388,939	-£25,539,396
70% LAR : 15% LLR : 15% SO	10%	-£13,850,260	-£27,273,018	-£27,950,703	-£28,038,853	-£30,217,708
70% LAR : 15% LLR : 15% SO	15%	-£19,129,733	-£32,086,766	-£32,772,026	-£32,861,423	-£35,039,888
70% LAR : 15% LLR : 15% SO	20%	-£24,579,534	-£36,996,642	-£37,680,166	-£37,769,563	-£39,948,106
70% LAR : 15% LLR : 15% SO	25%	-£30,207,877	-£41,991,414	-£42,673,481	-£42,762,876	-£44,942,359
70% LAR : 15% LLR : 15% SO	30%	-£35,926,005	-£47,071,078	-£47,751,965	-£47,841,361	-£50,022,640
70% LAR : 15% LLR : 15% SO	35%	-£41,728,705	-£52,235,635	-£52,915,613	-£53,005,010	-£55,188,944
70% LAR : 15% LLR : 15% SO	40%	-£47,615,976	-£57,485,080	-£58,164,422	-£58,253,817	-£60,441,269
70% LAR : 15% LLR : 15% SO	45%	-£53,587,819	-£62,819,411	-£63,498,386	-£63,587,782	-£65,779,608
70% LAR : 15% LLR : 15% SO	50%	-£59,644,233	-£68,238,625	-£68,917,501	-£69,006,897	-£71,203,958

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£72,709,382	-£87,131,301	-£87,804,274	-£87,891,193	-£90,014,074
70% LAR : 15% LLR : 15% SO	5%	-£77,732,083	-£91,641,673	-£92,321,623	-£92,409,773	-£94,560,230
70% LAR : 15% LLR : 15% SO	10%	-£82,871,093	-£96,293,852	-£96,971,537	-£97,059,686	-£99,238,541
70% LAR : 15% LLR : 15% SO	15%	-£88,150,566	-£101,107,599	-£101,792,859	-£101,882,256	-£104,060,722
70% LAR : 15% LLR : 15% SO	20%	-£93,600,367	-£106,017,475	-£106,701,000	-£106,790,396	-£108,968,940
70% LAR : 15% LLR : 15% SO	25%	-£99,228,710	-£111,012,247	-£111,694,314	-£111,783,711	-£113,963,192
70% LAR : 15% LLR : 15% SO	30%	-£104,946,838	-£116,091,912	-£116,772,798	-£116,862,195	-£119,043,473
70% LAR : 15% LLR : 15% SO	35%	-£110,749,538	-£121,256,468	-£121,936,446	-£122,025,843	-£124,209,778
70% LAR : 15% LLR : 15% SO	40%	-£116,636,810	-£126,505,913	-£127,185,255	-£127,274,651	-£129,462,102
70% LAR : 15% LLR : 15% SO	45%	-£122,608,652	-£131,840,245	-£132,519,219	-£132,608,615	-£134,800,441
70% LAR : 15% LLR : 15% SO	50%	-£128,665,066	-£137,259,459	-£137,938,334	-£138,027,731	-£140,224,792

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£43,555,215	-£57,977,134	-£58,650,107	-£58,737,027	-£60,859,907
70% LAR : 15% LLR : 15% SO	5%	-£48,577,916	-£62,487,506	-£63,167,457	-£63,255,606	-£65,406,063
70% LAR : 15% LLR : 15% SO	10%	-£53,716,927	-£67,139,685	-£67,817,370	-£67,905,519	-£70,084,374
70% LAR : 15% LLR : 15% SO	15%	-£58,996,400	-£71,953,432	-£72,638,693	-£72,728,089	-£74,906,555
70% LAR : 15% LLR : 15% SO	20%	-£64,446,201	-£76,863,308	-£77,546,833	-£77,636,230	-£79,814,773
70% LAR : 15% LLR : 15% SO	25%	-£70,074,543	-£81,858,080	-£82,540,147	-£82,629,543	-£84,809,025
70% LAR : 15% LLR : 15% SO	30%	-£75,792,671	-£86,937,745	-£87,618,631	-£87,708,028	-£89,889,306
70% LAR : 15% LLR : 15% SO	35%	-£81,595,371	-£92,102,301	-£92,782,279	-£92,871,676	-£95,055,611
70% LAR : 15% LLR : 15% SO	40%	-£87,482,643	-£97,351,747	-£98,031,088	-£98,120,484	-£100,307,935
70% LAR : 15% LLR : 15% SO	45%	-£93,454,485	-£102,686,075	-£103,365,053	-£103,454,449	-£105,646,275
70% LAR : 15% LLR : 15% SO	50%	-£99,510,899	-£108,105,292	-£108,784,167	-£108,873,564	-£111,070,625

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£33,696,882	-£48,118,801	-£48,791,774	-£48,878,693	-£51,001,574
70% LAR : 15% LLR : 15% SO	5%	-£38,719,583	-£52,629,173	-£53,309,123	-£53,397,273	-£55,547,730
70% LAR : 15% LLR : 15% SO	10%	-£43,858,593	-£57,281,352	-£57,959,037	-£58,047,186	-£60,226,041
70% LAR : 15% LLR : 15% SO	15%	-£49,138,066	-£62,095,099	-£62,780,359	-£62,869,756	-£65,048,222
70% LAR : 15% LLR : 15% SO	20%	-£54,587,867	-£67,004,975	-£67,688,500	-£67,777,896	-£69,956,440
70% LAR : 15% LLR : 15% SO	25%	-£60,216,210	-£71,999,747	-£72,681,814	-£72,771,211	-£74,950,692
70% LAR : 15% LLR : 15% SO	30%	-£65,934,338	-£77,077,412	-£77,760,298	-£77,849,695	-£80,030,973
70% LAR : 15% LLR : 15% SO	35%	-£71,737,038	-£82,243,968	-£82,923,946	-£83,013,343	-£85,197,278
70% LAR : 15% LLR : 15% SO	40%	-£77,624,310	-£87,493,413	-£88,172,755	-£88,262,151	-£90,449,602
70% LAR : 15% LLR : 15% SO	45%	-£83,596,152	-£92,827,745	-£93,506,719	-£93,596,115	-£95,787,941
70% LAR : 15% LLR : 15% SO	50%	-£89,652,566	-£98,246,999	-£98,925,834	-£99,015,231	-£101,212,292

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£26,234,382	-£40,656,301	-£41,328,274	-£41,416,193	-£43,539,074
70% LAR : 15% LLR : 15% SO	5%	-£31,257,083	-£45,166,673	-£45,846,623	-£45,934,773	-£48,085,230
70% LAR : 15% LLR : 15% SO	10%	-£36,396,093	-£49,818,852	-£50,496,537	-£50,584,686	-£52,763,541
70% LAR : 15% LLR : 15% SO	15%	-£41,675,566	-£54,632,599	-£55,317,859	-£55,407,256	-£57,585,722
70% LAR : 15% LLR : 15% SO	20%	-£47,125,367	-£59,542,475	-£60,226,000	-£60,315,396	-£62,493,940
70% LAR : 15% LLR : 15% SO	25%	-£52,753,710	-£64,537,247	-£65,219,314	-£65,308,711	-£67,488,192
70% LAR : 15% LLR : 15% SO	30%	-£58,471,838	-£69,616,912	-£70,297,798	-£70,387,195	-£72,588,473
70% LAR : 15% LLR : 15% SO	35%	-£64,274,538	-£74,781,488	-£75,461,446	-£75,550,843	-£77,734,778
70% LAR : 15% LLR : 15% SO	40%	-£70,161,810	-£80,030,913	-£80,710,255	-£80,799,651	-£82,987,102
70% LAR : 15% LLR : 15% SO	45%	-£76,133,652	-£85,365,245	-£86,044,219	-£86,133,615	-£88,325,441
70% LAR : 15% LLR : 15% SO	50%	-£82,190,066	-£90,784,499	-£91,463,334	-£91,552,731	-£93,749,792

Appendix 3 - Residential appraisal results with SR, LLR and SO (growth scenario)

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£675 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£598,328	£555,567	£550,826	£550,643	£545,888
70% SR : 15% LLR : 15% SO	5%	£561,333	£520,614	£515,874	£515,691	£510,936
70% SR : 15% LLR : 15% SO	10%	£524,339	£485,662	£480,922	£480,739	£475,984
70% SR : 15% LLR : 15% SO	15%	£487,346	£450,711	£445,969	£445,787	£441,032
70% SR : 15% LLR : 15% SO	20%	£450,352	£415,759	£411,018	£410,835	£406,080
70% SR : 15% LLR : 15% SO	25%	£413,358	£380,806	£376,066	£375,882	£371,127
70% SR : 15% LLR : 15% SO	30%	£376,363	£345,854	£341,113	£340,930	£336,175
70% SR : 15% LLR : 15% SO	35%	£339,369	£310,902	£306,161	£305,978	£301,223
70% SR : 15% LLR : 15% SO	40%	£302,375	£275,949	£271,209	£271,027	£266,271
70% SR : 15% LLR : 15% SO	45%	£265,381	£240,997	£236,256	£236,074	£231,319
70% SR : 15% LLR : 15% SO	50%	£228,388	£206,046	£201,305	£201,122	£196,367

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£267,028	£224,267	£219,526	£219,343	£214,588
70% SR : 15% LLR : 15% SO	5%	£230,033	£189,314	£184,574	£184,391	£179,636
70% SR : 15% LLR : 15% SO	10%	£193,039	£154,362	£149,622	£149,439	£144,684
70% SR : 15% LLR : 15% SO	15%	£156,046	£119,411	£114,669	£114,487	£109,732
70% SR : 15% LLR : 15% SO	20%	£119,052	£84,459	£79,718	£79,535	£74,780
70% SR : 15% LLR : 15% SO	25%	£82,058	£49,506	£44,766	£44,582	£39,827
70% SR : 15% LLR : 15% SO	30%	£45,063	£14,554	£9,813	£9,630	£4,875
70% SR : 15% LLR : 15% SO	35%	£8,069	£-20,388	£-25,139	£-25,322	£-30,077
70% SR : 15% LLR : 15% SO	40%	£-28,925	£-55,351	£-60,091	£-60,273	£-65,029
70% SR : 15% LLR : 15% SO	45%	£-65,919	£-90,303	£-95,044	£-95,226	£-99,981
70% SR : 15% LLR : 15% SO	50%	£-102,912	£-125,254	£-129,995	£-130,178	£-134,933

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£406,968	£364,207	£359,466	£359,283	£354,528
70% SR : 15% LLR : 15% SO	5%	£369,973	£329,254	£324,514	£324,331	£319,576
70% SR : 15% LLR : 15% SO	10%	£332,979	£294,302	£289,562	£289,379	£284,624
70% SR : 15% LLR : 15% SO	15%	£295,986	£259,351	£254,609	£254,427	£249,672
70% SR : 15% LLR : 15% SO	20%	£258,992	£224,399	£219,658	£219,475	£214,720
70% SR : 15% LLR : 15% SO	25%	£221,998	£189,446	£184,706	£184,522	£179,767
70% SR : 15% LLR : 15% SO	30%	£185,003	£154,494	£149,753	£149,570	£144,815
70% SR : 15% LLR : 15% SO	35%	£148,009	£119,542	£114,801	£114,618	£109,863
70% SR : 15% LLR : 15% SO	40%	£111,015	£84,589	£79,849	£79,667	£74,911
70% SR : 15% LLR : 15% SO	45%	£74,021	£49,637	£44,896	£44,714	£39,959
70% SR : 15% LLR : 15% SO	50%	£37,028	£14,686	£9,945	£9,762	£5,007

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£454,288	£411,527	£406,786	£406,603	£401,848
70% SR : 15% LLR : 15% SO	5%	£417,293	£376,574	£371,834	£371,651	£366,896
70% SR : 15% LLR : 15% SO	10%	£380,299	£341,622	£336,882	£336,699	£331,944
70% SR : 15% LLR : 15% SO	15%	£343,306	£306,671	£301,929	£301,747	£296,992
70% SR : 15% LLR : 15% SO	20%	£306,312	£271,719	£266,978	£266,795	£262,040
70% SR : 15% LLR : 15% SO	25%	£269,318	£236,766	£232,026	£231,842	£227,087
70% SR : 15% LLR : 15% SO	30%	£232,323	£201,814	£197,073	£196,890	£192,135
70% SR : 15% LLR : 15% SO	35%	£195,329	£166,862	£162,121	£161,938	£157,183
70% SR : 15% LLR : 15% SO	40%	£158,335	£131,909	£127,169	£126,987	£122,231
70% SR : 15% LLR : 15% SO	45%	£121,341	£96,957	£92,216	£92,034	£87,279
70% SR : 15% LLR : 15% SO	50%	£84,348	£62,006	£57,265	£57,082	£52,327

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£490,108	£447,347	£442,606	£442,423	£437,668
70% SR : 15% LLR : 15% SO	5%	£453,113	£412,394	£407,654	£407,471	£402,716
70% SR : 15% LLR : 15% SO	10%	£416,119	£377,442	£372,702	£372,519	£367,764
70% SR : 15% LLR : 15% SO	15%	£379,126	£342,491	£337,749	£337,567	£332,812
70% SR : 15% LLR : 15% SO	20%	£342,132	£307,539	£302,798	£302,615	£297,860
70% SR : 15% LLR : 15% SO	25%	£305,138	£272,586	£267,846	£267,662	£262,907
70% SR : 15% LLR : 15% SO	30%	£268,143	£237,634	£232,893	£232,710	£227,955
70% SR : 15% LLR : 15% SO	35%	£231,149	£202,682	£197,941	£197,758	£193,003
70% SR : 15% LLR : 15% SO	40%	£194,155	£167,729	£162,989	£162,807	£158,051
70% SR : 15% LLR : 15% SO	45%	£157,161	£132,777	£128,036	£127,854	£123,099
70% SR : 15% LLR : 15% SO	50%	£120,168	£97,826	£93,085	£92,902	£88,147

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£650 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£558,198	£516,031	£511,290	£511,107	£506,352
70% SR : 15% LLR : 15% SO	5%	£523,052	£482,899	£478,158	£477,975	£473,220
70% SR : 15% LLR : 15% SO	10%	£487,907	£449,767	£445,027	£444,844	£440,089
70% SR : 15% LLR : 15% SO	15%	£452,760	£416,637	£411,896	£411,713	£406,958
70% SR : 15% LLR : 15% SO	20%	£417,614	£383,505	£378,764	£378,581	£373,826
70% SR : 15% LLR : 15% SO	25%	£382,469	£350,373	£345,633	£345,450	£340,695
70% SR : 15% LLR : 15% SO	30%	£347,323	£317,243	£312,501	£312,319	£307,564
70% SR : 15% LLR : 15% SO	35%	£312,176	£284,111	£279,371	£279,187	£274,432
70% SR : 15% LLR : 15% SO	40%	£277,030	£250,980	£246,239	£246,056	£241,301
70% SR : 15% LLR : 15% SO	45%	£241,885	£217,848	£213,107	£212,925	£208,170
70% SR : 15% LLR : 15% SO	50%	£206,739	£184,717	£179,977	£179,793	£175,038

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£226,898	£184,731	£179,990	£179,807	£175,052
70% SR : 15% LLR : 15% SO	5%	£191,752	£151,599	£146,858	£146,675	£141,920
70% SR : 15% LLR : 15% SO	10%	£156,607	£118,467	£113,727	£113,544	£108,789
70% SR : 15% LLR : 15% SO	15%	£121,460	£85,337	£80,596	£80,413	£75,658
70% SR : 15% LLR : 15% SO	20%	£86,314	£52,205	£47,464	£47,281	£42,526
70% SR : 15% LLR : 15% SO	25%	£51,169	£19,073	£14,333	£14,150	£9,395
70% SR : 15% LLR : 15% SO	30%	£16,023	£-14,057	£-18,799	£-18,981	£-23,738
70% SR : 15% LLR : 15% SO	35%	£-19,124	£-47,189	£-51,929	£-52,113	£-56,868
70% SR : 15% LLR : 15% SO	40%	£-54,270	£-80,320	£-85,061	£-85,244	£-89,999
70% SR : 15% LLR : 15% SO	45%	£-99,415	£-113,452	£-118,193	£-118,375	£-123,130
70% SR : 15% LLR : 15% SO	50%	£-124,561	£-146,583	£-151,323	£-151,507	£-156,262

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£366,838	£324,671	£319,930	£319,747	£314,992
70% SR : 15% LLR : 15% SO	5%	£331,692	£291,539	£286,798	£286,615	£281,860
70% SR : 15% LLR : 15% SO	10%	£296,547	£258,407	£253,667	£253,484	£248,729
70% SR : 15% LLR : 15% SO	15%	£261,400	£225,277	£220,536	£220,353	£215,598
70% SR : 15% LLR : 15% SO	20%	£226,254	£192,145	£187,404	£187,221	£182,466
70% SR : 15% LLR : 15% SO	25%	£191,109	£159,013	£154,273	£154,090	£149,335
70% SR : 15% LLR : 15% SO	30%	£155,963	£125,883	£121,141	£120,959	£116,204
70% SR : 15% LLR : 15% SO	35%	£120,816	£92,751	£88,011	£87,827	£83,072
70% SR : 15% LLR : 15% SO	40%	£85,670	£59,620	£54,879	£54,696	£49,941
70% SR : 15% LLR : 15% SO	45%	£50,525	£26,488	£21,747	£21,565	£16,810
70% SR : 15% LLR : 15% SO	50%	£15,379	£-6,643	£-11,383	£-11,367	£-16,322

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£414,158	£371,991	£367,250	£367,067	£362,312
70% SR : 15% LLR : 15% SO	5%	£379,012	£338,859	£334,118	£333,935	£329,180
70% SR : 15% LLR : 15% SO	10%	£343,867	£305,727	£300,987	£300,804	£296,049
70% SR : 15% LLR : 15% SO	15%	£308,720	£272,597	£267,856	£267,673	£262,918
70% SR : 15% LLR : 15% SO	20%	£273,574	£239,465	£234,724	£234,541	£229,786
70% SR : 15% LLR : 15% SO	25%	£238,429	£206,333	£201,593	£201,410	£196,655
70% SR : 15% LLR : 15% SO	30%	£203,283	£173,203	£168,461	£168,279	£163,524
70% SR : 15% LLR : 15% SO	35%	£168,136	£140,071	£135,331	£135,147	£130,392
70% SR : 15% LLR : 15% SO	40%	£132,990	£106,940	£102,199	£102,016	£97,261
70% SR : 15% LLR : 15% SO	45%	£97,845	£73,808	£69,067	£68,885	£64,130
70% SR : 15% LLR : 15% SO	50%	£62,699	£40,677	£35,937	£35,753	£30,998

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£449,978	£407,811	£403,070	£402,887	£398,132
70% SR : 15% LLR : 15% SO	5%	£414,832	£374,679	£369,938	£369,755	£365,000
70% SR : 15% LLR : 15% SO	10%	£379,687	£341,547	£336,807	£336,624	£331,869
70% SR : 15% LLR : 15% SO	15%	£344,540	£308,417	£303,676	£303,493	£298,738
70% SR : 15% LLR : 15% SO	20%	£309,394	£275,285	£270,544	£270,361	£265,606
70% SR : 15% LLR : 15% SO	25%	£274,249	£242,153	£237,413	£237,230	£232,475
70% SR : 15% LLR : 15% SO	30%	£239,103	£209,023	£204,281	£204,099	£199,344
70% SR : 15% LLR : 15% SO	35%	£203,956	£175,891	£171,151	£170,967	£166,212
70% SR : 15% LLR : 15% SO	40%	£168,810	£142,760	£138,019	£137,836	£133,081
70% SR : 15% LLR : 15% SO	45%	£133,665	£109,628	£104,887	£104,705	£99,950
70% SR : 15% LLR : 15% SO	50%	£98,519	£76,497	£71,757	£71,573	£66,818

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£600 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£477,939	£436,957	£432,216	£432,033	£427,278
70% SR : 15% LLR : 15% SO	5%	£446,506	£407,484	£402,743	£402,561	£397,806
70% SR : 15% LLR : 15% SO	10%	£415,075	£378,012	£373,271	£373,088	£368,333
70% SR : 15% LLR : 15% SO	15%	£383,642	£348,539	£343,799	£343,615	£338,860
70% SR : 15% LLR : 15% SO	20%	£352,209	£319,066	£314,326	£314,143	£309,388
70% SR : 15% LLR : 15% SO	25%	£320,777	£289,594	£284,854	£284,670	£279,915
70% SR : 15% LLR : 15% SO	30%	£289,345	£260,121	£255,381	£255,197	£250,442
70% SR : 15% LLR : 15% SO	35%	£257,912	£230,649	£225,908	£225,725	£220,970
70% SR : 15% LLR : 15% SO	40%	£226,480	£201,176	£196,436	£196,252	£191,497
70% SR : 15% LLR : 15% SO	45%	£195,048	£171,703	£166,963	£166,780	£162,024
70% SR : 15% LLR : 15% SO	50%	£163,615	£142,231	£137,491	£137,307	£132,552

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£146,639	£105,657	£100,916	£100,733	£95,978
70% SR : 15% LLR : 15% SO	5%	£115,206	£76,184	£71,443	£71,261	£66,506
70% SR : 15% LLR : 15% SO	10%	£83,775	£46,712	£41,971	£41,788	£37,033
70% SR : 15% LLR : 15% SO	15%	£52,342	£17,239	£12,499	£12,315	£7,560
70% SR : 15% LLR : 15% SO	20%	£20,909	£-12,234	£-16,974	£-17,157	£-21,912
70% SR : 15% LLR : 15% SO	25%	£-10,523	£-41,706	£-46,446	£-46,630	£-51,385
70% SR : 15% LLR : 15% SO	30%	£-41,955	£-71,179	£-75,919	£-76,103	£-80,858
70% SR : 15% LLR : 15% SO	35%	£-73,388	£-100,651	£-105,392	£-105,575	£-110,330
70% SR : 15% LLR : 15% SO	40%	£-104,820	£-130,124	£-134,864	£-135,048	£-139,803
70% SR : 15% LLR : 15% SO	45%	£-136,252	£-159,597	£-164,337	£-164,520	£-169,276
70% SR : 15% LLR : 15% SO	50%	£-167,685	£-189,069	£-193,809	£-193,993	£-198,748

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£286,579	£245,597	£240,856	£240,673	£235,918
70% SR : 15% LLR : 15% SO	5%	£255,146	£216,124	£211,383	£211,201	£206,446
70% SR : 15% LLR : 15% SO	10%	£223,715	£186,652	£181,911	£181,728	£176,973
70% SR : 15% LLR : 15% SO	15%	£192,282	£157,179	£152,439	£152,255	£147,500
70% SR : 15% LLR : 15% SO	20%	£160,849	£127,706	£122,966	£122,783	£118,028
70% SR : 15% LLR : 15% SO	25%	£129,417	£98,234	£93,494	£93,310	£88,555
70% SR : 15% LLR : 15% SO	30%	£97,985	£68,761	£64,021	£63,837	£59,082
70% SR : 15% LLR : 15% SO	35%	£66,552	£39,289	£34,548	£34,365	£29,610
70% SR : 15% LLR : 15% SO	40%	£35,120	£9,816	£5,076	£4,892	£1,37
70% SR : 15% LLR : 15% SO	45%	£3,688	£-19,657	£-24,397	£-24,580	£-29,336
70% SR : 15% LLR : 15% SO	50%	£-27,749	£-49,129	£-53,869	£-54,053	£-58,808

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£333,899	£292,917	£288,176	£287,993	£283,238
70% SR : 15% LLR : 15% SO	5%	£302,466	£263,444	£258,703	£258,521	£253,766
70% SR : 15% LLR : 15% SO	10%	£271,035	£233,972	£229,231	£229,048	£224,293
70% SR : 15% LLR : 15% SO	15%	£239,602	£204,499	£199,759	£199,575	£194,820
70% SR : 15% LLR : 15% SO	20%	£208,169	£175,026	£170,286	£170,103	£165,348
70% SR : 15% LLR : 15% SO	25%	£176,737	£145,554	£140,814	£140,630	£135,875
70% SR : 15% LLR : 15% SO	30%	£145,305	£116,081	£111,341	£111,157	£106,402
70% SR : 15% LLR : 15% SO	35%	£113,872	£86,609	£81,868	£81,685	£76,930
70% SR : 15% LLR : 15% SO	40%	£82,440	£57,136	£52,396	£52,212	£47,457
70% SR : 15% LLR : 15% SO	45%	£51,008	£27,663	£22,923	£22,740	£17,984
70% SR : 15% LLR : 15% SO	50%	£19,575	£-1,809	£-6,549	£-6,733	£-11,488

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£369,719	£328,737	£323,996	£323,813	£319,058
70% SR : 15% LLR : 15% SO	5%	£338,286	£299,264	£294,523	£294,341	£289,586
70% SR : 15% LLR : 15% SO	10%	£306,855	£269,792	£265,051	£264,868	£260,113
70% SR : 15% LLR : 15% SO	15%	£275,422	£240,319	£235,579	£235,395	£230,640
70% SR : 15% LLR : 15% SO	20%	£243,989	£210,846	£206,106	£205,923	£201,168
70% SR : 15% LLR : 15% SO	25%	£212,557	£181,374	£176,634	£176,450	£171,695
70% SR : 15% LLR : 15% SO	30%	£181,125	£151,901	£147,161	£146,977	£142,222
70% SR : 15% LLR : 15% SO	35%	£149,692	£122,429	£117,688	£117,505	£112,750
70% SR : 15% LLR : 15% SO	40%	£118,260	£92,956	£88,216	£88,032	£83,277
70% SR : 15% LLR : 15% SO	45%	£86,828	£63,483	£58,743	£58,560	£53,804
70% SR : 15% LLR : 15% SO	50%	£55,395	£34,011	£29,271	£29,087	£24,332

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£550 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£397,680	£357,884	£353,143	£352,961	£348,205
70% SR : 15% LLR : 15% SO	5%	£369,815	£331,926	£327,185	£327,002	£322,247
70% SR : 15% LLR : 15% SO	10%	£341,950	£305,968	£301,227	£301,044	£296,289
70% SR : 15% LLR : 15% SO	15%	£314,085	£280,010	£275,270	£275,086	£270,331
70% SR : 15% LLR : 15% SO	20%	£286,220	£254,052	£249,312	£249,129	£244,373
70% SR : 15% LLR : 15% SO	25%	£258,355	£228,095	£223,354	£223,171	£218,416
70% SR : 15% LLR : 15% SO	30%	£230,490	£202,137	£197,396	£197,213	£192,458
70% SR : 15% LLR : 15% SO	35%	£202,625	£176,179	£171,438	£171,255	£166,500
70% SR : 15% LLR : 15% SO	40%	£174,760	£150,221	£145,481	£145,297	£140,542
70% SR : 15% LLR : 15% SO	45%	£146,895	£124,263	£119,522	£119,340	£114,584
70% SR : 15% LLR : 15% SO	50%	£119,030	£98,306	£93,564	£93,382	£88,627

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£66,380	£26,584	£21,843	£21,661	£16,905
70% SR : 15% LLR : 15% SO	5%	£38,515	£626	£-4,115	£-4,298	£-9,053
70% SR : 15% LLR : 15% SO	10%	£10,650	£-25,332	£-30,073	£-30,256	£-35,011
70% SR : 15% LLR : 15% SO	15%	£-17,215	£-51,290	£-56,030	£-56,214	£-60,969
70% SR : 15% LLR : 15% SO	20%	£-45,080	£-77,248	£-81,988	£-82,171	£-86,927
70% SR : 15% LLR : 15% SO	25%	£-72,945	£-103,205	£-107,946	£-108,129	£-112,884
70% SR : 15% LLR : 15% SO	30%	£-100,810	£-129,163	£-133,904	£-134,087	£-138,842
70% SR : 15% LLR : 15% SO	35%	£-128,675	£-155,121	£-159,862	£-160,045	£-164,800
70% SR : 15% LLR : 15% SO	40%	£-156,540	£-181,079	£-185,819	£-186,003	£-190,758
70% SR : 15% LLR : 15% SO	45%	£-184,405	£-207,037	£-211,778	£-211,960	£-216,716
70% SR : 15% LLR : 15% SO	50%	£-212,270	£-232,994	£-237,796	£-237,918	£-242,673

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£206,320	£166,524	£161,783	£161,601	£156,845
70% SR : 15% LLR : 15% SO	5%	£178,455	£140,566	£135,825	£135,642	£130,887
70% SR : 15% LLR : 15% SO	10%	£150,590	£114,608	£109,867	£109,684	£104,929
70% SR : 15% LLR : 15% SO	15%	£122,725	£88,650	£83,910	£83,726	£78,971
70% SR : 15% LLR : 15% SO	20%	£94,860	£62,692	£57,952	£57,769	£53,013
70% SR : 15% LLR : 15% SO	25%	£66,995	£36,735	£31,994	£31,811	£27,056
70% SR : 15% LLR : 15% SO	30%	£39,130	£10,777	£6,036	£5,853	£1,098
70% SR : 15% LLR : 15% SO	35%	£11,265	£-15,181	£-19,922	£-20,105	£-24,860
70% SR : 15% LLR : 15% SO	40%	£-16,600	£-41,139	£-45,879	£-46,063	£-50,818
70% SR : 15% LLR : 15% SO	45%	£-44,465	£-67,097	£-71,838	£-72,020	£-76,776
70% SR : 15% LLR : 15% SO	50%	£-72,330	£-93,054	£-97,796	£-97,978	£-102,733

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£253,640	£213,844	£209,103	£208,921	£204,165
70% SR : 15% LLR : 15% SO	5%	£225,775	£187,886	£183,145	£182,962	£178,207
70% SR : 15% LLR : 15% SO	10%	£197,910	£161,928	£157,187	£157,004	£152,249
70% SR : 15% LLR : 15% SO	15%	£170,045	£135,970	£131,230	£131,046	£126,291
70% SR : 15% LLR : 15% SO	20%	£142,180	£110,012	£105,272	£105,089	£100,333
70% SR : 15% LLR : 15% SO	25%	£114,315	£84,055	£79,314	£79,131	£74,376
70% SR : 15% LLR : 15% SO	30%	£86,450	£58,097	£53,356	£53,173	£48,418
70% SR : 15% LLR : 15% SO	35%	£58,585	£32,139	£27,398	£27,215	£22,460
70% SR : 15% LLR : 15% SO	40%	£30,720	£6,181	£1,441	£1,257	£-3,498
70% SR : 15% LLR : 15% SO	45%	£2,855	£-19,777	£-24,518	£-24,700	£-29,456
70% SR : 15% LLR : 15% SO	50%	£-25,010	£-45,734	£-50,476	£-50,658	£-55,413

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£289,460	£249,664	£244,923	£244,741	£239,985
70% SR : 15% LLR : 15% SO	5%	£261,595	£223,706	£218,965	£218,782	£214,027
70% SR : 15% LLR : 15% SO	10%	£233,730	£197,748	£193,007	£192,824	£188,069
70% SR : 15% LLR : 15% SO	15%	£205,865	£171,790	£167,050	£166,866	£162,111
70% SR : 15% LLR : 15% SO	20%	£178,000	£145,832	£141,092	£140,909	£136,153
70% SR : 15% LLR : 15% SO	25%	£150,135	£119,875	£115,134	£114,951	£110,196
70% SR : 15% LLR : 15% SO	30%	£122,270	£93,917	£89,176	£88,993	£84,238
70% SR : 15% LLR : 15% SO	35%	£94,405	£67,959	£63,218	£63,035	£58,280
70% SR : 15% LLR : 15% SO	40%	£66,540	£42,001	£37,261	£37,077	£32,322
70% SR : 15% LLR : 15% SO	45%	£38,675	£16,043	£11,302	£11,120	£6,364
70% SR : 15% LLR : 15% SO	50%	£10,810	£-9,914	£-14,656	£-14,638	£-19,593

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£500 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£317,421	£280,128	£275,388	£275,205	£270,450
70% SR : 15% LLR : 15% SO	5%	£292,929	£257,429	£252,689	£252,505	£247,750
70% SR : 15% LLR : 15% SO	10%	£268,438	£234,729	£229,989	£229,805	£225,050
70% SR : 15% LLR : 15% SO	15%	£243,947	£212,029	£207,289	£207,105	£202,350
70% SR : 15% LLR : 15% SO	20%	£219,456	£189,329	£184,589	£184,405	£179,650
70% SR : 15% LLR : 15% SO	25%	£194,965	£166,629	£161,889	£161,705	£156,951
70% SR : 15% LLR : 15% SO	30%	£170,474	£143,930	£139,190	£139,006	£134,251
70% SR : 15% LLR : 15% SO	35%	£145,983	£121,230	£116,490	£116,306	£111,551
70% SR : 15% LLR : 15% SO	40%	£121,492	£98,530	£93,790	£93,606	£88,851
70% SR : 15% LLR : 15% SO	45%	£97,001	£75,830	£71,090	£70,907	£66,151
70% SR : 15% LLR : 15% SO	50%	£72,510	£53,131	£48,390	£48,207	£43,452

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,878	£61,172	£55,912	£56,095	£60,850
70% SR : 15% LLR : 15% SO	5%	£38,371	£73,871	£78,611	£78,795	£83,550
70% SR : 15% LLR : 15% SO	10%	£62,862	£96,571	£101,311	£101,495	£106,250
70% SR : 15% LLR : 15% SO	15%	£87,353	£119,271	£124,011	£124,195	£128,950
70% SR : 15% LLR : 15% SO	20%	£111,844	£141,971	£146,711	£146,895	£151,650
70% SR : 15% LLR : 15% SO	25%	£136,335	£164,671	£169,411	£169,595	£174,349
70% SR : 15% LLR : 15% SO	30%	£160,826	£187,371	£192,110	£192,294	£197,049
70% SR : 15% LLR : 15% SO	35%	£185,317	£210,070	£214,810	£214,994	£219,749
70% SR : 15% LLR : 15% SO	40%	£209,808	£232,770	£237,510	£237,694	£242,449
70% SR : 15% LLR : 15% SO	45%	£234,299	£255,470	£260,210	£260,393	£265,149
70% SR : 15% LLR : 15% SO	50%	£258,790	£278,169	£282,910	£283,093	£287,849

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£126,061	£88,768	£84,028	£83,845	£79,090
70% SR : 15% LLR : 15% SO	5%	£101,569	£66,069	£61,329	£61,145	£56,390
70% SR : 15% LLR : 15% SO	10%	£77,078	£43,369	£38,629	£38,445	£33,690
70% SR : 15% LLR : 15% SO	15%	£52,587	£20,669	£15,929	£15,745	£10,990
70% SR : 15% LLR : 15% SO	20%	£28,096	£-2,031	£-6,771	£-6,955	£-11,710
70% SR : 15% LLR : 15% SO	25%	£3,605	£-24,731	£-29,471	£-29,654	£-34,409
70% SR : 15% LLR : 15% SO	30%	£-20,886	£-47,430	£-52,170	£-52,354	£-57,109
70% SR : 15% LLR : 15% SO	35%	£-45,377	£-70,130	£-74,870	£-75,054	£-79,809
70% SR : 15% LLR : 15% SO	40%	£-69,868	£-92,830	£-97,570	£-97,754	£-102,509
70% SR : 15% LLR : 15% SO	45%	£-94,359	£-115,530	£-120,270	£-120,453	£-125,209
70% SR : 15% LLR : 15% SO	50%	£-118,850	£-138,229	£-142,970	£-143,153	£-147,909

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£173,381	£136,088	£131,348	£131,165	£126,410
70% SR : 15% LLR : 15% SO	5%	£148,889	£113,389	£108,649	£108,465	£103,710
70% SR : 15% LLR : 15% SO	10%	£124,398	£90,689	£85,949	£85,765	£81,010
70% SR : 15% LLR : 15% SO	15%	£99,907	£67,989	£63,249	£63,065	£58,310
70% SR : 15% LLR : 15% SO	20%	£75,416	£45,289	£40,549	£40,365	£35,610
70% SR : 15% LLR : 15% SO	25%	£50,925	£22,589	£17,849	£17,665	£12,911
70% SR : 15% LLR : 15% SO	30%	£26,434	£-110	£-4,850	£-5,034	£-9,789
70% SR : 15% LLR : 15% SO	35%	£1,943	£-22,810	£-27,550	£-27,734	£-32,489
70% SR : 15% LLR : 15% SO	40%	£-22,548	£-45,510	£-50,250	£-50,434	£-55,189
70% SR : 15% LLR : 15% SO	45%	£-47,039	£-68,210	£-72,950	£-73,133	£-77,889
70% SR : 15% LLR : 15% SO	50%	£-71,530	£-90,909	£-95,650	£-95,833	£-100,589

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£209,201	£171,908	£167,168	£166,985	£162,230
70% SR : 15% LLR : 15% SO	5%	£184,709	£149,209	£144,469	£144,285	£139,530
70% SR : 15% LLR : 15% SO	10%	£160,218	£126,509	£121,769	£121,585	£116,830
70% SR : 15% LLR : 15% SO	15%	£135,727	£103,809	£99,069	£98,885	£94,130
70% SR : 15% LLR : 15% SO	20%	£111,236	£81,109	£76,369	£76,185	£71,430
70% SR : 15% LLR : 15% SO	25%	£86,745	£58,409	£53,669	£53,486	£48,731
70% SR : 15% LLR : 15% SO	30%	£62,254	£35,710	£30,970	£30,786	£26,031
70% SR : 15% LLR : 15% SO	35%	£37,763	£13,010	£8,270	£8,086	£3,331
70% SR : 15% LLR : 15% SO	40%	£13,272	£-9,690	£-14,430	£-14,614	£-19,369
70% SR : 15% LLR : 15% SO	45%	£-11,219	£-32,390	£-37,130	£-37,313	£-42,069
70% SR : 15% LLR : 15% SO	50%	£-35,710	£-55,089	£-59,830	£-60,013	£-64,769

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£475 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£277,290	£240,592	£235,851	£235,668	£230,913
70% SR : 15% LLR : 15% SO	5%	£254,370	£219,439	£214,698	£214,516	£209,761
70% SR : 15% LLR : 15% SO	10%	£231,449	£198,287	£193,547	£193,363	£188,608
70% SR : 15% LLR : 15% SO	15%	£208,528	£177,134	£172,394	£172,210	£167,455
70% SR : 15% LLR : 15% SO	20%	£185,608	£155,981	£151,241	£151,059	£146,303
70% SR : 15% LLR : 15% SO	25%	£162,687	£134,829	£130,089	£129,906	£125,151
70% SR : 15% LLR : 15% SO	30%	£139,767	£113,677	£108,936	£108,753	£103,998
70% SR : 15% LLR : 15% SO	35%	£116,847	£92,524	£87,783	£87,601	£82,845
70% SR : 15% LLR : 15% SO	40%	£93,926	£71,372	£66,631	£66,448	£61,693
70% SR : 15% LLR : 15% SO	45%	£71,005	£50,219	£45,478	£45,295	£40,540
70% SR : 15% LLR : 15% SO	50%	£48,085	£29,066	£24,325	£24,143	£19,387

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£54,010	£90,708	£95,449	£95,632	£100,387
70% SR : 15% LLR : 15% SO	5%	£76,930	£111,861	£116,602	£116,784	£121,539
70% SR : 15% LLR : 15% SO	10%	£99,851	£133,013	£137,753	£137,937	£142,692
70% SR : 15% LLR : 15% SO	15%	£122,772	£154,166	£158,906	£159,090	£163,845
70% SR : 15% LLR : 15% SO	20%	£145,692	£175,319	£180,059	£180,241	£184,997
70% SR : 15% LLR : 15% SO	25%	£168,613	£196,471	£201,211	£201,394	£206,149
70% SR : 15% LLR : 15% SO	30%	£191,533	£217,623	£222,364	£222,547	£227,302
70% SR : 15% LLR : 15% SO	35%	£214,453	£238,776	£243,517	£243,699	£248,455
70% SR : 15% LLR : 15% SO	40%	£237,374	£259,928	£264,669	£264,852	£269,607
70% SR : 15% LLR : 15% SO	45%	£260,295	£281,081	£285,822	£286,005	£290,760
70% SR : 15% LLR : 15% SO	50%	£283,215	£302,234	£306,975	£307,157	£311,913

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£85,930	£49,232	£44,491	£44,308	£39,553
70% SR : 15% LLR : 15% SO	5%	£63,010	£28,079	£23,338	£23,156	£18,401
70% SR : 15% LLR : 15% SO	10%	£40,089	£6,927	£2,187	£2,003	£-2,752
70% SR : 15% LLR : 15% SO	15%	£17,168	£-14,226	£-18,966	£-19,150	£-23,905
70% SR : 15% LLR : 15% SO	20%	£-5,752	£-35,379	£-40,119	£-40,301	£-45,057
70% SR : 15% LLR : 15% SO	25%	£-28,673	£-56,531	£-61,271	£-61,454	£-66,209
70% SR : 15% LLR : 15% SO	30%	£-51,593	£-77,683	£-82,424	£-82,607	£-87,362
70% SR : 15% LLR : 15% SO	35%	£-74,513	£-98,836	£-103,577	£-103,759	£-108,515
70% SR : 15% LLR : 15% SO	40%	£-97,434	£-119,988	£-124,729	£-124,912	£-129,667
70% SR : 15% LLR : 15% SO	45%	£-120,355	£-141,141	£-145,882	£-146,065	£-150,820
70% SR : 15% LLR : 15% SO	50%	£-143,275	£-162,294	£-167,035	£-167,217	£-171,973

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£133,250	£96,552	£91,811	£91,628	£86,873
70% SR : 15% LLR : 15% SO	5%	£110,330	£75,399	£70,658	£70,476	£65,721
70% SR : 15% LLR : 15% SO	10%	£87,409	£54,247	£49,507	£49,323	£44,568
70% SR : 15% LLR : 15% SO	15%	£64,488	£33,094	£28,354	£28,170	£23,415
70% SR : 15% LLR : 15% SO	20%	£41,568	£11,941	£7,201	£7,019	£2,263
70% SR : 15% LLR : 15% SO	25%	£18,647	£-9,211	£-13,951	£-14,134	£-18,889
70% SR : 15% LLR : 15% SO	30%	£-4,273	£-30,363	£-35,104	£-35,287	£-40,042
70% SR : 15% LLR : 15% SO	35%	£-27,193	£-51,516	£-56,257	£-56,439	£-61,195
70% SR : 15% LLR : 15% SO	40%	£-50,114	£-72,668	£-77,409	£-77,592	£-82,347
70% SR : 15% LLR : 15% SO	45%	£-73,035	£-93,821	£-98,562	£-98,745	£-103,500
70% SR : 15% LLR : 15% SO	50%	£-95,955	£-114,974	£-119,715	£-119,897	£-124,653

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£169,070	£132,372	£127,631	£127,448	£122,693
70% SR : 15% LLR : 15% SO	5%	£146,150	£111,219	£106,478	£106,296	£101,541
70% SR : 15% LLR : 15% SO	10%	£123,229	£90,067	£85,327	£85,143	£80,388
70% SR : 15% LLR : 15% SO	15%	£100,308	£68,914	£64,174	£63,990	£59,235
70% SR : 15% LLR : 15% SO	20%	£77,388	£47,761	£43,021	£42,839	£38,083
70% SR : 15% LLR : 15% SO	25%	£54,467	£26,609	£21,869	£21,686	£16,931
70% SR : 15% LLR : 15% SO	30%	£31,547	£5,457	£7,16	£533	£-4,222
70% SR : 15% LLR : 15% SO	35%	£8,627	£-15,686	£-20,437	£-20,619	£-25,375
70% SR : 15% LLR : 15% SO	40%	£-14,294	£-36,848	£-41,589	£-41,772	£-46,527
70% SR : 15% LLR : 15% SO	45%	£-37,215	£-58,001	£-62,742	£-62,925	£-67,680
70% SR : 15% LLR : 15% SO	50%	£-60,135	£-79,154	£-83,895	£-84,077	£-89,533

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£675 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£897,623	£804,877	£800,747	£800,291	£790,192
70% SR : 15% LLR : 15% SO	5%	£829,643	£741,269	£737,139	£736,682	£726,560
70% SR : 15% LLR : 15% SO	10%	£761,662	£677,660	£673,530	£673,073	£662,929
70% SR : 15% LLR : 15% SO	15%	£693,682	£614,051	£609,921	£609,465	£599,296
70% SR : 15% LLR : 15% SO	20%	£625,702	£550,443	£546,313	£545,856	£535,665
70% SR : 15% LLR : 15% SO	25%	£557,722	£486,834	£482,704	£482,247	£472,034
70% SR : 15% LLR : 15% SO	30%	£489,742	£423,225	£419,095	£418,639	£408,401
70% SR : 15% LLR : 15% SO	35%	£421,761	£359,617	£355,487	£355,030	£344,770
70% SR : 15% LLR : 15% SO	40%	£353,781	£296,008	£291,878	£291,421	£281,139
70% SR : 15% LLR : 15% SO	45%	£285,801	£232,399	£228,269	£227,813	£217,506
70% SR : 15% LLR : 15% SO	50%	£217,821	£168,791	£164,661	£164,203	£153,875

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£345,456	£252,711	£248,581	£248,124	£238,026
70% SR : 15% LLR : 15% SO	5%	£277,476	£189,102	£184,972	£184,515	£174,393
70% SR : 15% LLR : 15% SO	10%	£209,496	£125,493	£121,363	£120,907	£110,762
70% SR : 15% LLR : 15% SO	15%	£141,516	£61,885	£57,755	£57,298	£47,130
70% SR : 15% LLR : 15% SO	20%	£73,535	£-1,724	£-5,854	£-6,311	£-16,502
70% SR : 15% LLR : 15% SO	25%	£5,555	£-65,333	£-69,463	£-69,919	£-80,133
70% SR : 15% LLR : 15% SO	30%	£-62,425	£-128,941	£-133,071	£-133,528	£-143,765
70% SR : 15% LLR : 15% SO	35%	£-130,405	£-192,550	£-196,680	£-197,137	£-207,397
70% SR : 15% LLR : 15% SO	40%	£-198,386	£-256,159	£-260,289	£-260,745	£-271,028
70% SR : 15% LLR : 15% SO	45%	£-266,366	£-319,767	£-323,897	£-324,354	£-334,660
70% SR : 15% LLR : 15% SO	50%	£-334,346	£-383,376	£-387,506	£-387,964	£-398,292

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£578,690	£485,944	£481,814	£481,357	£471,259
70% SR : 15% LLR : 15% SO	5%	£510,709	£422,335	£418,205	£417,749	£407,627
70% SR : 15% LLR : 15% SO	10%	£442,729	£358,727	£354,597	£354,140	£343,995
70% SR : 15% LLR : 15% SO	15%	£374,749	£295,118	£290,988	£290,531	£280,363
70% SR : 15% LLR : 15% SO	20%	£306,769	£231,509	£227,379	£226,923	£216,732
70% SR : 15% LLR : 15% SO	25%	£238,788	£167,901	£163,771	£163,314	£153,100
70% SR : 15% LLR : 15% SO	30%	£170,808	£104,292	£100,162	£99,705	£89,468
70% SR : 15% LLR : 15% SO	35%	£102,828	£40,683	£36,553	£36,097	£25,837
70% SR : 15% LLR : 15% SO	40%	£34,848	£-22,925	£-27,055	£-27,512	£-37,795
70% SR : 15% LLR : 15% SO	45%	£-33,133	£-86,534	£-90,664	£-91,121	£-101,427
70% SR : 15% LLR : 15% SO	50%	£-101,113	£-150,143	£-154,273	£-154,730	£-165,058

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£657,656	£564,811	£560,681	£560,224	£550,126
70% SR : 15% LLR : 15% SO	5%	£589,676	£501,202	£497,072	£496,615	£486,493
70% SR : 15% LLR : 15% SO	10%	£521,696	£437,593	£433,463	£433,007	£422,862
70% SR : 15% LLR : 15% SO	15%	£453,716	£373,985	£369,855	£369,398	£359,230
70% SR : 15% LLR : 15% SO	20%	£385,736	£310,376	£306,246	£305,789	£295,598
70% SR : 15% LLR : 15% SO	25%	£317,756	£246,767	£242,637	£242,181	£231,967
70% SR : 15% LLR : 15% SO	30%	£249,776	£183,159	£179,029	£178,572	£168,335
70% SR : 15% LLR : 15% SO	35%	£181,796	£119,550	£115,420	£114,963	£104,703
70% SR : 15% LLR : 15% SO	40%	£113,816	£55,941	£51,811	£51,355	£41,072
70% SR : 15% LLR : 15% SO	45%	£45,836	£-7,667	£-11,797	£-12,254	£-22,560
70% SR : 15% LLR : 15% SO	50%	£-22,144	£-71,276	£-75,406	£-75,864	£-86,192

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£717,256	£624,511	£620,381	£619,924	£609,826
70% SR : 15% LLR : 15% SO	5%	£649,276	£560,902	£556,772	£556,315	£546,193
70% SR : 15% LLR : 15% SO	10%	£581,296	£497,293	£493,163	£492,707	£482,562
70% SR : 15% LLR : 15% SO	15%	£513,316	£433,685	£429,555	£429,098	£418,930
70% SR : 15% LLR : 15% SO	20%	£445,336	£370,076	£365,946	£365,489	£355,298
70% SR : 15% LLR : 15% SO	25%	£377,356	£306,467	£302,337	£301,881	£291,667
70% SR : 15% LLR : 15% SO	30%	£309,376	£242,859	£238,729	£238,272	£228,035
70% SR : 15% LLR : 15% SO	35%	£241,396	£179,250	£175,120	£174,663	£164,403
70% SR : 15% LLR : 15% SO	40%	£173,416	£115,641	£111,511	£111,055	£100,772
70% SR : 15% LLR : 15% SO	45%	£105,436	£52,033	£47,903	£47,446	£37,140
70% SR : 15% LLR : 15% SO	50%	£37,456	£-11,576	£-15,706	£-16,164	£-26,492

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£650 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£825,331	£733,654	£729,524	£729,066	£718,968
70% SR : 15% LLR : 15% SO	5%	£760,674	£673,320	£669,190	£668,732	£658,611
70% SR : 15% LLR : 15% SO	10%	£696,019	£612,986	£608,856	£608,399	£598,255
70% SR : 15% LLR : 15% SO	15%	£631,362	£552,653	£548,522	£548,065	£537,897
70% SR : 15% LLR : 15% SO	20%	£566,706	£492,319	£488,189	£487,731	£477,541
70% SR : 15% LLR : 15% SO	25%	£502,050	£431,985	£427,855	£427,397	£417,185
70% SR : 15% LLR : 15% SO	30%	£437,393	£371,651	£367,521	£367,065	£356,827
70% SR : 15% LLR : 15% SO	35%	£372,738	£311,318	£307,187	£306,731	£296,471
70% SR : 15% LLR : 15% SO	40%	£308,081	£250,984	£246,854	£246,397	£236,114
70% SR : 15% LLR : 15% SO	45%	£243,424	£190,650	£186,520	£186,063	£175,757
70% SR : 15% LLR : 15% SO	50%	£178,769	£130,316	£126,186	£125,730	£115,401

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£273,164	£181,487	£177,357	£176,899	£166,801
70% SR : 15% LLR : 15% SO	5%	£208,508	£121,153	£117,023	£116,566	£106,445
70% SR : 15% LLR : 15% SO	10%	£143,852	£60,820	£56,689	£56,232	£46,088
70% SR : 15% LLR : 15% SO	15%	£79,196	£486	£-3,644	£-4,102	£-14,269
70% SR : 15% LLR : 15% SO	20%	£14,539	£-59,848	£-63,978	£-64,436	£-74,626
70% SR : 15% LLR : 15% SO	25%	£-50,117	£-120,182	£-124,312	£-124,769	£-134,982
70% SR : 15% LLR : 15% SO	30%	£-114,773	£-180,515	£-184,646	£-185,102	£-195,339
70% SR : 15% LLR : 15% SO	35%	£-179,429	£-240,849	£-244,979	£-245,436	£-255,696
70% SR : 15% LLR : 15% SO	40%	£-244,085	£-301,183	£-305,513	£-305,970	£-316,052
70% SR : 15% LLR : 15% SO	45%	£-308,742	£-361,517	£-365,847	£-366,303	£-376,410
70% SR : 15% LLR : 15% SO	50%	£-373,398	£-421,850	£-426,181	£-426,637	£-436,768

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£506,398	£414,720	£410,590	£410,133	£400,034
70% SR : 15% LLR : 15% SO	5%	£441,741	£354,387	£350,257	£349,799	£339,678
70% SR : 15% LLR : 15% SO	10%	£377,085	£294,053	£289,923	£289,465	£279,322
70% SR : 15% LLR : 15% SO	15%	£312,429	£233,719	£229,589	£229,131	£218,964
70% SR : 15% LLR : 15% SO	20%	£247,772	£173,385	£169,255	£168,798	£158,608
70% SR : 15% LLR : 15% SO	25%	£183,117	£113,052	£108,922	£108,464	£98,251
70% SR : 15% LLR : 15% SO	30%	£118,460	£52,718	£48,588	£48,131	£37,894
70% SR : 15% LLR : 15% SO	35%	£53,804	£-7,616	£-11,746	£-12,203	£-22,463
70% SR : 15% LLR : 15% SO	40%	£-10,852	£-67,950	£-72,080	£-72,536	£-82,819
70% SR : 15% LLR : 15% SO	45%	£-75,509	£-128,283	£-132,413	£-132,870	£-143,176
70% SR : 15% LLR : 15% SO	50%	£-140,165	£-188,617	£-192,747	£-193,204	£-203,533

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£585,264	£493,587	£489,457	£488,999	£478,901
70% SR : 15% LLR : 15% SO	5%	£520,608	£433,253	£429,123	£428,666	£418,545
70% SR : 15% LLR : 15% SO	10%	£455,952	£372,920	£368,789	£368,332	£358,188
70% SR : 15% LLR : 15% SO	15%	£391,296	£312,586	£308,456	£307,999	£297,831
70% SR : 15% LLR : 15% SO	20%	£326,639	£252,252	£248,122	£247,664	£237,474
70% SR : 15% LLR : 15% SO	25%	£261,983	£191,918	£187,788	£187,331	£177,118
70% SR : 15% LLR : 15% SO	30%	£197,327	£131,585	£127,454	£126,998	£116,761
70% SR : 15% LLR : 15% SO	35%	£132,671	£71,251	£67,121	£66,664	£56,404
70% SR : 15% LLR : 15% SO	40%	£68,014	£10,917	£6,787	£6,330	£-3,952
70% SR : 15% LLR : 15% SO	45%	£3,358	£-48,417	£-53,547	£-54,003	£-64,310
70% SR : 15% LLR : 15% SO	50%	£-61,298	£-108,750	£-113,881	£-114,337	£-124,666

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£644,964	£553,287	£549,157	£548,699	£538,601
70% SR : 15% LLR : 15% SO	5%	£580,308	£492,953	£488,823	£488,366	£478,245
70% SR : 15% LLR : 15% SO	10%	£515,652	£432,620	£428,489	£428,032	£417,888
70% SR : 15% LLR : 15% SO	15%	£450,996	£372,286	£368,156	£367,698	£357,531
70% SR : 15% LLR : 15% SO	20%	£386,339	£311,952	£307,822	£307,364	£297,174
70% SR : 15% LLR : 15% SO	25%	£321,683	£251,618	£247,488	£247,031	£236,818
70% SR : 15% LLR : 15% SO	30%	£257,027	£191,285	£187,154	£186,698	£176,461
70% SR : 15% LLR : 15% SO	35%	£192,371	£130,951	£126,821	£126,364	£116,104
70% SR : 15% LLR : 15% SO	40%	£127,714	£70,617	£66,487	£66,030	£55,748
70% SR : 15% LLR : 15% SO	45%	£63,058	£10,283	£6,153	£5,697	£-4,910
70% SR : 15% LLR : 15% SO	50%	£-1,598	£-50,050	£-54,181	£-54,637	£-64,956

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£600 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£680,746	£591,206	£587,075	£586,619	£576,519
70% SR : 15% LLR : 15% SO	5%	£622,769	£537,452	£533,322	£532,864	£522,743
70% SR : 15% LLR : 15% SO	10%	£564,791	£483,698	£479,568	£479,111	£468,967
70% SR : 15% LLR : 15% SO	15%	£506,814	£429,945	£425,815	£425,357	£415,190
70% SR : 15% LLR : 15% SO	20%	£448,836	£376,191	£372,061	£371,604	£361,413
70% SR : 15% LLR : 15% SO	25%	£390,858	£322,438	£318,307	£317,850	£307,636
70% SR : 15% LLR : 15% SO	30%	£332,882	£268,683	£264,554	£264,096	£253,860
70% SR : 15% LLR : 15% SO	35%	£274,904	£214,930	£210,800	£210,343	£200,084
70% SR : 15% LLR : 15% SO	40%	£216,927	£161,176	£157,047	£156,589	£146,307
70% SR : 15% LLR : 15% SO	45%	£158,949	£107,422	£103,293	£102,836	£92,530
70% SR : 15% LLR : 15% SO	50%	£100,972	£53,669	£49,540	£49,082	£38,753

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£128,580	£39,039	£34,909	£34,452	£24,353
70% SR : 15% LLR : 15% SO	5%	£70,602	£-14,715	£-18,845	£-19,302	£-29,423
70% SR : 15% LLR : 15% SO	10%	£12,624	£-68,468	£-72,598	£-73,056	£-83,200
70% SR : 15% LLR : 15% SO	15%	£-45,353	£-122,222	£-126,352	£-126,810	£-136,977
70% SR : 15% LLR : 15% SO	20%	£-103,331	£-175,975	£-180,106	£-180,563	£-190,753
70% SR : 15% LLR : 15% SO	25%	£-161,308	£-229,729	£-233,859	£-234,317	£-244,530
70% SR : 15% LLR : 15% SO	30%	£-219,285	£-283,484	£-287,613	£-288,070	£-298,307
70% SR : 15% LLR : 15% SO	35%	£-277,262	£-337,237	£-341,366	£-341,824	£-352,083
70% SR : 15% LLR : 15% SO	40%	£-335,240	£-390,991	£-395,120	£-395,577	£-405,860
70% SR : 15% LLR : 15% SO	45%	£-393,217	£-444,744	£-448,874	£-449,331	£-459,636
70% SR : 15% LLR : 15% SO	50%	£-451,195	£-498,498	£-502,627	£-503,085	£-513,414

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£361,813	£272,272	£268,142	£267,685	£257,586
70% SR : 15% LLR : 15% SO	5%	£303,835	£218,519	£214,388	£213,931	£203,810
70% SR : 15% LLR : 15% SO	10%	£245,858	£164,765	£160,635	£160,177	£150,034
70% SR : 15% LLR : 15% SO	15%	£187,880	£111,012	£106,881	£106,424	£96,256
70% SR : 15% LLR : 15% SO	20%	£129,903	£57,258	£53,128	£52,670	£42,480
70% SR : 15% LLR : 15% SO	25%	£71,925	£3,504	£-626	£-1,083	£-11,297
70% SR : 15% LLR : 15% SO	30%	£13,949	£-50,250	£-54,379	£-54,837	£-65,073
70% SR : 15% LLR : 15% SO	35%	£-44,029	£-104,004	£-108,133	£-108,591	£-118,850
70% SR : 15% LLR : 15% SO	40%	£-102,007	£-157,757	£-161,887	£-162,344	£-172,627
70% SR : 15% LLR : 15% SO	45%	£-159,984	£-211,511	£-215,640	£-216,098	£-226,403
70% SR : 15% LLR : 15% SO	50%	£-217,962	£-265,265	£-269,394	£-269,851	£-280,180

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£440,680	£351,139	£347,008	£346,552	£336,453
70% SR : 15% LLR : 15% SO	5%	£382,702	£297,385	£293,255	£292,798	£282,677
70% SR : 15% LLR : 15% SO	10%	£324,724	£243,632	£239,502	£239,044	£228,900
70% SR : 15% LLR : 15% SO	15%	£266,747	£189,878	£185,748	£185,290	£175,123
70% SR : 15% LLR : 15% SO	20%	£208,769	£136,125	£131,994	£131,537	£121,347
70% SR : 15% LLR : 15% SO	25%	£150,792	£82,371	£78,241	£77,783	£67,570
70% SR : 15% LLR : 15% SO	30%	£92,815	£28,616	£24,487	£24,030	£13,793
70% SR : 15% LLR : 15% SO	35%	£34,838	£-25,137	£-29,266	£-29,724	£-39,883
70% SR : 15% LLR : 15% SO	40%	£-23,140	£-78,891	£-83,020	£-83,477	£-93,760
70% SR : 15% LLR : 15% SO	45%	£-81,117	£-132,644	£-136,774	£-137,231	£-147,536
70% SR : 15% LLR : 15% SO	50%	£-139,095	£-186,398	£-190,527	£-190,985	£-201,314

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£500,380	£410,839	£406,708	£406,252	£396,153
70% SR : 15% LLR : 15% SO	5%	£442,402	£357,085	£352,955	£352,498	£342,377
70% SR : 15% LLR : 15% SO	10%	£384,424	£303,332	£299,202	£298,744	£288,600
70% SR : 15% LLR : 15% SO	15%	£326,447	£249,578	£245,448	£244,990	£234,823
70% SR : 15% LLR : 15% SO	20%	£268,469	£195,825	£191,694	£191,237	£181,047
70% SR : 15% LLR : 15% SO	25%	£210,492	£142,071	£137,941	£137,483	£127,270
70% SR : 15% LLR : 15% SO	30%	£152,515	£88,316	£84,187	£83,730	£73,493
70% SR : 15% LLR : 15% SO	35%	£94,538	£34,563	£30,434	£29,976	£19,717
70% SR : 15% LLR : 15% SO	40%	£36,560	£-19,191	£-23,320	£-23,777	£-34,060
70% SR : 15% LLR : 15% SO	45%	£-21,417	£-72,944	£-77,074	£-77,531	£-87,836
70% SR : 15% LLR : 15% SO	50%	£-79,395	£-126,698	£-130,827	£-131,285	£-141,614

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£550 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£536,161	£448,757	£444,627	£444,171	£434,072
70% SR : 15% LLR : 15% SO	5%	£484,603	£401,329	£397,198	£396,741	£386,620
70% SR : 15% LLR : 15% SO	10%	£433,044	£353,899	£349,769	£349,312	£339,167
70% SR : 15% LLR : 15% SO	15%	£381,486	£306,470	£302,340	£301,882	£291,715
70% SR : 15% LLR : 15% SO	20%	£329,928	£259,040	£254,910	£254,453	£244,262
70% SR : 15% LLR : 15% SO	25%	£278,370	£211,611	£207,481	£207,024	£196,810
70% SR : 15% LLR : 15% SO	30%	£226,812	£164,182	£160,051	£159,595	£149,359
70% SR : 15% LLR : 15% SO	35%	£175,254	£116,753	£112,623	£112,165	£101,906
70% SR : 15% LLR : 15% SO	40%	£123,696	£69,323	£65,193	£64,736	£54,454
70% SR : 15% LLR : 15% SO	45%	£72,138	£21,894	£17,764	£17,306	£7,001
70% SR : 15% LLR : 15% SO	50%	£20,580	£-25,897	£-30,085	£-30,549	£-41,023

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-16,005	£-103,409	£-107,540	£-107,396	£-118,094
70% SR : 15% LLR : 15% SO	5%	£-67,563	£-150,838	£-154,968	£-155,426	£-165,547
70% SR : 15% LLR : 15% SO	10%	£-119,122	£-198,268	£-202,398	£-202,855	£-212,999
70% SR : 15% LLR : 15% SO	15%	£-170,680	£-245,697	£-249,827	£-250,284	£-260,452
70% SR : 15% LLR : 15% SO	20%	£-222,238	£-293,126	£-297,257	£-297,713	£-307,904
70% SR : 15% LLR : 15% SO	25%	£-273,796	£-340,555	£-344,685	£-345,143	£-355,357
70% SR : 15% LLR : 15% SO	30%	£-325,355	£-387,985	£-392,115	£-392,572	£-402,808
70% SR : 15% LLR : 15% SO	35%	£-376,913	£-435,414	£-439,544	£-440,002	£-450,261
70% SR : 15% LLR : 15% SO	40%	£-428,471	£-482,844	£-486,974	£-487,430	£-497,713
70% SR : 15% LLR : 15% SO	45%	£-480,029	£-530,272	£-534,403	£-534,860	£-545,165
70% SR : 15% LLR : 15% SO	50%	£-531,587	£-577,704	£-582,252	£-582,715	£-593,190

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£217,228	£129,824	£125,694	£125,237	£115,139
70% SR : 15% LLR : 15% SO	5%	£165,670	£82,395	£78,265	£77,807	£67,686
70% SR : 15% LLR : 15% SO	10%	£114,111	£34,965	£30,835	£30,379	£20,234
70% SR : 15% LLR : 15% SO	15%	£62,553	£-12,463	£-16,594	£-17,051	£-27,218
70% SR : 15% LLR : 15% SO	20%	£10,995	£-59,893	£-64,023	£-64,480	£-74,671
70% SR : 15% LLR : 15% SO	25%	£-40,563	£-107,322	£-111,452	£-111,910	£-122,123
70% SR : 15% LLR : 15% SO	30%	£-92,122	£-154,752	£-158,882	£-159,338	£-169,575
70% SR : 15% LLR : 15% SO	35%	£-143,680	£-202,181	£-206,311	£-206,768	£-217,027
70% SR : 15% LLR : 15% SO	40%	£-195,238	£-249,610	£-253,741	£-254,197	£-264,480
70% SR : 15% LLR : 15% SO	45%	£-246,796	£-297,039	£-301,169	£-301,627	£-311,932
70% SR : 15% LLR : 15% SO	50%	£-298,354	£-344,468	£-348,599	£-349,056	£-359,957

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£296,095	£208,691	£204,560	£204,104	£194,006
70% SR : 15% LLR : 15% SO	5%	£244,537	£161,262	£157,132	£156,674	£146,553
70% SR : 15% LLR : 15% SO	10%	£192,978	£113,832	£109,702	£109,245	£99,101
70% SR : 15% LLR : 15% SO	15%	£141,420	£66,403	£62,273	£61,816	£51,648
70% SR : 15% LLR : 15% SO	20%	£89,862	£18,974	£14,843	£14,387	£4,196
70% SR : 15% LLR : 15% SO	25%	£38,304	£-28,455	£-32,585	£-33,043	£-43,257
70% SR : 15% LLR : 15% SO	30%	£-13,255	£-75,885	£-80,015	£-80,472	£-90,708
70% SR : 15% LLR : 15% SO	35%	£-64,813	£-123,314	£-127,444	£-127,902	£-138,161
70% SR : 15% LLR : 15% SO	40%	£-116,371	£-170,744	£-174,874	£-175,330	£-185,613
70% SR : 15% LLR : 15% SO	45%	£-167,929	£-218,172	£-222,303	£-222,760	£-233,065
70% SR : 15% LLR : 15% SO	50%	£-219,487	£-265,604	£-270,152	£-270,615	£-281,090

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£355,795	£268,391	£264,260	£263,804	£253,706
70% SR : 15% LLR : 15% SO	5%	£304,237	£220,962	£216,832	£216,374	£206,253
70% SR : 15% LLR : 15% SO	10%	£252,678	£173,532	£169,402	£168,945	£158,801
70% SR : 15% LLR : 15% SO	15%	£201,120	£126,103	£121,973	£121,516	£111,348
70% SR : 15% LLR : 15% SO	20%	£149,562	£78,674	£74,543	£74,087	£63,896
70% SR : 15% LLR : 15% SO	25%	£98,004	£31,245	£27,115	£26,657	£16,443
70% SR : 15% LLR : 15% SO	30%	£46,445	£-16,185	£-20,315	£-20,772	£-31,008
70% SR : 15% LLR : 15% SO	35%	£-5,113	£-63,614	£-67,744	£-68,202	£-78,461
70% SR : 15% LLR : 15% SO	40%	£-56,671	£-111,044	£-115,174	£-115,630	£-125,913
70% SR : 15% LLR : 15% SO	45%	£-108,229	£-158,472	£-162,603	£-163,060	£-173,365
70% SR : 15% LLR : 15% SO	50%	£-159,787	£-205,904	£-210,452	£-210,915	£-221,390

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£500 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£391,676	£309,277	£305,147	£304,690	£294,591
70% SR : 15% LLR : 15% SO	5%	£346,084	£267,676	£263,546	£263,089	£252,967
70% SR : 15% LLR : 15% SO	10%	£300,592	£226,075	£221,945	£221,488	£211,343
70% SR : 15% LLR : 15% SO	15%	£255,101	£184,474	£180,344	£179,887	£169,719
70% SR : 15% LLR : 15% SO	20%	£209,609	£142,873	£138,743	£138,285	£128,095
70% SR : 15% LLR : 15% SO	25%	£164,117	£101,272	£97,142	£96,685	£86,471
70% SR : 15% LLR : 15% SO	30%	£118,625	£59,670	£55,541	£55,084	£44,847
70% SR : 15% LLR : 15% SO	35%	£73,133	£18,070	£13,940	£13,482	£3,223
70% SR : 15% LLR : 15% SO	40%	£27,641	£-23,864	£-28,052	£-28,516	£-38,945
70% SR : 15% LLR : 15% SO	45%	£-18,103	£-66,054	£-70,242	£-70,706	£-81,158
70% SR : 15% LLR : 15% SO	50%	£-64,239	£-108,243	£-112,432	£-112,896	£-123,371

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£160,590	£242,888	£247,820	£247,477	£257,576
70% SR : 15% LLR : 15% SO	5%	£206,082	£284,491	£288,621	£289,077	£299,199
70% SR : 15% LLR : 15% SO	10%	£251,574	£326,092	£330,221	£330,679	£340,823
70% SR : 15% LLR : 15% SO	15%	£297,065	£367,692	£371,822	£372,280	£382,447
70% SR : 15% LLR : 15% SO	20%	£342,558	£409,294	£413,424	£413,881	£424,071
70% SR : 15% LLR : 15% SO	25%	£388,050	£450,895	£455,025	£455,482	£466,695
70% SR : 15% LLR : 15% SO	30%	£433,542	£492,496	£496,625	£497,083	£507,319
70% SR : 15% LLR : 15% SO	35%	£479,034	£534,097	£538,227	£538,684	£549,943
70% SR : 15% LLR : 15% SO	40%	£524,526	£575,698	£580,219	£580,683	£591,111
70% SR : 15% LLR : 15% SO	45%	£570,018	£617,299	£622,409	£622,872	£633,324
70% SR : 15% LLR : 15% SO	50%	£616,406	£658,900	£664,599	£665,062	£676,537

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£72,643	£9,856	£13,786	£14,244	£24,342
70% SR : 15% LLR : 15% SO	5%	£27,151	£51,257	£55,388	£55,844	£65,966
70% SR : 15% LLR : 15% SO	10%	£-18,341	£-92,859	£-96,988	£-97,445	£-107,590
70% SR : 15% LLR : 15% SO	15%	£-63,832	£-134,459	£-138,589	£-139,047	£-149,214
70% SR : 15% LLR : 15% SO	20%	£-109,324	£-176,060	£-180,190	£-180,648	£-190,838
70% SR : 15% LLR : 15% SO	25%	£-154,816	£-217,662	£-221,792	£-222,248	£-232,462
70% SR : 15% LLR : 15% SO	30%	£-200,308	£-259,263	£-263,392	£-263,850	£-274,086
70% SR : 15% LLR : 15% SO	35%	£-245,800	£-300,863	£-304,993	£-305,451	£-315,710
70% SR : 15% LLR : 15% SO	40%	£-291,293	£-342,464	£-346,594	£-347,052	£-357,678
70% SR : 15% LLR : 15% SO	45%	£-337,037	£-384,065	£-388,195	£-388,653	£-400,091
70% SR : 15% LLR : 15% SO	50%	£-383,173	£-425,666	£-429,796	£-430,254	£-442,304

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£151,510	£69,211	£65,080	£64,623	£54,524
70% SR : 15% LLR : 15% SO	5%	£106,018	£27,609	£23,479	£23,023	£12,901
70% SR : 15% LLR : 15% SO	10%	£60,526	£-13,992	£-18,121	£-18,579	£-28,723
70% SR : 15% LLR : 15% SO	15%	£15,035	£-55,592	£-59,722	£-60,180	£-70,347
70% SR : 15% LLR : 15% SO	20%	£-30,458	£-97,194	£-101,324	£-101,781	£-111,971
70% SR : 15% LLR : 15% SO	25%	£-75,950	£-138,795	£-142,925	£-143,382	£-153,595
70% SR : 15% LLR : 15% SO	30%	£-121,442	£-180,396	£-184,525	£-184,983	£-195,219
70% SR : 15% LLR : 15% SO	35%	£-166,934	£-221,997	£-226,127	£-226,584	£-236,843
70% SR : 15% LLR : 15% SO	40%	£-212,426	£-263,598	£-267,728	£-268,185	£-279,011
70% SR : 15% LLR : 15% SO	45%	£-257,918	£-305,199	£-309,329	£-309,786	£-321,224
70% SR : 15% LLR : 15% SO	50%	£-303,410	£-346,800	£-350,930	£-351,387	£-363,437

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£211,210	£128,911	£124,780	£124,323	£114,224
70% SR : 15% LLR : 15% SO	5%	£165,718	£87,309	£83,179	£82,723	£72,601
70% SR : 15% LLR : 15% SO	10%	£120,226	£45,708	£41,579	£41,121	£30,977
70% SR : 15% LLR : 15% SO	15%	£74,735	£4,108	£-22	£-680	£-10,647
70% SR : 15% LLR : 15% SO	20%	£29,242	£-37,494	£-41,624	£-42,081	£-52,271
70% SR : 15% LLR : 15% SO	25%	£-16,250	£-79,095	£-83,225	£-83,682	£-93,895
70% SR : 15% LLR : 15% SO	30%	£-61,742	£-120,696	£-124,825	£-125,283	£-135,519
70% SR : 15% LLR : 15% SO	35%	£-107,234	£-162,297	£-166,427	£-166,884	£-177,143
70% SR : 15% LLR : 15% SO	40%	£-152,726	£-203,898	£-208,028	£-208,485	£-219,311
70% SR : 15% LLR : 15% SO	45%	£-198,218	£-245,499	£-250,629	£-251,086	£-263,524
70% SR : 15% LLR : 15% SO	50%	£-243,710	£-287,100	£-292,230	£-292,687	£-305,737

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£475 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£319,285	£238,053	£233,923	£233,466	£223,368
70% SR : 15% LLR : 15% SO	5%	£276,609	£199,228	£195,097	£194,641	£184,519
70% SR : 15% LLR : 15% SO	10%	£233,935	£160,402	£156,272	£155,816	£145,671
70% SR : 15% LLR : 15% SO	15%	£191,260	£121,577	£117,447	£116,989	£106,822
70% SR : 15% LLR : 15% SO	20%	£148,585	£82,751	£78,622	£78,164	£67,974
70% SR : 15% LLR : 15% SO	25%	£105,911	£43,926	£39,796	£39,339	£29,125
70% SR : 15% LLR : 15% SO	30%	£63,236	£5,101	£370	£514	£-9,861
70% SR : 15% LLR : 15% SO	35%	£20,562	£-34,203	£-38,390	£-38,854	£-49,259
70% SR : 15% LLR : 15% SO	40%	£-22,426	£-73,577	£-77,765	£-78,229	£-88,656
70% SR : 15% LLR : 15% SO	45%	£-65,705	£-112,952	£-117,140	£-117,603	£-128,055
70% SR : 15% LLR : 15% SO	50%	£-108,983	£-152,327	£-156,515	£-156,979	£-167,453

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-232,882	£-314,114	£-318,243	£-318,701	£-328,799
70% SR : 15% LLR : 15% SO	5%	£-275,557	£-352,939	£-357,069	£-357,526	£-367,648
70% SR : 15% LLR : 15% SO	10%	£-318,232	£-391,764	£-395,895	£-396,351	£-406,496
70% SR : 15% LLR : 15% SO	15%	£-360,907	£-430,589	£-434,720	£-435,177	£-445,345
70% SR : 15% LLR : 15% SO	20%	£-403,581	£-469,414	£-473,545	£-474,002	£-484,192
70% SR : 15% LLR : 15% SO	25%	£-446,256	£-508,241	£-512,371	£-512,828	£-523,041
70% SR : 15% LLR : 15% SO	30%	£-488,931	£-547,066	£-551,196	£-551,653	£-562,028
70% SR : 15% LLR : 15% SO	35%	£-531,605	£-586,369	£-590,557	£-591,021	£-601,425
70% SR : 15% LLR : 15% SO	40%	£-574,280	£-625,744	£-629,932	£-630,395	£-640,823
70% SR : 15% LLR : 15% SO	45%	£-616,954	£-665,119	£-669,307	£-669,770	£-680,222
70% SR : 15% LLR : 15% SO	50%	£-659,629	£-704,494	£-708,681	£-709,144	£-719,619

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£351	£-680,881	£-85,010	£-85,467	£-95,566
70% SR : 15% LLR : 15% SO	5%	£-42,324	£-119,706	£-123,836	£-124,293	£-134,415
70% SR : 15% LLR : 15% SO	10%	£-84,998	£-188,531	£-182,661	£-183,118	£-193,262
70% SR : 15% LLR : 15% SO	15%	£-127,674	£-257,356	£-251,486	£-251,944	£-262,111
70% SR : 15% LLR : 15% SO	20%	£-170,348	£-326,182	£-320,312	£-320,769	£-331,059
70% SR : 15% LLR : 15% SO	25%	£-213,022	£-395,007	£-389,137	£-389,594	£-399,908
70% SR : 15% LLR : 15% SO	30%	£-255,697	£-463,832	£-457,962	£-458,419	£-469,317
70% SR : 15% LLR : 15% SO	35%	£-298,371	£-532,657	£-526,787	£-527,244	£-537,623
70% SR : 15% LLR : 15% SO	40%	£-341,046	£-601,482	£-595,612	£-596,069	£-606,472
70% SR : 15% LLR : 15% SO	45%	£-383,720	£-670,307	£-664,437	£-664,894	£-674,321
70% SR : 15% LLR : 15% SO	50%	£-426,395	£-739,132	£-733,262	£-733,719	£-743,610

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£79,218	£-2,014	£-6,143	£-6,601	£-16,699
70% SR : 15% LLR : 15% SO	5%	£-36,543	£-40,839	£-44,969	£-45,426	£-55,548
70% SR : 15% LLR : 15% SO	10%	£-73,132	£-79,664	£-83,795	£-84,251	£-94,396
70% SR : 15% LLR : 15% SO	15%	£-109,721	£-118,489	£-122,620	£-123,077	£-133,245
70% SR : 15% LLR : 15% SO	20%	£-146,310	£-157,314	£-161,445	£-161,902	£-172,092
70% SR : 15% LLR : 15% SO	25%	£-182,899	£-196,139	£-200,271	£-200,728	£-210,941
70% SR : 15% LLR : 15% SO	30%	£-219,488	£-234,964	£-239,096	£-239,553	£-249,928
70% SR : 15% LLR : 15% SO	35%	£-256,077	£-273,789	£-277,921	£-278,378	£-289,315
70% SR : 15% LLR : 15% SO	40%	£-292,666	£-312,614	£-316,746	£-317,203	£-327,592
70% SR : 15% LLR : 15% SO	45%	£-329,255	£-351,439	£-355,571	£-356,028	£-365,869
70% SR : 15% LLR : 15% SO	50%	£-365,844	£-390,264	£-394,396	£-394,853	£-403,746

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£138,918	£57,686	£53,557	£53,099	£43,001
70% SR : 15% LLR : 15% SO	5%	£96,243	£18,861	£14,731	£14,274	£4,152
70% SR : 15% LLR : 15% SO	10%	£53,568	£-19,964	£-24,095	£-24,551	£-34,696
70% SR : 15% LLR : 15% SO	15%	£10,893	£-58,789	£-62,920	£-63,377	£-73,545
70% SR : 15% LLR : 15% SO	20%	£-31,781	£-97,614	£-101,745	£-102,202	£-112,392
70% SR : 15% LLR : 15% SO	25%	£-74,456	£-136,441	£-140,571	£-141,028	£-151,241
70% SR : 15% LLR : 15% SO	30%	£-117,131	£-175,266	£-179,396	£-179,853	£-190,228
70% SR : 15% LLR : 15% SO	35%	£-159,805	£-214,091	£-218,221	£-218,678	£-229,625
70% SR : 15% LLR : 15% SO	40%	£-202,480	£-252,916	£-257,046	£-257,503	£-268,922
70% SR : 15% LLR : 15% SO	45%	£-245,154	£-291,741	£-295,871	£-296,328	£-307,769
70% SR : 15% LLR : 15% SO	50%	£-287,829	£-330,566	£-334,696	£-335,153	£-344,916

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£675 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,795,246	£1,609,755	£1,601,495	£1,600,580	£1,580,384
70% SR : 15% LLR : 15% SO	5%	£1,659,285	£1,482,538	£1,474,278	£1,473,363	£1,453,120
70% SR : 15% LLR : 15% SO	10%	£1,523,325	£1,355,320	£1,347,061	£1,346,146	£1,325,857
70% SR : 15% LLR : 15% SO	15%	£1,387,365	£1,228,103	£1,219,844	£1,218,928	£1,198,594
70% SR : 15% LLR : 15% SO	20%	£1,251,404	£1,100,886	£1,092,626	£1,091,711	£1,071,330
70% SR : 15% LLR : 15% SO	25%	£1,115,444	£973,668	£965,408	£964,494	£944,067
70% SR : 15% LLR : 15% SO	30%	£979,483	£846,451	£838,191	£837,276	£816,804
70% SR : 15% LLR : 15% SO	35%	£843,522	£719,234	£710,973	£710,059	£689,540
70% SR : 15% LLR : 15% SO	40%	£707,561	£592,016	£583,756	£582,842	£562,276
70% SR : 15% LLR : 15% SO	45%	£571,601	£464,799	£456,539	£455,624	£435,014
70% SR : 15% LLR : 15% SO	50%	£435,640	£337,582	£329,321	£328,407	£307,750

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£759,933	£574,442	£566,183	£565,268	£545,071
70% SR : 15% LLR : 15% SO	5%	£623,973	£447,225	£438,966	£438,051	£417,807
70% SR : 15% LLR : 15% SO	10%	£488,012	£320,008	£311,748	£310,833	£290,545
70% SR : 15% LLR : 15% SO	15%	£352,052	£192,790	£184,531	£183,616	£163,281
70% SR : 15% LLR : 15% SO	20%	£216,092	£65,573	£57,314	£56,399	£36,018
70% SR : 15% LLR : 15% SO	25%	£80,131	£-61,644	£-69,905	£-70,819	£-91,245
70% SR : 15% LLR : 15% SO	30%	£-55,829	£-188,862	£-197,122	£-198,036	£-218,509
70% SR : 15% LLR : 15% SO	35%	£-191,791	£-316,079	£-324,339	£-325,253	£-345,772
70% SR : 15% LLR : 15% SO	40%	£-327,751	£-443,296	£-451,557	£-452,471	£-473,036
70% SR : 15% LLR : 15% SO	45%	£-463,712	£-570,514	£-578,774	£-579,688	£-600,299
70% SR : 15% LLR : 15% SO	50%	£-599,672	£-697,731	£-706,991	£-708,905	£-727,562

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,197,246	£1,011,755	£1,003,495	£1,002,580	£982,384
70% SR : 15% LLR : 15% SO	5%	£1,061,285	£884,538	£876,278	£875,363	£855,120
70% SR : 15% LLR : 15% SO	10%	£925,325	£757,320	£749,061	£748,146	£727,857
70% SR : 15% LLR : 15% SO	15%	£789,365	£630,103	£621,844	£620,928	£600,594
70% SR : 15% LLR : 15% SO	20%	£653,404	£502,886	£494,626	£493,711	£473,330
70% SR : 15% LLR : 15% SO	25%	£517,444	£375,668	£367,408	£366,494	£346,067
70% SR : 15% LLR : 15% SO	30%	£381,483	£248,451	£240,191	£239,276	£218,804
70% SR : 15% LLR : 15% SO	35%	£245,522	£121,234	£112,973	£112,059	£91,540
70% SR : 15% LLR : 15% SO	40%	£109,561	£-5,994	£-14,244	£-15,158	£-35,724
70% SR : 15% LLR : 15% SO	45%	£-26,399	£-133,201	£-141,461	£-142,376	£-162,986
70% SR : 15% LLR : 15% SO	50%	£-162,360	£-260,418	£-268,679	£-269,593	£-290,250

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,345,121	£1,159,630	£1,151,370	£1,150,455	£1,130,259
70% SR : 15% LLR : 15% SO	5%	£1,209,160	£1,032,413	£1,024,153	£1,023,238	£1,002,995
70% SR : 15% LLR : 15% SO	10%	£1,073,200	£905,195	£896,936	£896,021	£875,732
70% SR : 15% LLR : 15% SO	15%	£937,240	£777,978	£769,719	£768,803	£748,469
70% SR : 15% LLR : 15% SO	20%	£801,279	£650,761	£642,501	£641,586	£621,205
70% SR : 15% LLR : 15% SO	25%	£665,319	£523,543	£515,283	£514,369	£493,942
70% SR : 15% LLR : 15% SO	30%	£529,358	£396,326	£388,066	£387,151	£366,679
70% SR : 15% LLR : 15% SO	35%	£393,397	£269,109	£260,848	£259,934	£239,415
70% SR : 15% LLR : 15% SO	40%	£257,436	£141,891	£133,631	£132,717	£112,151
70% SR : 15% LLR : 15% SO	45%	£121,476	£14,674	£6,414	£5,499	£-15,111
70% SR : 15% LLR : 15% SO	50%	£-14,495	£-112,543	£-120,804	£-121,718	£-142,975

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,457,058	£1,271,567	£1,263,308	£1,262,393	£1,242,196
70% SR : 15% LLR : 15% SO	5%	£1,321,098	£1,144,350	£1,136,091	£1,135,176	£1,114,932
70% SR : 15% LLR : 15% SO	10%	£1,185,137	£1,017,133	£1,008,873	£1,007,958	£987,670
70% SR : 15% LLR : 15% SO	15%	£1,049,177	£889,915	£881,656	£880,741	£860,406
70% SR : 15% LLR : 15% SO	20%	£913,217	£762,698	£754,439	£753,524	£733,143
70% SR : 15% LLR : 15% SO	25%	£777,256	£635,481	£627,220	£626,306	£605,880
70% SR : 15% LLR : 15% SO	30%	£641,296	£508,263	£500,003	£499,089	£478,616
70% SR : 15% LLR : 15% SO	35%	£505,334	£381,046	£372,786	£371,872	£351,353
70% SR : 15% LLR : 15% SO	40%	£369,374	£253,829	£245,568	£244,654	£224,089
70% SR : 15% LLR : 15% SO	45%	£233,413	£126,611	£118,351	£117,437	£96,826
70% SR : 15% LLR : 15% SO	50%	£97,453	£-6	£-86,666	£-97,980	£-130,437

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£650 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,650,661	£1,467,307	£1,459,047	£1,458,133	£1,437,935
70% SR : 15% LLR : 15% SO	5%	£1,521,349	£1,346,639	£1,338,380	£1,337,466	£1,317,223
70% SR : 15% LLR : 15% SO	10%	£1,392,037	£1,225,972	£1,217,712	£1,216,798	£1,196,509
70% SR : 15% LLR : 15% SO	15%	£1,262,724	£1,105,304	£1,097,045	£1,096,131	£1,075,795
70% SR : 15% LLR : 15% SO	20%	£1,133,412	£984,638	£976,377	£975,463	£955,082
70% SR : 15% LLR : 15% SO	25%	£1,004,100	£863,970	£855,710	£854,796	£834,368
70% SR : 15% LLR : 15% SO	30%	£874,787	£743,303	£735,042	£734,128	£713,655
70% SR : 15% LLR : 15% SO	35%	£745,474	£622,635	£614,375	£613,461	£592,942
70% SR : 15% LLR : 15% SO	40%	£616,162	£501,968	£493,707	£492,793	£472,229
70% SR : 15% LLR : 15% SO	45%	£486,850	£381,300	£373,040	£372,126	£351,515
70% SR : 15% LLR : 15% SO	50%	£357,538	£260,633	£252,373	£251,458	£230,801

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£615,349	£431,994	£423,735	£422,821	£402,623
70% SR : 15% LLR : 15% SO	5%	£486,036	£311,327	£303,067	£302,153	£281,910
70% SR : 15% LLR : 15% SO	10%	£356,724	£190,659	£182,400	£181,486	£161,196
70% SR : 15% LLR : 15% SO	15%	£227,412	£69,992	£61,732	£60,818	£40,482
70% SR : 15% LLR : 15% SO	20%	£98,100	£-50,675	£-58,935	£-59,849	£-80,230
70% SR : 15% LLR : 15% SO	25%	£-31,213	£-171,342	£-179,603	£-180,517	£-200,944
70% SR : 15% LLR : 15% SO	30%	£-160,526	£-292,010	£-300,270	£-301,184	£-321,657
70% SR : 15% LLR : 15% SO	35%	£-289,838	£-412,677	£-420,938	£-421,852	£-442,371
70% SR : 15% LLR : 15% SO	40%	£-419,150	£-533,345	£-541,605	£-542,519	£-563,084
70% SR : 15% LLR : 15% SO	45%	£-548,463	£-654,012	£-662,273	£-663,187	£-683,798
70% SR : 15% LLR : 15% SO	50%	£-677,775	£-774,680	£-782,939	£-783,854	£-804,511

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,052,661	£869,307	£861,047	£860,133	£839,935
70% SR : 15% LLR : 15% SO	5%	£923,349	£748,639	£740,380	£739,466	£719,223
70% SR : 15% LLR : 15% SO	10%	£794,037	£627,972	£619,712	£618,798	£598,509
70% SR : 15% LLR : 15% SO	15%	£664,724	£507,304	£499,045	£498,131	£477,795
70% SR : 15% LLR : 15% SO	20%	£535,412	£386,638	£378,377	£377,463	£357,082
70% SR : 15% LLR : 15% SO	25%	£406,100	£265,970	£257,710	£256,796	£236,368
70% SR : 15% LLR : 15% SO	30%	£276,787	£145,303	£137,042	£136,128	£115,655
70% SR : 15% LLR : 15% SO	35%	£147,474	£24,635	£16,375	£15,461	£-5,058
70% SR : 15% LLR : 15% SO	40%	£18,162	£-96,032	£-104,293	£-105,207	£-125,771
70% SR : 15% LLR : 15% SO	45%	£-111,150	£-216,700	£-224,960	£-225,874	£-246,485
70% SR : 15% LLR : 15% SO	50%	£-240,462	£-337,367	£-345,627	£-346,542	£-367,199

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,200,536	£1,017,182	£1,008,922	£1,008,008	£987,810
70% SR : 15% LLR : 15% SO	5%	£1,071,224	£896,514	£888,255	£887,341	£867,098
70% SR : 15% LLR : 15% SO	10%	£941,912	£775,847	£767,587	£766,673	£746,384
70% SR : 15% LLR : 15% SO	15%	£812,599	£655,179	£646,920	£646,006	£625,670
70% SR : 15% LLR : 15% SO	20%	£683,287	£534,513	£526,252	£525,338	£504,957
70% SR : 15% LLR : 15% SO	25%	£553,975	£413,845	£405,585	£404,671	£384,243
70% SR : 15% LLR : 15% SO	30%	£424,662	£293,178	£284,917	£284,003	£263,530
70% SR : 15% LLR : 15% SO	35%	£295,349	£172,510	£164,250	£163,336	£142,817
70% SR : 15% LLR : 15% SO	40%	£166,037	£51,843	£43,582	£42,668	£22,104
70% SR : 15% LLR : 15% SO	45%	£36,725	£-68,825	£-77,085	£-77,999	£-98,810
70% SR : 15% LLR : 15% SO	50%	£-92,587	£-189,492	£-197,752	£-198,667	£-219,324

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,312,474	£1,129,119	£1,120,860	£1,119,946	£1,099,748
70% SR : 15% LLR : 15% SO	5%	£1,183,161	£1,008,452	£1,000,192	£999,278	£979,035
70% SR : 15% LLR : 15% SO	10%	£1,053,849	£887,784	£879,525	£878,611	£858,321
70% SR : 15% LLR : 15% SO	15%	£924,537	£767,117	£758,857	£757,943	£737,607
70% SR : 15% LLR : 15% SO	20%	£795,225	£646,450	£638,190	£637,276	£616,895
70% SR : 15% LLR : 15% SO	25%	£665,912	£525,783	£517,522	£516,608	£496,181
70% SR : 15% LLR : 15% SO	30%	£536,599	£405,115	£396,855	£395,941	£375,468
70% SR : 15% LLR : 15% SO	35%	£407,287	£284,448	£276,187	£275,273	£254,754
70% SR : 15% LLR : 15% SO	40%	£277,975	£163,780	£155,520	£154,606	£134,041
70% SR : 15% LLR : 15% SO	45%	£148,662	£43,113	£34,852	£33,938	£13,327
70% SR : 15% LLR : 15% SO	50%	£19,350	£-77,555	£-85,814	£-86,729	£-107,366

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£600 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,361,492	£1,182,411	£1,174,151	£1,173,237	£1,153,040
70% SR : 15% LLR : 15% SO	5%	£1,245,537	£1,074,904	£1,066,644	£1,065,729	£1,045,486
70% SR : 15% LLR : 15% SO	10%	£1,129,582	£967,396	£959,136	£958,222	£937,933
70% SR : 15% LLR : 15% SO	15%	£1,013,627	£859,889	£851,629	£850,715	£830,379
70% SR : 15% LLR : 15% SO	20%	£897,673	£752,382	£744,122	£743,208	£722,827
70% SR : 15% LLR : 15% SO	25%	£781,718	£644,874	£636,615	£635,700	£615,273
70% SR : 15% LLR : 15% SO	30%	£665,763	£537,367	£529,108	£528,193	£507,720
70% SR : 15% LLR : 15% SO	35%	£549,808	£429,860	£421,600	£420,686	£400,167
70% SR : 15% LLR : 15% SO	40%	£433,853	£322,353	£314,092	£313,178	£292,614
70% SR : 15% LLR : 15% SO	45%	£317,899	£214,846	£206,585	£205,671	£185,061
70% SR : 15% LLR : 15% SO	50%	£201,943	£107,338	£99,078	£98,164	£77,507

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£326,180	£147,099	£138,838	£137,924	£117,727
70% SR : 15% LLR : 15% SO	5%	£210,225	£39,592	£31,331	£30,417	£10,174
70% SR : 15% LLR : 15% SO	10%	£94,270	£-67,917	£-76,176	£-77,090	£-97,380
70% SR : 15% LLR : 15% SO	15%	£-21,685	£-175,424	£-183,683	£-184,597	£-204,933
70% SR : 15% LLR : 15% SO	20%	£-137,640	£-282,931	£-291,190	£-292,104	£-312,466
70% SR : 15% LLR : 15% SO	25%	£-253,595	£-390,438	£-398,698	£-399,613	£-420,039
70% SR : 15% LLR : 15% SO	30%	£-369,550	£-497,945	£-506,205	£-507,120	£-527,592
70% SR : 15% LLR : 15% SO	35%	£-485,505	£-605,452	£-613,713	£-614,627	£-635,146
70% SR : 15% LLR : 15% SO	40%	£-601,460	£-712,960	£-721,220	£-722,134	£-742,698
70% SR : 15% LLR : 15% SO	45%	£-717,414	£-820,467	£-828,727	£-829,641	£-850,252
70% SR : 15% LLR : 15% SO	50%	£-833,369	£-927,975	£-936,234	£-937,148	£-957,806

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£763,492	£584,411	£576,151	£575,237	£555,040
70% SR : 15% LLR : 15% SO	5%	£647,537	£476,904	£468,644	£467,729	£447,486
70% SR : 15% LLR : 15% SO	10%	£531,582	£369,396	£361,136	£360,222	£339,933
70% SR : 15% LLR : 15% SO	15%	£415,627	£261,889	£253,629	£252,715	£232,379
70% SR : 15% LLR : 15% SO	20%	£299,673	£154,382	£146,122	£145,208	£124,827
70% SR : 15% LLR : 15% SO	25%	£183,718	£46,874	£38,615	£37,700	£17,273
70% SR : 15% LLR : 15% SO	30%	£67,763	£-60,633	£-68,892	£-69,807	£-90,280
70% SR : 15% LLR : 15% SO	35%	£-48,192	£-168,140	£-176,400	£-177,314	£-197,833
70% SR : 15% LLR : 15% SO	40%	£-164,147	£-275,647	£-283,908	£-284,822	£-305,386
70% SR : 15% LLR : 15% SO	45%	£-280,101	£-383,154	£-391,415	£-392,329	£-412,939
70% SR : 15% LLR : 15% SO	50%	£-396,057	£-490,662	£-498,922	£-499,836	£-520,493

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£911,367	£732,286	£724,026	£723,112	£702,915
70% SR : 15% LLR : 15% SO	5%	£795,412	£624,779	£616,519	£615,604	£595,361
70% SR : 15% LLR : 15% SO	10%	£679,457	£517,271	£509,011	£508,097	£487,808
70% SR : 15% LLR : 15% SO	15%	£563,502	£409,764	£401,504	£400,590	£380,254
70% SR : 15% LLR : 15% SO	20%	£447,547	£302,257	£293,997	£293,083	£272,702
70% SR : 15% LLR : 15% SO	25%	£331,593	£194,749	£186,490	£185,575	£165,148
70% SR : 15% LLR : 15% SO	30%	£215,638	£87,242	£78,983	£78,068	£57,595
70% SR : 15% LLR : 15% SO	35%	£99,683	£-20,265	£-28,525	£-29,439	£-49,858
70% SR : 15% LLR : 15% SO	40%	£-16,272	£-127,772	£-136,033	£-136,947	£-157,511
70% SR : 15% LLR : 15% SO	45%	£-132,226	£-235,279	£-243,540	£-244,454	£-265,064
70% SR : 15% LLR : 15% SO	50%	£-248,182	£-342,787	£-351,047	£-351,961	£-372,618

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,023,305	£844,224	£835,963	£835,049	£814,852
70% SR : 15% LLR : 15% SO	5%	£907,350	£736,717	£728,456	£727,542	£707,299
70% SR : 15% LLR : 15% SO	10%	£791,395	£629,208	£620,949	£620,035	£599,745
70% SR : 15% LLR : 15% SO	15%	£675,440	£521,701	£513,442	£512,528	£492,192
70% SR : 15% LLR : 15% SO	20%	£559,485	£414,194	£405,935	£405,021	£384,639
70% SR : 15% LLR : 15% SO	25%	£443,530	£306,687	£298,427	£297,512	£277,086
70% SR : 15% LLR : 15% SO	30%	£327,575	£199,180	£190,920	£190,005	£169,533
70% SR : 15% LLR : 15% SO	35%	£211,620	£91,673	£83,412	£82,498	£61,979
70% SR : 15% LLR : 15% SO	40%	£95,665	£-15,835	£-24,095	£-25,009	£-45,573
70% SR : 15% LLR : 15% SO	45%	£-120,289	£-123,342	£-131,602	£-132,516	£-153,127
70% SR : 15% LLR : 15% SO	50%	£-236,244	£-230,850	£-239,109	£-240,023	£-260,680

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£550 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,072,323	£897,515	£889,255	£888,340	£868,143
70% SR : 15% LLR : 15% SO	5%	£969,206	£802,656	£794,397	£793,482	£773,238
70% SR : 15% LLR : 15% SO	10%	£866,090	£707,798	£699,538	£698,623	£678,335
70% SR : 15% LLR : 15% SO	15%	£762,973	£612,939	£604,680	£603,764	£583,430
70% SR : 15% LLR : 15% SO	20%	£659,857	£518,080	£509,821	£508,906	£488,526
70% SR : 15% LLR : 15% SO	25%	£556,740	£423,222	£414,962	£414,048	£393,621
70% SR : 15% LLR : 15% SO	30%	£453,624	£328,363	£320,104	£319,190	£298,716
70% SR : 15% LLR : 15% SO	35%	£350,507	£233,505	£225,245	£224,331	£203,812
70% SR : 15% LLR : 15% SO	40%	£247,391	£138,646	£130,387	£129,473	£108,907
70% SR : 15% LLR : 15% SO	45%	£144,275	£43,787	£35,528	£34,614	£14,002
70% SR : 15% LLR : 15% SO	50%	£41,158	£-51,794	£-60,170	£-61,097	£-82,047

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£37,010	£-137,798	£-146,057	£-146,372	£-167,169
70% SR : 15% LLR : 15% SO	5%	£-66,107	£-232,656	£-240,916	£-241,831	£-262,074
70% SR : 15% LLR : 15% SO	10%	£-169,223	£-327,815	£-335,774	£-336,689	£-356,978
70% SR : 15% LLR : 15% SO	15%	£-272,340	£-422,974	£-430,633	£-431,548	£-451,883
70% SR : 15% LLR : 15% SO	20%	£-375,456	£-517,232	£-525,492	£-526,407	£-546,787
70% SR : 15% LLR : 15% SO	25%	£-478,573	£-612,091	£-620,350	£-621,264	£-641,692
70% SR : 15% LLR : 15% SO	30%	£-581,688	£-706,949	£-715,209	£-716,123	£-736,596
70% SR : 15% LLR : 15% SO	35%	£-684,805	£-801,808	£-810,067	£-810,981	£-831,500
70% SR : 15% LLR : 15% SO	40%	£-787,921	£-896,666	£-904,926	£-905,840	£-926,405
70% SR : 15% LLR : 15% SO	45%	£-891,037	£-991,525	£-999,784	£-1,000,699	£-1,021,310
70% SR : 15% LLR : 15% SO	50%	£-994,154	£-1,087,106	£-1,095,483	£-1,096,410	£-1,117,359

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£474,323	£299,515	£291,255	£290,340	£270,143
70% SR : 15% LLR : 15% SO	5%	£371,206	£204,656	£196,397	£195,482	£175,238
70% SR : 15% LLR : 15% SO	10%	£268,090	£109,798	£101,538	£100,623	£80,335
70% SR : 15% LLR : 15% SO	15%	£164,973	£14,939	£6,680	£5,764	£-14,570
70% SR : 15% LLR : 15% SO	20%	£61,857	£-79,920	£-88,179	£-89,094	£-109,474
70% SR : 15% LLR : 15% SO	25%	£-41,260	£-174,778	£-183,038	£-183,952	£-204,379
70% SR : 15% LLR : 15% SO	30%	£-144,376	£-269,637	£-277,896	£-278,810	£-299,284
70% SR : 15% LLR : 15% SO	35%	£-247,493	£-364,495	£-372,755	£-373,669	£-394,188
70% SR : 15% LLR : 15% SO	40%	£-350,609	£-459,354	£-467,613	£-468,527	£-489,093
70% SR : 15% LLR : 15% SO	45%	£-453,725	£-554,213	£-562,472	£-563,386	£-589,998
70% SR : 15% LLR : 15% SO	50%	£-556,842	£-649,074	£-658,170	£-659,087	£-680,047

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£622,198	£447,990	£439,130	£438,215	£418,018
70% SR : 15% LLR : 15% SO	5%	£519,081	£352,531	£344,272	£343,357	£323,113
70% SR : 15% LLR : 15% SO	10%	£415,965	£257,673	£249,413	£248,498	£228,210
70% SR : 15% LLR : 15% SO	15%	£312,848	£162,814	£154,555	£153,639	£133,305
70% SR : 15% LLR : 15% SO	20%	£209,732	£67,955	£59,696	£58,781	£38,401
70% SR : 15% LLR : 15% SO	25%	£106,615	£-26,903	£-35,163	£-36,077	£-56,504
70% SR : 15% LLR : 15% SO	30%	£3,499	£-121,762	£-130,021	£-130,935	£-151,409
70% SR : 15% LLR : 15% SO	35%	£-99,618	£-216,620	£-224,880	£-225,794	£-246,313
70% SR : 15% LLR : 15% SO	40%	£-202,734	£-311,479	£-319,738	£-320,652	£-341,218
70% SR : 15% LLR : 15% SO	45%	£-305,850	£-406,338	£-414,597	£-415,511	£-436,123
70% SR : 15% LLR : 15% SO	50%	£-408,967	£-501,197	£-510,295	£-511,222	£-532,172

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£734,135	£559,327	£551,068	£550,153	£529,956
70% SR : 15% LLR : 15% SO	5%	£631,018	£464,469	£456,209	£455,294	£435,051
70% SR : 15% LLR : 15% SO	10%	£527,902	£369,610	£361,351	£360,436	£340,147
70% SR : 15% LLR : 15% SO	15%	£424,785	£274,751	£266,492	£265,577	£245,242
70% SR : 15% LLR : 15% SO	20%	£321,669	£179,893	£171,633	£170,718	£150,338
70% SR : 15% LLR : 15% SO	25%	£218,552	£85,034	£76,775	£75,861	£55,433
70% SR : 15% LLR : 15% SO	30%	£115,437	£-9,824	£-18,084	£-18,998	£-30,471
70% SR : 15% LLR : 15% SO	35%	£12,320	£-104,683	£-112,942	£-113,856	£-134,375
70% SR : 15% LLR : 15% SO	40%	£-90,799	£-199,541	£-207,801	£-208,715	£-229,280
70% SR : 15% LLR : 15% SO	45%	£-193,912	£-294,400	£-302,659	£-303,574	£-324,185
70% SR : 15% LLR : 15% SO	50%	£-297,029	£-389,259	£-398,358	£-399,285	£-420,234

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£500 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£783,153	£618,554	£610,294	£609,380	£589,182
70% SR : 15% LLR : 15% SO	5%	£692,169	£535,352	£527,093	£526,178	£505,934
70% SR : 15% LLR : 15% SO	10%	£601,186	£452,150	£443,890	£442,976	£422,686
70% SR : 15% LLR : 15% SO	15%	£510,201	£368,948	£360,688	£359,773	£339,439
70% SR : 15% LLR : 15% SO	20%	£419,217	£285,746	£277,486	£276,572	£256,191
70% SR : 15% LLR : 15% SO	25%	£328,234	£202,544	£194,284	£193,369	£172,943
70% SR : 15% LLR : 15% SO	30%	£237,250	£119,342	£111,082	£110,167	£89,695
70% SR : 15% LLR : 15% SO	35%	£146,266	£36,139	£27,880	£26,966	£6,447
70% SR : 15% LLR : 15% SO	40%	£55,283	£-47,729	£-56,105	£-57,033	£-77,888
70% SR : 15% LLR : 15% SO	45%	£-36,207	£-132,108	£-140,485	£-141,412	£-162,314
70% SR : 15% LLR : 15% SO	50%	£-128,478	£-216,488	£-224,865	£-225,792	£-246,740

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£252,160	£-416,758	£-425,018	£-425,332	£-446,130
70% SR : 15% LLR : 15% SO	5%	£-343,144	£-499,960	£-508,220	£-509,135	£-529,378
70% SR : 15% LLR : 15% SO	10%	£-434,127	£-583,162	£-591,423	£-592,337	£-612,626
70% SR : 15% LLR : 15% SO	15%	£-525,111	£-666,365	£-674,624	£-675,539	£-695,874
70% SR : 15% LLR : 15% SO	20%	£-616,095	£-749,568	£-757,827	£-758,741	£-779,122
70% SR : 15% LLR : 15% SO	25%	£-707,078	£-832,769	£-841,028	£-841,943	£-862,370
70% SR : 15% LLR : 15% SO	30%	£-798,063	£-915,971	£-924,231	£-925,145	£-945,618
70% SR : 15% LLR : 15% SO	35%	£-889,047	£-999,173	£-1,007,433	£-1,008,347	£-1,028,866
70% SR : 15% LLR : 15% SO	40%	£-980,030	£-1,083,041	£-1,091,417	£-1,092,345	£-1,113,201
70% SR : 15% LLR : 15% SO	45%	£-1,071,519	£-1,167,420	£-1,175,797	£-1,176,724	£-1,197,627
70% SR : 15% LLR : 15% SO	50%	£-1,163,791	£-1,251,800	£-1,260,177	£-1,261,104	£-1,282,063

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£185,153	£20,554	£12,294	£11,380	£8,818
70% SR : 15% LLR : 15% SO	5%	£94,169	£-62,648	£-70,507	£-71,822	£-92,066
70% SR : 15% LLR : 15% SO	10%	£3,186	£-145,850	£-154,110	£-155,024	£-175,314
70% SR : 15% LLR : 15% SO	15%	£-87,799	£-229,052	£-237,312	£-238,227	£-258,561
70% SR : 15% LLR : 15% SO	20%	£-178,783	£-312,254	£-320,514	£-321,428	£-341,809
70% SR : 15% LLR : 15% SO	25%	£-269,766	£-395,456	£-403,716	£-404,631	£-425,057
70% SR : 15% LLR : 15% SO	30%	£-360,750	£-478,658	£-486,918	£-487,833	£-508,305
70% SR : 15% LLR : 15% SO	35%	£-451,734	£-561,861	£-570,120	£-571,034	£-591,553
70% SR : 15% LLR : 15% SO	40%	£-542,717	£-645,063	£-654,105	£-655,033	£-675,888
70% SR : 15% LLR : 15% SO	45%	£-633,701	£-728,265	£-737,307	£-738,235	£-760,314
70% SR : 15% LLR : 15% SO	50%	£-724,685	£-811,468	£-820,509	£-821,437	£-844,740

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£333,028	£168,429	£160,169	£159,255	£139,057
70% SR : 15% LLR : 15% SO	5%	£242,044	£85,227	£76,968	£76,053	£55,809
70% SR : 15% LLR : 15% SO	10%	£151,061	£2,025	£-6,235	£-7,149	£-27,439
70% SR : 15% LLR : 15% SO	15%	£60,076	£-81,177	£-89,437	£-90,352	£-110,686
70% SR : 15% LLR : 15% SO	20%	£-30,908	£-164,379	£-172,639	£-173,553	£-193,934
70% SR : 15% LLR : 15% SO	25%	£-121,891	£-247,581	£-255,841	£-256,756	£-277,182
70% SR : 15% LLR : 15% SO	30%	£-212,875	£-330,783	£-339,043	£-339,958	£-360,430
70% SR : 15% LLR : 15% SO	35%	£-303,859	£-413,985	£-422,245	£-423,159	£-443,678
70% SR : 15% LLR : 15% SO	40%	£-394,842	£-497,187	£-506,230	£-507,158	£-528,013
70% SR : 15% LLR : 15% SO	45%	£-485,826	£-580,389	£-589,432	£-590,360	£-612,439
70% SR : 15% LLR : 15% SO	50%	£-576,810	£-663,591	£-672,475	£-673,403	£-696,865

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£444,965	£280,966	£272,107	£271,193	£250,995
70% SR : 15% LLR : 15% SO	5%	£353,981	£197,165	£188,905	£187,990	£167,747
70% SR : 15% LLR : 15% SO	10%	£262,998	£113,963	£105,702	£104,788	£84,499
70% SR : 15% LLR : 15% SO	15%	£172,014	£30,760	£22,501	£21,586	£1,251
70% SR : 15% LLR : 15% SO	20%	£81,030	£-52,441	£-60,702	£-61,616	£-81,997
70% SR : 15% LLR : 15% SO	25%	£-9,953	£-135,644	£-143,903	£-144,818	£-165,245
70% SR : 15% LLR : 15% SO	30%	£-100,938	£-218,846	£-227,106	£-228,020	£-248,493
70% SR : 15% LLR : 15% SO	35%	£-191,922	£-302,048	£-310,308	£-311,222	£-331,741
70% SR : 15% LLR : 15% SO	40%	£-282,905	£-385,250	£-394,292	£-395,220	£-416,076
70% SR : 15% LLR : 15% SO	45%	£-373,889	£-468,452	£-477,536	£-478,464	£-500,502
70% SR : 15% LLR : 15% SO	50%	£-464,873	£-551,654	£-560,696	£-561,624	£-584,928

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£475 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£638,568	£476,106	£467,846	£466,932	£446,735
70% SR : 15% LLR : 15% SO	5%	£553,218	£398,455	£390,196	£389,282	£369,037
70% SR : 15% LLR : 15% SO	10%	£467,870	£320,805	£312,544	£311,630	£291,341
70% SR : 15% LLR : 15% SO	15%	£382,520	£243,153	£234,894	£233,980	£213,644
70% SR : 15% LLR : 15% SO	20%	£297,171	£165,503	£157,243	£156,328	£135,947
70% SR : 15% LLR : 15% SO	25%	£211,821	£87,852	£79,592	£78,678	£58,251
70% SR : 15% LLR : 15% SO	30%	£126,472	£10,201	£1,941	£1,027	£-19,721
70% SR : 15% LLR : 15% SO	35%	£41,123	£-68,404	£-76,781	£-77,708	£-98,518
70% SR : 15% LLR : 15% SO	40%	£-44,853	£-147,153	£-155,530	£-156,458	£-177,314
70% SR : 15% LLR : 15% SO	45%	£-131,409	£-225,904	£-234,281	£-235,208	£-256,110
70% SR : 15% LLR : 15% SO	50%	£-217,967	£-304,653	£-313,030	£-313,957	£-334,907

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-396,744	£-599,206	£-567,467	£-566,361	£-588,577
70% SR : 15% LLR : 15% SO	5%	£-482,094	£-636,857	£-645,117	£-646,031	£-666,275
70% SR : 15% LLR : 15% SO	10%	£-567,443	£-714,908	£-722,768	£-723,682	£-743,972
70% SR : 15% LLR : 15% SO	15%	£-652,792	£-792,159	£-800,419	£-801,333	£-821,668
70% SR : 15% LLR : 15% SO	20%	£-738,142	£-869,809	£-878,070	£-878,984	£-899,365
70% SR : 15% LLR : 15% SO	25%	£-823,491	£-947,461	£-955,720	£-956,634	£-977,062
70% SR : 15% LLR : 15% SO	30%	£-908,841	£-1,025,111	£-1,033,372	£-1,034,286	£-1,055,034
70% SR : 15% LLR : 15% SO	35%	£-994,189	£-1,102,761	£-1,111,023	£-1,111,937	£-1,133,830
70% SR : 15% LLR : 15% SO	40%	£-1,080,165	£-1,180,411	£-1,188,672	£-1,189,586	£-1,212,626
70% SR : 15% LLR : 15% SO	45%	£-1,166,141	£-1,258,061	£-1,266,322	£-1,267,236	£-1,291,423
70% SR : 15% LLR : 15% SO	50%	£-1,252,117	£-1,335,711	£-1,343,973	£-1,344,887	£-1,370,219

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,568	£-121,894	£-130,154	£-131,068	£-151,265
70% SR : 15% LLR : 15% SO	5%	£-44,762	£-199,545	£-207,804	£-208,718	£-228,963
70% SR : 15% LLR : 15% SO	10%	£-130,130	£-277,195	£-285,456	£-286,370	£-306,659
70% SR : 15% LLR : 15% SO	15%	£-215,498	£-354,847	£-363,106	£-364,020	£-384,356
70% SR : 15% LLR : 15% SO	20%	£-300,829	£-432,497	£-440,757	£-441,672	£-462,053
70% SR : 15% LLR : 15% SO	25%	£-386,179	£-510,148	£-518,408	£-519,322	£-539,749
70% SR : 15% LLR : 15% SO	30%	£-471,528	£-587,799	£-596,059	£-596,973	£-617,445
70% SR : 15% LLR : 15% SO	35%	£-556,877	£-665,450	£-673,710	£-674,624	£-696,518
70% SR : 15% LLR : 15% SO	40%	£-642,226	£-743,101	£-751,361	£-752,275	£-775,314
70% SR : 15% LLR : 15% SO	45%	£-727,575	£-820,752	£-829,012	£-829,926	£-854,110
70% SR : 15% LLR : 15% SO	50%	£-812,924	£-898,403	£-906,663	£-907,577	£-932,907

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£198,443	£25,981	£17,721	£16,807	£-3,390
70% SR : 15% LLR : 15% SO	5%	£103,093	£-51,670	£-58,929	£-60,843	£-81,088
70% SR : 15% LLR : 15% SO	10%	£17,745	£-129,320	£-137,581	£-138,495	£-158,784
70% SR : 15% LLR : 15% SO	15%	£-67,605	£-206,972	£-215,231	£-216,145	£-236,481
70% SR : 15% LLR : 15% SO	20%	£-152,954	£-284,622	£-292,882	£-293,797	£-314,178
70% SR : 15% LLR : 15% SO	25%	£-238,304	£-362,273	£-370,533	£-371,447	£-391,874
70% SR : 15% LLR : 15% SO	30%	£-323,653	£-439,924	£-448,184	£-449,098	£-469,846
70% SR : 15% LLR : 15% SO	35%	£-409,002	£-517,575	£-525,835	£-526,749	£-548,643
70% SR : 15% LLR : 15% SO	40%	£-494,351	£-595,226	£-603,486	£-604,400	£-627,439
70% SR : 15% LLR : 15% SO	45%	£-579,700	£-672,877	£-681,137	£-682,051	£-706,235
70% SR : 15% LLR : 15% SO	50%	£-665,049	£-750,428	£-758,688	£-759,602	£-788,032

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£300,381	£137,919	£129,658	£128,744	£108,548
70% SR : 15% LLR : 15% SO	5%	£215,031	£60,268	£52,008	£51,094	£30,850
70% SR : 15% LLR : 15% SO	10%	£129,681	£-17,383	£-25,643	£-26,557	£-46,847
70% SR : 15% LLR : 15% SO	15%	£44,331	£-95,034	£-103,294	£-104,208	£-124,543
70% SR : 15% LLR : 15% SO	20%	£-41,017	£-172,684	£-180,945	£-181,859	£-202,240
70% SR : 15% LLR : 15% SO	25%	£-126,366	£-250,336	£-258,596	£-259,510	£-279,937
70% SR : 15% LLR : 15% SO	30%	£-211,716	£-327,986	£-336,247	£-337,161	£-357,909
70% SR : 15% LLR : 15% SO	35%	£-297,066	£-405,636	£-413,897	£-414,811	£-436,705
70% SR : 15% LLR : 15% SO	40%	£-382,416	£-483,286	£-491,547	£-492,461	£-515,501
70% SR : 15% LLR : 15% SO	45%	£-467,766	£-560,936	£-569,197	£-570,111	£-594,297
70% SR : 15% LLR : 15% SO	50%	£-553,116	£-638,586	£-646,847	£-647,761	£-672,094

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£675 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,648,450	£3,274,345	£3,258,136	£3,256,334	£3,215,605
70% SR : 15% LLR : 15% SO	5%	£3,387,335	£3,030,781	£3,014,631	£3,012,830	£2,972,149
70% SR : 15% LLR : 15% SO	10%	£3,124,548	£2,785,561	£2,769,465	£2,767,663	£2,727,015
70% SR : 15% LLR : 15% SO	15%	£2,860,089	£2,538,686	£2,522,638	£2,520,835	£2,480,202
70% SR : 15% LLR : 15% SO	20%	£2,593,957	£2,290,156	£2,274,148	£2,272,346	£2,231,711
70% SR : 15% LLR : 15% SO	25%	£2,326,154	£2,039,971	£2,023,997	£2,022,196	£1,981,542
70% SR : 15% LLR : 15% SO	30%	£2,056,678	£1,788,131	£1,772,185	£1,770,383	£1,729,695
70% SR : 15% LLR : 15% SO	35%	£1,785,530	£1,534,636	£1,518,711	£1,516,909	£1,476,170
70% SR : 15% LLR : 15% SO	40%	£1,512,711	£1,279,486	£1,263,577	£1,261,774	£1,220,967
70% SR : 15% LLR : 15% SO	45%	£1,238,219	£1,022,682	£1,006,781	£1,004,978	£964,085
70% SR : 15% LLR : 15% SO	50%	£962,054	£764,222	£748,323	£746,522	£705,527

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,268,034	£1,893,929	£1,877,719	£1,875,917	£1,835,188
70% SR : 15% LLR : 15% SO	5%	£2,006,918	£1,650,364	£1,634,214	£1,632,413	£1,591,733
70% SR : 15% LLR : 15% SO	10%	£1,744,132	£1,405,145	£1,389,049	£1,387,246	£1,346,598
70% SR : 15% LLR : 15% SO	15%	£1,479,672	£1,158,269	£1,142,221	£1,140,419	£1,099,786
70% SR : 15% LLR : 15% SO	20%	£1,213,540	£909,739	£893,731	£891,929	£851,295
70% SR : 15% LLR : 15% SO	25%	£945,737	£659,554	£643,580	£641,779	£601,126
70% SR : 15% LLR : 15% SO	30%	£676,262	£407,715	£391,768	£389,966	£349,278
70% SR : 15% LLR : 15% SO	35%	£405,113	£154,219	£138,295	£136,493	£95,753
70% SR : 15% LLR : 15% SO	40%	£132,294	£-100,930	£-116,840	£-118,642	£-159,450
70% SR : 15% LLR : 15% SO	45%	£-142,198	£-357,735	£-373,636	£-375,438	£-416,331
70% SR : 15% LLR : 15% SO	50%	£-418,362	£-616,494	£-632,093	£-633,894	£-674,890

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,851,117	£2,477,012	£2,460,802	£2,459,000	£2,418,271
70% SR : 15% LLR : 15% SO	5%	£2,590,002	£2,233,447	£2,217,298	£2,215,497	£2,174,816
70% SR : 15% LLR : 15% SO	10%	£2,327,215	£1,988,228	£1,972,132	£1,970,330	£1,929,681
70% SR : 15% LLR : 15% SO	15%	£2,062,755	£1,741,353	£1,725,304	£1,723,502	£1,682,869
70% SR : 15% LLR : 15% SO	20%	£1,796,624	£1,492,822	£1,476,815	£1,475,013	£1,434,378
70% SR : 15% LLR : 15% SO	25%	£1,528,821	£1,242,638	£1,226,663	£1,224,862	£1,184,209
70% SR : 15% LLR : 15% SO	30%	£1,259,345	£990,798	£974,852	£973,049	£932,362
70% SR : 15% LLR : 15% SO	35%	£988,197	£737,303	£721,378	£719,576	£678,837
70% SR : 15% LLR : 15% SO	40%	£715,378	£482,153	£466,243	£464,441	£423,633
70% SR : 15% LLR : 15% SO	45%	£440,885	£225,349	£209,447	£207,645	£166,752
70% SR : 15% LLR : 15% SO	50%	£164,721	£-33,111	£-49,010	£-50,811	£-91,807

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,048,284	£2,674,179	£2,657,969	£2,656,167	£2,615,438
70% SR : 15% LLR : 15% SO	5%	£2,787,168	£2,430,614	£2,414,464	£2,412,663	£2,371,983
70% SR : 15% LLR : 15% SO	10%	£2,524,382	£2,185,395	£2,169,299	£2,167,496	£2,126,848
70% SR : 15% LLR : 15% SO	15%	£2,259,922	£1,938,519	£1,922,471	£1,920,669	£1,880,036
70% SR : 15% LLR : 15% SO	20%	£1,993,790	£1,689,989	£1,673,981	£1,672,179	£1,631,545
70% SR : 15% LLR : 15% SO	25%	£1,725,987	£1,439,804	£1,423,830	£1,422,029	£1,381,376
70% SR : 15% LLR : 15% SO	30%	£1,456,512	£1,187,965	£1,172,018	£1,170,216	£1,129,528
70% SR : 15% LLR : 15% SO	35%	£1,185,363	£934,469	£918,545	£916,743	£876,003
70% SR : 15% LLR : 15% SO	40%	£912,544	£679,320	£663,410	£661,608	£620,800
70% SR : 15% LLR : 15% SO	45%	£638,052	£422,515	£406,614	£404,812	£363,919
70% SR : 15% LLR : 15% SO	50%	£361,886	£164,056	£148,157	£146,356	£105,360

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,197,534	£2,823,429	£2,807,219	£2,805,417	£2,764,688
70% SR : 15% LLR : 15% SO	5%	£2,936,418	£2,579,864	£2,563,714	£2,561,913	£2,521,233
70% SR : 15% LLR : 15% SO	10%	£2,673,632	£2,334,645	£2,318,549	£2,316,746	£2,276,098
70% SR : 15% LLR : 15% SO	15%	£2,409,172	£2,087,769	£2,071,721	£2,069,919	£2,029,286
70% SR : 15% LLR : 15% SO	20%	£2,143,040	£1,839,239	£1,823,231	£1,821,429	£1,780,795
70% SR : 15% LLR : 15% SO	25%	£1,875,237	£1,589,054	£1,573,080	£1,571,279	£1,530,626
70% SR : 15% LLR : 15% SO	30%	£1,605,762	£1,337,215	£1,321,268	£1,319,466	£1,278,778
70% SR : 15% LLR : 15% SO	35%	£1,334,613	£1,083,719	£1,067,795	£1,065,993	£1,025,253
70% SR : 15% LLR : 15% SO	40%	£1,061,794	£828,570	£812,660	£810,858	£770,050
70% SR : 15% LLR : 15% SO	45%	£787,302	£571,765	£555,864	£554,062	£513,169
70% SR : 15% LLR : 15% SO	50%	£511,158	£313,306	£297,407	£295,606	£254,610

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£650 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,355,996	£2,986,213	£2,970,003	£2,968,201	£2,927,473
70% SR : 15% LLR : 15% SO	5%	£3,108,335	£2,755,904	£2,739,754	£2,737,952	£2,697,271
70% SR : 15% LLR : 15% SO	10%	£2,859,001	£2,523,938	£2,507,842	£2,506,041	£2,465,393
70% SR : 15% LLR : 15% SO	15%	£2,607,996	£2,290,318	£2,274,270	£2,272,468	£2,231,835
70% SR : 15% LLR : 15% SO	20%	£2,355,318	£2,055,043	£2,039,035	£2,037,234	£1,996,598
70% SR : 15% LLR : 15% SO	25%	£2,100,968	£1,818,113	£1,802,139	£1,800,338	£1,759,685
70% SR : 15% LLR : 15% SO	30%	£1,844,946	£1,579,528	£1,563,582	£1,561,780	£1,521,092
70% SR : 15% LLR : 15% SO	35%	£1,587,252	£1,339,288	£1,323,364	£1,321,562	£1,280,821
70% SR : 15% LLR : 15% SO	40%	£1,327,887	£1,097,394	£1,081,483	£1,079,682	£1,038,873
70% SR : 15% LLR : 15% SO	45%	£1,066,848	£853,843	£837,943	£836,141	£795,248
70% SR : 15% LLR : 15% SO	50%	£804,138	£608,640	£592,741	£590,939	£549,943

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,975,579	£1,605,797	£1,589,586	£1,587,785	£1,547,056
70% SR : 15% LLR : 15% SO	5%	£1,727,918	£1,375,487	£1,359,337	£1,357,535	£1,316,855
70% SR : 15% LLR : 15% SO	10%	£1,478,584	£1,143,522	£1,127,426	£1,125,624	£1,084,976
70% SR : 15% LLR : 15% SO	15%	£1,227,579	£909,901	£893,853	£892,052	£851,418
70% SR : 15% LLR : 15% SO	20%	£974,901	£674,626	£658,619	£656,817	£616,182
70% SR : 15% LLR : 15% SO	25%	£720,551	£437,696	£421,722	£419,921	£379,268
70% SR : 15% LLR : 15% SO	30%	£464,529	£199,111	£183,165	£181,363	£140,675
70% SR : 15% LLR : 15% SO	35%	£206,836	£41,128	£25,053	£23,855	£199,595
70% SR : 15% LLR : 15% SO	40%	£-52,530	£-283,023	£-296,934	£-300,735	£-341,544
70% SR : 15% LLR : 15% SO	45%	£-313,569	£-526,573	£-542,474	£-544,276	£-585,169
70% SR : 15% LLR : 15% SO	50%	£-576,279	£-771,777	£-787,676	£-789,478	£-830,474

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,558,863	£2,188,880	£2,172,669	£2,170,868	£2,130,139
70% SR : 15% LLR : 15% SO	5%	£2,311,002	£1,958,570	£1,942,421	£1,940,618	£1,899,938
70% SR : 15% LLR : 15% SO	10%	£2,061,667	£1,726,605	£1,710,509	£1,708,708	£1,668,060
70% SR : 15% LLR : 15% SO	15%	£1,810,662	£1,492,985	£1,476,936	£1,475,135	£1,434,501
70% SR : 15% LLR : 15% SO	20%	£1,557,985	£1,257,710	£1,241,702	£1,239,901	£1,199,265
70% SR : 15% LLR : 15% SO	25%	£1,303,634	£1,020,780	£1,004,806	£1,003,004	£962,351
70% SR : 15% LLR : 15% SO	30%	£1,047,613	£782,194	£766,249	£764,447	£723,759
70% SR : 15% LLR : 15% SO	35%	£789,919	£541,955	£526,030	£524,228	£483,488
70% SR : 15% LLR : 15% SO	40%	£530,553	£300,080	£284,150	£282,349	£241,540
70% SR : 15% LLR : 15% SO	45%	£269,514	£56,510	£40,610	£38,808	£2,966
70% SR : 15% LLR : 15% SO	50%	£6,804	£-188,683	£-204,592	£-206,395	£-247,390

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,755,829	£2,386,047	£2,369,836	£2,368,035	£2,327,306
70% SR : 15% LLR : 15% SO	5%	£2,508,168	£2,155,737	£2,139,587	£2,137,785	£2,097,105
70% SR : 15% LLR : 15% SO	10%	£2,258,834	£1,923,772	£1,907,676	£1,905,874	£1,865,226
70% SR : 15% LLR : 15% SO	15%	£2,007,829	£1,690,151	£1,674,103	£1,672,302	£1,631,668
70% SR : 15% LLR : 15% SO	20%	£1,755,151	£1,454,876	£1,438,869	£1,437,067	£1,396,432
70% SR : 15% LLR : 15% SO	25%	£1,500,801	£1,217,946	£1,201,972	£1,200,171	£1,159,518
70% SR : 15% LLR : 15% SO	30%	£1,244,779	£979,361	£963,415	£961,613	£920,925
70% SR : 15% LLR : 15% SO	35%	£987,086	£739,122	£723,197	£721,395	£680,655
70% SR : 15% LLR : 15% SO	40%	£727,720	£497,227	£481,316	£479,515	£438,706
70% SR : 15% LLR : 15% SO	45%	£466,681	£253,677	£237,776	£235,974	£195,081
70% SR : 15% LLR : 15% SO	50%	£203,971	£6,473	£-424	£-228	£-50,224

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,905,079	£2,535,297	£2,519,086	£2,517,285	£2,476,556
70% SR : 15% LLR : 15% SO	5%	£2,657,418	£2,304,987	£2,288,837	£2,287,035	£2,246,355
70% SR : 15% LLR : 15% SO	10%	£2,408,084	£2,073,022	£2,056,926	£2,055,124	£2,014,476
70% SR : 15% LLR : 15% SO	15%	£2,157,079	£1,839,401	£1,823,353	£1,821,552	£1,780,918
70% SR : 15% LLR : 15% SO	20%	£1,904,401	£1,604,126	£1,588,119	£1,586,317	£1,545,682
70% SR : 15% LLR : 15% SO	25%	£1,650,051	£1,367,196	£1,351,222	£1,349,421	£1,308,768
70% SR : 15% LLR : 15% SO	30%	£1,394,029	£1,128,611	£1,112,665	£1,110,863	£1,070,175
70% SR : 15% LLR : 15% SO	35%	£1,136,336	£888,372	£872,447	£870,645	£829,905
70% SR : 15% LLR : 15% SO	40%	£876,970	£646,477	£630,566	£628,765	£587,956
70% SR : 15% LLR : 15% SO	45%	£615,931	£402,927	£387,026	£385,224	£344,331
70% SR : 15% LLR : 15% SO	50%	£353,221	£157,723	£141,824	£140,022	£99,026

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£600 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,771,087	£2,409,948	£2,393,738	£2,391,936	£2,351,207
70% SR : 15% LLR : 15% SO	5%	£2,550,455	£2,206,268	£2,190,119	£2,188,317	£2,147,636
70% SR : 15% LLR : 15% SO	10%	£2,328,151	£2,000,933	£1,984,838	£1,983,036	£1,942,387
70% SR : 15% LLR : 15% SO	15%	£2,104,175	£1,793,943	£1,777,894	£1,776,093	£1,735,459
70% SR : 15% LLR : 15% SO	20%	£1,878,526	£1,585,297	£1,569,290	£1,567,488	£1,526,854
70% SR : 15% LLR : 15% SO	25%	£1,651,206	£1,374,997	£1,359,024	£1,357,222	£1,316,569
70% SR : 15% LLR : 15% SO	30%	£1,422,213	£1,163,043	£1,147,096	£1,145,295	£1,104,606
70% SR : 15% LLR : 15% SO	35%	£1,191,549	£949,433	£933,508	£931,706	£890,966
70% SR : 15% LLR : 15% SO	40%	£959,213	£734,168	£718,258	£716,456	£675,648
70% SR : 15% LLR : 15% SO	45%	£725,203	£517,248	£501,347	£499,545	£458,652
70% SR : 15% LLR : 15% SO	50%	£489,523	£298,674	£282,775	£280,974	£239,978

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,390,670	£1,029,531	£1,013,322	£1,011,520	£970,791
70% SR : 15% LLR : 15% SO	5%	£1,170,038	£825,852	£809,702	£807,900	£767,219
70% SR : 15% LLR : 15% SO	10%	£947,734	£620,516	£604,421	£602,619	£561,971
70% SR : 15% LLR : 15% SO	15%	£723,759	£413,526	£397,478	£395,676	£355,042
70% SR : 15% LLR : 15% SO	20%	£498,110	£204,881	£188,873	£187,072	£146,437
70% SR : 15% LLR : 15% SO	25%	£270,790	£-5,419	£-21,392	£-23,195	£-83,848
70% SR : 15% LLR : 15% SO	30%	£41,797	£-217,374	£-233,320	£-235,121	£-275,810
70% SR : 15% LLR : 15% SO	35%	£-188,868	£-430,984	£-446,909	£-448,711	£-489,450
70% SR : 15% LLR : 15% SO	40%	£-421,204	£-646,249	£-662,159	£-663,961	£-704,768
70% SR : 15% LLR : 15% SO	45%	£-655,213	£-863,168	£-879,070	£-880,872	£-921,765
70% SR : 15% LLR : 15% SO	50%	£-890,894	£-1,081,743	£-1,097,642	£-1,099,443	£-1,140,439

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,973,754	£1,612,615	£1,596,405	£1,594,603	£1,553,874
70% SR : 15% LLR : 15% SO	5%	£1,753,121	£1,408,935	£1,392,785	£1,390,983	£1,350,303
70% SR : 15% LLR : 15% SO	10%	£1,530,818	£1,203,600	£1,187,505	£1,185,702	£1,145,054
70% SR : 15% LLR : 15% SO	15%	£1,306,842	£996,609	£980,561	£978,760	£938,126
70% SR : 15% LLR : 15% SO	20%	£1,081,193	£787,964	£771,956	£770,155	£729,520
70% SR : 15% LLR : 15% SO	25%	£853,873	£577,664	£561,691	£559,889	£519,236
70% SR : 15% LLR : 15% SO	30%	£624,880	£365,710	£349,763	£347,962	£307,273
70% SR : 15% LLR : 15% SO	35%	£394,216	£152,099	£136,175	£134,372	£93,633
70% SR : 15% LLR : 15% SO	40%	£161,879	£-83,166	£-79,075	£-80,877	£-121,685
70% SR : 15% LLR : 15% SO	45%	£-72,130	£-280,985	£-295,985	£-297,788	£-335,682
70% SR : 15% LLR : 15% SO	50%	£-307,810	£-498,650	£-514,559	£-516,360	£-557,355

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,170,920	£1,809,781	£1,793,572	£1,791,770	£1,751,041
70% SR : 15% LLR : 15% SO	5%	£1,950,288	£1,606,102	£1,589,952	£1,588,150	£1,547,469
70% SR : 15% LLR : 15% SO	10%	£1,727,984	£1,400,766	£1,384,671	£1,382,869	£1,342,221
70% SR : 15% LLR : 15% SO	15%	£1,504,009	£1,193,776	£1,177,728	£1,175,926	£1,135,292
70% SR : 15% LLR : 15% SO	20%	£1,278,360	£985,131	£969,123	£967,322	£926,687
70% SR : 15% LLR : 15% SO	25%	£1,051,040	£774,831	£758,858	£757,055	£716,402
70% SR : 15% LLR : 15% SO	30%	£822,047	£562,876	£546,930	£545,129	£504,440
70% SR : 15% LLR : 15% SO	35%	£591,382	£349,266	£333,341	£331,539	£290,800
70% SR : 15% LLR : 15% SO	40%	£359,046	£134,001	£118,091	£116,289	£75,482
70% SR : 15% LLR : 15% SO	45%	£125,037	£-82,918	£-98,820	£-100,622	£-141,915
70% SR : 15% LLR : 15% SO	50%	£-110,844	£-301,493	£-317,392	£-319,193	£-360,189

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,320,170	£1,959,031	£1,942,822	£1,941,020	£1,900,291
70% SR : 15% LLR : 15% SO	5%	£2,099,538	£1,755,352	£1,739,202	£1,737,400	£1,696,719
70% SR : 15% LLR : 15% SO	10%	£1,877,234	£1,550,016	£1,533,921	£1,532,119	£1,491,471
70% SR : 15% LLR : 15% SO	15%	£1,653,259	£1,343,026	£1,326,978	£1,325,176	£1,284,542
70% SR : 15% LLR : 15% SO	20%	£1,427,610	£1,134,381	£1,118,373	£1,116,572	£1,075,937
70% SR : 15% LLR : 15% SO	25%	£1,200,290	£924,081	£908,108	£906,305	£865,652
70% SR : 15% LLR : 15% SO	30%	£971,297	£712,126	£696,180	£694,379	£653,690
70% SR : 15% LLR : 15% SO	35%	£740,632	£498,516	£482,591	£480,789	£440,050
70% SR : 15% LLR : 15% SO	40%	£508,296	£283,251	£267,341	£265,539	£224,732
70% SR : 15% LLR : 15% SO	45%	£274,287	£66,332	£50,430	£48,628	£7,735
70% SR : 15% LLR : 15% SO	50%	£38,806	£-152,242	£-168,142	£-169,943	£-210,939

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£550 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,186,177	£1,833,683	£1,817,473	£1,815,671	£1,774,942
70% SR : 15% LLR : 15% SO	5%	£1,991,540	£1,655,614	£1,639,464	£1,637,663	£1,596,982
70% SR : 15% LLR : 15% SO	10%	£1,795,231	£1,475,890	£1,459,794	£1,457,993	£1,417,344
70% SR : 15% LLR : 15% SO	15%	£1,597,250	£1,294,511	£1,278,462	£1,276,660	£1,236,027
70% SR : 15% LLR : 15% SO	20%	£1,397,597	£1,111,476	£1,095,468	£1,093,667	£1,053,032
70% SR : 15% LLR : 15% SO	25%	£1,196,272	£926,787	£910,814	£909,011	£868,358
70% SR : 15% LLR : 15% SO	30%	£993,274	£740,443	£724,497	£722,695	£682,007
70% SR : 15% LLR : 15% SO	35%	£788,605	£552,444	£536,519	£534,717	£493,978
70% SR : 15% LLR : 15% SO	40%	£582,263	£362,789	£346,880	£345,079	£304,270
70% SR : 15% LLR : 15% SO	45%	£374,250	£171,482	£155,580	£153,778	£112,885
70% SR : 15% LLR : 15% SO	50%	£164,564	£-21,786	£-37,910	£-39,738	£-81,313

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£805,761	£453,266	£437,057	£435,254	£394,525
70% SR : 15% LLR : 15% SO	5%	£611,124	£275,197	£259,047	£257,246	£216,566
70% SR : 15% LLR : 15% SO	10%	£414,815	£95,473	£79,377	£77,576	£36,928
70% SR : 15% LLR : 15% SO	15%	£216,834	£-65,306	£-101,354	£-103,756	£-144,389
70% SR : 15% LLR : 15% SO	20%	£17,180	£-268,941	£-284,948	£-286,750	£-327,385
70% SR : 15% LLR : 15% SO	25%	£-184,145	£-453,630	£-469,603	£-471,405	£-512,059
70% SR : 15% LLR : 15% SO	30%	£-387,142	£-639,974	£-655,920	£-657,722	£-698,410
70% SR : 15% LLR : 15% SO	35%	£-591,812	£-827,973	£-843,898	£-845,700	£-886,439
70% SR : 15% LLR : 15% SO	40%	£-798,153	£-1,017,627	£-1,033,537	£-1,035,338	£-1,076,147
70% SR : 15% LLR : 15% SO	45%	£-1,005,167	£-1,208,935	£-1,224,836	£-1,226,639	£-1,267,532
70% SR : 15% LLR : 15% SO	50%	£-1,215,853	£-1,402,202	£-1,418,327	£-1,420,154	£-1,461,729

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,388,844	£1,036,349	£1,020,140	£1,018,338	£977,609
70% SR : 15% LLR : 15% SO	5%	£1,194,207	£858,280	£842,131	£840,329	£799,649
70% SR : 15% LLR : 15% SO	10%	£997,898	£678,556	£662,460	£660,659	£620,011
70% SR : 15% LLR : 15% SO	15%	£799,917	£497,177	£481,129	£479,327	£438,694
70% SR : 15% LLR : 15% SO	20%	£600,264	£314,143	£298,135	£296,334	£255,698
70% SR : 15% LLR : 15% SO	25%	£398,939	£129,453	£113,480	£111,678	£71,025
70% SR : 15% LLR : 15% SO	30%	£195,941	£-56,891	£-72,836	£-74,638	£-115,326
70% SR : 15% LLR : 15% SO	35%	£-8,728	£-244,890	£-260,814	£-262,616	£-303,356
70% SR : 15% LLR : 15% SO	40%	£-215,070	£-434,544	£-450,454	£-452,255	£-493,064
70% SR : 15% LLR : 15% SO	45%	£-423,084	£-625,952	£-641,753	£-643,555	£-684,449
70% SR : 15% LLR : 15% SO	50%	£-632,769	£-819,119	£-835,243	£-837,071	£-878,646

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,586,011	£1,233,516	£1,217,307	£1,215,504	£1,174,775
70% SR : 15% LLR : 15% SO	5%	£1,391,374	£1,055,447	£1,039,297	£1,037,496	£996,816
70% SR : 15% LLR : 15% SO	10%	£1,195,065	£875,723	£859,627	£857,826	£817,178
70% SR : 15% LLR : 15% SO	15%	£997,084	£694,344	£678,296	£676,494	£635,861
70% SR : 15% LLR : 15% SO	20%	£797,430	£511,309	£495,302	£493,500	£452,865
70% SR : 15% LLR : 15% SO	25%	£596,105	£326,620	£310,647	£308,845	£268,191
70% SR : 15% LLR : 15% SO	30%	£393,108	£140,276	£124,330	£122,528	£81,840
70% SR : 15% LLR : 15% SO	35%	£188,438	£-37,723	£-63,648	£-65,450	£-106,189
70% SR : 15% LLR : 15% SO	40%	£-17,903	£-237,377	£-253,287	£-255,088	£-295,897
70% SR : 15% LLR : 15% SO	45%	£-225,917	£-428,885	£-444,586	£-446,389	£-487,282
70% SR : 15% LLR : 15% SO	50%	£-435,603	£-621,952	£-638,077	£-639,904	£-681,478

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,735,261	£1,382,766	£1,366,557	£1,364,754	£1,324,025
70% SR : 15% LLR : 15% SO	5%	£1,540,624	£1,204,697	£1,188,547	£1,186,746	£1,146,066
70% SR : 15% LLR : 15% SO	10%	£1,344,315	£1,024,973	£1,008,877	£1,007,076	£966,428
70% SR : 15% LLR : 15% SO	15%	£1,146,334	£843,594	£827,546	£825,744	£785,111
70% SR : 15% LLR : 15% SO	20%	£946,680	£660,559	£644,552	£642,750	£602,115
70% SR : 15% LLR : 15% SO	25%	£745,355	£475,870	£459,897	£458,095	£417,441
70% SR : 15% LLR : 15% SO	30%	£542,358	£289,526	£273,580	£271,778	£231,090
70% SR : 15% LLR : 15% SO	35%	£337,688	£101,527	£85,602	£83,800	£43,061
70% SR : 15% LLR : 15% SO	40%	£131,347	£-88,127	£-104,037	£-105,838	£-146,647
70% SR : 15% LLR : 15% SO	45%	£-76,867	£-279,435	£-295,336	£-297,139	£-338,032
70% SR : 15% LLR : 15% SO	50%	£-286,353	£-472,702	£-488,627	£-490,654	£-532,228

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£500 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,601,268	£1,269,423	£1,253,214	£1,251,411	£1,210,683
70% SR : 15% LLR : 15% SO	5%	£1,431,209	£1,114,968	£1,098,819	£1,097,017	£1,056,337
70% SR : 15% LLR : 15% SO	10%	£1,259,478	£958,858	£942,763	£940,961	£900,313
70% SR : 15% LLR : 15% SO	15%	£1,086,075	£801,093	£785,045	£783,243	£742,610
70% SR : 15% LLR : 15% SO	20%	£910,999	£641,674	£625,666	£623,864	£583,229
70% SR : 15% LLR : 15% SO	25%	£734,251	£480,599	£464,624	£462,823	£422,170
70% SR : 15% LLR : 15% SO	30%	£555,832	£317,868	£301,922	£300,121	£259,432
70% SR : 15% LLR : 15% SO	35%	£375,740	£153,484	£137,559	£135,757	£95,017
70% SR : 15% LLR : 15% SO	40%	£193,976	£-12,734	£-28,869	£-30,696	£-72,082
70% SR : 15% LLR : 15% SO	45%	£10,540	£-182,802	£-198,928	£-200,755	£-242,228
70% SR : 15% LLR : 15% SO	50%	£-177,039	£-354,547	£-370,671	£-372,498	£-414,074

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£220,852	£-110,993	£-127,203	£-129,005	£-169,734
70% SR : 15% LLR : 15% SO	5%	£50,793	£-265,448	£-281,597	£-283,399	£-324,080
70% SR : 15% LLR : 15% SO	10%	£-120,938	£-421,558	£-437,653	£-439,456	£-480,104
70% SR : 15% LLR : 15% SO	15%	£-294,342	£-579,323	£-595,372	£-597,174	£-637,807
70% SR : 15% LLR : 15% SO	20%	£-469,418	£-738,743	£-754,751	£-756,553	£-797,187
70% SR : 15% LLR : 15% SO	25%	£-646,165	£-899,818	£-915,792	£-917,593	£-958,247
70% SR : 15% LLR : 15% SO	30%	£-824,585	£-1,062,548	£-1,078,495	£-1,080,296	£-1,120,985
70% SR : 15% LLR : 15% SO	35%	£-1,004,676	£-1,226,933	£-1,242,857	£-1,244,660	£-1,286,400
70% SR : 15% LLR : 15% SO	40%	£-1,186,441	£-1,393,151	£-1,409,286	£-1,411,113	£-1,452,499
70% SR : 15% LLR : 15% SO	45%	£-1,369,877	£-1,563,219	£-1,579,344	£-1,581,172	£-1,622,644
70% SR : 15% LLR : 15% SO	50%	£-1,557,455	£-1,734,864	£-1,751,087	£-1,752,915	£-1,794,491

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£803,935	£472,090	£455,880	£454,078	£413,349
70% SR : 15% LLR : 15% SO	5%	£633,876	£317,635	£301,486	£299,684	£259,003
70% SR : 15% LLR : 15% SO	10%	£462,145	£161,525	£145,430	£143,628	£102,979
70% SR : 15% LLR : 15% SO	15%	£288,742	£3,760	£-12,288	£-14,090	£-54,723
70% SR : 15% LLR : 15% SO	20%	£113,666	£-155,659	£-171,667	£-173,469	£-214,104
70% SR : 15% LLR : 15% SO	25%	£-63,082	£-316,735	£-332,709	£-334,510	£-375,163
70% SR : 15% LLR : 15% SO	30%	£-241,501	£-479,465	£-495,411	£-497,213	£-537,901
70% SR : 15% LLR : 15% SO	35%	£-421,593	£-643,850	£-659,774	£-661,576	£-702,317
70% SR : 15% LLR : 15% SO	40%	£-603,358	£-810,967	£-826,203	£-828,029	£-869,416
70% SR : 15% LLR : 15% SO	45%	£-786,794	£-980,135	£-995,261	£-998,089	£-1,039,561
70% SR : 15% LLR : 15% SO	50%	£-974,372	£-1,151,881	£-1,168,004	£-1,169,832	£-1,211,408

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,001,102	£669,257	£653,047	£651,245	£610,516
70% SR : 15% LLR : 15% SO	5%	£831,043	£514,802	£498,653	£496,851	£456,170
70% SR : 15% LLR : 15% SO	10%	£659,312	£358,692	£342,597	£340,794	£300,146
70% SR : 15% LLR : 15% SO	15%	£485,908	£200,927	£184,878	£183,076	£142,443
70% SR : 15% LLR : 15% SO	20%	£310,832	£41,507	£25,499	£23,697	£-16,937
70% SR : 15% LLR : 15% SO	25%	£134,085	£-119,568	£-135,542	£-137,343	£-177,997
70% SR : 15% LLR : 15% SO	30%	£-44,335	£-282,298	£-298,245	£-300,046	£-340,735
70% SR : 15% LLR : 15% SO	35%	£-224,426	£-446,683	£-462,607	£-464,410	£-505,150
70% SR : 15% LLR : 15% SO	40%	£-406,191	£-612,901	£-629,036	£-630,863	£-672,249
70% SR : 15% LLR : 15% SO	45%	£-589,627	£-782,969	£-799,064	£-800,922	£-842,394
70% SR : 15% LLR : 15% SO	50%	£-777,205	£-954,714	£-970,857	£-972,665	£-1,014,241

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,150,352	£818,507	£802,297	£800,495	£759,766
70% SR : 15% LLR : 15% SO	5%	£980,293	£664,052	£647,903	£646,101	£605,420
70% SR : 15% LLR : 15% SO	10%	£808,562	£507,942	£491,847	£490,044	£449,396
70% SR : 15% LLR : 15% SO	15%	£635,158	£350,177	£334,128	£332,326	£291,693
70% SR : 15% LLR : 15% SO	20%	£460,082	£190,757	£174,749	£172,947	£132,313
70% SR : 15% LLR : 15% SO	25%	£283,335	£29,682	£13,708	£11,907	£-28,747
70% SR : 15% LLR : 15% SO	30%	£104,915	£-133,048	£-148,985	£-150,796	£-191,485
70% SR : 15% LLR : 15% SO	35%	£-75,176	£-297,433	£-313,357	£-315,160	£-355,900
70% SR : 15% LLR : 15% SO	40%	£-256,941	£-463,651	£-479,786	£-481,613	£-522,999
70% SR : 15% LLR : 15% SO	45%	£-440,377	£-633,719	£-649,844	£-651,672	£-693,144
70% SR : 15% LLR : 15% SO	50%	£-627,955	£-805,464	£-821,587	£-823,415	£-864,991

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£475 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,308,814	£981,291	£965,080	£963,279	£922,549
70% SR : 15% LLR : 15% SO	5%	£1,150,173	£838,085	£821,935	£820,134	£779,453
70% SR : 15% LLR : 15% SO	10%	£989,860	£693,224	£677,129	£675,326	£634,678
70% SR : 15% LLR : 15% SO	15%	£827,873	£546,708	£530,659	£528,858	£488,224
70% SR : 15% LLR : 15% SO	20%	£664,216	£398,537	£382,529	£380,728	£340,092
70% SR : 15% LLR : 15% SO	25%	£498,886	£248,711	£232,737	£230,936	£190,283
70% SR : 15% LLR : 15% SO	30%	£331,883	£97,230	£81,284	£79,482	£38,795
70% SR : 15% LLR : 15% SO	35%	£163,210	£-56,697	£-72,847	£-74,675	£-115,991
70% SR : 15% LLR : 15% SO	40%	£-7,238	£-213,679	£-229,614	£-231,640	£-273,027
70% SR : 15% LLR : 15% SO	45%	£-181,691	£-372,338	£-388,464	£-390,291	£-431,763
70% SR : 15% LLR : 15% SO	50%	£-357,839	£-532,675	£-548,799	£-550,627	£-592,202

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,603	£-399,126	£-415,336	£-417,137	£-457,667
70% SR : 15% LLR : 15% SO	5%	£-230,244	£-542,332	£-558,482	£-560,283	£-600,963
70% SR : 15% LLR : 15% SO	10%	£-390,557	£-687,193	£-703,288	£-705,090	£-745,738
70% SR : 15% LLR : 15% SO	15%	£-552,544	£-833,709	£-849,757	£-851,559	£-892,193
70% SR : 15% LLR : 15% SO	20%	£-716,201	£-981,880	£-997,888	£-999,689	£-1,040,324
70% SR : 15% LLR : 15% SO	25%	£-881,531	£-1,131,705	£-1,147,680	£-1,149,481	£-1,190,134
70% SR : 15% LLR : 15% SO	30%	£-1,048,533	£-1,283,187	£-1,299,133	£-1,300,934	£-1,341,622
70% SR : 15% LLR : 15% SO	35%	£-1,217,207	£-1,437,113	£-1,453,264	£-1,455,091	£-1,496,407
70% SR : 15% LLR : 15% SO	40%	£-1,387,654	£-1,594,095	£-1,610,230	£-1,612,057	£-1,653,443
70% SR : 15% LLR : 15% SO	45%	£-1,562,107	£-1,752,755	£-1,768,880	£-1,770,708	£-1,812,180
70% SR : 15% LLR : 15% SO	50%	£-1,738,256	£-1,913,091	£-1,929,216	£-1,931,043	£-1,972,618

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£511,481	£183,958	£167,747	£165,946	£125,216
70% SR : 15% LLR : 15% SO	5%	£352,839	£40,752	£24,602	£22,801	£-17,880
70% SR : 15% LLR : 15% SO	10%	£192,526	£-104,110	£-120,205	£-122,007	£-162,655
70% SR : 15% LLR : 15% SO	15%	£30,540	£-250,626	£-266,674	£-268,475	£-309,109
70% SR : 15% LLR : 15% SO	20%	£-133,118	£-398,797	£-414,804	£-416,605	£-457,241
70% SR : 15% LLR : 15% SO	25%	£-298,447	£-548,622	£-564,596	£-566,397	£-607,051
70% SR : 15% LLR : 15% SO	30%	£-465,450	£-700,103	£-716,050	£-717,851	£-758,539
70% SR : 15% LLR : 15% SO	35%	£-634,124	£-854,030	£-870,181	£-872,008	£-913,324
70% SR : 15% LLR : 15% SO	40%	£-804,571	£-1,011,012	£-1,027,147	£-1,028,974	£-1,070,360
70% SR : 15% LLR : 15% SO	45%	£-979,024	£-1,169,671	£-1,185,797	£-1,187,625	£-1,229,097
70% SR : 15% LLR : 15% SO	50%	£-1,155,172	£-1,330,008	£-1,346,132	£-1,347,960	£-1,389,535

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£708,647	£381,124	£364,914	£363,113	£322,383
70% SR : 15% LLR : 15% SO	5%	£550,006	£237,918	£221,768	£219,967	£179,287
70% SR : 15% LLR : 15% SO	10%	£389,693	£93,057	£76,962	£75,160	£34,512
70% SR : 15% LLR : 15% SO	15%	£227,706	£-53,459	£-69,507	£-71,309	£-111,943
70% SR : 15% LLR : 15% SO	20%	£64,049	£-201,630	£-217,638	£-219,439	£-260,074
70% SR : 15% LLR : 15% SO	25%	£-101,281	£-351,455	£-367,430	£-369,231	£-409,884
70% SR : 15% LLR : 15% SO	30%	£-268,283	£-502,937	£-518,883	£-520,684	£-561,372
70% SR : 15% LLR : 15% SO	35%	£-436,957	£-656,863	£-673,014	£-674,841	£-716,157
70% SR : 15% LLR : 15% SO	40%	£-607,404	£-813,845	£-829,980	£-831,807	£-873,193
70% SR : 15% LLR : 15% SO	45%	£-781,857	£-972,905	£-988,630	£-990,458	£-1,031,930
70% SR : 15% LLR : 15% SO	50%	£-959,006	£-1,132,841	£-1,148,966	£-1,150,793	£-1,192,968

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£857,897	£530,374	£514,164	£512,363	£471,633
70% SR : 15% LLR : 15% SO	5%	£699,256	£387,168	£371,018	£369,217	£328,537
70% SR : 15% LLR : 15% SO	10%	£538,943	£242,307	£226,212	£224,410	£183,762
70% SR : 15% LLR : 15% SO	15%	£376,956	£95,791	£79,743	£77,941	£37,307
70% SR : 15% LLR : 15% SO	20%	£213,299	£-52,380	£-68,388	£-70,189	£-110,824
70% SR : 15% LLR : 15% SO	25%	£47,969	£-202,205	£-218,180	£-219,981	£-260,634
70% SR : 15% LLR : 15% SO	30%	£-119,033	£-353,687	£-369,633	£-371,434	£-412,122
70% SR : 15% LLR : 15% SO	35%	£-287,707	£-507,613	£-523,764	£-525,591	£-566,907
70% SR : 15% LLR : 15% SO	40%	£-458,154	£-664,595	£-680,730	£-682,557	£-723,943
70% SR : 15% LLR : 15% SO	45%	£-632,607	£-823,255	£-839,380	£-841,208	£-882,680
70% SR : 15% LLR : 15% SO	50%	£-809,756	£-983,591	£-999,716	£-1,001,543	£-1,043,118

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£675 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,635,625	£22,432,634	£22,432,634	£22,422,019	£22,205,427
70% SR : 15% LLR : 15% SO	5%	£22,957,665	£20,856,131	£20,856,131	£20,845,516	£20,628,239
70% SR : 15% LLR : 15% SO	10%	£21,279,698	£19,279,600	£19,279,600	£19,268,984	£19,051,021
70% SR : 15% LLR : 15% SO	15%	£19,601,724	£17,703,040	£17,703,040	£17,692,424	£17,473,775
70% SR : 15% LLR : 15% SO	20%	£17,923,743	£16,126,453	£16,126,453	£16,115,837	£15,896,502
70% SR : 15% LLR : 15% SO	25%	£16,245,754	£14,549,838	£14,549,838	£14,539,223	£14,319,201
70% SR : 15% LLR : 15% SO	30%	£14,567,759	£12,973,198	£12,973,198	£12,962,582	£12,741,875
70% SR : 15% LLR : 15% SO	35%	£12,889,757	£11,396,531	£11,396,531	£11,385,916	£11,164,522
70% SR : 15% LLR : 15% SO	40%	£11,211,748	£9,819,840	£9,819,840	£9,809,225	£9,587,145
70% SR : 15% LLR : 15% SO	45%	£9,533,730	£8,243,123	£8,243,123	£8,232,508	£8,009,742
70% SR : 15% LLR : 15% SO	50%	£7,855,707	£6,666,383	£6,666,383	£6,655,767	£6,432,316

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,169,911	£12,966,919	£12,966,919	£12,956,305	£12,739,713
70% SR : 15% LLR : 15% SO	5%	£13,491,951	£11,390,417	£11,390,417	£11,379,802	£11,162,524
70% SR : 15% LLR : 15% SO	10%	£11,813,984	£9,813,885	£9,813,885	£9,803,270	£9,585,307
70% SR : 15% LLR : 15% SO	15%	£10,136,010	£8,237,326	£8,237,326	£8,226,710	£8,008,061
70% SR : 15% LLR : 15% SO	20%	£8,458,029	£6,660,738	£6,660,738	£6,650,123	£6,430,787
70% SR : 15% LLR : 15% SO	25%	£6,780,040	£5,084,124	£5,084,124	£5,073,508	£4,853,487
70% SR : 15% LLR : 15% SO	30%	£5,102,045	£3,507,484	£3,507,484	£3,496,868	£3,276,160
70% SR : 15% LLR : 15% SO	35%	£3,424,043	£1,930,816	£1,930,816	£1,920,202	£1,698,808
70% SR : 15% LLR : 15% SO	40%	£1,746,033	£354,125	£354,125	£343,511	£121,431
70% SR : 15% LLR : 15% SO	45%	£68,016	£-1,222,591	£-1,222,591	£-1,233,206	£-1,455,972
70% SR : 15% LLR : 15% SO	50%	£-1,610,008	£-2,799,331	£-2,799,331	£-2,809,947	£-3,033,399

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,168,197	£16,965,205	£16,965,205	£16,954,590	£16,737,999
70% SR : 15% LLR : 15% SO	5%	£17,490,237	£15,388,703	£15,388,703	£15,378,088	£15,160,810
70% SR : 15% LLR : 15% SO	10%	£15,812,270	£13,812,171	£13,812,171	£13,801,555	£13,583,592
70% SR : 15% LLR : 15% SO	15%	£14,134,295	£12,235,611	£12,235,611	£12,224,996	£12,006,346
70% SR : 15% LLR : 15% SO	20%	£12,456,314	£10,659,024	£10,659,024	£10,648,408	£10,429,073
70% SR : 15% LLR : 15% SO	25%	£10,778,326	£9,082,410	£9,082,410	£9,071,794	£8,851,773
70% SR : 15% LLR : 15% SO	30%	£9,100,330	£7,505,769	£7,505,769	£7,495,154	£7,274,446
70% SR : 15% LLR : 15% SO	35%	£7,422,329	£5,929,102	£5,929,102	£5,918,488	£5,697,094
70% SR : 15% LLR : 15% SO	40%	£5,744,319	£4,352,411	£4,352,411	£4,341,796	£4,119,717
70% SR : 15% LLR : 15% SO	45%	£4,066,302	£2,775,694	£2,775,694	£2,765,080	£2,542,314
70% SR : 15% LLR : 15% SO	50%	£2,388,278	£1,198,955	£1,198,955	£1,188,339	£964,887

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,520,197	£18,317,205	£18,317,205	£18,306,590	£18,089,999
70% SR : 15% LLR : 15% SO	5%	£18,842,237	£16,740,703	£16,740,703	£16,730,088	£16,512,810
70% SR : 15% LLR : 15% SO	10%	£17,164,270	£15,164,171	£15,164,171	£15,153,555	£14,935,592
70% SR : 15% LLR : 15% SO	15%	£15,486,295	£13,587,611	£13,587,611	£13,576,996	£13,358,346
70% SR : 15% LLR : 15% SO	20%	£13,808,314	£12,011,024	£12,011,024	£12,000,408	£11,781,073
70% SR : 15% LLR : 15% SO	25%	£12,130,326	£10,434,410	£10,434,410	£10,423,794	£10,203,773
70% SR : 15% LLR : 15% SO	30%	£10,452,330	£8,857,769	£8,857,769	£8,847,154	£8,626,446
70% SR : 15% LLR : 15% SO	35%	£8,774,329	£7,281,102	£7,281,102	£7,270,488	£7,049,094
70% SR : 15% LLR : 15% SO	40%	£7,096,319	£5,704,411	£5,704,411	£5,693,796	£5,471,717
70% SR : 15% LLR : 15% SO	45%	£5,418,302	£4,127,694	£4,127,694	£4,117,080	£3,894,314
70% SR : 15% LLR : 15% SO	50%	£3,740,278	£2,550,955	£2,550,955	£2,540,339	£2,316,887

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,543,625	£19,340,634	£19,340,634	£19,330,019	£19,113,427
70% SR : 15% LLR : 15% SO	5%	£19,865,665	£17,764,131	£17,764,131	£17,753,516	£17,536,239
70% SR : 15% LLR : 15% SO	10%	£18,187,698	£16,187,600	£16,187,600	£16,176,984	£15,959,021
70% SR : 15% LLR : 15% SO	15%	£16,509,724	£14,611,040	£14,611,040	£14,600,424	£14,381,775
70% SR : 15% LLR : 15% SO	20%	£14,831,743	£13,034,453	£13,034,453	£13,023,837	£12,804,502
70% SR : 15% LLR : 15% SO	25%	£13,153,754	£11,457,838	£11,457,838	£11,447,223	£11,227,201
70% SR : 15% LLR : 15% SO	30%	£11,475,759	£9,881,198	£9,881,198	£9,870,582	£9,649,875
70% SR : 15% LLR : 15% SO	35%	£9,797,757	£8,304,531	£8,304,531	£8,293,916	£8,072,522
70% SR : 15% LLR : 15% SO	40%	£8,119,748	£6,727,840	£6,727,840	£6,717,225	£6,495,145
70% SR : 15% LLR : 15% SO	45%	£6,441,730	£5,151,123	£5,151,123	£5,140,508	£4,917,742
70% SR : 15% LLR : 15% SO	50%	£4,763,707	£3,574,383	£3,574,383	£3,563,767	£3,340,316

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£650 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,881,341	£20,704,275	£20,704,275	£20,693,659	£20,477,069
70% SR : 15% LLR : 15% SO	5%	£21,284,194	£19,207,391	£19,207,391	£19,196,776	£18,979,499
70% SR : 15% LLR : 15% SO	10%	£19,687,040	£17,710,478	£17,710,478	£17,699,864	£17,481,901
70% SR : 15% LLR : 15% SO	15%	£18,089,880	£16,213,538	£16,213,538	£16,202,923	£15,984,273
70% SR : 15% LLR : 15% SO	20%	£16,492,712	£14,716,570	£14,716,570	£14,705,954	£14,486,619
70% SR : 15% LLR : 15% SO	25%	£14,895,537	£13,219,575	£13,219,575	£13,208,959	£12,989,938
70% SR : 15% LLR : 15% SO	30%	£13,298,355	£11,722,552	£11,722,552	£11,711,938	£11,491,230
70% SR : 15% LLR : 15% SO	35%	£11,701,168	£10,225,505	£10,225,505	£10,214,891	£9,993,497
70% SR : 15% LLR : 15% SO	40%	£10,103,970	£8,728,433	£8,728,433	£8,717,818	£8,495,738
70% SR : 15% LLR : 15% SO	45%	£8,506,766	£7,231,336	£7,231,336	£7,220,720	£6,997,955
70% SR : 15% LLR : 15% SO	50%	£6,909,555	£5,734,214	£5,734,214	£5,723,598	£5,500,148

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,415,627	£11,238,561	£11,238,561	£11,227,945	£11,011,354
70% SR : 15% LLR : 15% SO	5%	£11,818,480	£9,741,676	£9,741,676	£9,731,062	£9,513,785
70% SR : 15% LLR : 15% SO	10%	£10,221,326	£8,244,764	£8,244,764	£8,234,149	£8,016,186
70% SR : 15% LLR : 15% SO	15%	£8,624,166	£6,747,824	£6,747,824	£6,737,209	£6,518,559
70% SR : 15% LLR : 15% SO	20%	£7,026,998	£5,250,855	£5,250,855	£5,240,240	£5,020,904
70% SR : 15% LLR : 15% SO	25%	£5,429,822	£3,753,860	£3,753,860	£3,743,245	£3,523,223
70% SR : 15% LLR : 15% SO	30%	£3,832,641	£2,256,838	£2,256,838	£2,246,223	£2,025,516
70% SR : 15% LLR : 15% SO	35%	£2,235,451	£759,791	£759,791	£749,176	£527,783
70% SR : 15% LLR : 15% SO	40%	£638,255	£-737,281	£-737,281	£-747,897	£-969,976
70% SR : 15% LLR : 15% SO	45%	£-958,948	£-2,234,379	£-2,234,379	£-2,244,994	£-2,467,759
70% SR : 15% LLR : 15% SO	50%	£-2,556,159	£-3,731,590	£-3,731,590	£-3,742,116	£-3,965,587

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,413,912	£15,236,847	£15,236,847	£15,226,231	£15,009,640
70% SR : 15% LLR : 15% SO	5%	£15,816,766	£13,739,962	£13,739,962	£13,729,348	£13,512,071
70% SR : 15% LLR : 15% SO	10%	£14,219,611	£12,243,050	£12,243,050	£12,232,435	£12,014,472
70% SR : 15% LLR : 15% SO	15%	£12,622,452	£10,746,109	£10,746,109	£10,735,495	£10,516,844
70% SR : 15% LLR : 15% SO	20%	£11,025,283	£9,249,141	£9,249,141	£9,238,525	£9,019,190
70% SR : 15% LLR : 15% SO	25%	£9,428,108	£7,752,146	£7,752,146	£7,741,530	£7,521,509
70% SR : 15% LLR : 15% SO	30%	£7,830,926	£6,255,124	£6,255,124	£6,244,509	£6,023,802
70% SR : 15% LLR : 15% SO	35%	£6,233,737	£4,758,077	£4,758,077	£4,747,462	£4,526,069
70% SR : 15% LLR : 15% SO	40%	£4,636,541	£3,261,005	£3,261,005	£3,250,389	£3,028,309
70% SR : 15% LLR : 15% SO	45%	£3,039,338	£1,763,907	£1,763,907	£1,753,291	£1,530,527
70% SR : 15% LLR : 15% SO	50%	£1,442,126	£266,786	£266,786	£256,170	£32,719

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,765,912	£16,588,847	£16,588,847	£16,578,231	£16,361,640
70% SR : 15% LLR : 15% SO	5%	£17,168,766	£15,091,962	£15,091,962	£15,081,348	£14,864,071
70% SR : 15% LLR : 15% SO	10%	£15,571,611	£13,595,050	£13,595,050	£13,584,435	£13,366,472
70% SR : 15% LLR : 15% SO	15%	£13,974,452	£12,098,109	£12,098,109	£12,087,495	£11,868,844
70% SR : 15% LLR : 15% SO	20%	£12,377,283	£10,601,141	£10,601,141	£10,590,525	£10,371,190
70% SR : 15% LLR : 15% SO	25%	£10,780,108	£9,104,146	£9,104,146	£9,093,530	£8,873,509
70% SR : 15% LLR : 15% SO	30%	£9,182,926	£7,607,124	£7,607,124	£7,596,509	£7,375,802
70% SR : 15% LLR : 15% SO	35%	£7,585,737	£6,110,077	£6,110,077	£6,099,462	£5,878,069
70% SR : 15% LLR : 15% SO	40%	£5,988,541	£4,613,005	£4,613,005	£4,602,389	£4,380,309
70% SR : 15% LLR : 15% SO	45%	£4,391,338	£3,115,907	£3,115,907	£3,105,291	£2,882,527
70% SR : 15% LLR : 15% SO	50%	£2,794,126	£1,618,786	£1,618,786	£1,608,170	£1,384,719

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,789,341	£17,612,275	£17,612,275	£17,601,659	£17,385,069
70% SR : 15% LLR : 15% SO	5%	£18,192,194	£16,115,391	£16,115,391	£16,104,776	£15,887,499
70% SR : 15% LLR : 15% SO	10%	£16,595,040	£14,618,478	£14,618,478	£14,607,864	£14,389,901
70% SR : 15% LLR : 15% SO	15%	£14,997,880	£13,121,538	£13,121,538	£13,110,923	£12,892,273
70% SR : 15% LLR : 15% SO	20%	£13,400,712	£11,624,570	£11,624,570	£11,613,954	£11,394,619
70% SR : 15% LLR : 15% SO	25%	£11,803,537	£10,127,575	£10,127,575	£10,116,959	£9,896,938
70% SR : 15% LLR : 15% SO	30%	£10,206,355	£8,630,552	£8,630,552	£8,619,938	£8,399,230
70% SR : 15% LLR : 15% SO	35%	£8,609,166	£7,133,505	£7,133,505	£7,122,891	£6,901,497
70% SR : 15% LLR : 15% SO	40%	£7,011,970	£5,636,433	£5,636,433	£5,625,818	£5,403,738
70% SR : 15% LLR : 15% SO	45%	£5,414,766	£4,139,336	£4,139,336	£4,128,720	£3,905,955
70% SR : 15% LLR : 15% SO	50%	£3,817,555	£2,642,214	£2,642,214	£2,631,598	£2,408,148

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£600 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,372,772	£17,247,557	£17,247,557	£17,236,941	£17,020,351
70% SR : 15% LLR : 15% SO	5%	£17,937,978	£15,910,627	£15,910,627	£15,900,012	£15,682,735
70% SR : 15% LLR : 15% SO	10%	£16,503,178	£14,573,669	£14,573,669	£14,563,054	£14,345,091
70% SR : 15% LLR : 15% SO	15%	£15,068,371	£13,236,682	£13,236,682	£13,226,067	£13,007,418
70% SR : 15% LLR : 15% SO	20%	£13,633,557	£11,899,668	£11,899,668	£11,889,052	£11,669,717
70% SR : 15% LLR : 15% SO	25%	£12,198,736	£10,562,627	£10,562,627	£10,552,012	£10,331,991
70% SR : 15% LLR : 15% SO	30%	£10,763,907	£9,225,560	£9,225,560	£9,214,944	£8,994,237
70% SR : 15% LLR : 15% SO	35%	£9,329,071	£7,888,467	£7,888,467	£7,877,851	£7,656,457
70% SR : 15% LLR : 15% SO	40%	£7,894,228	£6,551,348	£6,551,348	£6,540,732	£6,318,653
70% SR : 15% LLR : 15% SO	45%	£6,459,378	£5,214,204	£5,214,204	£5,203,589	£4,980,824
70% SR : 15% LLR : 15% SO	50%	£5,024,521	£3,877,037	£3,877,037	£3,866,422	£3,641,861

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,907,058	£7,781,843	£7,781,843	£7,771,227	£7,554,636
70% SR : 15% LLR : 15% SO	5%	£8,472,264	£6,444,913	£6,444,913	£6,434,297	£6,217,020
70% SR : 15% LLR : 15% SO	10%	£7,037,464	£5,107,954	£5,107,954	£5,097,340	£4,879,377
70% SR : 15% LLR : 15% SO	15%	£5,602,657	£3,770,967	£3,770,967	£3,760,353	£3,541,703
70% SR : 15% LLR : 15% SO	20%	£4,167,842	£2,433,954	£2,433,954	£2,423,338	£2,204,003
70% SR : 15% LLR : 15% SO	25%	£2,733,021	£1,096,912	£1,096,912	£1,086,298	£866,276
70% SR : 15% LLR : 15% SO	30%	£1,298,193	£-240,154	£-240,154	£-250,770	£-471,478
70% SR : 15% LLR : 15% SO	35%	£-136,644	£-1,577,248	£-1,577,248	£-1,587,863	£-1,809,257
70% SR : 15% LLR : 15% SO	40%	£-1,571,487	£-2,914,366	£-2,914,366	£-2,924,982	£-3,147,062
70% SR : 15% LLR : 15% SO	45%	£-3,006,336	£-4,251,510	£-4,251,510	£-4,262,125	£-4,484,891
70% SR : 15% LLR : 15% SO	50%	£-4,441,194	£-5,588,677	£-5,588,677	£-5,599,292	£-5,823,863

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,905,343	£11,780,129	£11,780,129	£11,769,513	£11,552,922
70% SR : 15% LLR : 15% SO	5%	£12,470,550	£10,443,199	£10,443,199	£10,432,583	£10,215,306
70% SR : 15% LLR : 15% SO	10%	£11,035,750	£9,106,240	£9,106,240	£9,095,625	£8,877,662
70% SR : 15% LLR : 15% SO	15%	£9,600,943	£7,769,253	£7,769,253	£7,758,638	£7,539,989
70% SR : 15% LLR : 15% SO	20%	£8,166,128	£6,432,239	£6,432,239	£6,421,624	£6,202,289
70% SR : 15% LLR : 15% SO	25%	£6,731,307	£5,095,198	£5,095,198	£5,084,583	£4,864,562
70% SR : 15% LLR : 15% SO	30%	£5,296,478	£3,758,131	£3,758,131	£3,747,516	£3,526,808
70% SR : 15% LLR : 15% SO	35%	£3,861,642	£2,421,038	£2,421,038	£2,410,422	£2,189,029
70% SR : 15% LLR : 15% SO	40%	£2,426,799	£1,083,920	£1,083,920	£1,073,304	£851,224
70% SR : 15% LLR : 15% SO	45%	£991,949	£-253,224	£-253,224	£-263,839	£-486,605
70% SR : 15% LLR : 15% SO	50%	£-442,908	£-1,580,391	£-1,580,391	£-1,601,006	£-1,823,567

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,257,343	£13,132,129	£13,132,129	£13,121,513	£12,904,922
70% SR : 15% LLR : 15% SO	5%	£13,822,550	£11,795,199	£11,795,199	£11,784,583	£11,567,306
70% SR : 15% LLR : 15% SO	10%	£12,387,750	£10,458,240	£10,458,240	£10,447,625	£10,229,662
70% SR : 15% LLR : 15% SO	15%	£10,952,943	£9,121,253	£9,121,253	£9,110,638	£8,891,989
70% SR : 15% LLR : 15% SO	20%	£9,518,128	£7,784,239	£7,784,239	£7,773,624	£7,554,289
70% SR : 15% LLR : 15% SO	25%	£8,083,307	£6,447,198	£6,447,198	£6,436,583	£6,216,562
70% SR : 15% LLR : 15% SO	30%	£6,648,478	£5,110,131	£5,110,131	£5,099,516	£4,878,808
70% SR : 15% LLR : 15% SO	35%	£5,213,642	£3,773,038	£3,773,038	£3,762,422	£3,541,029
70% SR : 15% LLR : 15% SO	40%	£3,778,799	£2,435,920	£2,435,920	£2,425,304	£2,203,224
70% SR : 15% LLR : 15% SO	45%	£2,343,949	£1,098,776	£1,098,776	£1,088,161	£865,395
70% SR : 15% LLR : 15% SO	50%	£909,092	£-236,391	£-236,391	£-246,006	£-473,567

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,280,772	£14,155,557	£14,155,557	£14,144,941	£13,928,351
70% SR : 15% LLR : 15% SO	5%	£14,845,978	£12,818,627	£12,818,627	£12,808,012	£12,590,735
70% SR : 15% LLR : 15% SO	10%	£13,411,178	£11,481,669	£11,481,669	£11,471,054	£11,253,091
70% SR : 15% LLR : 15% SO	15%	£11,976,371	£10,144,682	£10,144,682	£10,134,067	£9,915,418
70% SR : 15% LLR : 15% SO	20%	£10,541,557	£8,807,668	£8,807,668	£8,797,052	£8,577,717
70% SR : 15% LLR : 15% SO	25%	£9,106,736	£7,470,627	£7,470,627	£7,460,012	£7,239,991
70% SR : 15% LLR : 15% SO	30%	£7,671,907	£6,133,560	£6,133,560	£6,122,944	£5,902,237
70% SR : 15% LLR : 15% SO	35%	£6,237,071	£4,796,467	£4,796,467	£4,785,851	£4,564,457
70% SR : 15% LLR : 15% SO	40%	£4,802,228	£3,459,348	£3,459,348	£3,448,732	£3,226,653
70% SR : 15% LLR : 15% SO	45%	£3,367,378	£2,122,204	£2,122,204	£2,111,589	£1,888,824
70% SR : 15% LLR : 15% SO	50%	£1,932,521	£785,037	£785,037	£774,422	£549,861

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£550 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,864,203	£13,790,838	£13,790,838	£13,790,223	£13,563,633
70% SR : 15% LLR : 15% SO	5%	£14,585,600	£12,607,790	£12,607,790	£12,597,176	£12,379,899
70% SR : 15% LLR : 15% SO	10%	£13,306,989	£11,424,714	£11,424,714	£11,414,099	£11,196,136
70% SR : 15% LLR : 15% SO	15%	£12,028,371	£10,241,609	£10,241,609	£10,230,994	£10,012,345
70% SR : 15% LLR : 15% SO	20%	£10,749,747	£9,058,476	£9,058,476	£9,047,861	£8,828,526
70% SR : 15% LLR : 15% SO	25%	£9,471,115	£7,875,317	£7,875,317	£7,864,702	£7,644,681
70% SR : 15% LLR : 15% SO	30%	£8,192,477	£6,692,131	£6,692,131	£6,681,515	£6,460,809
70% SR : 15% LLR : 15% SO	35%	£6,913,830	£5,508,920	£5,508,920	£5,498,304	£5,276,910
70% SR : 15% LLR : 15% SO	40%	£5,635,178	£4,325,682	£4,325,682	£4,315,067	£4,092,981
70% SR : 15% LLR : 15% SO	45%	£4,356,518	£3,133,789	£3,133,789	£3,123,024	£2,897,106
70% SR : 15% LLR : 15% SO	50%	£3,077,408	£1,938,586	£1,938,586	£1,927,821	£1,701,208

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,398,489	£4,325,124	£4,325,124	£4,314,509	£4,097,918
70% SR : 15% LLR : 15% SO	5%	£5,119,886	£3,142,076	£3,142,076	£3,131,461	£2,914,184
70% SR : 15% LLR : 15% SO	10%	£3,841,275	£1,958,999	£1,958,999	£1,948,385	£1,730,422
70% SR : 15% LLR : 15% SO	15%	£2,562,657	£775,894	£775,894	£765,280	£546,630
70% SR : 15% LLR : 15% SO	20%	£1,284,033	£-407,238	£-407,238	£-417,853	£-637,188
70% SR : 15% LLR : 15% SO	25%	£5,401	£-1,590,398	£-1,590,398	£-1,601,012	£-1,821,034
70% SR : 15% LLR : 15% SO	30%	£-1,273,237	£-2,773,583	£-2,773,583	£-2,784,199	£-3,004,906
70% SR : 15% LLR : 15% SO	35%	£-2,551,884	£-3,956,795	£-3,956,795	£-3,967,410	£-4,188,804
70% SR : 15% LLR : 15% SO	40%	£-3,830,536	£-5,140,032	£-5,140,032	£-5,150,647	£-5,372,733
70% SR : 15% LLR : 15% SO	45%	£-5,109,196	£-6,331,925	£-6,331,925	£-6,342,590	£-6,568,608
70% SR : 15% LLR : 15% SO	50%	£-6,393,306	£-7,527,128	£-7,527,128	£-7,537,893	£-7,764,507

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,396,774	£8,323,410	£8,323,410	£8,312,795	£8,096,204
70% SR : 15% LLR : 15% SO	5%	£9,118,171	£7,140,362	£7,140,362	£7,129,747	£6,912,470
70% SR : 15% LLR : 15% SO	10%	£7,839,561	£5,957,285	£5,957,285	£5,946,670	£5,728,707
70% SR : 15% LLR : 15% SO	15%	£6,560,943	£4,774,180	£4,774,180	£4,763,565	£4,544,916
70% SR : 15% LLR : 15% SO	20%	£5,282,319	£3,591,047	£3,591,047	£3,580,433	£3,361,098
70% SR : 15% LLR : 15% SO	25%	£4,003,686	£2,407,888	£2,407,888	£2,397,273	£2,177,252
70% SR : 15% LLR : 15% SO	30%	£2,725,048	£1,224,702	£1,224,702	£1,214,087	£993,380
70% SR : 15% LLR : 15% SO	35%	£1,446,402	£41,491	£41,491	£30,875	£-190,518
70% SR : 15% LLR : 15% SO	40%	£167,749	£-1,141,746	£-1,141,746	£-1,152,361	£-1,374,448
70% SR : 15% LLR : 15% SO	45%	£-1,110,911	£-2,333,640	£-2,333,640	£-2,344,404	£-2,570,323
70% SR : 15% LLR : 15% SO	50%	£-2,395,020	£-3,528,842	£-3,528,842	£-3,539,607	£-3,766,221

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,748,774	£9,675,410	£9,675,410	£9,664,795	£9,448,204
70% SR : 15% LLR : 15% SO	5%	£10,470,171	£8,492,362	£8,492,362	£8,481,747	£8,264,470
70% SR : 15% LLR : 15% SO	10%	£9,191,561	£7,309,285	£7,309,285	£7,298,670	£7,080,707
70% SR : 15% LLR : 15% SO	15%	£7,912,943	£6,126,180	£6,126,180	£6,115,565	£5,896,916
70% SR : 15% LLR : 15% SO	20%	£6,634,319	£4,943,047	£4,943,047	£4,932,433	£4,713,098
70% SR : 15% LLR : 15% SO	25%	£5,355,686	£3,759,888	£3,759,888	£3,749,273	£3,529,252
70% SR : 15% LLR : 15% SO	30%	£4,077,048	£2,576,702	£2,576,702	£2,566,087	£2,345,380
70% SR : 15% LLR : 15% SO	35%	£2,798,402	£1,393,491	£1,393,491	£1,382,875	£1,161,482
70% SR : 15% LLR : 15% SO	40%	£1,519,749	£210,254	£210,254	£199,639	£-22,448
70% SR : 15% LLR : 15% SO	45%	£241,089	£-981,640	£-981,640	£-992,404	£-1,218,323
70% SR : 15% LLR : 15% SO	50%	£-1,043,020	£-2,176,842	£-2,176,842	£-2,187,607	£-2,414,221

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,772,203	£10,698,838	£10,698,838	£10,688,223	£10,471,633
70% SR : 15% LLR : 15% SO	5%	£11,493,600	£9,515,790	£9,515,790	£9,505,176	£9,287,899
70% SR : 15% LLR : 15% SO	10%	£10,214,989	£8,332,714	£8,332,714	£8,322,099	£8,104,136
70% SR : 15% LLR : 15% SO	15%	£8,936,371	£7,149,609	£7,149,609	£7,138,994	£6,920,345
70% SR : 15% LLR : 15% SO	20%	£7,657,747	£5,966,476	£5,966,476	£5,955,861	£5,736,526
70% SR : 15% LLR : 15% SO	25%	£6,379,115	£4,783,317	£4,783,317	£4,772,702	£4,552,681
70% SR : 15% LLR : 15% SO	30%	£5,100,477	£3,600,131	£3,600,131	£3,589,515	£3,368,809
70% SR : 15% LLR : 15% SO	35%	£3,821,830	£2,416,920	£2,416,920	£2,406,304	£2,184,910
70% SR : 15% LLR : 15% SO	40%	£2,543,178	£1,233,682	£1,233,682	£1,223,067	£1,000,981
70% SR : 15% LLR : 15% SO	45%	£1,264,518	£41,789	£41,789	£31,024	£-194,884
70% SR : 15% LLR : 15% SO	50%	£-19,892	£-1,153,414	£-1,153,414	£-1,164,179	£-1,390,792

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£500 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,355,634	£10,400,794	£10,400,794	£10,390,178	£10,173,588
70% SR : 15% LLR : 15% SO	5%	£11,224,837	£9,360,035	£9,360,035	£9,349,420	£9,132,142
70% SR : 15% LLR : 15% SO	10%	£10,094,034	£8,319,247	£8,319,247	£8,308,632	£8,090,669
70% SR : 15% LLR : 15% SO	15%	£8,963,224	£7,278,431	£7,278,431	£7,267,815	£7,049,166
70% SR : 15% LLR : 15% SO	20%	£7,832,406	£6,237,587	£6,237,587	£6,226,972	£6,007,637
70% SR : 15% LLR : 15% SO	25%	£6,701,591	£5,196,716	£5,196,716	£5,186,101	£4,965,090
70% SR : 15% LLR : 15% SO	30%	£5,570,749	£4,155,191	£4,155,191	£4,144,425	£3,918,595
70% SR : 15% LLR : 15% SO	35%	£4,439,910	£3,113,926	£3,113,926	£3,103,161	£2,866,634
70% SR : 15% LLR : 15% SO	40%	£3,309,071	£2,072,661	£2,072,661	£2,061,895	£1,814,673
70% SR : 15% LLR : 15% SO	45%	£2,178,232	£1,031,396	£1,031,396	£1,020,630	£762,638
70% SR : 15% LLR : 15% SO	50%	£1,047,393	£-1,009,869	£-1,009,869	£-1,019,604	£-293,492

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,888,920	£935,080	£935,080	£924,464	£707,873
70% SR : 15% LLR : 15% SO	5%	£1,759,123	£-105,679	£-105,679	£-116,294	£-333,572
70% SR : 15% LLR : 15% SO	10%	£628,319	£-1,146,468	£-1,146,468	£-1,157,082	£-1,375,045
70% SR : 15% LLR : 15% SO	15%	£-502,491	£-2,187,283	£-2,187,283	£-2,197,899	£-2,416,548
70% SR : 15% LLR : 15% SO	20%	£-1,633,308	£-3,228,127	£-3,228,127	£-3,238,742	£-3,458,077
70% SR : 15% LLR : 15% SO	25%	£-2,764,134	£-4,268,998	£-4,268,998	£-4,279,613	£-4,499,634
70% SR : 15% LLR : 15% SO	30%	£-3,894,966	£-5,312,523	£-5,312,523	£-5,323,289	£-5,547,120
70% SR : 15% LLR : 15% SO	35%	£-5,025,804	£-6,363,788	£-6,363,788	£-6,374,553	£-6,599,080
70% SR : 15% LLR : 15% SO	40%	£-6,163,275	£-7,415,078	£-7,415,078	£-7,425,844	£-7,651,065
70% SR : 15% LLR : 15% SO	45%	£-7,305,676	£-8,466,393	£-8,466,393	£-8,477,158	£-8,703,076
70% SR : 15% LLR : 15% SO	50%	£-8,448,086	£-9,518,469	£-9,518,469	£-9,529,386	£-9,759,206

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,888,205	£4,933,366	£4,933,366	£4,922,750	£4,706,159
70% SR : 15% LLR : 15% SO	5%	£5,757,409	£3,892,606	£3,892,606	£3,881,992	£3,664,714
70% SR : 15% LLR : 15% SO	10%	£4,626,605	£2,851,818	£2,851,818	£2,841,203	£2,623,240
70% SR : 15% LLR : 15% SO	15%	£3,495,795	£1,811,002	£1,811,002	£1,800,387	£1,581,738
70% SR : 15% LLR : 15% SO	20%	£2,364,977	£770,158	£770,158	£759,544	£540,208
70% SR : 15% LLR : 15% SO	25%	£1,234,152	£-270,713	£-270,713	£-281,327	£-501,349
70% SR : 15% LLR : 15% SO	30%	£103,320	£-1,314,237	£-1,314,237	£-1,325,003	£-1,548,834
70% SR : 15% LLR : 15% SO	35%	£-1,027,519	£-2,365,502	£-2,365,502	£-2,376,267	£-2,600,794
70% SR : 15% LLR : 15% SO	40%	£-2,164,990	£-3,416,792	£-3,416,792	£-3,427,558	£-3,652,779
70% SR : 15% LLR : 15% SO	45%	£-3,307,390	£-4,468,107	£-4,468,107	£-4,478,872	£-4,704,790
70% SR : 15% LLR : 15% SO	50%	£-4,449,800	£-5,520,183	£-5,520,183	£-5,531,100	£-5,760,921

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,240,205	£6,285,366	£6,285,366	£6,274,750	£6,058,159
70% SR : 15% LLR : 15% SO	5%	£7,109,409	£5,244,606	£5,244,606	£5,233,992	£5,016,714
70% SR : 15% LLR : 15% SO	10%	£5,978,605	£4,203,818	£4,203,818	£4,193,203	£3,975,240
70% SR : 15% LLR : 15% SO	15%	£4,847,795	£3,163,002	£3,163,002	£3,152,387	£2,933,738
70% SR : 15% LLR : 15% SO	20%	£3,716,977	£2,122,158	£2,122,158	£2,111,544	£1,892,208
70% SR : 15% LLR : 15% SO	25%	£2,586,152	£1,081,287	£1,081,287	£1,070,673	£850,651
70% SR : 15% LLR : 15% SO	30%	£1,455,320	£37,763	£37,763	£26,997	£-198,834
70% SR : 15% LLR : 15% SO	35%	£324,481	£-1,013,502	£-1,013,502	£-1,024,267	£-1,248,794
70% SR : 15% LLR : 15% SO	40%	£-812,990	£-2,064,792	£-2,064,792	£-2,075,558	£-2,300,779
70% SR : 15% LLR : 15% SO	45%	£-1,955,390	£-3,116,107	£-3,116,107	£-3,126,872	£-3,352,790
70% SR : 15% LLR : 15% SO	50%	£-3,097,800	£-4,168,183	£-4,168,183	£-4,179,100	£-4,408,921

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,263,634	£7,308,794	£7,308,794	£7,298,178	£7,081,588
70% SR : 15% LLR : 15% SO	5%	£8,132,837	£6,268,035	£6,268,035	£6,257,420	£6,040,142
70% SR : 15% LLR : 15% SO	10%	£7,002,034	£5,227,247	£5,227,247	£5,216,632	£4,998,669
70% SR : 15% LLR : 15% SO	15%	£5,871,224	£4,186,431	£4,186,431	£4,175,815	£3,957,166
70% SR : 15% LLR : 15% SO	20%	£4,740,406	£3,145,587	£3,145,587	£3,134,972	£2,915,637
70% SR : 15% LLR : 15% SO	25%	£3,609,581	£2,104,716	£2,104,716	£2,094,101	£1,874,080
70% SR : 15% LLR : 15% SO	30%	£2,478,749	£1,061,191	£1,061,191	£1,050,425	£826,595
70% SR : 15% LLR : 15% SO	35%	£1,347,910	£9,926	£9,926	£-839	£-225,366
70% SR : 15% LLR : 15% SO	40%	£210,439	£-1,041,363	£-1,041,363	£-1,052,129	£-1,277,351
70% SR : 15% LLR : 15% SO	45%	£-931,968	£-2,092,679	£-2,092,679	£-2,103,444	£-2,329,362
70% SR : 15% LLR : 15% SO	50%	£-2,074,372	£-3,144,754	£-3,144,754	£-3,155,672	£-3,385,492

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£475 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,601,350	£8,672,435	£8,672,435	£8,661,820	£8,445,229
70% SR : 15% LLR : 15% SO	5%	£9,539,328	£7,699,435	£7,699,435	£7,688,819	£7,471,542
70% SR : 15% LLR : 15% SO	10%	£8,477,301	£6,726,405	£6,726,405	£6,715,791	£6,497,828
70% SR : 15% LLR : 15% SO	15%	£7,415,265	£5,753,348	£5,753,348	£5,742,733	£5,524,084
70% SR : 15% LLR : 15% SO	20%	£6,353,222	£4,780,263	£4,780,263	£4,769,648	£4,548,001
70% SR : 15% LLR : 15% SO	25%	£5,291,173	£3,798,492	£3,798,492	£3,787,726	£3,564,591
70% SR : 15% LLR : 15% SO	30%	£4,229,116	£2,815,752	£2,815,752	£2,804,986	£2,581,156
70% SR : 15% LLR : 15% SO	35%	£3,166,859	£1,832,986	£1,832,986	£1,822,220	£1,597,694
70% SR : 15% LLR : 15% SO	40%	£2,083,991	£850,195	£850,195	£839,429	£614,207
70% SR : 15% LLR : 15% SO	45%	£1,011,115	£-134,499	£-134,499	£-145,417	£-374,532
70% SR : 15% LLR : 15% SO	50%	£-62,643	£-1,131,249	£-1,131,249	£-1,142,166	£-1,371,987

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,135,635	£-793,280	£-793,280	£-803,894	£-1,020,485
70% SR : 15% LLR : 15% SO	5%	£73,614	£-1,766,279	£-1,766,279	£-1,776,895	£-1,994,172
70% SR : 15% LLR : 15% SO	10%	£-988,414	£-2,739,309	£-2,739,309	£-2,749,924	£-2,967,887
70% SR : 15% LLR : 15% SO	15%	£-2,050,450	£-3,712,366	£-3,712,366	£-3,722,981	£-3,941,631
70% SR : 15% LLR : 15% SO	20%	£-3,112,482	£-4,685,451	£-4,685,451	£-4,696,066	£-4,917,713
70% SR : 15% LLR : 15% SO	25%	£-4,174,541	£-5,658,522	£-5,658,522	£-5,669,137	£-5,943,800
70% SR : 15% LLR : 15% SO	30%	£-5,236,598	£-6,631,592	£-6,631,592	£-6,642,208	£-6,869,887
70% SR : 15% LLR : 15% SO	35%	£-6,308,655	£-7,604,662	£-7,604,662	£-7,615,278	£-7,895,974
70% SR : 15% LLR : 15% SO	40%	£-7,380,712	£-8,577,732	£-8,577,732	£-8,588,303	£-8,822,061
70% SR : 15% LLR : 15% SO	45%	£-8,452,769	£-9,550,802	£-9,550,802	£-9,561,367	£-9,848,148
70% SR : 15% LLR : 15% SO	50%	£-9,524,826	£-10,523,872	£-10,523,872	£-10,534,432	£-10,874,235

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,133,921	£3,205,006	£3,205,006	£3,194,391	£2,977,801
70% SR : 15% LLR : 15% SO	5%	£4,071,899	£2,232,006	£2,232,006	£2,221,391	£2,004,114
70% SR : 15% LLR : 15% SO	10%	£3,009,872	£1,258,977	£1,258,977	£1,248,362	£1,030,399
70% SR : 15% LLR : 15% SO	15%	£1,947,836	£285,920	£285,920	£275,304	£56,655
70% SR : 15% LLR : 15% SO	20%	£885,794	£-687,165	£-687,165	£-697,780	£-919,428
70% SR : 15% LLR : 15% SO	25%	£-176,255	£-1,668,937	£-1,668,937	£-1,679,702	£-1,902,837
70% SR : 15% LLR : 15% SO	30%	£-1,238,312	£-2,651,676	£-2,651,676	£-2,662,442	£-2,886,273
70% SR : 15% LLR : 15% SO	35%	£-2,310,369	£-3,634,443	£-3,634,443	£-3,645,208	£-3,869,734
70% SR : 15% LLR : 15% SO	40%	£-3,382,426	£-4,617,234	£-4,617,234	£-4,628,000	£-4,853,221
70% SR : 15% LLR : 15% SO	45%	£-4,454,483	£-5,600,025	£-5,600,025	£-5,610,789	£-5,836,708
70% SR : 15% LLR : 15% SO	50%	£-5,526,540	£-6,582,816	£-6,582,816	£-6,593,580	£-6,820,195

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,485,921	£4,657,006	£4,657,006	£4,546,391	£4,329,801
70% SR : 15% LLR : 15% SO	5%	£5,423,899	£3,684,006	£3,684,006	£3,573,391	£3,356,114
70% SR : 15% LLR : 15% SO	10%	£4,361,872	£2,711,006	£2,711,006	£2,600,362	£2,382,399
70% SR : 15% LLR : 15% SO	15%	£3,299,836	£1,737,920	£1,737,920	£1,627,304	£1,408,655
70% SR : 15% LLR : 15% SO	20%	£2,237,794	£764,835	£764,835	£654,220	£432,572
70% SR : 15% LLR : 15% SO	25%	£1,175,745	£-216,937	£-216,937	£-327,702	£-550,837
70% SR : 15% LLR : 15% SO	30%	£13,688	£-1,299,676	£-1,299,676	£-1,310,442	£-1,534,273
70% SR : 15% LLR : 15% SO	35%	£-958,569	£-2,282,443	£-2,282,443	£-2,293,208	£-2,517,734
70% SR : 15% LLR : 15% SO	40%	£-2,030,626	£-3,265,234	£-3,265,234	£-3,276,000	£-3,559,221
70% SR : 15% LLR : 15% SO	45%	£-3,102,683	£-4,248,025	£-4,248,025	£-4,258,789	£-4,542,708
70% SR : 15% LLR : 15% SO	50%	£-4,174,740	£-5,230,816	£-5,230,816	£-5,241,580	£-5,526,195

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,509,350	£5,580,435	£5,580,435	£5,569,820	£5,353,229
70% SR : 15% LLR : 15% SO	5%	£6,447,328	£4,607,435	£4,607,435	£4,596,819	£4,379,542
70% SR : 15% LLR : 15% SO	10%	£5,385,301	£3,634,405	£3,634,405	£3,623,791	£3,405,828
70% SR : 15% LLR : 15% SO	15%	£4,323,265	£2,661,348	£2,661,348	£2,650,733	£2,432,084
70% SR : 15% LLR : 15% SO	20%	£3,261,222	£1,688,263	£1,688,263	£1,677,648	£1,458,001
70% SR : 15% LLR : 15% SO	25%	£2,199,173	£705,195	£705,195	£694,579	£472,591
70% SR : 15% LLR : 15% SO	30%	£1,137,116	£-278,248	£-278,248	£-288,814	£-510,844
70% SR : 15% LLR : 15% SO	35%	£64,859	£-1,261,014	£-1,261,014	£-1,271,580	£-1,494,306
70% SR : 15% LLR : 15% SO	40%	£-1,008,009	£-2,243,805	£-2,243,805	£-2,254,371	£-2,477,793
70% SR : 15% LLR : 15% SO	45%	£-2,080,066	£-3,226,596	£-3,226,596	£-3,237,162	£-3,461,280
70% SR : 15% LLR : 15% SO	50%	£-3,152,123	£-4,209,387	£-4,209,387	£-4,219,953	£-4,465,767

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£675 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,109,075	£29,560,420	£29,402,973	£29,385,557	£28,989,867
70% SR : 15% LLR : 15% SO	5%	£30,659,241	£27,277,314	£27,120,453	£27,103,037	£26,707,821
70% SR : 15% LLR : 15% SO	10%	£28,193,166	£24,978,130	£24,821,792	£24,804,377	£24,409,471
70% SR : 15% LLR : 15% SO	15%	£25,710,849	£22,662,870	£22,506,991	£22,489,575	£22,094,817
70% SR : 15% LLR : 15% SO	20%	£23,212,291	£20,331,534	£20,176,050	£20,158,634	£19,763,861
70% SR : 15% LLR : 15% SO	25%	£20,697,492	£17,984,124	£17,828,971	£17,811,554	£17,416,605
70% SR : 15% LLR : 15% SO	30%	£18,166,451	£15,620,639	£15,465,754	£15,448,339	£15,053,048
70% SR : 15% LLR : 15% SO	35%	£15,619,170	£13,241,080	£13,086,402	£13,068,986	£12,672,474
70% SR : 15% LLR : 15% SO	40%	£13,055,646	£10,832,714	£10,675,995	£10,658,332	£10,256,264
70% SR : 15% LLR : 15% SO	45%	£10,469,485	£8,400,732	£8,244,096	£8,226,434	£7,823,526
70% SR : 15% LLR : 15% SO	50%	£7,850,802	£5,952,449	£5,795,837	£5,778,174	£5,374,261

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,928,828	£21,380,173	£21,222,726	£21,205,310	£20,809,620
70% SR : 15% LLR : 15% SO	5%	£22,478,994	£19,097,067	£18,940,206	£18,922,790	£18,527,574
70% SR : 15% LLR : 15% SO	10%	£20,012,919	£16,797,883	£16,641,545	£16,624,130	£16,229,224
70% SR : 15% LLR : 15% SO	15%	£17,530,602	£14,482,623	£14,326,744	£14,309,328	£13,914,570
70% SR : 15% LLR : 15% SO	20%	£15,032,044	£12,151,287	£11,995,803	£11,978,387	£11,583,614
70% SR : 15% LLR : 15% SO	25%	£12,517,245	£9,803,877	£9,648,724	£9,631,307	£9,236,358
70% SR : 15% LLR : 15% SO	30%	£9,986,205	£7,440,392	£7,285,507	£7,268,092	£6,872,801
70% SR : 15% LLR : 15% SO	35%	£7,438,923	£5,060,833	£4,906,155	£4,888,739	£4,492,227
70% SR : 15% LLR : 15% SO	40%	£4,875,400	£2,652,467	£2,495,748	£2,478,085	£2,076,017
70% SR : 15% LLR : 15% SO	45%	£2,289,238	£220,485	£63,849	£46,187	£-355,721
70% SR : 15% LLR : 15% SO	50%	£-329,445	£-227,798	£-238,410	£-242,073	£-805,986

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,384,137	£24,835,482	£24,678,035	£24,660,618	£24,264,928
70% SR : 15% LLR : 15% SO	5%	£25,934,303	£22,552,376	£22,395,515	£22,378,099	£21,982,883
70% SR : 15% LLR : 15% SO	10%	£23,468,227	£20,253,191	£20,096,854	£20,079,438	£19,684,532
70% SR : 15% LLR : 15% SO	15%	£20,985,910	£17,937,932	£17,782,052	£17,764,637	£17,369,878
70% SR : 15% LLR : 15% SO	20%	£18,487,352	£15,606,596	£15,451,112	£15,433,695	£15,038,923
70% SR : 15% LLR : 15% SO	25%	£15,972,554	£13,259,186	£13,104,033	£13,086,616	£12,691,666
70% SR : 15% LLR : 15% SO	30%	£13,441,513	£10,895,701	£10,740,816	£10,723,400	£10,328,110
70% SR : 15% LLR : 15% SO	35%	£10,894,231	£8,516,142	£8,361,463	£8,344,048	£7,947,536
70% SR : 15% LLR : 15% SO	40%	£8,330,708	£6,107,776	£5,951,057	£5,933,393	£5,531,325
70% SR : 15% LLR : 15% SO	45%	£5,744,547	£3,675,793	£3,519,158	£3,501,496	£3,098,588
70% SR : 15% LLR : 15% SO	50%	£3,125,864	£1,227,511	£1,070,899	£1,053,236	£649,323

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,552,532	£26,003,877	£25,846,430	£25,829,013	£25,433,324
70% SR : 15% LLR : 15% SO	5%	£27,102,698	£23,720,771	£23,563,910	£23,546,494	£23,151,278
70% SR : 15% LLR : 15% SO	10%	£24,636,622	£21,421,586	£21,265,249	£21,247,833	£20,852,927
70% SR : 15% LLR : 15% SO	15%	£22,154,305	£19,106,327	£18,950,448	£18,933,032	£18,538,273
70% SR : 15% LLR : 15% SO	20%	£19,655,747	£16,774,991	£16,619,507	£16,602,090	£16,207,318
70% SR : 15% LLR : 15% SO	25%	£17,140,949	£14,427,581	£14,272,428	£14,255,011	£13,860,061
70% SR : 15% LLR : 15% SO	30%	£14,609,908	£12,064,096	£11,909,211	£11,891,795	£11,496,505
70% SR : 15% LLR : 15% SO	35%	£12,062,626	£9,684,537	£9,529,859	£9,512,443	£9,115,931
70% SR : 15% LLR : 15% SO	40%	£9,499,103	£7,276,171	£7,119,452	£7,101,789	£6,699,720
70% SR : 15% LLR : 15% SO	45%	£6,912,942	£4,844,188	£4,687,353	£4,669,891	£4,265,983
70% SR : 15% LLR : 15% SO	50%	£4,294,259	£2,395,906	£2,239,294	£2,221,631	£1,817,718

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,436,976	£26,888,322	£26,730,874	£26,713,458	£26,317,768
70% SR : 15% LLR : 15% SO	5%	£27,987,143	£24,605,215	£24,448,554	£24,430,938	£24,035,722
70% SR : 15% LLR : 15% SO	10%	£25,521,067	£22,306,031	£22,149,694	£22,132,278	£21,737,372
70% SR : 15% LLR : 15% SO	15%	£23,038,750	£19,990,771	£19,834,892	£19,817,476	£19,422,718
70% SR : 15% LLR : 15% SO	20%	£20,540,192	£17,659,436	£17,503,952	£17,486,535	£17,091,762
70% SR : 15% LLR : 15% SO	25%	£18,025,393	£15,312,026	£15,156,872	£15,139,456	£14,744,506
70% SR : 15% LLR : 15% SO	30%	£15,494,353	£12,948,540	£12,793,655	£12,776,240	£12,380,949
70% SR : 15% LLR : 15% SO	35%	£12,947,071	£10,568,981	£10,414,303	£10,396,887	£10,000,375
70% SR : 15% LLR : 15% SO	40%	£10,383,548	£8,160,615	£8,003,896	£7,986,233	£7,584,165
70% SR : 15% LLR : 15% SO	45%	£7,797,386	£5,728,633	£5,571,997	£5,554,335	£5,151,427
70% SR : 15% LLR : 15% SO	50%	£5,178,703	£3,280,350	£3,123,738	£3,106,075	£2,702,162

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£650 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,354,689	£26,846,740	£26,689,293	£26,671,876	£26,276,186
70% SR : 15% LLR : 15% SO	5%	£28,031,493	£24,688,399	£24,531,539	£24,514,123	£24,118,906
70% SR : 15% LLR : 15% SO	10%	£25,692,055	£22,513,982	£22,357,645	£22,340,228	£21,945,322
70% SR : 15% LLR : 15% SO	15%	£23,336,376	£20,323,488	£20,167,610	£20,150,193	£19,755,434
70% SR : 15% LLR : 15% SO	20%	£20,964,456	£18,116,919	£17,961,434	£17,944,019	£17,549,245
70% SR : 15% LLR : 15% SO	25%	£18,576,295	£15,894,275	£15,739,122	£15,721,706	£15,326,755
70% SR : 15% LLR : 15% SO	30%	£16,171,893	£13,655,556	£13,500,671	£13,483,256	£13,066,447
70% SR : 15% LLR : 15% SO	35%	£13,751,248	£11,388,707	£11,231,841	£11,214,178	£10,812,783
70% SR : 15% LLR : 15% SO	40%	£11,312,021	£9,099,043	£8,942,324	£8,924,661	£8,522,592
70% SR : 15% LLR : 15% SO	45%	£8,837,718	£6,793,080	£6,636,444	£6,618,782	£6,215,873
70% SR : 15% LLR : 15% SO	50%	£6,346,944	£4,470,816	£4,314,204	£4,296,541	£3,892,628

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,174,442	£18,666,493	£18,509,046	£18,491,629	£18,095,939
70% SR : 15% LLR : 15% SO	5%	£19,851,246	£16,508,152	£16,351,292	£16,333,876	£15,938,659
70% SR : 15% LLR : 15% SO	10%	£17,511,808	£14,333,735	£14,177,398	£14,159,981	£13,765,075
70% SR : 15% LLR : 15% SO	15%	£15,156,130	£12,143,241	£11,987,363	£11,969,946	£11,575,187
70% SR : 15% LLR : 15% SO	20%	£12,784,209	£9,936,673	£9,781,188	£9,763,772	£9,368,999
70% SR : 15% LLR : 15% SO	25%	£10,396,048	£7,714,028	£7,558,875	£7,541,459	£7,146,508
70% SR : 15% LLR : 15% SO	30%	£7,991,646	£5,475,309	£5,320,424	£5,303,009	£4,906,200
70% SR : 15% LLR : 15% SO	35%	£5,571,001	£3,208,460	£3,051,594	£3,033,931	£2,632,536
70% SR : 15% LLR : 15% SO	40%	£3,131,774	£918,796	£762,077	£744,414	£342,346
70% SR : 15% LLR : 15% SO	45%	£657,471	£1,387,167	£-1,543,802	£-1,561,465	£-1,964,374
70% SR : 15% LLR : 15% SO	50%	£-1,833,303	£-3,709,431	£-3,966,043	£-3,963,706	£-4,287,619

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,629,751	£22,121,801	£21,964,354	£21,946,938	£21,551,248
70% SR : 15% LLR : 15% SO	5%	£23,306,555	£19,963,460	£19,806,600	£19,789,185	£19,393,968
70% SR : 15% LLR : 15% SO	10%	£20,967,117	£17,789,044	£17,632,706	£17,615,290	£17,220,384
70% SR : 15% LLR : 15% SO	15%	£18,611,438	£15,598,550	£15,442,671	£15,425,255	£15,030,496
70% SR : 15% LLR : 15% SO	20%	£16,239,517	£13,391,981	£13,236,496	£13,219,081	£12,824,307
70% SR : 15% LLR : 15% SO	25%	£13,851,357	£11,169,337	£11,014,183	£10,996,768	£10,601,817
70% SR : 15% LLR : 15% SO	30%	£11,446,954	£8,930,618	£8,775,733	£8,758,317	£8,361,509
70% SR : 15% LLR : 15% SO	35%	£9,026,310	£6,663,768	£6,506,903	£6,489,239	£6,087,845
70% SR : 15% LLR : 15% SO	40%	£6,587,082	£4,374,105	£4,217,386	£4,199,722	£3,797,654
70% SR : 15% LLR : 15% SO	45%	£4,112,780	£2,068,142	£1,911,506	£1,893,844	£1,490,935
70% SR : 15% LLR : 15% SO	50%	£1,622,006	£-254,122	£-410,734	£-428,587	£-832,310

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,798,146	£23,290,197	£23,132,749	£23,115,333	£22,719,643
70% SR : 15% LLR : 15% SO	5%	£24,474,950	£21,131,856	£20,974,996	£20,957,580	£20,562,363
70% SR : 15% LLR : 15% SO	10%	£22,135,512	£18,957,439	£18,801,101	£18,783,685	£18,388,779
70% SR : 15% LLR : 15% SO	15%	£19,779,833	£16,766,945	£16,611,066	£16,593,650	£16,198,891
70% SR : 15% LLR : 15% SO	20%	£17,407,913	£14,560,376	£14,404,891	£14,387,476	£13,992,702
70% SR : 15% LLR : 15% SO	25%	£15,019,752	£12,337,732	£12,182,578	£12,165,163	£11,770,212
70% SR : 15% LLR : 15% SO	30%	£12,615,349	£10,099,013	£9,944,128	£9,926,712	£9,529,904
70% SR : 15% LLR : 15% SO	35%	£10,194,705	£7,832,164	£7,675,298	£7,657,635	£7,256,240
70% SR : 15% LLR : 15% SO	40%	£7,755,477	£5,542,500	£5,385,781	£5,368,117	£4,966,049
70% SR : 15% LLR : 15% SO	45%	£5,281,175	£3,236,537	£3,079,901	£3,062,239	£2,659,330
70% SR : 15% LLR : 15% SO	50%	£2,790,401	£914,273	£757,661	£739,998	£336,085

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,682,590	£24,174,641	£24,017,194	£23,999,777	£23,604,087
70% SR : 15% LLR : 15% SO	5%	£25,359,394	£22,016,300	£21,859,440	£21,842,024	£21,446,807
70% SR : 15% LLR : 15% SO	10%	£23,019,956	£19,841,883	£19,685,546	£19,668,129	£19,273,223
70% SR : 15% LLR : 15% SO	15%	£20,664,278	£17,651,389	£17,495,511	£17,478,094	£17,083,336
70% SR : 15% LLR : 15% SO	20%	£18,292,357	£15,444,821	£15,289,336	£15,271,920	£14,877,147
70% SR : 15% LLR : 15% SO	25%	£15,904,196	£13,222,176	£13,067,023	£13,049,607	£12,654,657
70% SR : 15% LLR : 15% SO	30%	£13,499,794	£10,983,457	£10,828,572	£10,811,157	£10,414,348
70% SR : 15% LLR : 15% SO	35%	£11,079,149	£8,716,608	£8,559,742	£8,542,079	£8,140,685
70% SR : 15% LLR : 15% SO	40%	£8,639,922	£6,426,944	£6,270,225	£6,252,562	£5,850,494
70% SR : 15% LLR : 15% SO	45%	£6,165,619	£4,120,981	£3,964,346	£3,946,684	£3,543,775
70% SR : 15% LLR : 15% SO	50%	£3,674,845	£1,788,717	£1,642,105	£1,624,442	£1,220,529

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£600 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,845,918	£21,419,379	£21,261,930	£21,244,515	£20,848,825
70% SR : 15% LLR : 15% SO	5%	£22,777,152	£19,511,708	£19,354,848	£19,337,432	£18,942,215
70% SR : 15% LLR : 15% SO	10%	£20,692,145	£17,587,961	£17,431,624	£17,414,207	£17,019,301
70% SR : 15% LLR : 15% SO	15%	£18,590,897	£15,648,138	£15,492,259	£15,474,843	£15,080,085
70% SR : 15% LLR : 15% SO	20%	£16,473,407	£13,689,013	£13,531,328	£13,513,665	£13,113,306
70% SR : 15% LLR : 15% SO	25%	£14,339,676	£11,701,445	£11,544,097	£11,526,435	£11,125,894
70% SR : 15% LLR : 15% SO	30%	£12,187,252	£9,697,576	£9,540,500	£9,522,838	£9,121,953
70% SR : 15% LLR : 15% SO	35%	£10,002,881	£7,677,405	£7,520,538	£7,502,876	£7,101,482
70% SR : 15% LLR : 15% SO	40%	£7,802,040	£5,640,933	£5,484,213	£5,466,551	£5,064,482
70% SR : 15% LLR : 15% SO	45%	£5,584,726	£3,588,161	£3,431,526	£3,413,864	£3,010,956
70% SR : 15% LLR : 15% SO	50%	£3,350,942	£1,519,089	£1,362,477	£1,344,814	£940,902

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,665,671	£13,238,132	£13,081,684	£13,064,268	£12,668,578
70% SR : 15% LLR : 15% SO	5%	£14,596,905	£11,331,461	£11,174,601	£11,157,185	£10,761,969
70% SR : 15% LLR : 15% SO	10%	£12,511,898	£9,407,714	£9,251,377	£9,233,960	£8,839,054
70% SR : 15% LLR : 15% SO	15%	£10,410,650	£7,467,891	£7,312,012	£7,294,596	£6,899,838
70% SR : 15% LLR : 15% SO	20%	£8,293,160	£5,508,766	£5,353,081	£5,335,418	£4,933,059
70% SR : 15% LLR : 15% SO	25%	£6,159,429	£3,521,198	£3,363,850	£3,346,188	£2,945,647
70% SR : 15% LLR : 15% SO	30%	£4,007,005	£1,517,329	£1,360,253	£1,342,591	£941,706
70% SR : 15% LLR : 15% SO	35%	£1,822,634	£-502,842	£-659,709	£-677,371	£-1,078,765
70% SR : 15% LLR : 15% SO	40%	£-378,207	£-2,539,313	£-2,696,034	£-2,713,696	£-3,115,765
70% SR : 15% LLR : 15% SO	45%	£-2,595,521	£-4,592,086	£-4,748,721	£-4,766,383	£-5,169,291
70% SR : 15% LLR : 15% SO	50%	£-4,829,305	£-6,661,158	£-6,817,770	£-6,835,433	£-7,239,345

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,120,979	£16,694,440	£16,536,992	£16,519,577	£16,123,887
70% SR : 15% LLR : 15% SO	5%	£18,052,214	£14,786,770	£14,629,910	£14,612,493	£14,217,277
70% SR : 15% LLR : 15% SO	10%	£15,967,207	£12,863,023	£12,706,686	£12,689,269	£12,294,363
70% SR : 15% LLR : 15% SO	15%	£13,865,958	£10,923,200	£10,767,320	£10,749,905	£10,355,146
70% SR : 15% LLR : 15% SO	20%	£11,748,469	£8,964,075	£8,806,390	£8,788,727	£8,388,368
70% SR : 15% LLR : 15% SO	25%	£9,614,738	£6,976,507	£6,819,159	£6,801,496	£6,400,956
70% SR : 15% LLR : 15% SO	30%	£7,462,314	£4,972,638	£4,815,561	£4,797,899	£4,397,015
70% SR : 15% LLR : 15% SO	35%	£5,277,943	£2,952,467	£2,795,600	£2,777,938	£2,376,543
70% SR : 15% LLR : 15% SO	40%	£3,077,101	£915,995	£759,275	£741,613	£339,544
70% SR : 15% LLR : 15% SO	45%	£859,785	£-1,136,777	£-1,293,413	£-1,311,075	£-1,719,983
70% SR : 15% LLR : 15% SO	50%	£-1,373,996	£-3,205,849	£-3,362,461	£-3,380,124	£-3,794,036

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,289,374	£17,862,835	£17,705,387	£17,687,972	£17,292,282
70% SR : 15% LLR : 15% SO	5%	£19,220,609	£15,955,165	£15,798,305	£15,780,888	£15,385,672
70% SR : 15% LLR : 15% SO	10%	£17,135,602	£14,031,418	£13,875,081	£13,857,664	£13,462,758
70% SR : 15% LLR : 15% SO	15%	£15,034,353	£12,091,595	£11,935,715	£11,918,300	£11,523,541
70% SR : 15% LLR : 15% SO	20%	£12,916,864	£10,132,470	£9,974,785	£9,957,122	£9,566,763
70% SR : 15% LLR : 15% SO	25%	£10,783,133	£8,144,902	£7,987,554	£7,969,892	£7,569,351
70% SR : 15% LLR : 15% SO	30%	£8,630,709	£6,141,033	£5,983,957	£5,966,294	£5,565,410
70% SR : 15% LLR : 15% SO	35%	£6,446,338	£4,120,862	£3,963,995	£3,946,333	£3,544,938
70% SR : 15% LLR : 15% SO	40%	£4,245,496	£2,084,390	£1,927,670	£1,910,008	£1,507,939
70% SR : 15% LLR : 15% SO	45%	£2,028,163	£31,618	£-125,017	£-142,690	£-345,388
70% SR : 15% LLR : 15% SO	50%	£-205,604	£-2,037,454	£-2,194,056	£-2,211,729	£-2,615,641

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,173,819	£18,747,280	£18,589,832	£18,572,416	£18,176,726
70% SR : 15% LLR : 15% SO	5%	£20,105,053	£16,839,610	£16,682,750	£16,665,333	£16,270,117
70% SR : 15% LLR : 15% SO	10%	£18,020,046	£14,915,863	£14,759,525	£14,742,109	£14,347,202
70% SR : 15% LLR : 15% SO	15%	£15,918,798	£12,976,039	£12,820,160	£12,802,744	£12,407,986
70% SR : 15% LLR : 15% SO	20%	£13,801,308	£11,016,914	£10,859,230	£10,841,566	£10,441,207
70% SR : 15% LLR : 15% SO	25%	£11,667,578	£9,029,346	£8,871,998	£8,854,336	£8,453,796
70% SR : 15% LLR : 15% SO	30%	£9,515,153	£7,025,478	£6,868,401	£6,850,739	£6,449,854
70% SR : 15% LLR : 15% SO	35%	£7,330,782	£5,005,306	£4,848,439	£4,830,777	£4,429,383
70% SR : 15% LLR : 15% SO	40%	£5,129,941	£2,968,835	£2,812,114	£2,794,452	£2,392,383
70% SR : 15% LLR : 15% SO	45%	£2,912,627	£916,063	£759,427	£741,765	£338,857
70% SR : 15% LLR : 15% SO	50%	£678,843	£-1,153,010	£-1,309,622	£-1,327,285	£-1,791,196

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£550 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,337,145	£15,992,016	£15,832,932	£15,815,269	£15,413,980
70% SR : 15% LLR : 15% SO	5%	£17,513,005	£14,313,648	£14,154,567	£14,136,905	£13,736,096
70% SR : 15% LLR : 15% SO	10%	£15,672,623	£12,618,383	£12,459,833	£12,442,171	£12,041,677
70% SR : 15% LLR : 15% SO	15%	£13,815,999	£10,906,817	£10,748,731	£10,731,068	£10,330,724
70% SR : 15% LLR : 15% SO	20%	£11,928,863	£9,178,946	£9,021,260	£9,003,598	£8,603,239
70% SR : 15% LLR : 15% SO	25%	£10,024,479	£7,434,773	£7,277,424	£7,259,762	£6,859,222
70% SR : 15% LLR : 15% SO	30%	£8,103,624	£5,674,297	£5,517,221	£5,499,559	£5,088,676
70% SR : 15% LLR : 15% SO	35%	£6,166,298	£3,897,521	£3,740,654	£3,722,991	£3,321,598
70% SR : 15% LLR : 15% SO	40%	£4,212,502	£2,104,443	£1,947,723	£1,930,061	£1,527,993
70% SR : 15% LLR : 15% SO	45%	£2,242,234	£289,895	£131,044	£113,131	£-299,660
70% SR : 15% LLR : 15% SO	50%	£250,487	£-1,582,854	£-1,743,930	£-1,762,096	£-2,177,521

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,156,898	£7,811,770	£7,652,685	£7,635,022	£7,233,733
70% SR : 15% LLR : 15% SO	5%	£9,332,758	£6,133,401	£5,974,320	£5,956,658	£5,555,849
70% SR : 15% LLR : 15% SO	10%	£7,492,376	£4,438,137	£4,279,586	£4,261,924	£3,861,430
70% SR : 15% LLR : 15% SO	15%	£5,635,752	£2,726,570	£2,568,484	£2,550,821	£2,150,477
70% SR : 15% LLR : 15% SO	20%	£3,748,616	£998,699	£841,013	£823,351	£422,992
70% SR : 15% LLR : 15% SO	25%	£1,844,232	£-745,474	£-902,823	£-920,485	£-1,321,025
70% SR : 15% LLR : 15% SO	30%	£-76,823	£-2,505,950	£-2,663,026	£-2,680,688	£-3,081,572
70% SR : 15% LLR : 15% SO	35%	£-2,013,949	£-4,282,726	£-4,439,593	£-4,457,256	£-4,858,649
70% SR : 15% LLR : 15% SO	40%	£-3,967,745	£-6,075,804	£-6,232,524	£-6,250,186	£-6,652,254
70% SR : 15% LLR : 15% SO	45%	£-5,935,013	£-7,890,351	£-8,049,203	£-8,067,116	£-8,479,907
70% SR : 15% LLR : 15% SO	50%	£-7,929,769	£-9,763,101	£-9,924,177	£-9,942,343	£-10,357,768

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,612,207	£11,267,078	£11,107,994	£11,090,331	£10,689,042
70% SR : 15% LLR : 15% SO	5%	£12,788,066	£9,588,710	£9,429,629	£9,411,967	£9,011,158
70% SR : 15% LLR : 15% SO	10%	£10,947,684	£7,893,445	£7,734,895	£7,717,233	£7,316,739
70% SR : 15% LLR : 15% SO	15%	£9,091,061	£6,181,878	£6,023,793	£6,006,130	£5,605,786
70% SR : 15% LLR : 15% SO	20%	£7,203,925	£4,454,008	£4,296,322	£4,278,660	£3,878,301
70% SR : 15% LLR : 15% SO	25%	£5,299,541	£2,709,834	£2,552,485	£2,534,823	£2,134,284
70% SR : 15% LLR : 15% SO	30%	£3,378,686	£949,359	£792,283	£774,621	£373,736
70% SR : 15% LLR : 15% SO	35%	£1,441,360	£-827,417	£-984,284	£-1,001,947	£-1,403,340
70% SR : 15% LLR : 15% SO	40%	£-512,437	£-2,620,495	£-2,777,215	£-2,794,877	£-3,196,946
70% SR : 15% LLR : 15% SO	45%	£-2,462,704	£-4,435,043	£-4,593,895	£-4,611,807	£-5,024,598
70% SR : 15% LLR : 15% SO	50%	£-4,474,452	£-6,307,793	£-6,468,868	£-6,487,034	£-6,902,459

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,780,602	£12,435,473	£12,276,389	£12,258,726	£11,857,437
70% SR : 15% LLR : 15% SO	5%	£13,956,461	£10,757,105	£10,598,024	£10,580,362	£10,179,553
70% SR : 15% LLR : 15% SO	10%	£12,116,079	£9,061,840	£8,903,290	£8,885,628	£8,485,134
70% SR : 15% LLR : 15% SO	15%	£10,259,456	£7,350,273	£7,192,188	£7,174,525	£6,774,181
70% SR : 15% LLR : 15% SO	20%	£8,372,320	£5,622,403	£5,464,717	£5,447,055	£5,046,696
70% SR : 15% LLR : 15% SO	25%	£6,467,936	£3,878,230	£3,720,880	£3,703,218	£3,302,679
70% SR : 15% LLR : 15% SO	30%	£4,547,081	£2,117,754	£1,960,678	£1,943,016	£1,542,132
70% SR : 15% LLR : 15% SO	35%	£2,609,755	£340,978	£184,111	£166,448	£-234,945
70% SR : 15% LLR : 15% SO	40%	£655,958	£-1,452,100	£-1,608,820	£-1,626,482	£-2,026,551
70% SR : 15% LLR : 15% SO	45%	£-1,314,399	£-3,266,648	£-3,425,500	£-3,443,412	£-3,856,203
70% SR : 15% LLR : 15% SO	50%	£-3,306,067	£-5,139,397	£-5,300,473	£-5,318,639	£-5,734,064

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,665,047	£13,319,918	£13,160,833	£13,143,170	£12,741,881
70% SR : 15% LLR : 15% SO	5%	£14,840,906	£11,641,549	£11,482,469	£11,464,806	£11,063,997
70% SR : 15% LLR : 15% SO	10%	£13,000,524	£9,946,285	£9,787,735	£9,770,073	£9,369,578
70% SR : 15% LLR : 15% SO	15%	£11,143,901	£8,234,718	£8,076,633	£8,058,970	£7,658,625
70% SR : 15% LLR : 15% SO	20%	£9,256,764	£6,506,847	£6,349,162	£6,331,500	£5,931,140
70% SR : 15% LLR : 15% SO	25%	£7,352,380	£4,762,674	£4,605,325	£4,587,663	£4,187,123
70% SR : 15% LLR : 15% SO	30%	£5,431,525	£3,002,198	£2,845,122	£2,827,460	£2,426,576
70% SR : 15% LLR : 15% SO	35%	£3,494,200	£1,225,422	£1,068,555	£1,050,892	£649,499
70% SR : 15% LLR : 15% SO	40%	£1,540,403	£-567,655	£-724,376	£-742,038	£-1,144,106
70% SR : 15% LLR : 15% SO	45%	£-429,869	£-2,362,203	£-2,541,055	£-2,559,967	£-2,971,758
70% SR : 15% LLR : 15% SO	50%	£-2,421,612	£-4,254,953	£-4,416,028	£-4,434,195	£-4,849,620

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£500 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,815,788	£10,625,022	£10,465,346	£10,447,684	£10,046,394
70% SR : 15% LLR : 15% SO	5%	£12,210,707	£9,170,229	£9,011,148	£8,993,486	£8,592,677
70% SR : 15% LLR : 15% SO	10%	£10,589,155	£7,699,130	£7,540,580	£7,522,918	£7,122,423
70% SR : 15% LLR : 15% SO	15%	£8,951,132	£6,211,729	£6,053,644	£6,035,982	£5,635,636
70% SR : 15% LLR : 15% SO	20%	£7,296,638	£4,708,024	£4,550,339	£4,532,677	£4,132,317
70% SR : 15% LLR : 15% SO	25%	£5,625,672	£3,188,017	£3,030,668	£3,013,006	£2,612,467
70% SR : 15% LLR : 15% SO	30%	£3,938,237	£1,651,708	£1,494,632	£1,476,969	£1,076,085
70% SR : 15% LLR : 15% SO	35%	£2,234,329	£9,459	£8,599	£8,599	£8,599
70% SR : 15% LLR : 15% SO	40%	£511,816	£-1,521,107	£-1,682,294	£-1,700,459	£-2,113,988
70% SR : 15% LLR : 15% SO	45%	£-1,266,499	£-3,150,717	£-3,311,816	£-3,329,983	£-3,744,374
70% SR : 15% LLR : 15% SO	50%	£-3,068,999	£-4,797,092	£-4,958,167	£-4,976,334	£-5,391,759

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,635,541	£2,444,775	£2,285,099	£2,267,437	£1,866,147
70% SR : 15% LLR : 15% SO	5%	£4,030,460	£989,982	£830,901	£813,239	£412,430
70% SR : 15% LLR : 15% SO	10%	£2,408,908	£-481,116	£-639,667	£-657,329	£-1,057,824
70% SR : 15% LLR : 15% SO	15%	£770,885	£-1,968,518	£-2,126,603	£-2,144,265	£-2,544,610
70% SR : 15% LLR : 15% SO	20%	£-883,609	£-3,472,223	£-3,629,908	£-3,647,570	£-4,047,930
70% SR : 15% LLR : 15% SO	25%	£-2,554,574	£-4,992,230	£-5,149,579	£-5,167,241	£-5,567,780
70% SR : 15% LLR : 15% SO	30%	£-4,242,010	£-6,528,539	£-6,685,615	£-6,703,278	£-7,104,162
70% SR : 15% LLR : 15% SO	35%	£-5,945,918	£-8,069,788	£-8,249,846	£-8,268,012	£-8,690,847
70% SR : 15% LLR : 15% SO	40%	£-7,668,431	£-9,701,353	£-9,862,541	£-9,880,706	£-10,294,235
70% SR : 15% LLR : 15% SO	45%	£-9,446,746	£-11,330,963	£-11,492,063	£-11,510,229	£-11,924,621
70% SR : 15% LLR : 15% SO	50%	£-11,249,246	£-12,977,399	£-13,138,414	£-13,156,581	£-13,572,006

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,090,849	£5,900,083	£5,740,408	£5,722,746	£5,321,456
70% SR : 15% LLR : 15% SO	5%	£7,485,769	£4,445,290	£4,286,210	£4,268,547	£3,867,738
70% SR : 15% LLR : 15% SO	10%	£5,864,217	£2,974,192	£2,815,642	£2,797,980	£2,397,485
70% SR : 15% LLR : 15% SO	15%	£4,226,194	£1,486,791	£1,328,706	£1,311,044	£910,698
70% SR : 15% LLR : 15% SO	20%	£2,571,699	£-16,914	£-174,599	£-192,261	£-592,621
70% SR : 15% LLR : 15% SO	25%	£900,734	£-1,536,921	£-1,694,270	£-1,711,932	£-2,112,472
70% SR : 15% LLR : 15% SO	30%	£-786,702	£-3,073,230	£-3,230,306	£-3,247,969	£-3,648,854
70% SR : 15% LLR : 15% SO	35%	£-2,490,609	£-4,634,479	£-4,794,537	£-4,812,703	£-5,225,538
70% SR : 15% LLR : 15% SO	40%	£-4,213,122	£-6,246,045	£-6,407,232	£-6,425,397	£-6,838,926
70% SR : 15% LLR : 15% SO	45%	£-5,991,437	£-7,875,655	£-8,036,755	£-8,054,921	£-8,469,312
70% SR : 15% LLR : 15% SO	50%	£-7,793,937	£-9,522,030	£-9,683,106	£-9,701,272	£-10,116,697

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,259,244	£7,068,478	£6,908,803	£6,891,141	£6,489,851
70% SR : 15% LLR : 15% SO	5%	£8,654,164	£5,613,685	£5,454,605	£5,436,943	£5,036,134
70% SR : 15% LLR : 15% SO	10%	£7,032,612	£4,142,587	£3,984,037	£3,966,375	£3,565,880
70% SR : 15% LLR : 15% SO	15%	£5,394,589	£2,655,186	£2,497,101	£2,479,439	£2,079,093
70% SR : 15% LLR : 15% SO	20%	£3,740,094	£1,151,481	£993,796	£976,134	£575,774
70% SR : 15% LLR : 15% SO	25%	£2,069,129	£-368,526	£-525,875	£-543,537	£-944,077
70% SR : 15% LLR : 15% SO	30%	£381,693	£-1,904,835	£-2,061,911	£-2,079,574	£-2,480,459
70% SR : 15% LLR : 15% SO	35%	£-1,322,214	£-3,466,084	£-3,626,142	£-3,644,308	£-4,057,143
70% SR : 15% LLR : 15% SO	40%	£-3,044,727	£-5,077,650	£-5,238,437	£-5,257,002	£-5,670,531
70% SR : 15% LLR : 15% SO	45%	£-4,823,042	£-6,707,260	£-6,868,360	£-6,886,526	£-7,300,917
70% SR : 15% LLR : 15% SO	50%	£-6,628,542	£-8,353,635	£-8,514,711	£-8,532,877	£-8,948,302

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,143,689	£7,952,923	£7,793,247	£7,775,585	£7,374,295
70% SR : 15% LLR : 15% SO	5%	£9,538,608	£6,498,130	£6,339,049	£6,321,387	£5,920,578
70% SR : 15% LLR : 15% SO	10%	£7,917,056	£5,027,032	£4,868,482	£4,850,820	£4,450,324
70% SR : 15% LLR : 15% SO	15%	£6,279,033	£3,539,630	£3,381,545	£3,363,883	£2,963,538
70% SR : 15% LLR : 15% SO	20%	£4,624,539	£2,035,925	£1,878,241	£1,860,579	£1,460,218
70% SR : 15% LLR : 15% SO	25%	£2,953,574	£515,918	£358,569	£340,907	£-59,632
70% SR : 15% LLR : 15% SO	30%	£1,266,138	£-1,020,391	£-1,177,467	£-1,195,130	£-1,596,014
70% SR : 15% LLR : 15% SO	35%	£-437,770	£-2,581,640	£-2,741,698	£-2,759,864	£-3,172,698
70% SR : 15% LLR : 15% SO	40%	£-2,160,283	£-4,193,205	£-4,354,392	£-4,372,558	£-4,786,087
70% SR : 15% LLR : 15% SO	45%	£-3,938,598	£-5,822,815	£-5,983,915	£-6,002,081	£-6,416,473
70% SR : 15% LLR : 15% SO	50%	£-5,741,098	£-7,469,191	£-7,630,266	£-7,648,432	£-8,063,869

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£475 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,032,838	£7,883,199	£7,723,524	£7,705,862	£7,304,572
70% SR : 15% LLR : 15% SO	5%	£9,536,092	£6,535,139	£6,376,060	£6,358,397	£5,957,587
70% SR : 15% LLR : 15% SO	10%	£8,022,875	£5,170,775	£5,012,225	£4,994,563	£4,594,068
70% SR : 15% LLR : 15% SO	15%	£6,493,186	£3,790,108	£3,632,023	£3,614,360	£3,214,015
70% SR : 15% LLR : 15% SO	20%	£4,947,027	£2,393,136	£2,235,451	£2,217,789	£1,817,430
70% SR : 15% LLR : 15% SO	25%	£3,384,396	£979,863	£822,514	£804,852	£399,027
70% SR : 15% LLR : 15% SO	30%	£1,805,234	-£472,948	-£634,502	-£652,667	-£1,064,978
70% SR : 15% LLR : 15% SO	35%	£203,007	-£1,959,291	-£2,120,630	-£2,138,796	-£2,551,630
70% SR : 15% LLR : 15% SO	40%	-£1,451,355	-£3,462,400	-£3,623,587	-£3,641,754	-£4,055,282
70% SR : 15% LLR : 15% SO	45%	-£3,125,531	-£4,982,274	-£5,143,374	-£5,161,540	-£5,575,332
70% SR : 15% LLR : 15% SO	50%	-£4,816,647	-£6,518,912	-£6,679,989	-£6,698,154	-£7,113,579

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,852,591	-£297,045	-£456,723	-£474,385	-£875,675
70% SR : 15% LLR : 15% SO	5%	£1,355,845	-£1,645,108	-£1,804,187	-£1,821,849	-£2,222,659
70% SR : 15% LLR : 15% SO	10%	-£157,372	-£3,009,472	-£3,168,022	-£3,185,684	-£3,586,179
70% SR : 15% LLR : 15% SO	15%	-£1,687,061	-£4,390,139	-£4,548,224	-£4,565,887	-£4,966,232
70% SR : 15% LLR : 15% SO	20%	-£3,233,220	-£5,787,111	-£5,944,796	-£5,962,458	-£6,362,817
70% SR : 15% LLR : 15% SO	25%	-£4,795,851	-£7,200,384	-£7,357,733	-£7,375,395	-£7,781,220
70% SR : 15% LLR : 15% SO	30%	-£6,374,953	-£8,653,195	-£8,814,749	-£8,832,914	-£9,245,225
70% SR : 15% LLR : 15% SO	35%	-£7,977,240	-£10,139,538	-£10,300,876	-£10,319,043	-£10,731,877
70% SR : 15% LLR : 15% SO	40%	-£9,631,602	-£11,642,647	-£11,803,834	-£11,822,000	-£12,235,529
70% SR : 15% LLR : 15% SO	45%	-£11,305,777	-£13,162,521	-£13,323,621	-£13,341,787	-£13,756,179
70% SR : 15% LLR : 15% SO	50%	-£12,996,894	-£14,699,159	-£14,860,236	-£14,878,401	-£15,293,826

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,307,900	£3,158,261	£2,998,585	£2,980,923	£2,579,634
70% SR : 15% LLR : 15% SO	5%	£4,811,154	£1,810,201	£1,651,121	£1,633,459	£1,232,649
70% SR : 15% LLR : 15% SO	10%	£3,297,936	£445,837	£287,287	£269,625	-£130,870
70% SR : 15% LLR : 15% SO	15%	£1,768,248	-£934,830	-£1,092,916	-£1,110,579	-£1,510,923
70% SR : 15% LLR : 15% SO	20%	£222,088	-£2,331,802	-£2,489,487	-£2,507,149	-£2,907,509
70% SR : 15% LLR : 15% SO	25%	-£1,340,542	-£3,745,075	-£3,902,424	-£3,920,086	-£4,325,911
70% SR : 15% LLR : 15% SO	30%	-£2,919,644	-£5,197,887	-£5,359,440	-£5,377,605	-£5,789,916
70% SR : 15% LLR : 15% SO	35%	-£4,521,931	-£6,684,230	-£6,845,568	-£6,863,734	-£7,276,569
70% SR : 15% LLR : 15% SO	40%	-£6,176,293	-£8,187,338	-£8,348,526	-£8,366,692	-£8,780,220
70% SR : 15% LLR : 15% SO	45%	-£7,850,469	-£9,707,212	-£9,868,312	-£9,886,478	-£10,300,870
70% SR : 15% LLR : 15% SO	50%	-£9,541,585	-£11,243,851	-£11,404,927	-£11,423,092	-£11,838,516

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,476,295	£4,326,656	£4,166,980	£4,149,318	£3,748,029
70% SR : 15% LLR : 15% SO	5%	£5,979,549	£2,978,596	£2,819,516	£2,801,854	£2,401,044
70% SR : 15% LLR : 15% SO	10%	£4,466,331	£1,614,232	£1,455,682	£1,438,020	£1,037,525
70% SR : 15% LLR : 15% SO	15%	£2,936,643	£233,565	£75,479	£57,816	-£342,528
70% SR : 15% LLR : 15% SO	20%	£1,390,463	-£1,163,407	-£1,321,092	-£1,338,754	-£1,739,114
70% SR : 15% LLR : 15% SO	25%	-£172,147	-£2,576,680	-£2,734,029	-£2,751,691	-£3,157,516
70% SR : 15% LLR : 15% SO	30%	-£1,751,249	-£4,029,491	-£4,191,045	-£4,209,210	-£4,621,521
70% SR : 15% LLR : 15% SO	35%	-£3,353,536	-£5,515,835	-£5,677,173	-£5,695,339	-£6,108,174
70% SR : 15% LLR : 15% SO	40%	-£5,007,898	-£7,018,943	-£7,180,131	-£7,198,297	-£7,611,825
70% SR : 15% LLR : 15% SO	45%	-£6,682,074	-£8,538,817	-£8,699,917	-£8,718,083	-£9,132,475
70% SR : 15% LLR : 15% SO	50%	-£8,373,190	-£10,075,456	-£10,236,532	-£10,254,697	-£10,670,122

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,360,739	£5,211,101	£5,051,425	£5,033,763	£4,632,473
70% SR : 15% LLR : 15% SO	5%	£6,863,994	£3,863,040	£3,703,961	£3,686,299	£3,285,489
70% SR : 15% LLR : 15% SO	10%	£5,350,776	£2,498,676	£2,340,126	£2,322,464	£1,921,969
70% SR : 15% LLR : 15% SO	15%	£3,821,087	£1,118,009	£959,924	£942,261	£541,916
70% SR : 15% LLR : 15% SO	20%	£2,274,928	-£278,963	-£436,648	-£454,310	-£854,669
70% SR : 15% LLR : 15% SO	25%	£712,298	-£1,692,236	-£1,849,585	-£1,867,247	-£2,273,072
70% SR : 15% LLR : 15% SO	30%	-£866,805	-£3,145,047	-£3,306,600	-£3,324,766	-£3,737,077
70% SR : 15% LLR : 15% SO	35%	-£2,469,091	-£4,631,390	-£4,792,728	-£4,810,895	-£5,223,729
70% SR : 15% LLR : 15% SO	40%	-£4,123,453	-£6,134,499	-£6,295,686	-£6,313,852	-£6,727,380
70% SR : 15% LLR : 15% SO	45%	-£5,797,629	-£7,654,373	-£7,815,473	-£7,833,639	-£8,248,030
70% SR : 15% LLR : 15% SO	50%	-£7,498,746	-£9,191,011	-£9,352,088	-£9,370,253	-£9,786,678

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£675 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£59,496,225	£53,507,808	£52,845,067	£52,815,533	£52,133,989
70% SR : 15% LLR : 15% SO	5%	£54,772,870	£49,063,715	£48,408,914	£48,379,380	£47,695,068
70% SR : 15% LLR : 15% SO	10%	£50,045,604	£44,619,515	£43,972,505	£43,942,971	£43,255,891
70% SR : 15% LLR : 15% SO	15%	£45,318,292	£40,175,211	£39,535,845	£39,506,309	£38,816,464
70% SR : 15% LLR : 15% SO	20%	£40,590,934	£35,730,805	£35,098,939	£35,069,405	£34,376,791
70% SR : 15% LLR : 15% SO	25%	£35,863,530	£31,286,300	£30,660,460	£30,630,508	£29,925,286
70% SR : 15% LLR : 15% SO	30%	£31,136,079	£26,841,814	£26,199,307	£26,159,355	£25,451,326
70% SR : 15% LLR : 15% SO	35%	£26,399,430	£22,397,300	£21,717,923	£21,687,971	£20,977,136
70% SR : 15% LLR : 15% SO	40%	£21,634,438	£17,858,048	£17,246,314	£17,216,363	£16,502,721
70% SR : 15% LLR : 15% SO	45%	£16,869,398	£13,379,271	£12,771,042	£12,740,666	£12,014,080
70% SR : 15% LLR : 15% SO	50%	£12,104,313	£8,858,880	£8,252,462	£8,222,086	£7,492,653

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£36,305,225	£30,316,808	£29,654,067	£29,624,533	£28,942,989
70% SR : 15% LLR : 15% SO	5%	£31,581,870	£25,872,715	£25,217,914	£25,188,380	£24,504,068
70% SR : 15% LLR : 15% SO	10%	£26,854,604	£21,428,515	£20,781,505	£20,751,971	£20,064,891
70% SR : 15% LLR : 15% SO	15%	£22,127,292	£16,984,211	£16,344,845	£16,315,309	£15,625,464
70% SR : 15% LLR : 15% SO	20%	£17,399,934	£12,539,805	£11,907,939	£11,878,405	£11,185,791
70% SR : 15% LLR : 15% SO	25%	£12,672,530	£8,095,300	£7,469,460	£7,439,508	£6,734,286
70% SR : 15% LLR : 15% SO	30%	£7,945,079	£3,624,314	£2,998,307	£2,968,355	£2,260,326
70% SR : 15% LLR : 15% SO	35%	£3,208,430	£-854,270	£-1,473,077	£-1,503,029	£-213,864
70% SR : 15% LLR : 15% SO	40%	£-1,556,562	£-5,332,852	£-5,944,686	£-5,974,637	£-6,688,279
70% SR : 15% LLR : 15% SO	45%	£-6,321,602	£-9,811,729	£-10,419,958	£-10,450,334	£-11,176,920
70% SR : 15% LLR : 15% SO	50%	£-11,096,687	£-14,332,120	£-14,938,538	£-14,968,914	£-15,698,347

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£46,101,025	£40,112,608	£39,449,867	£39,420,333	£38,738,789
70% SR : 15% LLR : 15% SO	5%	£41,377,670	£35,668,515	£35,013,714	£34,984,180	£34,299,868
70% SR : 15% LLR : 15% SO	10%	£36,650,404	£31,224,315	£30,577,305	£30,547,771	£29,860,691
70% SR : 15% LLR : 15% SO	15%	£31,923,092	£26,780,111	£26,140,645	£26,111,109	£25,421,264
70% SR : 15% LLR : 15% SO	20%	£27,195,734	£22,335,605	£21,703,739	£21,674,205	£20,981,591
70% SR : 15% LLR : 15% SO	25%	£22,468,330	£17,891,100	£17,265,260	£17,235,308	£16,530,086
70% SR : 15% LLR : 15% SO	30%	£17,740,879	£13,420,114	£12,794,107	£12,764,155	£12,056,126
70% SR : 15% LLR : 15% SO	35%	£13,004,230	£8,941,530	£8,322,723	£8,292,771	£7,581,936
70% SR : 15% LLR : 15% SO	40%	£8,239,238	£4,462,848	£3,851,114	£3,821,163	£3,107,521
70% SR : 15% LLR : 15% SO	45%	£3,474,198	£-115,929	£-624,158	£-654,534	£-1,381,120
70% SR : 15% LLR : 15% SO	50%	£-1,290,687	£-4,536,320	£-5,142,738	£-5,173,114	£-5,902,547

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£49,413,425	£43,425,008	£42,762,267	£42,732,733	£42,051,189
70% SR : 15% LLR : 15% SO	5%	£44,690,070	£38,980,915	£38,326,114	£38,296,580	£37,612,268
70% SR : 15% LLR : 15% SO	10%	£39,962,804	£34,536,715	£33,889,705	£33,860,171	£33,173,091
70% SR : 15% LLR : 15% SO	15%	£35,235,492	£30,092,411	£29,453,045	£29,423,509	£28,733,664
70% SR : 15% LLR : 15% SO	20%	£30,508,134	£25,648,005	£25,016,139	£24,986,605	£24,293,991
70% SR : 15% LLR : 15% SO	25%	£25,780,730	£21,203,500	£20,577,660	£20,547,708	£19,842,486
70% SR : 15% LLR : 15% SO	30%	£21,053,279	£16,732,514	£16,106,507	£16,076,555	£15,368,526
70% SR : 15% LLR : 15% SO	35%	£16,316,630	£12,253,930	£11,635,123	£11,605,171	£10,894,336
70% SR : 15% LLR : 15% SO	40%	£11,551,638	£7,775,248	£7,163,514	£7,133,563	£6,419,921
70% SR : 15% LLR : 15% SO	45%	£6,786,598	£3,296,471	£2,688,242	£2,657,866	£1,931,280
70% SR : 15% LLR : 15% SO	50%	£2,021,513	£-1,229,920	£-1,830,336	£-1,860,714	£-2,590,147

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£51,920,825	£45,932,408	£45,269,667	£45,240,133	£44,558,589
70% SR : 15% LLR : 15% SO	5%	£47,197,470	£41,488,315	£40,833,514	£40,803,980	£40,119,668
70% SR : 15% LLR : 15% SO	10%	£42,470,204	£37,044,115	£36,397,105	£36,367,571	£35,680,491
70% SR : 15% LLR : 15% SO	15%	£37,742,892	£32,599,811	£31,960,445	£31,930,909	£31,241,064
70% SR : 15% LLR : 15% SO	20%	£33,015,534	£28,155,405	£27,523,539	£27,494,005	£26,801,391
70% SR : 15% LLR : 15% SO	25%	£28,288,130	£23,710,900	£23,085,060	£23,055,108	£22,349,886
70% SR : 15% LLR : 15% SO	30%	£23,560,679	£19,239,914	£18,613,907	£18,583,955	£17,875,926
70% SR : 15% LLR : 15% SO	35%	£18,824,030	£14,761,330	£14,142,523	£14,112,571	£13,401,736
70% SR : 15% LLR : 15% SO	40%	£14,059,038	£10,282,648	£9,670,914	£9,640,963	£8,927,321
70% SR : 15% LLR : 15% SO	45%	£9,293,998	£5,803,871	£5,195,642	£5,165,286	£4,438,680
70% SR : 15% LLR : 15% SO	50%	£4,528,913	£1,283,480	£677,062	£646,686	£-182,747

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£650 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£54,656,954	£48,736,246	£48,073,505	£48,043,971	£47,362,426
70% SR : 15% LLR : 15% SO	5%	£50,152,937	£44,512,056	£43,857,255	£43,827,721	£43,143,410
70% SR : 15% LLR : 15% SO	10%	£45,648,873	£40,287,761	£39,640,750	£39,611,215	£38,924,137
70% SR : 15% LLR : 15% SO	15%	£41,144,764	£36,063,362	£35,423,994	£35,394,460	£34,704,613
70% SR : 15% LLR : 15% SO	20%	£36,640,609	£31,838,859	£31,201,551	£31,171,598	£30,469,184
70% SR : 15% LLR : 15% SO	25%	£32,136,407	£27,585,915	£26,952,575	£26,922,622	£26,217,400
70% SR : 15% LLR : 15% SO	30%	£27,628,143	£23,329,370	£22,703,363	£22,673,411	£21,965,383
70% SR : 15% LLR : 15% SO	35%	£23,086,468	£19,072,729	£18,453,921	£18,423,968	£17,713,133
70% SR : 15% LLR : 15% SO	40%	£18,546,746	£14,815,987	£14,204,253	£14,174,302	£13,457,622
70% SR : 15% LLR : 15% SO	45%	£14,006,977	£10,531,181	£9,917,838	£9,887,462	£9,160,875
70% SR : 15% LLR : 15% SO	50%	£9,437,447	£6,230,138	£5,623,719	£5,593,343	£4,863,910

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,465,954	£25,545,246	£24,882,505	£24,852,971	£24,171,426
70% SR : 15% LLR : 15% SO	5%	£26,961,937	£21,321,056	£20,666,255	£20,636,721	£19,952,410
70% SR : 15% LLR : 15% SO	10%	£22,457,873	£17,096,761	£16,449,750	£16,420,215	£15,733,137
70% SR : 15% LLR : 15% SO	15%	£17,953,764	£12,872,362	£12,232,994	£12,203,460	£11,513,613
70% SR : 15% LLR : 15% SO	20%	£13,449,609	£8,647,859	£8,010,551	£7,980,598	£7,278,184
70% SR : 15% LLR : 15% SO	25%	£8,945,407	£4,394,915	£3,761,575	£3,731,622	£3,026,400
70% SR : 15% LLR : 15% SO	30%	£4,435,143	£138,370	£-847,637	£-517,589	£-1,225,617
70% SR : 15% LLR : 15% SO	35%	£-104,532	£-4,118,272	£-4,737,079	£-4,767,032	£-5,477,867
70% SR : 15% LLR : 15% SO	40%	£-644,254	£-8,375,013	£-8,996,747	£-9,016,698	£-9,733,378
70% SR : 15% LLR : 15% SO	45%	£-9,164,023	£-12,659,819	£-13,273,162	£-13,303,538	£-14,030,125
70% SR : 15% LLR : 15% SO	50%	£-13,753,553	£-16,960,862	£-17,567,281	£-17,597,657	£-18,327,080

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,261,754	£35,341,046	£34,678,305	£34,648,771	£33,967,226
70% SR : 15% LLR : 15% SO	5%	£36,757,737	£31,116,856	£30,462,055	£30,432,521	£29,748,210
70% SR : 15% LLR : 15% SO	10%	£32,253,673	£26,892,561	£26,245,550	£26,216,015	£25,528,937
70% SR : 15% LLR : 15% SO	15%	£27,749,564	£22,668,162	£22,028,794	£21,999,260	£21,309,413
70% SR : 15% LLR : 15% SO	20%	£23,245,409	£18,443,659	£17,806,351	£17,776,398	£17,073,984
70% SR : 15% LLR : 15% SO	25%	£18,741,207	£14,190,715	£13,557,375	£13,527,422	£12,822,200
70% SR : 15% LLR : 15% SO	30%	£14,230,943	£9,934,170	£9,308,163	£9,278,211	£8,570,183
70% SR : 15% LLR : 15% SO	35%	£9,691,268	£5,677,528	£5,058,721	£5,028,768	£4,317,933
70% SR : 15% LLR : 15% SO	40%	£5,151,546	£1,420,787	£809,053	£779,102	£62,422
70% SR : 15% LLR : 15% SO	45%	£611,777	£-2,864,019	£-3,477,362	£-3,507,738	£-4,234,335
70% SR : 15% LLR : 15% SO	50%	£-3,857,753	£-7,165,062	£-7,771,481	£-7,801,857	£-8,531,280

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£44,574,154	£38,653,446	£37,990,705	£37,961,171	£37,279,626
70% SR : 15% LLR : 15% SO	5%	£40,070,137	£34,429,256	£33,774,455	£33,744,921	£33,060,610
70% SR : 15% LLR : 15% SO	10%	£35,566,073	£30,204,961	£29,557,950	£29,528,415	£28,841,337
70% SR : 15% LLR : 15% SO	15%	£31,061,964	£25,980,562	£25,341,194	£25,311,660	£24,621,813
70% SR : 15% LLR : 15% SO	20%	£26,557,809	£21,756,059	£21,118,751	£21,088,798	£20,386,384
70% SR : 15% LLR : 15% SO	25%	£22,053,607	£17,503,115	£16,869,775	£16,839,822	£16,134,600
70% SR : 15% LLR : 15% SO	30%	£17,543,343	£13,246,570	£12,620,563	£12,590,611	£11,882,583
70% SR : 15% LLR : 15% SO	35%	£13,003,668	£8,989,928	£8,371,121	£8,341,168	£7,630,333
70% SR : 15% LLR : 15% SO	40%	£8,463,946	£4,733,187	£4,121,453	£4,091,502	£3,374,822
70% SR : 15% LLR : 15% SO	45%	£3,924,177	£448,381	£-164,962	£-195,338	£-321,925
70% SR : 15% LLR : 15% SO	50%	£-645,352	£-3,652,862	£-4,459,061	£-4,489,457	£-5,218,890

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£47,081,554	£41,160,846	£40,498,105	£40,468,571	£39,787,026
70% SR : 15% LLR : 15% SO	5%	£42,577,537	£36,936,656	£36,274,855	£36,245,321	£35,568,010
70% SR : 15% LLR : 15% SO	10%	£38,073,473	£32,712,361	£32,065,350	£32,035,815	£31,348,737
70% SR : 15% LLR : 15% SO	15%	£33,569,364	£28,487,962	£27,848,594	£27,819,060	£27,129,213
70% SR : 15% LLR : 15% SO	20%	£29,065,209	£24,263,459	£23,626,151	£23,596,198	£22,893,784
70% SR : 15% LLR : 15% SO	25%	£24,561,007	£20,010,515	£19,377,175	£19,347,222	£18,642,000
70% SR : 15% LLR : 15% SO	30%	£20,050,743	£15,753,970	£15,127,963	£15,098,011	£14,389,983
70% SR : 15% LLR : 15% SO	35%	£15,511,068	£11,497,328	£10,878,521	£10,848,568	£10,137,733
70% SR : 15% LLR : 15% SO	40%	£10,971,346	£7,240,587	£6,628,853	£6,598,902	£5,882,222
70% SR : 15% LLR : 15% SO	45%	£6,431,577	£2,955,781	£2,342,438	£2,312,062	£1,585,475
70% SR : 15% LLR : 15% SO	50%	£1,862,047	£-1,345,262	£-1,951,681	£-1,982,057	£-2,711,490

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£600 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£44,970,681	£39,193,120	£38,530,380	£38,500,845	£37,819,301
70% SR : 15% LLR : 15% SO	5%	£40,915,067	£35,410,706	£34,755,905	£34,726,371	£34,033,750
70% SR : 15% LLR : 15% SO	10%	£36,859,405	£31,611,509	£30,955,343	£30,925,390	£30,228,588
70% SR : 15% LLR : 15% SO	15%	£32,803,697	£27,801,148	£27,152,732	£27,122,781	£26,423,172
70% SR : 15% LLR : 15% SO	20%	£28,735,901	£23,990,683	£23,349,876	£23,319,923	£22,617,509
70% SR : 15% LLR : 15% SO	25%	£24,648,885	£20,180,117	£19,546,777	£19,516,825	£18,811,603
70% SR : 15% LLR : 15% SO	30%	£20,561,823	£16,369,449	£15,743,442	£15,713,490	£15,005,462
70% SR : 15% LLR : 15% SO	35%	£16,474,713	£12,542,883	£11,915,319	£11,884,943	£11,164,050
70% SR : 15% LLR : 15% SO	40%	£12,381,541	£8,692,978	£8,072,588	£8,042,212	£7,318,471
70% SR : 15% LLR : 15% SO	45%	£8,251,609	£4,842,977	£4,229,633	£4,199,257	£3,472,670
70% SR : 15% LLR : 15% SO	50%	£4,121,629	£967,123	£352,124	£321,317	£-424,359

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,779,681	£16,002,120	£15,339,380	£15,309,845	£14,628,301
70% SR : 15% LLR : 15% SO	5%	£17,724,067	£12,219,706	£11,564,905	£11,535,371	£10,842,750
70% SR : 15% LLR : 15% SO	10%	£13,668,405	£8,420,509	£7,764,343	£7,734,390	£7,037,588
70% SR : 15% LLR : 15% SO	15%	£9,612,697	£4,610,148	£3,961,732	£3,931,781	£3,232,172
70% SR : 15% LLR : 15% SO	20%	£5,544,901	£799,683	£158,876	£128,923	£-573,491
70% SR : 15% LLR : 15% SO	25%	£1,457,885	£-3,010,883	£-3,644,223	£-3,674,175	£-4,379,397
70% SR : 15% LLR : 15% SO	30%	£-2,629,177	£-6,821,551	£-7,447,558	£-7,477,510	£-8,185,538
70% SR : 15% LLR : 15% SO	35%	£-6,716,287	£-10,648,117	£-11,275,681	£-11,306,057	£-12,026,950
70% SR : 15% LLR : 15% SO	40%	£-10,809,459	£-14,498,022	£-15,118,412	£-15,148,788	£-15,872,529
70% SR : 15% LLR : 15% SO	45%	£-14,939,391	£-18,348,023	£-18,961,367	£-18,991,743	£-19,718,330
70% SR : 15% LLR : 15% SO	50%	£-19,069,371	£-22,223,677	£-22,838,876	£-22,869,683	£-23,615,359

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,575,481	£25,797,920	£25,135,180	£25,105,645	£24,424,101
70% SR : 15% LLR : 15% SO	5%	£27,519,867	£22,015,506	£21,360,705	£21,331,171	£20,638,550
70% SR : 15% LLR : 15% SO	10%	£23,464,205	£18,216,309	£17,560,143	£17,530,190	£16,833,388
70% SR : 15% LLR : 15% SO	15%	£19,408,497	£14,405,948	£13,757,532	£13,727,581	£13,027,972
70% SR : 15% LLR : 15% SO	20%	£15,340,701	£10,595,483	£9,954,676	£9,924,723	£9,222,309
70% SR : 15% LLR : 15% SO	25%	£11,253,685	£6,784,917	£6,151,577	£6,121,625	£5,416,403
70% SR : 15% LLR : 15% SO	30%	£7,166,623	£2,974,249	£2,348,242	£2,318,290	£1,610,262
70% SR : 15% LLR : 15% SO	35%	£3,079,513	£-882,317	£-1,479,881	£-1,510,257	£-2,231,150
70% SR : 15% LLR : 15% SO	40%	£-1,013,659	£-4,702,222	£-5,322,612	£-5,352,988	£-6,076,729
70% SR : 15% LLR : 15% SO	45%	£-5,143,591	£-8,552,223	£-9,166,567	£-9,196,943	£-9,922,530
70% SR : 15% LLR : 15% SO	50%	£-9,273,571	£-12,428,077	£-13,043,076	£-13,073,683	£-13,819,559

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£34,887,881	£29,110,320	£28,447,580	£28,418,045	£27,736,601
70% SR : 15% LLR : 15% SO	5%	£30,832,267	£25,327,906	£24,673,105	£24,643,571	£23,950,950
70% SR : 15% LLR : 15% SO	10%	£26,776,605	£21,528,709	£20,872,543	£20,842,590	£20,145,788
70% SR : 15% LLR : 15% SO	15%	£22,720,897	£17,718,348	£17,069,932	£17,039,981	£16,340,372
70% SR : 15% LLR : 15% SO	20%	£18,653,101	£13,907,883	£13,267,076	£13,237,123	£12,534,709
70% SR : 15% LLR : 15% SO	25%	£14,566,085	£10,097,317	£9,463,977	£9,434,025	£8,728,803
70% SR : 15% LLR : 15% SO	30%	£10,479,023	£6,286,649	£5,660,642	£5,630,690	£4,922,662
70% SR : 15% LLR : 15% SO	35%	£6,391,913	£2,460,083	£1,832,519	£1,802,143	£1,081,250
70% SR : 15% LLR : 15% SO	40%	£2,298,741	£-1,369,822	£-2,010,212	£-2,040,588	£-2,764,329
70% SR : 15% LLR : 15% SO	45%	£-1,831,191	£-5,239,823	£-5,853,167	£-5,883,543	£-6,610,130
70% SR : 15% LLR : 15% SO	50%	£-5,961,171	£-9,115,677	£-9,730,676	£-9,761,483	£-10,507,169

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£37,995,281	£31,617,720	£30,954,980	£30,925,445	£30,243,901
70% SR : 15% LLR : 15% SO	5%	£33,939,667	£27,835,306	£27,180,505	£27,150,971	£26,458,350
70% SR : 15% LLR : 15% SO	10%	£29,284,005	£24,036,109	£23,379,943	£23,349,990	£22,653,188
70% SR : 15% LLR : 15% SO	15%	£25,228,297	£20,225,748	£19,577,332	£19,547,381	£18,847,772
70% SR : 15% LLR : 15% SO	20%	£21,160,501	£16,415,283	£15,774,476	£15,744,523	£15,042,109
70% SR : 15% LLR : 15% SO	25%	£17,073,485	£12,604,717	£11,971,377	£11,941,425	£11,236,203
70% SR : 15% LLR : 15% SO	30%	£12,986,423	£8,794,049	£8,168,042	£8,138,090	£7,430,062
70% SR : 15% LLR : 15% SO	35%	£8,899,313	£4,967,483	£4,339,919	£4,309,543	£3,588,650
70% SR : 15% LLR : 15% SO	40%	£4,806,141	£1,117,578	£497,168	£466,812	£-255,929
70% SR : 15% LLR : 15% SO	45%	£676,209	£-2,732,423	£-3,345,767	£-3,376,143	£-4,102,730
70% SR : 15% LLR : 15% SO	50%	£-3,453,771	£-6,608,277	£-7,223,276	£-7,254,083	£-7,999,769

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£550 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£35,284,410	£29,596,728	£28,924,610	£28,894,657	£28,203,468
70% SR : 15% LLR : 15% SO	5%	£31,652,351	£26,215,543	£25,551,476	£25,521,525	£24,827,528
70% SR : 15% LLR : 15% SO	10%	£28,000,873	£22,834,250	£22,178,083	£22,148,131	£21,451,329
70% SR : 15% LLR : 15% SO	15%	£24,349,348	£19,452,851	£18,804,436	£18,774,484	£18,074,875
70% SR : 15% LLR : 15% SO	20%	£20,697,776	£16,071,348	£15,430,541	£15,400,194	£14,687,838
70% SR : 15% LLR : 15% SO	25%	£17,046,157	£12,664,633	£12,022,331	£11,991,954	£11,276,754
70% SR : 15% LLR : 15% SO	30%	£13,390,134	£9,248,720	£8,613,853	£8,583,478	£7,865,429
70% SR : 15% LLR : 15% SO	35%	£9,700,595	£5,832,706	£5,205,142	£5,174,766	£4,453,872
70% SR : 15% LLR : 15% SO	40%	£6,011,009	£2,407,003	£1,777,834	£1,747,027	£1,013,046
70% SR : 15% LLR : 15% SO	45%	£2,313,486	£-1,068,814	£-1,699,639	£-1,730,881	£-2,478,177
70% SR : 15% LLR : 15% SO	50%	£-1,444,865	£-4,678,791	£-5,209,887	£-5,241,571	£-6,002,410

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,093,410	£6,405,728	£5,733,610	£5,703,657	£5,012,468
70% SR : 15% LLR : 15% SO	5%	£8,461,351	£3,024,543	£2,360,476	£2,330,525	£1,639,528
70% SR : 15% LLR : 15% SO	10%	£4,809,873	£-386,750	£-1,012,917	£-1,042,869	£-1,739,671
70% SR : 15% LLR : 15% SO	15%	£1,158,348	£-3,738,149	£-4,386,564	£-4,416,516	£-5,116,125
70% SR : 15% LLR : 15% SO	20%	£-2,493,224	£-7,119,652	£-7,760,459	£-7,790,806	£-8,503,162
70% SR : 15% LLR : 15% SO	25%	£-6,144,843	£-10,526,367	£-11,168,669	£-11,199,046	£-11,914,246
70% SR : 15% LLR : 15% SO	30%	£-9,800,866	£-13,942,280	£-14,577,147	£-14,607,522	£-15,325,571
70% SR : 15% LLR : 15% SO	35%	£-13,490,405	£-17,358,294	£-17,985,858	£-18,016,234	£-18,737,128
70% SR : 15% LLR : 15% SO	40%	£-17,179,991	£-20,783,997	£-21,413,166	£-21,443,973	£-22,177,954
70% SR : 15% LLR : 15% SO	45%	£-20,877,514	£-24,259,814	£-24,890,639	£-24,921,891	£-25,669,177
70% SR : 15% LLR : 15% SO	50%	£-24,636,865	£-27,769,791	£-28,400,887	£-28,432,571	£-29,193,410

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,889,210	£16,201,528	£15,529,410	£15,499,457	£14,808,268
70% SR : 15% LLR : 15% SO	5%	£18,257,151	£12,820,343	£12,156,276	£12,126,325	£11,432,328
70% SR : 15% LLR : 15% SO	10%	£14,605,673	£9,439,050	£8,782,883	£8,752,931	£8,056,129
70% SR : 15% LLR : 15% SO	15%	£10,954,148	£6,057,651	£5,409,236	£5,379,284	£4,679,675
70% SR : 15% LLR : 15% SO	20%	£7,302,576	£2,676,148	£2,035,341	£2,004,994	£1,292,638
70% SR : 15% LLR : 15% SO	25%	£3,650,957	£-730,567	£-1,372,869	£-1,403,246	£-2,118,446
70% SR : 15% LLR : 15% SO	30%	£-5,066	£-4,146,480	£-4,781,347	£-4,811,722	£-5,529,771
70% SR : 15% LLR : 15% SO	35%	£-3,694,605	£-7,562,494	£-8,190,058	£-8,220,434	£-8,941,328
70% SR : 15% LLR : 15% SO	40%	£-7,384,191	£-10,988,197	£-11,617,366	£-11,648,173	£-12,382,154
70% SR : 15% LLR : 15% SO	45%	£-11,081,714	£-14,464,014	£-15,094,839	£-15,126,091	£-15,873,377
70% SR : 15% LLR : 15% SO	50%	£-14,840,065	£-17,973,991	£-18,605,087	£-18,636,771	£-19,397,610

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,201,610	£19,513,928	£18,841,810	£18,811,857	£18,120,668
70% SR : 15% LLR : 15% SO	5%	£21,569,551	£16,132,743	£15,468,676	£15,438,725	£14,744,728
70% SR : 15% LLR : 15% SO	10%	£17,918,073	£12,751,450	£12,095,283	£12,065,331	£11,368,529
70% SR : 15% LLR : 15% SO	15%	£14,266,548	£9,370,051	£8,721,636	£8,691,684	£7,992,075
70% SR : 15% LLR : 15% SO	20%	£10,614,976	£5,988,548	£5,347,741	£5,317,394	£4,605,038
70% SR : 15% LLR : 15% SO	25%	£6,963,357	£2,581,833	£1,939,531	£1,909,154	£1,193,954
70% SR : 15% LLR : 15% SO	30%	£3,307,334	£-834,080	£-1,468,947	£-1,499,322	£-2,217,371
70% SR : 15% LLR : 15% SO	35%	£-382,205	£-4,250,094	£-4,877,658	£-4,908,034	£-5,628,928
70% SR : 15% LLR : 15% SO	40%	£-4,071,791	£-7,675,797	£-8,304,966	£-8,335,773	£-9,069,754
70% SR : 15% LLR : 15% SO	45%	£-7,769,314	£-11,151,614	£-11,782,439	£-11,813,681	£-12,560,977
70% SR : 15% LLR : 15% SO	50%	£-11,527,665	£-14,661,591	£-15,292,687	£-15,324,371	£-16,085,210

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,709,010	£22,021,328	£21,349,210	£21,319,257	£20,628,068
70% SR : 15% LLR : 15% SO	5%	£24,076,951	£18,640,143	£17,976,076	£17,946,125	£17,252,128
70% SR : 15% LLR : 15% SO	10%	£20,425,473	£15,258,850	£14,602,683	£14,572,731	£13,875,929
70% SR : 15% LLR : 15% SO	15%	£16,773,948	£11,877,451	£11,229,036	£11,199,084	£10,499,475
70% SR : 15% LLR : 15% SO	20%	£13,122,376	£8,495,948	£7,855,141	£7,824,794	£7,112,438
70% SR : 15% LLR : 15% SO	25%	£9,470,757	£5,089,233	£4,446,931	£4,416,554	£3,701,354
70% SR : 15% LLR : 15% SO	30%	£5,814,734	£1,673,320	£1,038,453	£1,008,078	£290,029
70% SR : 15% LLR : 15% SO	35%	£2,125,195	£-1,742,694	£-2,370,258	£-2,400,834	£-3,121,528
70% SR : 15% LLR : 15% SO	40%	£-1,564,391	£-5,168,397	£-5,797,566	£-5,828,373	£-6,562,354
70% SR : 15% LLR : 15% SO	45%	£-5,261,914	£-8,644,214	£-9,275,039	£-9,306,281	£-10,059,577
70% SR : 15% LLR : 15% SO	50%	£-9,020,265	£-12,154,191	£-12,785,287	£-12,816,971	£-13,577,810

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£500 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,524,071	£20,149,673	£19,477,554	£19,447,601	£18,756,412
70% SR : 15% LLR : 15% SO	5%	£22,284,686	£17,165,037	£16,498,780	£16,468,405	£15,764,588
70% SR : 15% LLR : 15% SO	10%	£19,045,254	£14,157,669	£13,492,217	£13,461,842	£12,755,179
70% SR : 15% LLR : 15% SO	15%	£15,805,775	£11,142,987	£10,485,396	£10,455,020	£9,745,512
70% SR : 15% LLR : 15% SO	20%	£12,542,616	£8,128,200	£7,478,325	£7,447,948	£6,735,594
70% SR : 15% LLR : 15% SO	25%	£9,269,791	£5,113,310	£4,471,908	£4,440,631	£3,725,430
70% SR : 15% LLR : 15% SO	30%	£5,996,919	£2,081,570	£1,437,720	£1,406,915	£678,706
70% SR : 15% LLR : 15% SO	35%	£2,718,775	£-986,638	£-1,632,089	£-1,663,331	£-2,404,772
70% SR : 15% LLR : 15% SO	40%	£-605,591	£-4,084,405	£-4,722,478	£-4,753,720	£-5,503,644
70% SR : 15% LLR : 15% SO	45%	£-3,968,480	£-7,217,680	£-7,857,432	£-7,889,116	£-8,646,987
70% SR : 15% LLR : 15% SO	50%	£-7,374,055	£-10,365,505	£-10,998,034	£-11,029,718	£-11,790,558

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,333,071	£-3,041,327	£-3,713,448	£-3,743,399	£-4,434,588
70% SR : 15% LLR : 15% SO	5%	£-906,314	£-6,025,963	£-6,692,220	£-6,722,595	£-7,426,412
70% SR : 15% LLR : 15% SO	10%	£-4,145,746	£-9,033,331	£-9,698,783	£-9,729,158	£-10,435,821
70% SR : 15% LLR : 15% SO	15%	£-7,385,225	£-12,048,013	£-12,705,604	£-12,735,980	£-13,445,488
70% SR : 15% LLR : 15% SO	20%	£-10,648,384	£-15,062,800	£-15,712,675	£-15,743,052	£-16,455,406
70% SR : 15% LLR : 15% SO	25%	£-13,921,209	£-18,077,690	£-18,719,992	£-18,750,369	£-19,465,570
70% SR : 15% LLR : 15% SO	30%	£-17,194,081	£-21,093,430	£-21,733,280	£-21,764,085	£-22,512,294
70% SR : 15% LLR : 15% SO	35%	£-20,472,225	£-24,117,638	£-24,823,089	£-24,854,331	£-25,595,772
70% SR : 15% LLR : 15% SO	40%	£-23,796,591	£-27,275,405	£-27,913,478	£-27,944,720	£-28,694,644
70% SR : 15% LLR : 15% SO	45%	£-27,159,490	£-30,468,690	£-31,048,432	£-31,080,116	£-31,837,987
70% SR : 15% LLR : 15% SO	50%	£-30,566,065	£-33,656,505	£-34,189,034	£-34,220,718	£-34,981,658

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,128,871	£6,754,473	£6,082,354	£6,052,401	£5,361,212
70% SR : 15% LLR : 15% SO	5%	£8,889,486	£3,769,837	£3,103,580	£3,073,205	£2,369,388
70% SR : 15% LLR : 15% SO	10%	£5,650,054	£762,469	£97,017	£66,642	£-640,021
70% SR : 15% LLR : 15% SO	15%	£2,410,575	£-2,252,213	£-2,908,804	£-2,940,180	£-3,649,688
70% SR : 15% LLR : 15% SO	20%	£-852,584	£-5,267,000	£-5,916,875	£-5,947,252	£-6,659,606
70% SR : 15% LLR : 15% SO	25%	£-4,125,409	£-8,281,890	£-8,924,192	£-8,954,569	£-9,669,770
70% SR : 15% LLR : 15% SO	30%	£-7,398,281	£-11,313,630	£-11,957,480	£-11,988,285	£-12,716,494
70% SR : 15% LLR : 15% SO	35%	£-10,676,425	£-14,381,838	£-15,027,289	£-15,058,531	£-15,799,972
70% SR : 15% LLR : 15% SO	40%	£-14,000,791	£-17,479,605	£-18,117,678	£-18,148,920	£-18,898,844
70% SR : 15% LLR : 15% SO	45%	£-17,363,690	£-20,612,890	£-21,252,632	£-21,284,316	£-22,042,187
70% SR : 15% LLR : 15% SO	50%	£-20,769,265	£-23,760,705	£-24,393,234	£-24,424,918	£-25,185,758

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,441,271	£10,066,873	£9,394,754	£9,364,801	£8,673,612
70% SR : 15% LLR : 15% SO	5%	£12,201,886	£7,082,237	£6,415,980	£6,385,605	£5,681,788
70% SR : 15% LLR : 15% SO	10%	£8,962,454	£4,074,869	£3,409,417	£3,379,042	£2,672,379
70% SR : 15% LLR : 15% SO	15%	£5,722,975	£1,060,187	£402,596	£372,220	£-337,288
70% SR : 15% LLR : 15% SO	20%	£2,459,816	£-1,954,600	£-2,604,475	£-2,634,852	£-3,347,206
70% SR : 15% LLR : 15% SO	25%	£-813,009	£-4,969,490	£-5,611,792	£-5,642,169	£-6,357,370
70% SR : 15% LLR : 15% SO	30%	£-4,085,881	£-8,001,230	£-8,645,080	£-8,675,885	£-9,404,094
70% SR : 15% LLR : 15% SO	35%	£-7,364,025	£-11,069,438	£-11,714,889	£-11,746,131	£-12,487,572
70% SR : 15% LLR : 15% SO	40%	£-10,688,391	£-14,167,205	£-14,805,278	£-14,836,520	£-15,596,444
70% SR : 15% LLR : 15% SO	45%	£-14,051,290	£-17,300,480	£-17,940,232	£-17,971,916	£-18,729,787
70% SR : 15% LLR : 15% SO	50%	£-17,456,955	£-20,448,305	£-21,080,834	£-21,112,518	£-21,873,358

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,948,671	£12,574,273	£11,902,154	£11,872,201	£11,181,012
70% SR : 15% LLR : 15% SO	5%	£14,709,286	£9,589,637	£8,923,380	£8,893,005	£8,189,188
70% SR : 15% LLR : 15% SO	10%	£11,469,854	£6,582,269	£5,916,817	£5,886,442	£5,179,779
70% SR : 15% LLR : 15% SO	15%	£8,230,375	£3,567,587	£2,909,996	£2,879,620	£2,170,112
70% SR : 15% LLR : 15% SO	20%	£4,967,216	£552,800	£-97,075	£-127,452	£-839,806
70% SR : 15% LLR : 15% SO	25%	£1,694,391	£-2,462,090	£-3,104,392	£-3,134,769	£-3,849,970
70% SR : 15% LLR : 15% SO	30%	£-1,578,481	£-5,493,830	£-6,137,680	£-6,168,485	£-6,896,694
70% SR : 15% LLR : 15% SO	35%	£-4,856,625	£-8,562,038	£-9,207,489	£-9,238,731	£-9,990,172
70% SR : 15% LLR : 15% SO	40%	£-8,180,991	£-11,659,805	£-12,297,878	£-12,329,120	£-13,079,944
70% SR : 15% LLR : 15% SO	45%	£-11,543,890	£-14,793,080	£-15,432,832	£-15,464,516	£-16,222,387
70% SR : 15% LLR : 15% SO	50%	£-14,949,455	£-17,940,905	£-18,573,434	£-18,605,118	£-19,365,958

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£475 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,634,215	£15,313,349	£14,631,720	£14,601,343	£13,900,374
70% SR : 15% LLR : 15% SO	5%	£17,586,569	£12,489,841	£11,816,378	£11,786,002	£11,082,186
70% SR : 15% LLR : 15% SO	10%	£14,529,307	£9,666,225	£9,000,772	£8,970,397	£8,263,735
70% SR : 15% LLR : 15% SO	15%	£11,450,399	£6,842,501	£6,184,909	£6,154,534	£5,445,025
70% SR : 15% LLR : 15% SO	20%	£8,371,444	£4,018,671	£3,366,047	£3,335,240	£2,612,805
70% SR : 15% LLR : 15% SO	25%	£5,292,441	£1,194,376	£512,985	£482,179	£246,584
70% SR : 15% LLR : 15% SO	30%	£2,199,933	£-1,720,477	£-2,373,438	£-2,404,679	£-3,143,193
70% SR : 15% LLR : 15% SO	35%	£-932,651	£-4,621,909	£-5,267,543	£-5,299,226	£-6,051,160
70% SR : 15% LLR : 15% SO	40%	£-4,096,215	£-7,561,272	£-8,208,374	£-8,240,058	£-9,094,960
70% SR : 15% LLR : 15% SO	45%	£-7,298,803	£-10,509,687	£-11,149,438	£-11,181,122	£-11,938,993
70% SR : 15% LLR : 15% SO	50%	£-10,513,141	£-13,458,201	£-14,090,730	£-14,122,413	£-14,883,253

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,556,785	£7,877,651	£8,559,280	£8,589,657	£8,290,626
70% SR : 15% LLR : 15% SO	5%	£-5,604,431	£-10,701,159	£-11,374,622	£-11,404,998	£-12,108,814
70% SR : 15% LLR : 15% SO	10%	£-8,661,693	£-13,524,775	£-14,190,228	£-14,220,603	£-14,927,265
70% SR : 15% LLR : 15% SO	15%	£-11,740,601	£-16,348,499	£-17,006,091	£-17,036,466	£-17,455,975
70% SR : 15% LLR : 15% SO	20%	£-14,819,556	£-19,172,329	£-19,824,953	£-19,855,760	£-20,578,195
70% SR : 15% LLR : 15% SO	25%	£-17,898,559	£-22,026,624	£-22,678,015	£-22,708,821	£-23,437,584
70% SR : 15% LLR : 15% SO	30%	£-20,991,067	£-24,911,477	£-25,564,438	£-25,595,679	£-26,334,193
70% SR : 15% LLR : 15% SO	35%	£-24,123,551	£-27,812,909	£-28,458,543	£-28,490,226	£-29,242,160
70% SR : 15% LLR : 15% SO	40%	£-27,287,215	£-30,752,272	£-31,399,374	£-31,431,058	£-32,185,960
70% SR : 15% LLR : 15% SO	45%	£-30,489,803	£-33,700,687	£-34,340,438	£-34,372,122	£-35,129,993
70% SR : 15% LLR : 15% SO	50%	£-33,704,141	£-36,649,201	£-37,281,730	£-37,313,413	£-38,074,253

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,239,015	£1,918,149	£1,236,620	£1,206,143	£505,174
70% SR : 15% LLR : 15% SO	5%	£4,191,369	£-905,359	£-1,578,622	£-1,609,198	£-2,313,014
70% SR : 15% LLR : 15% SO	10%	£1,134,107	£-3,728,975	£-4,394,428	£-4,424,803	£-5,131,465
70% SR : 15% LLR : 15% SO	15%	£-1,944,801	£-6,552,699	£-7,210,291	£-7,240,666	£-7,950,175
70% SR : 15% LLR : 15% SO	20%	£-5,023,756	£-9,376,529	£-10,029,153	£-10,059,960	£-10,782,395
70% SR : 15% LLR : 15% SO	25%	£-8,102,759	£-12,230,624	£-12,882,215	£-12,913,021	£-13,641,784
70% SR : 15% LLR : 15% SO	30%	£-11,195,267	£-15,115,677	£-15,768,638	£-15,799,879	£-16,538,393
70% SR : 15% LLR : 15% SO	35%	£-14,327,751	£-18,017,109	£-18,662,743	£-18,694,426	£-19,446,360
70% SR : 15% LLR : 15% SO	40%	£-17,491,415	£-20,956,472	£-21,603,574	£-21,635,574	£-22,390,160
70% SR : 15% LLR : 15% SO	45%	£-20,694,003	£-23,904,887	£-24,544,638	£-24,576,322	£-25,334,193
70% SR : 15% LLR : 15% SO	50%	£-23,908,341	£-26,853,401	£-27,485,930	£-27,517,613	£-28,278,453

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,551,415	£5,230,549	£4,548,820	£4,518,543	£3,817,574
70% SR : 15% LLR : 15% SO	5%	£7,503,769	£2,407,041	£1,733,578	£1,703,202	£999,386
70% SR : 15% LLR : 15% SO	10%	£4,446,507	£-416,575	£-1,082,028	£-1,112,403	£-1,819,065
70% SR : 15% LLR : 15% SO	15%	£1,367,599	£-3,240,299	£-3,897,891	£-3,928,266	£-4,637,775
70% SR : 15% LLR : 15% SO	20%	£-1,711,356	£-6,064,129	£-6,716,753	£-6,747,560	£-7,469,995
70% SR : 15% LLR : 15% SO	25%	£-4,790,359	£-8,918,424	£-9,569,815	£-9,600,621	£-10,329,384
70% SR : 15% LLR : 15% SO	30%	£-7,882,867	£-11,803,277	£-12,456,238	£-12,487,479	£-13,225,993
70% SR : 15% LLR : 15% SO	35%	£-11,015,351	£-14,704,709	£-15,350,343	£-15,382,026	£-16,133,960
70% SR : 15% LLR : 15% SO	40%	£-14,179,015	£-17,644,072	£-18,291,174	£-18,322,858	£-19,077,760
70% SR : 15% LLR : 15% SO	45%	£-17,381,603	£-20,592,487	£-21,232,238	£-21,263,922	£-22,021,793
70% SR : 15% LLR : 15% SO	50%	£-20,595,941	£-23,541,001	£-24,173,530	£-24,205,213	£-24,966,053

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,058,815	£7,737,949	£7,056,320	£7,025,943	£6,324,974
70% SR : 15% LLR : 15% SO	5%	£10,011,169	£4,914,441	£4,240,978	£4,210,602	£3,506,786
70% SR : 15% LLR : 15% SO	10%	£6,953,907	£2,090,825	£1,425,372	£1,394,997	£688,335
70% SR : 15% LLR : 15% SO	15%	£3,874,999	£-732,889	£-1,390,491	£-1,420,866	£-2,130,375
70% SR : 15% LLR : 15% SO	20%	£796,044	£-3,556,729	£-4,209,353	£-4,240,160	£-4,962,595
70% SR : 15% LLR : 15% SO	25%	£-2,282,959	£-6,411,024	£-7,062,415	£-7,093,221	£-7,821,984
70% SR : 15% LLR : 15% SO	30%	£-5,375,467	£-9,295,877	£-9,948,838	£-9,980,079	£-10,718,993
70% SR : 15% LLR : 15% SO	35%	£-8,507,951	£-12,197,309	£-12,842,943	£-12,874,626	£-13,626,560
70% SR : 15% LLR : 15% SO	40%	£-11,671,615	£-15,136,672	£-15,783,774	£-15,815,458	£-16,570,360
70% SR : 15% LLR : 15% SO	45%	£-14,874,203	£-18,085,087	£-18,724,838	£-18,756,522	£-19,514,393
70% SR : 15% LLR : 15% SO	50%	£-18,088,541	£-21,033,601	£-21,666,130	£-21,697,813	£-22,458,653

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£675 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£84,722,733	-£91,388,189	-£91,784,723	-£91,829,872	-£92,825,136
70% SR : 15% LLR : 15% SO	5%	-£82,555,135	-£88,914,307	-£89,309,361	-£89,354,510	-£90,348,582
70% SR : 15% LLR : 15% SO	10%	-£80,428,441	-£86,480,914	-£86,874,652	-£86,919,802	-£87,913,091
70% SR : 15% LLR : 15% SO	15%	-£78,342,652	-£84,088,009	-£84,480,593	-£84,525,743	-£85,518,660
70% SR : 15% LLR : 15% SO	20%	-£76,297,765	-£81,735,591	-£82,127,181	-£82,172,331	-£83,165,286
70% SR : 15% LLR : 15% SO	25%	-£74,293,783	-£79,423,659	-£79,814,414	-£79,859,563	-£80,852,965
70% SR : 15% LLR : 15% SO	30%	-£72,330,704	-£77,152,210	-£77,542,288	-£77,587,437	-£78,581,696
70% SR : 15% LLR : 15% SO	35%	-£70,408,529	-£74,921,243	-£75,310,801	-£75,355,951	-£76,351,475
70% SR : 15% LLR : 15% SO	40%	-£68,527,257	-£72,730,758	-£73,119,952	-£73,165,102	-£74,162,301
70% SR : 15% LLR : 15% SO	45%	-£66,686,891	-£70,580,753	-£70,969,737	-£71,014,885	-£72,014,170
70% SR : 15% LLR : 15% SO	50%	-£64,887,427	-£68,471,226	-£68,860,153	-£68,905,302	-£69,907,080

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£105,173,350	-£111,836,806	-£112,235,341	-£112,280,489	-£113,275,753
70% SR : 15% LLR : 15% SO	5%	-£103,005,753	-£109,364,924	-£109,759,978	-£109,805,128	-£110,799,199
70% SR : 15% LLR : 15% SO	10%	-£100,879,058	-£106,931,531	-£107,325,270	-£107,370,419	-£108,363,709
70% SR : 15% LLR : 15% SO	15%	-£98,793,269	-£104,538,626	-£104,931,211	-£104,976,360	-£105,969,277
70% SR : 15% LLR : 15% SO	20%	-£96,748,382	-£102,186,208	-£102,577,798	-£102,622,948	-£103,615,903
70% SR : 15% LLR : 15% SO	25%	-£94,744,400	-£99,874,276	-£100,265,031	-£100,310,181	-£101,303,582
70% SR : 15% LLR : 15% SO	30%	-£92,781,321	-£97,602,827	-£97,992,905	-£98,038,055	-£99,032,313
70% SR : 15% LLR : 15% SO	35%	-£90,859,146	-£95,371,881	-£95,761,419	-£95,806,568	-£96,802,093
70% SR : 15% LLR : 15% SO	40%	-£88,977,875	-£93,181,376	-£93,570,570	-£93,615,719	-£94,612,918
70% SR : 15% LLR : 15% SO	45%	-£87,137,508	-£91,031,370	-£91,420,354	-£91,465,503	-£92,464,787
70% SR : 15% LLR : 15% SO	50%	-£85,338,044	-£88,921,843	-£88,310,770	-£88,355,920	-£90,357,697

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£96,535,079	-£103,200,535	-£103,597,069	-£103,642,218	-£104,637,481
70% SR : 15% LLR : 15% SO	5%	-£94,367,481	-£100,726,652	-£101,121,707	-£101,166,856	-£102,160,928
70% SR : 15% LLR : 15% SO	10%	-£92,240,787	-£98,293,260	-£98,686,998	-£98,732,147	-£99,725,437
70% SR : 15% LLR : 15% SO	15%	-£90,154,997	-£95,900,354	-£96,292,939	-£96,338,088	-£97,331,006
70% SR : 15% LLR : 15% SO	20%	-£88,110,110	-£93,547,937	-£93,939,527	-£93,984,676	-£94,977,631
70% SR : 15% LLR : 15% SO	25%	-£86,106,128	-£91,236,004	-£91,626,760	-£91,671,909	-£92,665,311
70% SR : 15% LLR : 15% SO	30%	-£84,143,050	-£88,964,556	-£89,354,634	-£89,399,783	-£90,394,041
70% SR : 15% LLR : 15% SO	35%	-£82,220,874	-£86,733,589	-£87,123,147	-£87,168,297	-£88,163,821
70% SR : 15% LLR : 15% SO	40%	-£80,339,603	-£84,543,104	-£84,932,298	-£84,977,447	-£85,974,647
70% SR : 15% LLR : 15% SO	45%	-£78,499,236	-£82,393,098	-£82,782,083	-£82,827,231	-£83,826,515
70% SR : 15% LLR : 15% SO	50%	-£76,699,772	-£80,283,571	-£80,672,498	-£80,717,648	-£81,719,426

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£93,614,091	-£100,279,547	-£100,676,081	-£100,721,230	-£101,716,494
70% SR : 15% LLR : 15% SO	5%	-£91,446,493	-£97,805,665	-£98,200,719	-£98,245,868	-£99,239,940
70% SR : 15% LLR : 15% SO	10%	-£89,319,799	-£95,372,272	-£95,766,010	-£95,811,160	-£96,804,449
70% SR : 15% LLR : 15% SO	15%	-£87,234,010	-£92,979,367	-£93,371,951	-£93,417,101	-£94,410,018
70% SR : 15% LLR : 15% SO	20%	-£85,189,123	-£90,626,949	-£91,018,539	-£91,063,689	-£92,056,644
70% SR : 15% LLR : 15% SO	25%	-£83,185,141	-£88,315,017	-£88,705,772	-£88,750,922	-£89,744,323
70% SR : 15% LLR : 15% SO	30%	-£81,222,062	-£86,043,568	-£86,433,646	-£86,478,796	-£87,473,054
70% SR : 15% LLR : 15% SO	35%	-£79,299,887	-£83,812,601	-£84,202,159	-£84,247,309	-£85,242,833
70% SR : 15% LLR : 15% SO	40%	-£77,418,616	-£81,622,116	-£82,011,310	-£82,056,460	-£83,053,659
70% SR : 15% LLR : 15% SO	45%	-£75,578,249	-£79,472,111	-£79,861,095	-£79,906,243	-£80,905,528
70% SR : 15% LLR : 15% SO	50%	-£73,778,785	-£77,362,584	-£77,751,511	-£77,796,660	-£78,798,438

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£91,402,990	-£98,068,436	-£98,464,970	-£98,510,119	-£99,505,393
70% SR : 15% LLR : 15% SO	5%	-£89,235,392	-£95,594,553	-£95,989,608	-£96,034,757	-£97,028,829
70% SR : 15% LLR : 15% SO	10%	-£87,108,688	-£93,161,161	-£93,554,899	-£93,600,049	-£94,593,338
70% SR : 15% LLR : 15% SO	15%	-£85,022,899	-£90,768,256	-£91,160,840	-£91,205,990	-£92,198,907
70% SR : 15% LLR : 15% SO	20%	-£82,978,011	-£88,415,838	-£88,807,428	-£88,852,578	-£89,845,533
70% SR : 15% LLR : 15% SO	25%	-£80,974,030	-£86,103,906	-£86,494,661	-£86,539,810	-£87,533,212
70% SR : 15% LLR : 15% SO	30%	-£79,010,951	-£83,832,457	-£84,222,535	-£84,267,684	-£85,281,943
70% SR : 15% LLR : 15% SO	35%	-£77,088,776	-£81,601,490	-£81,991,048	-£82,036,198	-£83,031,722
70% SR : 15% LLR : 15% SO	40%	-£75,207,504	-£79,411,005	-£79,800,199	-£79,845,349	-£80,842,548
70% SR : 15% LLR : 15% SO	45%	-£73,367,137	-£77,261,000	-£77,649,984	-£77,695,132	-£78,694,417
70% SR : 15% LLR : 15% SO	50%	-£71,567,674	-£75,151,472	-£75,540,400	-£75,585,549	-£76,587,327

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£650 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£85,433,455	-£92,088,408	-£92,484,942	-£92,530,090	-£93,525,354
70% SR : 15% LLR : 15% SO	5%	-£83,257,614	-£89,606,404	-£90,001,459	-£90,046,608	-£91,040,680
70% SR : 15% LLR : 15% SO	10%	-£81,122,677	-£87,164,890	-£87,558,628	-£87,603,778	-£88,597,067
70% SR : 15% LLR : 15% SO	15%	-£79,028,644	-£84,763,864	-£85,156,448	-£85,201,597	-£86,194,515
70% SR : 15% LLR : 15% SO	20%	-£76,975,514	-£82,403,324	-£82,794,914	-£82,840,064	-£83,833,019
70% SR : 15% LLR : 15% SO	25%	-£74,963,289	-£80,083,271	-£80,474,026	-£80,519,175	-£81,512,576
70% SR : 15% LLR : 15% SO	30%	-£72,991,967	-£77,803,700	-£78,193,778	-£78,238,928	-£79,233,186
70% SR : 15% LLR : 15% SO	35%	-£71,061,549	-£75,564,613	-£75,954,171	-£75,999,320	-£76,994,844
70% SR : 15% LLR : 15% SO	40%	-£69,172,034	-£73,366,006	-£73,755,200	-£73,800,349	-£74,757,549
70% SR : 15% LLR : 15% SO	45%	-£67,323,425	-£71,207,879	-£71,596,864	-£71,642,012	-£72,641,296
70% SR : 15% LLR : 15% SO	50%	-£65,515,717	-£69,090,232	-£69,479,158	-£69,524,307	-£70,526,086

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£105,884,073	-£112,539,025	-£112,935,559	-£112,980,708	-£113,975,972
70% SR : 15% LLR : 15% SO	5%	-£103,708,231	-£110,057,021	-£110,452,076	-£110,497,225	-£111,491,297
70% SR : 15% LLR : 15% SO	10%	-£101,573,294	-£107,615,507	-£108,009,245	-£108,054,395	-£109,047,684
70% SR : 15% LLR : 15% SO	15%	-£99,479,261	-£105,214,481	-£105,607,066	-£105,652,214	-£106,645,132
70% SR : 15% LLR : 15% SO	20%	-£97,426,132	-£102,853,941	-£103,245,532	-£103,290,681	-£104,283,636
70% SR : 15% LLR : 15% SO	25%	-£95,413,906	-£100,533,888	-£100,924,644	-£100,969,792	-£101,963,183
70% SR : 15% LLR : 15% SO	30%	-£93,442,584	-£98,254,318	-£98,644,396	-£98,689,545	-£99,683,803
70% SR : 15% LLR : 15% SO	35%	-£91,512,166	-£96,015,230	-£96,404,788	-£96,449,938	-£97,445,461
70% SR : 15% LLR : 15% SO	40%	-£89,622,651	-£93,816,623	-£94,205,817	-£94,250,967	-£95,248,166
70% SR : 15% LLR : 15% SO	45%	-£87,774,042	-£91,658,497	-£92,047,481	-£92,092,630	-£93,091,914
70% SR : 15% LLR : 15% SO	50%	-£85,966,335	-£89,540,849	-£89,929,775	-£89,974,825	-£90,976,703

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£97,245,801	-£103,900,753	-£104,297,288	-£104,342,436	-£105,337,700
70% SR : 15% LLR : 15% SO	5%	-£95,069,960	-£101,418,750	-£101,813,804	-£101,858,954	-£102,853,025
70% SR : 15% LLR : 15% SO	10%	-£92,935,023	-£98,977,235	-£99,370,974	-£99,416,123	-£100,409,413
70% SR : 15% LLR : 15% SO	15%	-£90,840,990	-£96,576,209	-£96,968,794	-£97,013,942	-£98,006,861
70% SR : 15% LLR : 15% SO	20%	-£88,787,860	-£94,215,670	-£94,607,260	-£94,652,409	-£95,645,364
70% SR : 15% LLR : 15% SO	25%	-£86,775,635	-£91,895,617	-£92,286,372	-£92,331,520	-£93,324,922
70% SR : 15% LLR : 15% SO	30%	-£84,804,313	-£89,616,046	-£90,006,124	-£90,051,274	-£91,045,532
70% SR : 15% LLR : 15% SO	35%	-£82,873,895	-£87,376,959	-£87,766,517	-£87,811,666	-£88,807,180
70% SR : 15% LLR : 15% SO	40%	-£80,984,390	-£85,178,352	-£85,567,546	-£85,612,695	-£86,609,894
70% SR : 15% LLR : 15% SO	45%	-£79,135,770	-£83,020,225	-£83,409,210	-£83,454,359	-£84,453,642
70% SR : 15% LLR : 15% SO	50%	-£77,328,063	-£80,892,577	-£81,291,503	-£81,336,653	-£82,338,432

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£94,324,813	-£100,979,766	-£101,376,300	-£101,421,448	-£102,416,712
70% SR : 15% LLR : 15% SO	5%	-£92,148,972	-£98,497,762	-£98,892,817	-£98,937,966	-£99,932,038
70% SR : 15% LLR : 15% SO	10%	-£90,014,035	-£96,056,248	-£96,449,966	-£96,495,136	-£97,488,425
70% SR : 15% LLR : 15% SO	15%	-£87,920,002	-£93,655,222	-£94,047,806	-£94,092,955	-£95,085,873
70% SR : 15% LLR : 15% SO	20%	-£85,866,872	-£91,294,682	-£91,686,272	-£91,731,422	-£92,724,377
70% SR : 15% LLR : 15% SO	25%	-£83,854,647	-£88,974,629	-£89,365,384	-£89,410,533	-£90,403,934
70% SR : 15% LLR : 15% SO	30%	-£81,883,325	-£86,695,058	-£87,085,136	-£87,130,286	-£88,124,544
70% SR : 15% LLR : 15% SO	35%	-£79,952,907	-£84,455,971	-£84,845,529	-£84,890,678	-£85,886,202
70% SR : 15% LLR : 15% SO	40%	-£78,063,392	-£82,257,364	-£82,646,558	-£82,691,707	-£83,688,907
70% SR : 15% LLR : 15% SO	45%	-£76,214,783	-£80,099,237	-£80,488,222	-£80,533,370	-£81,532,655
70% SR : 15% LLR : 15% SO	50%	-£74,407,075	-£77,981,590	-£78,370,516	-£78,415,665	-£79,417,444

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£92,113,702	-£98,766,654	-£99,165,189	-£99,210,337	-£100,205,601
70% SR : 15% LLR : 15% SO	5%	-£89,937,861	-£96,286,651	-£96,681,706	-£96,726,855	-£97,720,927
70% SR : 15% LLR : 15% SO	10%	-£87,802,924	-£93,845,137	-£94,238,675	-£94,284,025	-£95,277,314
70% SR : 15% LLR : 15% SO	15%	-£85,708,891	-£91,444,110	-£91,836,695	-£91,881,844	-£92,874,762
70% SR : 15% LLR : 15% SO	20%	-£83,655,761	-£89,083,571	-£89,475,161	-£89,520,311	-£90,513,266
70% SR : 15% LLR : 15% SO	25%	-£81,643,536	-£86,763,518	-£87,154,273	-£87,199,422	-£88,192,823
70% SR : 15% LLR : 15% SO	30%	-£79,672,214	-£84,483,947	-£84,874,025	-£84,919,175	-£85,913,433
70% SR : 15% LLR : 15% SO	35%	-£77,741,796	-£82,244,860	-£82,634,418	-£82,679,567	-£83,675,091
70% SR : 15% LLR : 15% SO	40%	-£75,852,281	-£80,046,253	-£80,435,447	-£80,480,596	-£81,477,795
70% SR : 15% LLR : 15% SO	45%	-£74,003,672	-£77,888,126	-£78,277,111	-£78,322,259	-£79,321,543
70% SR : 15% LLR : 15% SO	50%	-£72,195,964	-£75,770,478	-£76,159,405	-£76,204,654	-£77,206,333

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£600 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£86,854,899	-£93,488,845	-£93,885,379	-£93,930,529	-£94,925,791
70% SR : 15% LLR : 15% SO	5%	-£84,659,727	-£90,987,796	-£91,382,851	-£91,428,001	-£92,422,072
70% SR : 15% LLR : 15% SO	10%	-£82,505,459	-£88,527,236	-£88,920,976	-£88,966,124	-£89,959,415
70% SR : 15% LLR : 15% SO	15%	-£80,392,095	-£86,107,166	-£86,499,749	-£86,544,899	-£87,537,817
70% SR : 15% LLR : 15% SO	20%	-£78,319,635	-£83,727,582	-£84,119,172	-£84,164,321	-£85,157,275
70% SR : 15% LLR : 15% SO	25%	-£76,288,078	-£81,388,483	-£81,779,238	-£81,824,386	-£82,817,788
70% SR : 15% LLR : 15% SO	30%	-£74,297,426	-£79,089,867	-£79,479,945	-£79,525,095	-£80,519,352
70% SR : 15% LLR : 15% SO	35%	-£72,347,677	-£76,831,734	-£77,221,292	-£77,266,442	-£78,261,966
70% SR : 15% LLR : 15% SO	40%	-£70,438,832	-£74,614,083	-£75,003,277	-£75,048,426	-£76,045,625
70% SR : 15% LLR : 15% SO	45%	-£68,570,891	-£72,436,910	-£72,825,895	-£72,871,044	-£73,870,327
70% SR : 15% LLR : 15% SO	50%	-£66,743,854	-£70,300,218	-£70,689,144	-£70,734,293	-£71,736,072

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£107,305,516	-£113,839,462	-£114,335,896	-£114,381,146	-£115,376,409
70% SR : 15% LLR : 15% SO	5%	-£105,110,344	-£111,438,413	-£111,833,468	-£111,878,618	-£112,872,689
70% SR : 15% LLR : 15% SO	10%	-£102,956,076	-£108,977,854	-£109,371,593	-£109,416,742	-£110,410,032
70% SR : 15% LLR : 15% SO	15%	-£100,842,712	-£106,557,783	-£106,950,367	-£106,995,516	-£107,988,434
70% SR : 15% LLR : 15% SO	20%	-£98,770,252	-£104,178,199	-£104,569,789	-£104,614,938	-£105,607,892
70% SR : 15% LLR : 15% SO	25%	-£96,738,696	-£101,839,100	-£102,229,855	-£102,275,004	-£103,268,405
70% SR : 15% LLR : 15% SO	30%	-£94,748,043	-£99,540,485	-£99,930,563	-£99,975,712	-£100,969,969
70% SR : 15% LLR : 15% SO	35%	-£92,798,294	-£97,282,351	-£97,671,910	-£97,717,059	-£98,712,583
70% SR : 15% LLR : 15% SO	40%	-£90,889,449	-£95,064,700	-£95,453,894	-£95,499,043	-£96,496,242
70% SR : 15% LLR : 15% SO	45%	-£89,021,508	-£92,887,528	-£93,276,512	-£93,321,662	-£94,320,945
70% SR : 15% LLR : 15% SO	50%	-£87,194,471	-£90,750,835	-£91,139,761	-£91,184,911	-£92,186,689

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£98,667,244	-£105,301,190	-£105,697,725	-£105,742,874	-£106,738,137
70% SR : 15% LLR : 15% SO	5%	-£96,472,073	-£102,800,141	-£103,195,197	-£103,240,346	-£104,234,418
70% SR : 15% LLR : 15% SO	10%	-£94,317,805	-£100,339,582	-£100,733,322	-£100,778,470	-£101,771,761
70% SR : 15% LLR : 15% SO	15%	-£92,204,440	-£97,919,511	-£98,312,095	-£98,357,244	-£99,350,163
70% SR : 15% LLR : 15% SO	20%	-£90,131,981	-£95,539,927	-£95,931,517	-£95,976,667	-£96,969,621
70% SR : 15% LLR : 15% SO	25%	-£88,100,424	-£93,200,828	-£93,591,584	-£93,636,732	-£94,630,134
70% SR : 15% LLR : 15% SO	30%	-£86,109,772	-£90,902,213	-£91,292,291	-£91,337,441	-£92,331,698
70% SR : 15% LLR : 15% SO	35%	-£84,160,022	-£88,644,080	-£89,033,638	-£89,078,787	-£90,074,312
70% SR : 15% LLR : 15% SO	40%	-£82,251,178	-£86,426,428	-£86,815,622	-£86,860,772	-£87,857,971
70% SR : 15% LLR : 15% SO	45%	-£80,383,237	-£84,249,256	-£84,638,240	-£84,683,390	-£85,692,673
70% SR : 15% LLR : 15% SO	50%	-£78,556,199	-£82,112,563	-£82,501,490	-£82,546,639	-£83,548,418

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£95,746,257	-£102,380,203	-£102,776,737	-£102,821,887	-£103,817,149
70% SR : 15% LLR : 15% SO	5%	-£93,551,085	-£99,879,154	-£100,274,209	-£100,319,359	-£101,313,430
70% SR : 15% LLR : 15% SO	10%	-£91,396,817	-£97,418,595	-£97,812,334	-£97,857,482	-£98,850,773
70% SR : 15% LLR : 15% SO	15%	-£89,283,453	-£94,998,524	-£95,391,107	-£95,436,257	-£96,429,175
70% SR : 15% LLR : 15% SO	20%	-£87,210,993	-£92,618,940	-£93,010,530	-£93,055,679	-£94,048,633
70% SR : 15% LLR : 15% SO	25%	-£85,179,436	-£90,279,841	-£90,670,596	-£90,715,744	-£91,709,146
70% SR : 15% LLR : 15% SO	30%	-£83,188,784	-£87,981,225	-£88,371,303	-£88,416,453	-£89,410,710
70% SR : 15% LLR : 15% SO	35%	-£81,239,035	-£85,723,092	-£86,112,650	-£86,157,800	-£87,153,324
70% SR : 15% LLR : 15% SO	40%	-£79,330,190	-£83,505,441	-£83,894,635	-£83,939,784	-£84,936,983
70% SR : 15% LLR : 15% SO	45%	-£77,462,249	-£81,328,268	-£81,717,253	-£81,762,402	-£82,761,685
70% SR : 15% LLR : 15% SO	50%	-£75,635,212	-£79,191,576	-£79,580,502	-£79,625,652	-£80,627,430

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£93,535,145	-£100,169,092	-£100,565,626	-£100,610,775	-£101,606,038
70% SR : 15% LLR : 15% SO	5%	-£91,339,974	-£97,668,043	-£98,063,098	-£98,108,248	-£99,102,319
70% SR : 15% LLR : 15% SO	10%	-£89,185,706	-£95,207,483	-£95,601,223	-£95,646,371	-£96,639,662
70% SR : 15% LLR : 15% SO	15%	-£87,072,342	-£92,787,413	-£93,179,996	-£93,225,146	-£94,218,064
70% SR : 15% LLR : 15% SO	20%	-£84,999,882	-£90,407,828	-£90,799,419	-£90,844,568	-£91,837,522
70% SR : 15% LLR : 15% SO	25%	-£82,968,325	-£88,068,729	-£88,459,485	-£88,504,633	-£89,498,035
70% SR : 15% LLR : 15% SO	30%	-£80,977,673	-£85,770,114	-£86,160,192	-£86,205,342	-£87,199,599
70% SR : 15% LLR : 15% SO	35%	-£79,027,924	-£83,511,981	-£83,901,539	-£83,946,689	-£84,942,213
70% SR : 15% LLR : 15% SO	40%	-£77,119,079	-£81,294,330	-£81,683,524	-£81,728,673	-£82,725,872
70% SR : 15% LLR : 15% SO	45%	-£75,251,138	-£79,117,157	-£79,506,142	-£79,551,291	-£80,550,574
70% SR : 15% LLR : 15% SO	50%	-£73,424,100	-£76,980,465	-£77,369,391	-£77,414,540	-£78,416,319

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£550 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£88,276,343	-£94,889,283	-£95,285,816	-£95,330,966	-£96,326,229
70% SR : 15% LLR : 15% SO	5%	-£86,085,991	-£92,392,982	-£92,788,036	-£92,833,186	-£93,827,257
70% SR : 15% LLR : 15% SO	10%	-£83,936,543	-£89,937,171	-£90,330,910	-£90,376,060	-£91,369,349
70% SR : 15% LLR : 15% SO	15%	-£81,827,999	-£87,521,849	-£87,914,433	-£87,959,582	-£88,952,500
70% SR : 15% LLR : 15% SO	20%	-£79,760,359	-£85,147,013	-£85,538,603	-£85,583,753	-£86,576,708
70% SR : 15% LLR : 15% SO	25%	-£77,733,622	-£82,812,663	-£83,203,418	-£83,248,567	-£84,241,969
70% SR : 15% LLR : 15% SO	30%	-£75,747,789	-£80,518,796	-£80,908,875	-£80,954,024	-£81,948,282
70% SR : 15% LLR : 15% SO	35%	-£73,802,860	-£78,265,412	-£78,654,971	-£78,700,120	-£79,695,643
70% SR : 15% LLR : 15% SO	40%	-£71,898,835	-£76,052,509	-£76,441,703	-£76,486,852	-£77,484,052
70% SR : 15% LLR : 15% SO	45%	-£70,035,714	-£73,880,086	-£74,269,070	-£74,314,219	-£75,313,503
70% SR : 15% LLR : 15% SO	50%	-£68,213,497	-£71,748,142	-£72,137,068	-£72,182,217	-£73,183,996

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£108,726,960	-£115,339,800	-£115,736,434	-£115,781,583	-£116,776,846
70% SR : 15% LLR : 15% SO	5%	-£106,536,608	-£112,843,599	-£113,238,654	-£113,283,803	-£114,277,875
70% SR : 15% LLR : 15% SO	10%	-£104,387,161	-£110,387,788	-£110,781,528	-£110,826,677	-£111,819,967
70% SR : 15% LLR : 15% SO	15%	-£102,278,616	-£107,972,467	-£108,365,050	-£108,410,200	-£109,403,117
70% SR : 15% LLR : 15% SO	20%	-£100,210,976	-£105,597,631	-£105,989,221	-£106,034,370	-£107,027,325
70% SR : 15% LLR : 15% SO	25%	-£98,184,239	-£103,263,280	-£103,654,035	-£103,699,185	-£104,692,586
70% SR : 15% LLR : 15% SO	30%	-£96,198,406	-£100,969,414	-£101,359,492	-£101,404,641	-£102,398,900
70% SR : 15% LLR : 15% SO	35%	-£94,253,478	-£98,716,030	-£99,105,588	-£99,150,737	-£100,146,261
70% SR : 15% LLR : 15% SO	40%	-£92,349,452	-£96,503,126	-£96,892,320	-£96,937,470	-£97,934,669
70% SR : 15% LLR : 15% SO	45%	-£90,486,331	-£94,330,703	-£94,719,688	-£94,764,836	-£95,764,120
70% SR : 15% LLR : 15% SO	50%	-£88,664,114	-£92,198,789	-£92,587,685	-£92,632,836	-£93,634,613

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£100,088,888	-£106,701,628	-£107,088,182	-£107,143,311	-£108,138,574
70% SR : 15% LLR : 15% SO	5%	-£97,898,337	-£104,205,328	-£104,600,382	-£104,645,532	-£105,639,603
70% SR : 15% LLR : 15% SO	10%	-£95,748,889	-£101,749,517	-£102,143,256	-£102,188,405	-£103,181,695
70% SR : 15% LLR : 15% SO	15%	-£93,640,345	-£99,343,195	-£99,726,779	-£99,771,928	-£100,764,845
70% SR : 15% LLR : 15% SO	20%	-£91,572,704	-£96,959,359	-£97,350,949	-£97,396,099	-£98,389,054
70% SR : 15% LLR : 15% SO	25%	-£89,545,967	-£94,625,008	-£95,015,764	-£95,060,913	-£96,054,314
70% SR : 15% LLR : 15% SO	30%	-£87,560,135	-£92,331,142	-£92,721,220	-£92,766,370	-£93,780,628
70% SR : 15% LLR : 15% SO	35%	-£85,615,206	-£90,077,758	-£90,467,316	-£90,512,466	-£91,507,989
70% SR : 15% LLR : 15% SO	40%	-£83,711,181	-£87,864,855	-£88,254,049	-£88,299,198	-£89,296,397
70% SR : 15% LLR : 15% SO	45%	-£81,848,059	-£85,692,432	-£86,081,416	-£86,126,565	-£87,125,849
70% SR : 15% LLR : 15% SO	50%	-£80,025,842	-£83,560,487	-£83,949,413	-£83,994,563	-£84,986,342

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£97,167,701	-£103,780,641	-£104,177,174	-£104,222,324	-£105,217,587
70% SR : 15% LLR : 15% SO	5%	-£94,977,349	-£101,284,340	-£101,679,394	-£101,724,544	-£102,718,615
70% SR : 15% LLR : 15% SO	10%	-£92,827,901	-£98,828,529	-£99,222,268	-£99,267,418	-£100,260,707
70% SR : 15% LLR : 15% SO	15%	-£90,719,357	-£96,413,207	-£96,805,791	-£96,850,940	-£97,843,858
70% SR : 15% LLR : 15% SO	20%	-£88,651,717	-£94,038,371	-£94,429,961	-£94,475,111	-£95,488,066
70% SR : 15% LLR : 15% SO	25%	-£86,624,980	-£91,704,021	-£92,094,776	-£92,139,925	-£93,133,327
70% SR : 15% LLR : 15% SO	30%	-£84,639,147	-£89,410,154	-£89,800,233	-£89,845,382	-£90,839,640
70% SR : 15% LLR : 15% SO	35%	-£82,694,218	-£87,156,770	-£87,546,329	-£87,591,478	-£88,587,001
70% SR : 15% LLR : 15% SO	40%	-£80,790,193	-£84,943,867	-£85,335,061	-£85,378,211	-£86,375,410
70% SR : 15% LLR : 15% SO	45%	-£78,927,072	-£82,771,444	-£83,160,428	-£83,205,577	-£84,204,861
70% SR : 15% LLR : 15% SO	50%	-£77,104,855	-£80,639,500	-£81,028,426	-£81,073,576	-£82,075,354

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£94,856,590	-£101,569,530	-£101,966,063	-£102,011,213	-£103,006,475
70% SR : 15% LLR : 15% SO	5%	-£92,766,238	-£99,073,229	-£99,468,283	-£99,513,433	-£100,507,504
70% SR : 15% LLR : 15% SO	10%	-£90,616,790	-£96,617,418	-£97,011,157	-£97,056,307	-£98,049,596
70% SR : 15% LLR : 15% SO	15%	-£88,508,246	-£94,202,096	-£94,594,680	-£94,639,829	-£95,632,746
70% SR : 15% LLR : 15% SO	20%	-£86,440,606	-£91,827,260	-£92,218,850	-£92,264,000	-£93,256,955
70% SR : 15% LLR : 15% SO	25%	-£84,413,869	-£89,492,909	-£89,883,665	-£89,928,814	-£90,922,216
70% SR : 15% LLR : 15% SO	30%	-£82,428,036	-£87,199,043	-£87,589,121	-£87,634,271	-£88,628,529
70% SR : 15% LLR : 15% SO	35%	-£80,483,107	-£84,945,659	-£85,335,217	-£85,380,367	-£86,375,890
70% SR : 15% LLR : 15% SO	40%	-£78,579,082	-£82,732,756	-£83,121,950	-£83,167,099	-£84,164,299
70% SR : 15% LLR : 15% SO	45%	-£76,715,961	-£80,560,333	-£80,949,317	-£80,994,466	-£81,993,750
70% SR : 15% LLR : 15% SO	50%	-£74,893,744	-£78,428,388	-£78,817,315	-£78,862,464	-£79,864,243

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£500 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£89,697,786	-£95,993,046	-£96,389,580	-£96,434,729	-£97,429,992
70% SR : 15% LLR : 15% SO	5%	-£87,545,348	-£93,548,932	-£93,943,987	-£93,989,137	-£94,983,208
70% SR : 15% LLR : 15% SO	10%	-£85,433,814	-£91,145,308	-£91,539,046	-£91,584,196	-£92,577,485
70% SR : 15% LLR : 15% SO	15%	-£83,363,183	-£88,782,173	-£89,174,756	-£89,219,906	-£90,212,824
70% SR : 15% LLR : 15% SO	20%	-£81,333,455	-£86,459,523	-£86,851,113	-£86,896,263	-£87,889,218
70% SR : 15% LLR : 15% SO	25%	-£79,344,633	-£84,177,360	-£84,568,115	-£84,613,265	-£85,606,666
70% SR : 15% LLR : 15% SO	30%	-£77,386,713	-£81,935,680	-£82,325,759	-£82,370,907	-£83,365,166
70% SR : 15% LLR : 15% SO	35%	-£75,489,697	-£79,734,483	-£80,124,041	-£80,169,191	-£81,164,714
70% SR : 15% LLR : 15% SO	40%	-£73,623,586	-£77,573,766	-£77,962,960	-£78,008,110	-£79,005,309
70% SR : 15% LLR : 15% SO	45%	-£71,798,378	-£75,453,531	-£75,842,514	-£75,887,663	-£76,886,948
70% SR : 15% LLR : 15% SO	50%	-£70,014,074	-£73,373,772	-£73,762,699	-£73,807,848	-£74,809,627

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£110,148,404	-£116,443,663	-£116,840,197	-£116,885,346	-£117,880,609
70% SR : 15% LLR : 15% SO	5%	-£107,995,965	-£113,999,549	-£114,394,604	-£114,439,754	-£115,433,825
70% SR : 15% LLR : 15% SO	10%	-£105,884,431	-£111,595,925	-£111,989,664	-£112,034,813	-£113,028,103
70% SR : 15% LLR : 15% SO	15%	-£103,813,800	-£109,232,790	-£109,625,374	-£109,670,523	-£110,663,441
70% SR : 15% LLR : 15% SO	20%	-£101,784,072	-£106,910,140	-£107,301,731	-£107,346,880	-£108,339,833
70% SR : 15% LLR : 15% SO	25%	-£99,795,250	-£104,627,977	-£105,018,732	-£105,063,882	-£106,057,283
70% SR : 15% LLR : 15% SO	30%	-£97,847,331	-£102,386,297	-£102,776,376	-£102,821,525	-£103,815,783
70% SR : 15% LLR : 15% SO	35%	-£95,940,315	-£100,185,101	-£100,574,659	-£100,619,808	-£101,615,332
70% SR : 15% LLR : 15% SO	40%	-£94,074,203	-£98,024,384	-£98,413,578	-£98,458,727	-£99,455,926
70% SR : 15% LLR : 15% SO	45%	-£92,249,995	-£95,904,148	-£96,293,131	-£96,338,281	-£97,337,955
70% SR : 15% LLR : 15% SO	50%	-£90,464,681	-£93,824,380	-£94,213,316	-£94,258,465	-£95,260,244

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£101,510,132	-£107,805,392	-£108,201,825	-£108,247,075	-£109,242,338
70% SR : 15% LLR : 15% SO	5%	-£99,357,694	-£105,361,277	-£105,756,333	-£105,801,482	-£106,795,554
70% SR : 15% LLR : 15% SO	10%	-£97,246,159	-£102,957,654	-£103,351,392	-£103,396,542	-£104,389,831
70% SR : 15% LLR : 15% SO	15%	-£95,175,529	-£100,594,518	-£100,987,102	-£101,032,252	-£102,025,170
70% SR : 15% LLR : 15% SO	20%	-£93,145,801	-£98,271,869	-£98,663,459	-£98,708,608	-£99,701,563
70% SR : 15% LLR : 15% SO	25%	-£91,156,978	-£95,989,705	-£96,380,461	-£96,425,610	-£97,419,012
70% SR : 15% LLR : 15% SO	30%	-£89,209,059	-£93,748,026	-£94,138,105	-£94,183,253	-£95,177,511
70% SR : 15% LLR : 15% SO	35%	-£87,302,043	-£91,546,829	-£91,936,387	-£91,981,536	-£92,977,060
70% SR : 15% LLR : 15% SO	40%	-£85,435,931	-£89,386,112	-£89,775,306	-£89,820,455	-£90,817,654
70% SR : 15% LLR : 15% SO	45%	-£83,610,724	-£87,265,876	-£87,654,860	-£87,700,009	-£88,699,293
70% SR : 15% LLR : 15% SO	50%	-£81,826,419	-£85,186,118	-£85,575,044	-£85,620,194	-£86,621,873

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£98,589,144	-£104,884,404	-£105,280,938	-£105,326,087	-£106,321,350
70% SR : 15% LLR : 15% SO	5%	-£96,436,706	-£102,440,290	-£102,835,345	-£102,880,495	-£103,874,566
70% SR : 15% LLR : 15% SO	10%	-£94,325,172	-£100,036,666	-£100,430,404	-£100,475,554	-£101,468,843
70% SR : 15% LLR : 15% SO	15%	-£92,254,541	-£97,673,531	-£98,066,114	-£98,111,264	-£99,104,182
70% SR : 15% LLR : 15% SO	20%	-£90,224,813	-£95,350,881	-£95,742,471	-£95,787,621	-£96,780,576
70% SR : 15% LLR : 15% SO	25%	-£88,235,991	-£93,068,718	-£93,459,473	-£93,504,623	-£94,498,024
70% SR : 15% LLR : 15% SO	30%	-£86,288,071	-£90,827,038	-£91,217,117	-£91,262,266	-£92,256,524
70% SR : 15% LLR : 15% SO	35%	-£84,381,055	-£88,625,841	-£89,015,399	-£89,060,549	-£90,056,072
70% SR : 15% LLR : 15% SO	40%	-£82,514,944	-£86,465,124	-£86,854,318	-£86,899,468	-£87,896,567
70% SR : 15% LLR : 15% SO	45%	-£80,689,738	-£84,344,889	-£84,733,872	-£84,779,021	-£85,778,306
70% SR : 15% LLR : 15% SO	50%	-£78,906,432	-£82,265,130	-£82,654,057	-£82,699,206	-£83,700,985

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£96,378,033	-£102,673,293	-£103,069,827	-£103,114,976	-£104,110,239
70% SR : 15% LLR : 15% SO	5%	-£94,225,595	-£100,229,179	-£100,624,234	-£100,669,384	-£101,663,455
70% SR : 15% LLR : 15% SO	10%	-£92,114,061	-£97,825,555	-£98,219,293	-£98,264,443	-£99,257,372
70% SR : 15% LLR : 15% SO	15%	-£90,043,430	-£95,462,420	-£95,855,003	-£95,900,153	-£96,893,071
70% SR : 15% LLR : 15% SO	20%	-£88,013,702	-£93,139,770	-£93,531,360	-£93,576,510	-£94,569,465
70% SR : 15% LLR : 15% SO	25%	-£86,024,880	-£90,857,607	-£91,248,362	-£91,293,511	-£92,286,313
70% SR : 15% LLR : 15% SO	30%	-£84,076,960	-£88,615,927	-£89,006,006	-£89,051,154	-£90,045,413
70% SR : 15% LLR : 15% SO	35%	-£82,169,944	-£86,414,730	-£86,804,288	-£86,849,438	-£87,844,961
70% SR : 15% LLR : 15% SO	40%	-£80,303,832	-£84,254,013	-£84,643,207	-£84,688,357	-£85,685,556
70% SR : 15% LLR : 15% SO	45%	-£78,478,625	-£82,133,777	-£82,522,761	-£82,567,910	-£83,567,194
70% SR : 15% LLR : 15% SO	50%	-£76,694,320	-£80,054,019	-£80,442,846	-£80,488,095	-£81,489,874

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£475 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£90,408,508	-£96,693,265	-£97,089,798	-£97,134,948	-£98,130,210
70% SR : 15% LLR : 15% SO	5%	-£88,295,365	-£94,267,865	-£94,682,920	-£94,728,069	-£95,722,141
70% SR : 15% LLR : 15% SO	10%	-£86,223,125	-£91,922,956	-£92,316,694	-£92,361,843	-£93,355,133
70% SR : 15% LLR : 15% SO	15%	-£84,191,789	-£89,598,534	-£89,991,118	-£90,036,267	-£91,029,186
70% SR : 15% LLR : 15% SO	20%	-£82,201,358	-£87,314,600	-£87,706,190	-£87,751,339	-£88,744,293
70% SR : 15% LLR : 15% SO	25%	-£80,251,829	-£85,071,150	-£85,461,906	-£85,507,055	-£86,500,457
70% SR : 15% LLR : 15% SO	30%	-£78,343,205	-£82,868,184	-£83,258,264	-£83,303,413	-£84,297,670
70% SR : 15% LLR : 15% SO	35%	-£76,475,485	-£80,705,702	-£81,095,260	-£81,140,409	-£82,135,833
70% SR : 15% LLR : 15% SO	40%	-£74,648,668	-£78,583,700	-£78,972,894	-£79,018,043	-£80,015,242
70% SR : 15% LLR : 15% SO	45%	-£72,862,755	-£76,502,178	-£76,891,162	-£76,936,311	-£77,935,595
70% SR : 15% LLR : 15% SO	50%	-£71,117,747	-£74,461,134	-£74,650,061	-£74,695,211	-£75,896,988

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£110,898,126	-£117,143,882	-£117,540,415	-£117,585,565	-£118,580,828
70% SR : 15% LLR : 15% SO	5%	-£108,745,982	-£114,738,482	-£115,133,537	-£115,178,686	-£116,172,758
70% SR : 15% LLR : 15% SO	10%	-£106,673,742	-£112,373,573	-£112,767,311	-£112,812,461	-£113,805,750
70% SR : 15% LLR : 15% SO	15%	-£104,642,407	-£110,049,152	-£110,441,735	-£110,486,885	-£111,479,803
70% SR : 15% LLR : 15% SO	20%	-£102,651,975	-£107,765,217	-£108,156,807	-£108,201,957	-£109,194,911
70% SR : 15% LLR : 15% SO	25%	-£100,702,447	-£105,521,768	-£105,912,523	-£105,957,672	-£106,951,074
70% SR : 15% LLR : 15% SO	30%	-£98,793,822	-£103,318,802	-£103,708,881	-£103,754,030	-£104,748,288
70% SR : 15% LLR : 15% SO	35%	-£96,926,102	-£101,156,319	-£101,545,877	-£101,591,027	-£102,586,550
70% SR : 15% LLR : 15% SO	40%	-£95,099,286	-£99,034,317	-£99,423,511	-£99,468,661	-£100,465,860
70% SR : 15% LLR : 15% SO	45%	-£93,313,372	-£96,952,795	-£97,341,779	-£97,386,928	-£98,386,212
70% SR : 15% LLR : 15% SO	50%	-£91,568,364	-£94,911,751	-£95,300,679	-£95,345,828	-£96,347,606

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£102,220,854	-£108,505,610	-£108,902,144	-£108,947,293	-£109,942,556
70% SR : 15% LLR : 15% SO	5%	-£100,107,711	-£106,100,211	-£106,495,265	-£106,540,415	-£107,534,686
70% SR : 15% LLR : 15% SO	10%	-£98,035,471	-£103,735,301	-£104,129,040	-£104,174,189	-£105,167,479
70% SR : 15% LLR : 15% SO	15%	-£96,004,135	-£101,410,880	-£101,803,464	-£101,848,613	-£102,841,531
70% SR : 15% LLR : 15% SO	20%	-£94,013,703	-£99,126,945	-£99,518,535	-£99,563,685	-£100,556,639
70% SR : 15% LLR : 15% SO	25%	-£92,064,175	-£96,883,496	-£97,274,251	-£97,319,401	-£98,312,802
70% SR : 15% LLR : 15% SO	30%	-£90,155,551	-£94,680,530	-£95,070,609	-£95,115,759	-£96,110,016
70% SR : 15% LLR : 15% SO	35%	-£88,287,831	-£92,518,048	-£92,907,606	-£92,952,755	-£93,948,279
70% SR : 15% LLR : 15% SO	40%	-£86,461,014	-£90,396,046	-£90,785,240	-£90,830,389	-£91,827,588
70% SR : 15% LLR : 15% SO	45%	-£84,675,101	-£88,314,524	-£88,703,507	-£88,748,657	-£89,747,941
70% SR : 15% LLR : 15% SO	50%	-£82,930,092	-£86,273,480	-£86,662,407	-£86,707,556	-£87,709,334

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£99,299,866	-£105,584,623	-£105,981,156	-£106,026,306	-£107,021,568
70% SR : 15% LLR : 15% SO	5%	-£97,186,723	-£103,179,223	-£103,574,278	-£103,619,427	-£104,613,499
70% SR : 15% LLR : 15% SO	10%	-£95,114,483	-£100,814,314	-£101,208,052	-£101,253,201	-£102,246,491
70% SR : 15% LLR : 15% SO	15%	-£93,083,147	-£98,489,892	-£98,882,476	-£98,927,625	-£99,920,544
70% SR : 15% LLR : 15% SO	20%	-£91,092,716	-£96,205,958	-£96,597,548	-£96,642,697	-£97,635,651
70% SR : 15% LLR : 15% SO	25%	-£89,143,187	-£93,962,508	-£94,353,264	-£94,398,413	-£95,391,815
70% SR : 15% LLR : 15% SO	30%	-£87,234,563	-£91,759,543	-£92,149,622	-£92,194,771	-£93,189,028
70% SR : 15% LLR : 15% SO	35%	-£85,366,843	-£89,597,080	-£89,986,618	-£89,031,767	-£91,027,291
70% SR : 15% LLR : 15% SO	40%	-£83,540,026	-£87,475,058	-£87,864,252	-£87,909,401	-£89,906,600
70% SR : 15% LLR : 15% SO	45%	-£81,754,113	-£85,393,536	-£85,782,520	-£85,827,669	-£88,826,953
70% SR : 15% LLR : 15% SO	50%	-£80,009,105	-£83,352,492	-£83,741,419	-£83,786,569	-£87,788,346

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£97,088,755	-£103,373,512	-£103,770,045	-£103,815,195	-£104,810,457
70% SR : 15% LLR : 15% SO	5%	-£94,975,612	-£100,968,112	-£101,363,167	-£101,408,316	-£102,402,388
70% SR : 15% LLR : 15% SO	10%	-£92,903,372	-£98,603,202	-£98,998,941	-£99,044,090	-£100,035,380
70% SR : 15% LLR : 15% SO	15%	-£90,872,036	-£96,278,781	-£96,671,365	-£96,716,514	-£97,709,432
70% SR : 15% LLR : 15% SO	20%	-£88,881,605	-£93,994,847	-£94,386,437	-£94,431,586	-£95,424,540
70% SR : 15% LLR : 15% SO	25%	-£86,932,076	-£91,751,397	-£92,142,153	-£92,187,302	-£93,180,703
70% SR : 15% LLR : 15% SO	30%	-£85,023,452	-£89,548,431	-£89,938,511	-£89,983,660	-£90,977,917
70% SR : 15% LLR : 15% SO	35%	-£83,155,732	-£87,385,949	-£87,775,507	-£87,820,656	-£88,816,180
70% SR : 15% LLR : 15% SO	40%	-£81,328,915	-£85,263,947	-£85,653,141	-£85,698,290	-£86,695,489
70% SR : 15% LLR : 15% SO	45%	-£79,543,002	-£83,182,425	-£83,571,408	-£83,616,558	-£84,615,842
70% SR : 15% LLR : 15% SO	50%	-£77,797,994	-£81,141,381	-£81,530,308	-£81,575,458	-£82,577,235

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£675 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation	
Build cost inflation	
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£82,292,165	£72,897,918	£72,424,815	£72,370,885	£70,878,488
70% SR : 15% LLR : 15% SO	5%	£74,697,868	£65,672,294	£65,200,956	£65,147,026	£63,654,900
70% SR : 15% LLR : 15% SO	10%	£67,038,315	£58,366,651	£57,892,712	£57,838,018	£56,335,228
70% SR : 15% LLR : 15% SO	15%	£59,294,843	£50,986,665	£50,514,116	£50,459,421	£48,957,171
70% SR : 15% LLR : 15% SO	20%	£51,494,502	£43,531,672	£43,055,844	£43,000,376	£41,483,808
70% SR : 15% LLR : 15% SO	25%	£43,594,710	£35,985,466	£35,510,653	£35,455,185	£33,937,965
70% SR : 15% LLR : 15% SO	30%	£35,611,604	£28,345,320	£27,866,541	£27,810,289	£26,276,476
70% SR : 15% LLR : 15% SO	35%	£27,531,108	£20,620,659	£20,142,515	£20,086,264	£18,550,582
70% SR : 15% LLR : 15% SO	40%	£19,327,833	£12,837,268	£12,359,574	£12,303,323	£10,765,169
70% SR : 15% LLR : 15% SO	45%	£11,066,056	£4,995,157	£4,516,965	£4,459,916	£2,902,191
70% SR : 15% LLR : 15% SO	50%	£2,745,777	£-3,040,479	£-3,535,307	£-3,593,981	£-5,195,405

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,294,407	£20,900,161	£20,427,057	£20,373,127	£18,880,730
70% SR : 15% LLR : 15% SO	5%	£22,700,110	£13,674,536	£13,203,198	£13,149,268	£11,657,142
70% SR : 15% LLR : 15% SO	10%	£15,040,557	£6,368,893	£5,894,954	£5,840,261	£4,337,470
70% SR : 15% LLR : 15% SO	15%	£7,297,085	£-1,011,093	£-1,483,642	£-1,538,336	£-3,040,586
70% SR : 15% LLR : 15% SO	20%	£-503,256	£-8,466,086	£-8,941,914	£-8,997,382	£-10,513,950
70% SR : 15% LLR : 15% SO	25%	£-8,403,047	£-16,012,292	£-16,487,105	£-16,542,573	£-18,059,793
70% SR : 15% LLR : 15% SO	30%	£-16,386,193	£-23,652,437	£-24,131,217	£-24,187,469	£-25,721,282
70% SR : 15% LLR : 15% SO	35%	£-24,466,690	£-31,377,100	£-31,855,242	£-31,911,494	£-33,447,175
70% SR : 15% LLR : 15% SO	40%	£-32,669,924	£-39,160,489	£-39,638,183	£-39,694,435	£-41,232,589
70% SR : 15% LLR : 15% SO	45%	£-40,931,702	£-47,002,601	£-47,480,793	£-47,537,842	£-49,095,567
70% SR : 15% LLR : 15% SO	50%	£-49,251,981	£-55,036,237	£-55,533,064	£-55,591,739	£-57,193,163

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£52,256,084	£42,863,838	£42,390,734	£42,336,804	£40,844,407
70% SR : 15% LLR : 15% SO	5%	£44,663,787	£35,638,213	£35,166,875	£35,112,945	£33,620,819
70% SR : 15% LLR : 15% SO	10%	£37,004,234	£28,332,570	£27,858,631	£27,803,938	£26,301,148
70% SR : 15% LLR : 15% SO	15%	£29,260,762	£20,952,584	£20,480,035	£20,425,341	£18,923,091
70% SR : 15% LLR : 15% SO	20%	£21,460,422	£13,497,591	£13,021,763	£12,966,295	£11,449,727
70% SR : 15% LLR : 15% SO	25%	£13,560,630	£5,951,385	£5,476,572	£5,421,104	£3,903,884
70% SR : 15% LLR : 15% SO	30%	£5,577,524	£-1,688,760	£-2,167,539	£-2,223,792	£-3,757,605
70% SR : 15% LLR : 15% SO	35%	£-2,502,972	£-8,413,423	£-8,891,565	£-8,947,817	£-11,483,488
70% SR : 15% LLR : 15% SO	40%	£-10,706,247	£-17,196,812	£-17,674,506	£-17,730,758	£-19,268,912
70% SR : 15% LLR : 15% SO	45%	£-18,969,025	£-25,938,924	£-26,517,116	£-26,574,164	£-27,191,890
70% SR : 15% LLR : 15% SO	50%	£-27,288,304	£-33,674,560	£-34,253,387	£-34,310,662	£-35,229,486

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£59,684,990	£50,290,743	£49,817,640	£49,763,710	£48,271,313
70% SR : 15% LLR : 15% SO	5%	£52,090,693	£43,065,119	£42,593,781	£42,539,851	£41,047,725
70% SR : 15% LLR : 15% SO	10%	£44,431,140	£35,759,476	£35,285,537	£35,230,844	£33,728,053
70% SR : 15% LLR : 15% SO	15%	£36,687,668	£28,379,490	£27,906,941	£27,852,247	£26,349,997
70% SR : 15% LLR : 15% SO	20%	£28,887,327	£20,924,497	£20,448,669	£20,393,201	£18,876,633
70% SR : 15% LLR : 15% SO	25%	£20,987,536	£13,378,291	£12,903,478	£12,848,010	£11,330,790
70% SR : 15% LLR : 15% SO	30%	£13,004,430	£5,738,146	£5,259,366	£5,203,114	£3,669,301
70% SR : 15% LLR : 15% SO	35%	£4,923,933	£-1,986,517	£-2,464,659	£-2,520,911	£-4,056,592
70% SR : 15% LLR : 15% SO	40%	£-3,279,341	£-9,769,906	£-10,247,601	£-10,303,952	£-11,842,006
70% SR : 15% LLR : 15% SO	45%	£-11,541,119	£-17,612,018	£-18,090,210	£-18,147,259	£-19,704,964
70% SR : 15% LLR : 15% SO	50%	£-19,861,398	£-25,647,654	£-26,142,481	£-26,201,156	£-27,602,589

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£65,306,963	£55,912,717	£55,439,613	£55,385,683	£53,893,286
70% SR : 15% LLR : 15% SO	5%	£57,712,666	£48,687,092	£48,215,754	£48,161,824	£46,669,698
70% SR : 15% LLR : 15% SO	10%	£50,053,113	£41,381,449	£40,907,510	£40,852,817	£39,350,027
70% SR : 15% LLR : 15% SO	15%	£42,309,641	£34,001,463	£33,528,914	£33,474,220	£31,971,970
70% SR : 15% LLR : 15% SO	20%	£34,509,300	£26,546,470	£26,070,642	£26,015,174	£24,498,606
70% SR : 15% LLR : 15% SO	25%	£26,609,509	£19,000,264	£18,525,451	£18,469,983	£16,952,763
70% SR : 15% LLR : 15% SO	30%	£18,626,403	£11,360,119	£10,881,339	£10,825,087	£9,291,274
70% SR : 15% LLR : 15% SO	35%	£10,545,906	£3,635,456	£3,157,314	£3,101,062	£1,565,381
70% SR : 15% LLR : 15% SO	40%	£2,342,632	£-4,147,933	£-4,625,627	£-4,681,879	£-6,220,033
70% SR : 15% LLR : 15% SO	45%	£-9,919,146	£-11,990,045	£-12,468,237	£-12,525,286	£-14,083,011
70% SR : 15% LLR : 15% SO	50%	£-14,299,425	£-20,029,661	£-20,520,508	£-20,579,183	£-22,160,607

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£650 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£74,028,911	£64,581,439	£64,104,135	£64,049,442	£62,543,797
70% SR : 15% LLR : 15% SO	5%	£66,796,108	£57,703,868	£57,228,344	£57,173,651	£55,669,730
70% SR : 15% LLR : 15% SO	10%	£59,494,069	£50,768,696	£50,294,757	£50,240,064	£48,737,274
70% SR : 15% LLR : 15% SO	15%	£52,134,791	£43,750,087	£43,273,053	£43,217,585	£41,701,071
70% SR : 15% LLR : 15% SO	20%	£44,675,262	£36,652,322	£36,176,494	£36,121,027	£34,604,459
70% SR : 15% LLR : 15% SO	25%	£37,141,373	£29,462,390	£28,982,779	£28,926,527	£27,393,977
70% SR : 15% LLR : 15% SO	30%	£29,512,851	£22,190,274	£21,711,495	£21,655,242	£20,121,429
70% SR : 15% LLR : 15% SO	35%	£21,769,884	£14,859,432	£14,381,291	£14,325,039	£12,789,358
70% SR : 15% LLR : 15% SO	40%	£13,960,431	£7,469,866	£6,992,172	£6,935,921	£5,397,768
70% SR : 15% LLR : 15% SO	45%	£6,092,477	£-25,531	£-514,905	£-573,328	£-2,170,936
70% SR : 15% LLR : 15% SO	50%	£-1,899,478	£-7,817,007	£-8,317,718	£-8,377,222	£-10,011,246

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,031,153	£12,583,681	£12,106,378	£12,051,684	£10,546,039
70% SR : 15% LLR : 15% SO	5%	£14,798,350	£5,706,110	£5,230,587	£5,175,894	£3,671,972
70% SR : 15% LLR : 15% SO	10%	£7,496,311	£-1,229,062	£-1,703,001	£-1,757,694	£-3,260,483
70% SR : 15% LLR : 15% SO	15%	£137,033	£-8,247,670	£-8,724,705	£-8,780,173	£-10,296,686
70% SR : 15% LLR : 15% SO	20%	£-7,322,476	£-15,345,436	£-15,821,263	£-15,876,731	£-17,393,299
70% SR : 15% LLR : 15% SO	25%	£-14,856,385	£-22,535,368	£-23,014,979	£-23,071,231	£-24,603,781
70% SR : 15% LLR : 15% SO	30%	£-22,484,906	£-29,807,484	£-30,286,263	£-30,342,515	£-31,876,328
70% SR : 15% LLR : 15% SO	35%	£-30,227,874	£-37,138,325	£-37,616,466	£-37,672,719	£-39,208,400
70% SR : 15% LLR : 15% SO	40%	£-38,037,326	£-44,527,891	£-45,005,586	£-45,061,837	£-46,599,990
70% SR : 15% LLR : 15% SO	45%	£-45,905,281	£-52,023,289	£-52,512,663	£-52,571,085	£-54,168,694
70% SR : 15% LLR : 15% SO	50%	£-53,897,236	£-59,814,765	£-60,315,478	£-60,374,890	£-62,009,004

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£43,994,830	£34,547,359	£34,070,055	£34,015,362	£32,509,716
70% SR : 15% LLR : 15% SO	5%	£36,762,027	£27,669,788	£27,194,264	£27,139,571	£25,635,650
70% SR : 15% LLR : 15% SO	10%	£29,459,988	£20,734,615	£20,260,676	£20,205,983	£18,703,194
70% SR : 15% LLR : 15% SO	15%	£22,100,710	£13,716,007	£13,238,972	£13,183,504	£11,666,991
70% SR : 15% LLR : 15% SO	20%	£14,641,201	£6,618,242	£6,142,414	£6,086,946	£4,570,378
70% SR : 15% LLR : 15% SO	25%	£7,107,293	£-571,691	£-1,051,301	£-1,107,554	£-2,640,103
70% SR : 15% LLR : 15% SO	30%	£-521,229	£-7,843,806	£-8,322,586	£-8,378,838	£-9,812,651
70% SR : 15% LLR : 15% SO	35%	£-8,264,197	£-15,174,648	£-15,652,789	£-15,709,042	£-17,244,722
70% SR : 15% LLR : 15% SO	40%	£-16,073,649	£-22,564,214	£-23,041,908	£-23,098,160	£-24,636,313
70% SR : 15% LLR : 15% SO	45%	£-23,941,694	£-30,059,611	£-30,548,896	£-30,607,408	£-32,205,017
70% SR : 15% LLR : 15% SO	50%	£-31,833,559	£-37,851,088	£-38,351,799	£-38,411,303	£-40,045,326

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£51,421,736	£41,974,264	£41,496,960	£41,442,267	£39,936,622
70% SR : 15% LLR : 15% SO	5%	£44,188,933	£35,096,693	£34,621,170	£34,566,477	£33,062,555
70% SR : 15% LLR : 15% SO	10%	£36,886,894	£28,161,521	£27,687,582	£27,632,889	£26,130,099
70% SR : 15% LLR : 15% SO	15%	£29,527,616	£21,142,913	£20,665,878	£20,610,410	£19,093,897
70% SR : 15% LLR : 15% SO	20%	£22,068,107	£14,045,147	£13,569,320	£13,513,852	£11,997,284
70% SR : 15% LLR : 15% SO	25%	£14,534,198	£6,855,215	£6,375,604	£6,319,352	£4,786,802
70% SR : 15% LLR : 15% SO	30%	£6,905,677	£-416,901	£-895,680	£-951,932	£-2,485,745
70% SR : 15% LLR : 15% SO	35%	£-837,291	£-7,747,742	£-8,225,884	£-8,282,136	£-9,817,817
70% SR : 15% LLR : 15% SO	40%	£-8,648,743	£-15,137,309	£-15,615,003	£-15,671,254	£-17,209,407
70% SR : 15% LLR : 15% SO	45%	£-16,514,698	£-22,632,706	£-23,122,080	£-23,180,502	£-24,778,111
70% SR : 15% LLR : 15% SO	50%	£-24,506,653	£-30,424,162	£-30,924,893	£-30,984,397	£-32,618,421

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£57,043,709	£47,596,237	£47,118,934	£47,064,241	£45,558,595
70% SR : 15% LLR : 15% SO	5%	£49,810,906	£40,718,666	£40,243,143	£40,188,450	£38,684,528
70% SR : 15% LLR : 15% SO	10%	£42,508,867	£33,783,494	£33,309,555	£33,254,862	£31,752,073
70% SR : 15% LLR : 15% SO	15%	£35,149,589	£26,764,886	£26,287,851	£26,232,383	£24,715,870
70% SR : 15% LLR : 15% SO	20%	£27,690,080	£19,667,121	£19,191,293	£19,135,825	£17,619,257
70% SR : 15% LLR : 15% SO	25%	£20,156,172	£12,477,188	£11,997,577	£11,941,325	£10,408,776
70% SR : 15% LLR : 15% SO	30%	£12,527,650	£5,205,072	£4,726,293	£4,670,041	£3,136,228
70% SR : 15% LLR : 15% SO	35%	£4,784,682	£-2,125,769	£-2,603,910	£-2,660,163	£-4,195,843
70% SR : 15% LLR : 15% SO	40%	£-3,924,770	£-9,515,335	£-9,993,029	£-10,049,281	£-11,587,434
70% SR : 15% LLR : 15% SO	45%	£-10,892,725	£-17,010,733	£-17,500,107	£-17,558,529	£-19,158,138
70% SR : 15% LLR : 15% SO	50%	£-18,884,680	£-24,802,209	£-25,302,920	£-25,362,424	£-26,996,448

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£600 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£57,414,520	£47,813,429	£47,331,594	£47,276,127	£45,756,186
70% SR : 15% LLR : 15% SO	5%	£50,914,628	£41,674,004	£41,193,967	£41,138,500	£39,620,300
70% SR : 15% LLR : 15% SO	10%	£44,347,565	£35,472,374	£34,989,101	£34,932,848	£33,400,464
70% SR : 15% LLR : 15% SO	15%	£37,695,295	£29,167,436	£28,685,581	£28,629,328	£27,097,493
70% SR : 15% LLR : 15% SO	20%	£30,966,508	£22,803,767	£22,323,132	£22,266,879	£20,734,989
70% SR : 15% LLR : 15% SO	25%	£24,132,264	£16,381,368	£15,901,757	£15,845,504	£14,312,955
70% SR : 15% LLR : 15% SO	30%	£17,230,802	£9,900,240	£9,421,460	£9,365,208	£7,831,395
70% SR : 15% LLR : 15% SO	35%	£10,270,838	£3,334,504	£2,851,245	£2,794,197	£1,242,079
70% SR : 15% LLR : 15% SO	40%	£3,252,372	£-3,409,018	£-3,904,186	£-3,962,861	£-5,566,651
70% SR : 15% LLR : 15% SO	45%	£-3,966,149	£-10,380,805	£-10,887,833	£-10,948,179	£-12,589,896
70% SR : 15% LLR : 15% SO	50%	£-11,444,663	£-17,656,882	£-18,184,793	£-18,247,738	£-19,956,229

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,416,762	£-4,184,328	£-4,666,164	£-4,721,631	£-6,241,571
70% SR : 15% LLR : 15% SO	5%	£-1,083,130	£-10,323,754	£-10,803,791	£-10,859,258	£-12,377,458
70% SR : 15% LLR : 15% SO	10%	£-7,650,192	£-16,525,384	£-17,008,657	£-17,064,909	£-18,597,294
70% SR : 15% LLR : 15% SO	15%	£-14,302,463	£-22,830,322	£-23,312,177	£-23,368,429	£-24,900,264
70% SR : 15% LLR : 15% SO	20%	£-21,031,250	£-29,193,991	£-29,674,626	£-29,730,879	£-31,262,769
70% SR : 15% LLR : 15% SO	25%	£-27,865,493	£-35,616,390	£-36,096,001	£-36,152,254	£-37,684,803
70% SR : 15% LLR : 15% SO	30%	£-34,766,956	£-42,097,518	£-42,576,298	£-42,632,549	£-44,166,363
70% SR : 15% LLR : 15% SO	35%	£-41,726,920	£-48,663,254	£-49,146,513	£-49,203,561	£-50,755,679
70% SR : 15% LLR : 15% SO	40%	£-48,745,386	£-55,406,776	£-55,901,944	£-55,960,619	£-57,564,409
70% SR : 15% LLR : 15% SO	45%	£-55,963,907	£-62,378,562	£-62,885,591	£-62,945,937	£-64,597,653
70% SR : 15% LLR : 15% SO	50%	£-63,442,421	£-69,654,640	£-70,182,551	£-70,245,496	£-71,953,987

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,380,439	£17,779,349	£17,297,513	£17,242,046	£15,722,106
70% SR : 15% LLR : 15% SO	5%	£20,880,547	£11,639,923	£11,159,886	£11,104,419	£9,586,219
70% SR : 15% LLR : 15% SO	10%	£14,313,485	£5,438,293	£4,955,020	£4,898,768	£3,366,383
70% SR : 15% LLR : 15% SO	15%	£7,661,215	£-886,645	£-1,348,500	£-1,404,752	£-2,936,587
70% SR : 15% LLR : 15% SO	20%	£932,427	£-7,230,314	£-7,710,949	£-7,767,202	£-9,299,091
70% SR : 15% LLR : 15% SO	25%	£-5,901,816	£-13,652,713	£-14,132,324	£-14,188,576	£-15,721,126
70% SR : 15% LLR : 15% SO	30%	£-12,803,279	£-20,133,841	£-20,612,621	£-20,668,872	£-22,202,885
70% SR : 15% LLR : 15% SO	35%	£-19,763,243	£-26,699,577	£-27,182,836	£-27,239,884	£-28,792,002
70% SR : 15% LLR : 15% SO	40%	£-26,781,709	£-33,443,099	£-33,938,267	£-33,996,941	£-35,600,732
70% SR : 15% LLR : 15% SO	45%	£-34,000,230	£-40,414,885	£-40,921,913	£-40,982,269	£-42,623,976
70% SR : 15% LLR : 15% SO	50%	£-41,478,743	£-47,690,963	£-48,218,874	£-48,281,818	£-49,980,310

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£34,807,345	£25,206,254	£24,724,419	£24,668,952	£23,149,011
70% SR : 15% LLR : 15% SO	5%	£28,307,453	£19,066,829	£18,586,792	£18,531,325	£17,013,125
70% SR : 15% LLR : 15% SO	10%	£21,740,391	£12,865,199	£12,381,926	£12,325,674	£10,793,289
70% SR : 15% LLR : 15% SO	15%	£15,088,120	£6,560,261	£6,078,406	£6,022,153	£4,490,319
70% SR : 15% LLR : 15% SO	20%	£8,359,333	£196,592	£-284,043	£-340,296	£-1,872,186
70% SR : 15% LLR : 15% SO	25%	£1,525,089	£-6,225,807	£-6,705,418	£-6,761,671	£-8,294,220
70% SR : 15% LLR : 15% SO	30%	£-5,376,373	£-12,706,935	£-13,185,715	£-13,241,967	£-14,775,780
70% SR : 15% LLR : 15% SO	35%	£-12,336,337	£-19,272,671	£-19,755,930	£-19,812,978	£-21,385,096
70% SR : 15% LLR : 15% SO	40%	£-19,354,803	£-26,016,193	£-26,511,361	£-26,570,036	£-28,173,826
70% SR : 15% LLR : 15% SO	45%	£-26,573,324	£-32,987,980	£-33,495,008	£-33,555,354	£-35,197,071
70% SR : 15% LLR : 15% SO	50%	£-34,051,838	£-40,264,057	£-40,791,968	£-40,854,913	£-42,563,404

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,429,318	£30,828,228	£30,346,392	£30,290,925	£28,770,985
70% SR : 15% LLR : 15% SO	5%	£33,929,426	£24,688,802	£24,208,765	£24,153,298	£22,635,098
70% SR : 15% LLR : 15% SO	10%	£27,362,364	£18,487,172	£18,003,899	£17,947,647	£16,415,262
70% SR : 15% LLR : 15% SO	15%	£20,710,094	£12,182,234	£11,700,379	£11,644,127	£10,112,292
70% SR : 15% LLR : 15% SO	20%	£13,981,306	£5,818,565	£5,337,930	£5,281,677	£3,749,788
70% SR : 15% LLR : 15% SO	25%	£7,147,063	£-603,834	£-1,083,445	£-1,139,697	£-2,672,247
70% SR : 15% LLR : 15% SO	30%	£245,600	£-7,084,962	£-7,563,742	£-7,619,993	£-9,153,807
70% SR : 15% LLR : 15% SO	35%	£-6,714,384	£-13,650,698	£-14,133,957	£-14,191,005	£-15,743,123
70% SR : 15% LLR : 15% SO	40%	£-13,732,630	£-20,394,220	£-20,899,388	£-20,948,062	£-22,551,653
70% SR : 15% LLR : 15% SO	45%	£-20,951,351	£-27,386,006	£-27,873,034	£-27,933,381	£-29,575,097
70% SR : 15% LLR : 15% SO	50%	£-28,429,864	£-34,642,084	£-35,169,995	£-35,232,940	£-36,941,491

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£550 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,653,073	£30,870,086	£30,383,384	£30,327,131	£28,791,834
70% SR : 15% LLR : 15% SO	5%	£34,853,862	£25,445,222	£24,960,334	£24,904,081	£23,370,543
70% SR : 15% LLR : 15% SO	10%	£28,974,889	£19,961,621	£19,478,349	£19,422,096	£17,889,712
70% SR : 15% LLR : 15% SO	15%	£23,011,536	£14,419,288	£13,937,432	£13,881,180	£12,349,345
70% SR : 15% LLR : 15% SO	20%	£16,989,681	£8,818,222	£8,337,587	£8,281,334	£6,737,525
70% SR : 15% LLR : 15% SO	25%	£10,909,324	£3,117,330	£2,632,586	£2,575,538	£1,024,622
70% SR : 15% LLR : 15% SO	30%	£4,770,465	£-2,729,806	£-3,226,089	£-3,284,774	£-4,881,503
70% SR : 15% LLR : 15% SO	35%	£-1,499,675	£-8,757,165	£-9,264,942	£-9,325,288	£-10,956,152
70% SR : 15% LLR : 15% SO	40%	£-8,000,828	£-14,982,815	£-15,501,167	£-15,563,233	£-17,248,532
70% SR : 15% LLR : 15% SO	45%	£-14,725,334	£-21,503,308	£-22,031,296	£-22,094,241	£-23,798,662
70% SR : 15% LLR : 15% SO	50%	£-21,798,721	£-28,115,259	£-28,643,170	£-28,706,114	£-30,414,606

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-11,344,665	£-21,127,672	£-21,614,374	£-21,670,627	£-23,205,924
70% SR : 15% LLR : 15% SO	5%	£-17,143,895	£-26,552,536	£-27,037,424	£-27,093,676	£-28,627,215
70% SR : 15% LLR : 15% SO	10%	£-23,022,869	£-32,036,136	£-32,519,409	£-32,575,661	£-34,108,046
70% SR : 15% LLR : 15% SO	15%	£-28,986,222	£-37,578,470	£-38,060,325	£-38,116,578	£-39,648,413
70% SR : 15% LLR : 15% SO	20%	£-35,008,077	£-43,179,536	£-43,660,171	£-43,716,424	£-45,260,233
70% SR : 15% LLR : 15% SO	25%	£-41,088,434	£-48,880,428	£-49,365,171	£-49,422,220	£-50,973,136
70% SR : 15% LLR : 15% SO	30%	£-47,227,293	£-54,727,584	£-55,223,857	£-55,282,532	£-56,879,261
70% SR : 15% LLR : 15% SO	35%	£-53,497,433	£-60,754,923	£-61,262,699	£-61,323,046	£-62,953,910
70% SR : 15% LLR : 15% SO	40%	£-59,998,586	£-66,980,573	£-67,498,925	£-67,560,991	£-69,246,290
70% SR : 15% LLR : 15% SO	45%	£-66,723,092	£-73,501,065	£-74,029,053	£-74,091,999	£-75,796,420
70% SR : 15% LLR : 15% SO	50%	£-73,796,478	£-80,313,016	£-80,640,927	£-80,703,872	£-82,412,364

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,618,992	£8,606,005	£349,303	£293,050	£-1,242,246
70% SR : 15% LLR : 15% SO	5%	£4,819,782	£-4,588,859	£-5,073,747	£-5,129,999	£-6,663,538
70% SR : 15% LLR : 15% SO	10%	£-1,059,192	£-10,072,459	£-10,555,732	£-10,611,984	£-12,144,369
70% SR : 15% LLR : 15% SO	15%	£-7,022,545	£-15,614,793	£-16,096,648	£-16,152,901	£-17,684,736
70% SR : 15% LLR : 15% SO	20%	£-13,044,400	£-21,215,859	£-21,696,494	£-21,752,747	£-23,296,556
70% SR : 15% LLR : 15% SO	25%	£-19,124,757	£-26,916,751	£-27,401,494	£-27,458,543	£-29,009,459
70% SR : 15% LLR : 15% SO	30%	£-25,263,616	£-32,763,887	£-33,260,180	£-33,318,854	£-34,915,584
70% SR : 15% LLR : 15% SO	35%	£-31,533,756	£-38,791,245	£-39,299,022	£-39,359,369	£-40,990,233
70% SR : 15% LLR : 15% SO	40%	£-38,034,908	£-44,016,896	£-44,535,248	£-44,597,314	£-47,282,613
70% SR : 15% LLR : 15% SO	45%	£-44,759,415	£-51,537,388	£-52,065,376	£-52,128,322	£-53,832,742
70% SR : 15% LLR : 15% SO	50%	£-51,832,901	£-59,349,339	£-59,677,250	£-59,740,195	£-60,448,687

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,045,898	£8,262,911	£7,776,209	£7,719,956	£6,184,659
70% SR : 15% LLR : 15% SO	5%	£12,246,687	£2,838,047	£2,353,159	£2,296,906	£763,368
70% SR : 15% LLR : 15% SO	10%	£6,367,714	£-2,645,553	£-3,128,626	£-3,185,078	£-4,717,463
70% SR : 15% LLR : 15% SO	15%	£404,361	£-8,187,887	£-8,669,742	£-8,725,995	£-10,257,830
70% SR : 15% LLR : 15% SO	20%	£-5,617,494	£-13,788,953	£-14,269,588	£-14,325,841	£-15,889,650
70% SR : 15% LLR : 15% SO	25%	£-11,697,851	£-19,489,845	£-19,974,589	£-20,031,637	£-21,582,553
70% SR : 15% LLR : 15% SO	30%	£-17,836,710	£-25,336,981	£-25,833,274	£-25,891,949	£-27,488,678
70% SR : 15% LLR : 15% SO	35%	£-24,106,850	£-31,364,340	£-31,872,117	£-31,932,463	£-33,563,327
70% SR : 15% LLR : 15% SO	40%	£-30,608,003	£-37,589,990	£-38,108,342	£-38,170,408	£-39,856,707
70% SR : 15% LLR : 15% SO	45%	£-37,332,509	£-44,110,482	£-44,638,471	£-44,701,416	£-46,405,937
70% SR : 15% LLR : 15% SO	50%	£-44,406,896	£-50,922,433	£-51,250,345	£-51,313,289	£-53,021,781

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,667,871	£13,884,884	£13,398,182	£13,341,929	£11,806,633
70% SR : 15% LLR : 15% SO	5%	£17,868,661	£8,460,020	£7,975,132	£7,918,880	£6,385,341
70% SR : 15% LLR : 15% SO	10%	£11,989,687	£2,976,420	£2,493,147	£2,436,895	£904,510
70% SR : 15% LLR : 15% SO	15%	£6,026,334	£-2,565,914	£-3,047,769	£-3,104,022	£-4,635,857
70% SR : 15% LLR : 15% SO	20%	£4,479	£-8,166,980	£-8,647,615	£-8,703,868	£-10,247,677
70% SR : 15% LLR : 15% SO	25%	£-6,075,878	£-13,867,872	£-14,352,615	£-14,409,664	£-15,900,580
70% SR : 15% LLR : 15% SO	30%	£-12,214,737	£-19,715,008	£-20,211,301	£-20,269,975	£-21,886,705
70% SR : 15% LLR : 15% SO	35%	£-18,484,877	£-25,742,367	£-26,250,143	£-26,310,490	£-27,941,354
70% SR : 15% LLR : 15% SO	40%	£-24,986,030	£-31,968,017	£-32,486,369	£-32,548,435	£-34,233,734
70% SR : 15% LLR : 15% SO	45%	£-31,710,536	£-38,488,509	£-39,016,497	£-39,079,443	£-40,763,863
70% SR : 15% LLR : 15% SO	50%	£-38,793,922	£-45,300,460	£-45,628,371	£-45,691,316	£-47,399,806

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£500 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,690,131	£14,203,758	£13,717,056	£13,660,803	£12,125,506
70% SR : 15% LLR : 15% SO	5%	£18,567,491	£9,483,773	£8,993,696	£8,936,647	£7,386,696
70% SR : 15% LLR : 15% SO	10%	£13,386,350	£4,662,718	£4,174,273	£4,117,225	£2,568,439
70% SR : 15% LLR : 15% SO	15%	£8,146,705	£-245,032	£-744,514	£-803,188	£-2,391,058
70% SR : 15% LLR : 15% SO	20%	£2,827,788	£-5,324,139	£-5,828,279	£-5,887,783	£-7,494,586
70% SR : 15% LLR : 15% SO	25%	£-2,636,962	£-10,532,716	£-11,042,053	£-11,102,399	£-12,732,530
70% SR : 15% LLR : 15% SO	30%	£-8,274,785	£-15,900,884	£-16,422,970	£-16,485,037	£-18,164,280
70% SR : 15% LLR : 15% SO	35%	£-14,097,405	£-21,509,088	£-22,037,857	£-22,100,802	£-23,799,086
70% SR : 15% LLR : 15% SO	40%	£-20,200,164	£-27,207,477	£-27,735,751	£-27,798,696	£-29,499,713
70% SR : 15% LLR : 15% SO	45%	£-26,412,405	£-32,970,807	£-33,498,795	£-33,561,739	£-35,266,161
70% SR : 15% LLR : 15% SO	50%	£-32,689,342	£-38,799,075	£-39,326,986	£-39,389,931	£-41,098,422

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-28,307,627	£-37,794,000	£-38,280,702	£-38,336,955	£-39,872,252
70% SR : 15% LLR : 15% SO	5%	£-33,430,267	£-42,513,985	£-43,004,062	£-43,061,111	£-44,611,062
70% SR : 15% LLR : 15% SO	10%	£-38,611,408	£-47,335,040	£-47,823,485	£-47,880,533	£-49,429,319
70% SR : 15% LLR : 15% SO	15%	£-43,851,052	£-52,242,790	£-52,742,272	£-52,800,946	£-54,388,816
70% SR : 15% LLR : 15% SO	20%	£-49,169,970	£-57,321,897	£-57,826,036	£-57,885,541	£-59,492,344
70% SR : 15% LLR : 15% SO	25%	£-54,634,740	£-62,530,474	£-63,039,810	£-63,100,157	£-64,730,388
70% SR : 15% LLR : 15% SO	30%	£-60,272,543	£-67,898,642	£-68,420,728	£-68,482,795	£-70,162,038
70% SR : 15% LLR : 15% SO	35%	£-66,095,163	£-73,506,846	£-74,035,615	£-74,098,560	£-75,796,844
70% SR : 15% LLR : 15% SO	40%	£-72,197,922	£-79,205,235	£-79,733,509	£-79,796,454	£-81,497,471
70% SR : 15% LLR : 15% SO	45%	£-78,410,163	£-84,968,565	£-85,496,553	£-85,559,497	£-87,263,919
70% SR : 15% LLR : 15% SO	50%	£-84,687,100	£-90,796,832	£-91,324,743	£-91,387,689	£-93,096,180

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-6,343,950	£-15,830,323	£-16,317,025	£-16,373,278	£-17,908,575
70% SR : 15% LLR : 15% SO	5%	£-11,466,590	£-20,550,308	£-21,040,385	£-21,097,433	£-22,647,385
70% SR : 15% LLR : 15% SO	10%	£-16,647,731	£-25,371,363	£-25,859,808	£-25,916,856	£-27,465,642
70% SR : 15% LLR : 15% SO	15%	£-21,887,375	£-30,279,113	£-30,778,595	£-30,837,269	£-32,425,139
70% SR : 15% LLR : 15% SO	20%	£-27,206,293	£-35,258,220	£-35,762,359	£-35,821,864	£-37,528,866
70% SR : 15% LLR : 15% SO	25%	£-32,671,062	£-40,296,796	£-40,806,133	£-40,865,480	£-42,766,711
70% SR : 15% LLR : 15% SO	30%	£-38,308,866	£-45,394,965	£-45,915,051	£-45,974,117	£-48,198,361
70% SR : 15% LLR : 15% SO	35%	£-44,131,486	£-50,543,169	£-51,071,938	£-51,134,883	£-53,833,167
70% SR : 15% LLR : 15% SO	40%	£-50,234,244	£-55,741,558	£-55,769,832	£-55,832,776	£-59,533,794
70% SR : 15% LLR : 15% SO	45%	£-56,446,496	£-61,004,897	£-61,532,875	£-61,595,820	£-65,300,241
70% SR : 15% LLR : 15% SO	50%	£-62,723,423	£-66,333,155	£-66,861,066	£-66,924,012	£-71,132,503

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,082,956	£8,403,417	£8,890,119	£8,946,372	£10,481,668
70% SR : 15% LLR : 15% SO	5%	£4,039,684	£13,123,402	£13,613,479	£13,670,528	£15,220,479
70% SR : 15% LLR : 15% SO	10%	£9,220,825	£17,944,457	£18,432,902	£18,489,950	£20,038,736
70% SR : 15% LLR : 15% SO	15%	£14,460,469	£22,852,207	£23,351,689	£23,410,363	£24,998,233
70% SR : 15% LLR : 15% SO	20%	£19,779,387	£27,931,314	£28,435,453	£28,494,958	£30,101,761
70% SR : 15% LLR : 15% SO	25%	£25,244,157	£33,139,891	£33,649,228	£33,709,574	£35,339,805
70% SR : 15% LLR : 15% SO	30%	£30,881,960	£38,508,059	£39,030,145	£39,092,212	£40,771,455
70% SR : 15% LLR : 15% SO	35%	£36,704,580	£44,116,263	£44,645,032	£44,707,977	£46,406,261
70% SR : 15% LLR : 15% SO	40%	£42,807,339	£49,814,652	£50,342,926	£50,405,871	£52,106,888
70% SR : 15% LLR : 15% SO	45%	£49,019,590	£55,577,982	£56,105,970	£56,168,914	£57,873,336
70% SR : 15% LLR : 15% SO	50%	£55,296,517	£61,406,249	£61,894,161	£61,957,106	£63,705,897

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,704,929	£2,781,444	£3,268,146	£3,324,999	£4,859,696
70% SR : 15% LLR : 15% SO	5%	£1,582,289	£7,501,429	£7,991,506	£8,048,555	£9,598,506
70% SR : 15% LLR : 15% SO	10%	£-3,598,852	£12,322,484	£12,810,929	£12,867,977	£14,416,763
70% SR : 15% LLR : 15% SO	15%	£-8,838,496	£17,230,234	£17,729,716	£17,788,390	£19,376,260
70% SR : 15% LLR : 15% SO	20%	£-14,157,414	£22,309,341	£22,813,480	£22,872,985	£24,479,787
70% SR : 15% LLR : 15% SO	25%	£-19,622,184	£27,517,917	£28,027,254	£28,087,601	£29,771,832
70% SR : 15% LLR : 15% SO	30%	£-25,259,987	£32,886,086	£33,408,172	£33,470,238	£35,149,482
70% SR : 15% LLR : 15% SO	35%	£-31,082,607	£38,494,290	£39,023,059	£39,086,004	£40,784,288
70% SR : 15% LLR : 15% SO	40%	£-37,185,366	£44,192,679	£44,720,953	£44,783,897	£46,484,915
70% SR : 15% LLR : 15% SO	45%	£-43,397,607	£49,996,008	£50,483,997	£50,546,941	£52,251,963
70% SR : 15% LLR : 15% SO	50%	£-49,674,544	£55,784,276	£56,312,187	£56,375,133	£58,083,624

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£475 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,172,151	£5,640,632	£5,148,720	£5,091,672	£3,539,944
70% SR : 15% LLR : 15% SO	5%	£10,387,462	£1,203,733	£708,121	£650,266	£-930,168
70% SR : 15% LLR : 15% SO	10%	£5,541,932	£-3,369,024	£-3,875,030	£-3,934,534	£-5,541,856
70% SR : 15% LLR : 15% SO	15%	£594,563	£-8,073,165	£-8,580,374	£-8,640,721	£-10,267,500
70% SR : 15% LLR : 15% SO	20%	£-4,520,032	£-12,903,905	£-13,420,986	£-13,482,187	£-15,130,235
70% SR : 15% LLR : 15% SO	25%	£-9,777,323	£-17,897,636	£-18,426,576	£-18,489,521	£-20,194,342
70% SR : 15% LLR : 15% SO	30%	£-15,205,760	£-23,089,067	£-23,818,542	£-23,881,486	£-25,377,705
70% SR : 15% LLR : 15% SO	35%	£-20,890,427	£-28,346,896	£-28,875,664	£-28,938,609	£-30,636,893
70% SR : 15% LLR : 15% SO	40%	£-26,662,355	£-33,669,668	£-34,197,941	£-34,260,887	£-35,961,904
70% SR : 15% LLR : 15% SO	45%	£-32,498,979	£-39,057,380	£-39,585,368	£-39,648,314	£-41,352,734
70% SR : 15% LLR : 15% SO	50%	£-38,400,298	£-44,510,032	£-45,037,943	£-45,100,887	£-46,809,379

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-36,825,606	£-46,357,125	£-46,849,038	£-46,906,086	£-48,457,614
70% SR : 15% LLR : 15% SO	5%	£-41,610,295	£-50,794,025	£-51,289,637	£-51,347,492	£-52,927,926
70% SR : 15% LLR : 15% SO	10%	£-46,455,826	£-55,366,781	£-55,872,788	£-55,932,292	£-57,539,614
70% SR : 15% LLR : 15% SO	15%	£-51,403,195	£-60,070,923	£-60,578,132	£-60,636,479	£-62,265,258
70% SR : 15% LLR : 15% SO	20%	£-56,517,790	£-64,901,663	£-65,418,743	£-65,479,944	£-67,127,993
70% SR : 15% LLR : 15% SO	25%	£-61,775,081	£-69,885,394	£-70,424,334	£-70,487,278	£-72,182,100
70% SR : 15% LLR : 15% SO	30%	£-67,203,518	£-75,086,825	£-75,816,299	£-75,879,244	£-77,373,463
70% SR : 15% LLR : 15% SO	35%	£-72,888,185	£-80,544,654	£-81,273,422	£-81,336,367	£-82,634,651
70% SR : 15% LLR : 15% SO	40%	£-78,660,112	£-86,267,426	£-86,995,699	£-87,058,644	£-87,959,662
70% SR : 15% LLR : 15% SO	45%	£-84,496,737	£-91,055,138	£-91,583,126	£-91,646,072	£-93,350,492
70% SR : 15% LLR : 15% SO	50%	£-90,398,066	£-96,507,790	£-97,035,701	£-97,098,645	£-98,807,136

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-14,861,829	£-24,393,448	£-24,885,361	£-24,942,409	£-26,494,137
70% SR : 15% LLR : 15% SO	5%	£-19,646,618	£-28,830,348	£-29,325,960	£-29,383,815	£-30,964,249
70% SR : 15% LLR : 15% SO	10%	£-24,492,149	£-33,403,104	£-33,909,111	£-33,968,615	£-35,575,937
70% SR : 15% LLR : 15% SO	15%	£-29,439,518	£-38,107,246	£-38,614,455	£-38,674,802	£-40,301,581
70% SR : 15% LLR : 15% SO	20%	£-34,554,113	£-42,937,986	£-43,455,066	£-43,516,267	£-45,164,316
70% SR : 15% LLR : 15% SO	25%	£-39,811,404	£-47,931,717	£-48,460,657	£-48,523,601	£-50,218,422
70% SR : 15% LLR : 15% SO	30%	£-45,239,840	£-53,123,148	£-53,652,622	£-53,715,567	£-55,411,785
70% SR : 15% LLR : 15% SO	35%	£-50,924,508	£-58,580,977	£-59,099,745	£-59,172,690	£-60,670,974
70% SR : 15% LLR : 15% SO	40%	£-56,696,435	£-63,703,748	£-64,232,022	£-64,294,967	£-65,995,985
70% SR : 15% LLR : 15% SO	45%	£-62,533,059	£-69,091,461	£-69,619,449	£-69,682,395	£-71,386,915
70% SR : 15% LLR : 15% SO	50%	£-68,434,379	£-74,544,112	£-75,072,023	£-75,134,968	£-76,843,459

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-7,435,023	£-16,966,542	£-17,458,456	£-17,515,503	£-19,067,231
70% SR : 15% LLR : 15% SO	5%	£-12,219,712	£-21,403,442	£-21,899,054	£-21,956,909	£-23,537,343
70% SR : 15% LLR : 15% SO	10%	£-17,065,243	£-25,976,198	£-26,482,205	£-26,541,709	£-28,149,031
70% SR : 15% LLR : 15% SO	15%	£-22,012,612	£-30,680,340	£-31,187,549	£-31,247,896	£-32,874,675
70% SR : 15% LLR : 15% SO	20%	£-27,127,207	£-35,511,080	£-36,028,160	£-36,089,361	£-37,737,410
70% SR : 15% LLR : 15% SO	25%	£-32,384,498	£-40,504,811	£-41,033,751	£-41,096,696	£-42,791,517
70% SR : 15% LLR : 15% SO	30%	£-37,812,935	£-45,696,242	£-46,225,716	£-46,288,661	£-47,984,880
70% SR : 15% LLR : 15% SO	35%	£-43,497,602	£-50,954,071	£-51,482,839	£-51,545,784	£-53,244,068
70% SR : 15% LLR : 15% SO	40%	£-49,269,530	£-56,276,843	£-56,805,116	£-56,868,061	£-58,589,079
70% SR : 15% LLR : 15% SO	45%	£-55,106,154	£-61,664,595	£-62,192,543	£-62,255,489	£-63,959,909
70% SR : 15% LLR : 15% SO	50%	£-61,007,473	£-67,117,207	£-67,645,114	£-67,708,062	£-69,416,653

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,813,050	£-11,344,569	£-11,836,482	£-11,893,530	£-13,445,258
70% SR : 15% LLR : 15% SO	5%	£-6,597,739	£-15,781,469	£-16,277,081	£-16,334,936	£-17,915,370
70% SR : 15% LLR : 15% SO	10%	£-11,443,270	£-20,354,225	£-20,860,232	£-20,919,736	£-22,527,058
70% SR : 15% LLR : 15% SO	15%	£-16,390,639	£-25,058,367	£-25,565,576	£-25,625,923	£-27,252,702
70% SR : 15% LLR : 15% SO	20%	£-21,505,234	£-29,889,107	£-30,406,187	£-30,467,388	£-32,115,437
70% SR : 15% LLR : 15% SO	25%	£-26,762,525	£-34,882,838	£-35,411,778	£-35,474,722	£-37,169,544
70% SR : 15% LLR : 15% SO	30%	£-32,190,962	£-40,074,289	£-40,803,743	£-40,866,688	£-42,362,906
70% SR : 15% LLR : 15% SO	35%	£-37,875,629	£-45,332,098	£-45,860,866	£-45,923,811	£-47,622,095
70% SR : 15% LLR : 15% SO	40%	£-43,647,556	£-50,654,870	£-51,183,143	£-51,246,088	£-52,947,106
70% SR : 15% LLR : 15% SO	45%	£-49,484,181	£-56,042,582	£-56,570,570	£-56,633,516	£-58,337,936
70% SR : 15% LLR : 15% SO	50%	£-55,386,500	£-61,496,233	£-62,023,145	£-62,086,089	£-63,794,690

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£675 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£102,440,434	£89,762,582	£89,135,375	£89,062,968	£87,084,455
70% SR : 15% LLR : 15% SO	5%	£92,219,985	£80,075,197	£79,540,330	£79,377,923	£77,401,675
70% SR : 15% LLR : 15% SO	10%	£81,913,433	£70,310,876	£69,688,090	£69,615,683	£67,640,922
70% SR : 15% LLR : 15% SO	15%	£71,530,246	£60,465,193	£59,838,543	£59,765,111	£57,772,970
70% SR : 15% LLR : 15% SO	20%	£61,070,423	£50,492,779	£49,867,717	£49,794,285	£47,795,523
70% SR : 15% LLR : 15% SO	25%	£50,533,965	£40,398,797	£39,769,027	£39,694,557	£37,682,188
70% SR : 15% LLR : 15% SO	30%	£39,881,594	£30,161,222	£29,526,125	£29,450,601	£27,404,903
70% SR : 15% LLR : 15% SO	35%	£29,078,521	£19,740,276	£19,092,021	£19,014,343	£16,932,294
70% SR : 15% LLR : 15% SO	40%	£18,067,097	£9,066,899	£8,403,631	£8,323,740	£6,188,043
70% SR : 15% LLR : 15% SO	45%	£6,765,363	£-2,020,356	£-2,729,534	£-2,815,240	£-5,104,569
70% SR : 15% LLR : 15% SO	50%	£-5,160,577	£-13,809,407	£-14,528,516	£-14,615,435	£-16,942,704

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,419,601	£20,741,748	£20,114,542	£20,042,135	£18,063,622
70% SR : 15% LLR : 15% SO	5%	£23,199,151	£11,054,364	£10,429,497	£10,357,090	£8,380,841
70% SR : 15% LLR : 15% SO	10%	£12,892,600	£1,290,043	£667,257	£594,850	£-1,379,911
70% SR : 15% LLR : 15% SO	15%	£2,509,413	£-8,555,640	£-9,182,290	£-9,255,722	£-11,247,863
70% SR : 15% LLR : 15% SO	20%	£-7,950,410	£-18,528,054	£-19,153,117	£-19,226,548	£-21,225,310
70% SR : 15% LLR : 15% SO	25%	£-18,486,868	£-28,622,037	£-29,251,806	£-29,326,277	£-31,338,646
70% SR : 15% LLR : 15% SO	30%	£-29,139,239	£-38,859,612	£-39,494,709	£-39,570,233	£-41,615,930
70% SR : 15% LLR : 15% SO	35%	£-39,942,313	£-49,280,557	£-49,928,813	£-50,006,490	£-52,088,539
70% SR : 15% LLR : 15% SO	40%	£-50,853,737	£-59,953,934	£-60,617,203	£-60,697,094	£-62,832,790
70% SR : 15% LLR : 15% SO	45%	£-62,255,471	£-71,041,189	£-71,750,367	£-71,836,074	£-74,125,403
70% SR : 15% LLR : 15% SO	50%	£-74,181,410	£-82,830,240	£-83,549,349	£-83,636,268	£-85,963,637

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£62,573,767	£49,895,915	£49,268,709	£49,196,302	£47,217,788
70% SR : 15% LLR : 15% SO	5%	£52,353,318	£40,208,531	£39,583,663	£39,511,256	£37,535,008
70% SR : 15% LLR : 15% SO	10%	£42,046,766	£30,444,209	£29,821,423	£29,749,016	£27,774,255
70% SR : 15% LLR : 15% SO	15%	£31,663,580	£20,598,526	£19,971,877	£19,898,444	£17,906,304
70% SR : 15% LLR : 15% SO	20%	£21,203,757	£10,626,112	£10,001,050	£9,927,619	£7,928,857
70% SR : 15% LLR : 15% SO	25%	£10,667,299	£532,130	£-97,640	£-172,110	£-184,479
70% SR : 15% LLR : 15% SO	30%	£14,927	£-9,705,445	£-10,340,542	£-10,416,066	£-12,481,764
70% SR : 15% LLR : 15% SO	35%	£-10,788,146	£-20,126,391	£-20,774,646	£-20,852,324	£-22,934,372
70% SR : 15% LLR : 15% SO	40%	£-21,799,570	£-30,799,767	£-31,463,036	£-31,542,927	£-33,678,624
70% SR : 15% LLR : 15% SO	45%	£-33,101,304	£-41,897,022	£-42,596,201	£-42,681,907	£-44,971,236
70% SR : 15% LLR : 15% SO	50%	£-45,027,244	£-53,676,074	£-54,395,183	£-54,482,101	£-56,808,371

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£72,432,101	£59,754,248	£59,127,042	£59,054,635	£57,076,122
70% SR : 15% LLR : 15% SO	5%	£62,211,651	£50,066,864	£49,441,997	£49,369,590	£47,393,341
70% SR : 15% LLR : 15% SO	10%	£51,905,100	£40,302,543	£39,679,757	£39,607,350	£37,632,589
70% SR : 15% LLR : 15% SO	15%	£41,521,913	£30,456,860	£29,830,210	£29,756,778	£27,764,637
70% SR : 15% LLR : 15% SO	20%	£31,062,090	£20,484,446	£19,859,383	£19,785,952	£17,787,190
70% SR : 15% LLR : 15% SO	25%	£20,525,632	£10,390,463	£9,760,694	£9,686,223	£7,673,854
70% SR : 15% LLR : 15% SO	30%	£9,873,261	£152,888	£-482,209	£-557,733	£-2,603,430
70% SR : 15% LLR : 15% SO	35%	£-929,813	£-10,268,057	£-10,916,313	£-10,993,990	£-13,076,039
70% SR : 15% LLR : 15% SO	40%	£-1,941,237	£-20,941,434	£-21,604,703	£-21,684,594	£-23,820,290
70% SR : 15% LLR : 15% SO	45%	£-3,242,971	£-32,028,689	£-32,737,867	£-32,823,574	£-35,112,903
70% SR : 15% LLR : 15% SO	50%	£-5,168,910	£-43,817,740	£-44,536,849	£-44,623,768	£-46,951,037

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£79,894,601	£67,216,748	£66,589,542	£66,517,135	£64,538,622
70% SR : 15% LLR : 15% SO	5%	£69,674,151	£57,529,364	£56,904,497	£56,832,090	£54,855,841
70% SR : 15% LLR : 15% SO	10%	£59,367,600	£47,765,043	£47,142,257	£47,069,850	£45,095,089
70% SR : 15% LLR : 15% SO	15%	£48,984,413	£37,919,360	£37,292,710	£37,219,278	£35,227,137
70% SR : 15% LLR : 15% SO	20%	£38,524,590	£27,946,946	£27,321,883	£27,248,452	£25,249,690
70% SR : 15% LLR : 15% SO	25%	£27,988,132	£17,852,963	£17,223,194	£17,148,723	£15,136,354
70% SR : 15% LLR : 15% SO	30%	£17,335,761	£7,615,388	£6,980,291	£6,904,767	£4,859,070
70% SR : 15% LLR : 15% SO	35%	£6,532,687	£-2,805,557	£-3,453,813	£-3,531,490	£-5,613,539
70% SR : 15% LLR : 15% SO	40%	£-4,478,737	£-13,478,934	£-14,142,203	£-14,222,094	£-16,357,790
70% SR : 15% LLR : 15% SO	45%	£-15,780,471	£-24,566,189	£-25,275,367	£-25,361,074	£-27,650,403
70% SR : 15% LLR : 15% SO	50%	£-27,706,410	£-36,355,240	£-37,074,349	£-37,161,268	£-39,488,637

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£650 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£91,381,440	£78,694,121	£78,066,914	£77,994,507	£76,015,994
70% SR : 15% LLR : 15% SO	5%	£81,664,212	£69,519,424	£68,894,557	£68,822,150	£66,845,902
70% SR : 15% LLR : 15% SO	10%	£71,870,349	£60,244,797	£59,616,305	£59,542,873	£57,550,017
70% SR : 15% LLR : 15% SO	15%	£61,999,850	£50,866,259	£50,239,610	£50,165,907	£48,154,476
70% SR : 15% LLR : 15% SO	20%	£52,052,715	£41,357,864	£40,726,748	£40,652,278	£38,634,815
70% SR : 15% LLR : 15% SO	25%	£41,991,517	£31,717,684	£31,081,486	£31,005,961	£28,963,182
70% SR : 15% LLR : 15% SO	30%	£31,790,913	£21,917,251	£21,268,131	£21,190,453	£19,110,936
70% SR : 15% LLR : 15% SO	35%	£21,415,365	£11,889,764	£11,233,900	£11,155,124	£9,028,058
70% SR : 15% LLR : 15% SO	40%	£10,795,188	£1,560,759	£880,171	£798,004	£-1,421,241
70% SR : 15% LLR : 15% SO	45%	-£2,702,732	-£9,392,376	-£10,101,555	-£10,188,439	-£12,510,163
70% SR : 15% LLR : 15% SO	50%	-£11,987,601	-£20,752,701	-£21,481,986	-£21,570,135	-£23,930,338

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,360,606	£9,673,287	£9,046,081	£8,973,674	£6,995,160
70% SR : 15% LLR : 15% SO	5%	£12,643,379	£498,591	-£126,276	-£198,684	-£2,174,931
70% SR : 15% LLR : 15% SO	10%	£2,849,516	-£8,776,036	-£9,404,528	-£9,477,961	-£11,470,816
70% SR : 15% LLR : 15% SO	15%	-£7,020,983	-£18,154,574	-£18,781,224	-£18,854,926	-£20,866,358
70% SR : 15% LLR : 15% SO	20%	-£16,968,118	-£27,862,970	-£28,294,085	-£28,368,555	-£30,386,018
70% SR : 15% LLR : 15% SO	25%	-£27,029,316	-£37,303,149	-£37,939,348	-£38,014,873	-£40,057,652
70% SR : 15% LLR : 15% SO	30%	-£37,229,920	-£47,103,582	-£47,752,703	-£47,830,380	-£49,909,897
70% SR : 15% LLR : 15% SO	35%	-£47,605,468	-£57,131,069	-£57,786,933	-£57,865,709	-£59,994,776
70% SR : 15% LLR : 15% SO	40%	-£58,225,645	-£67,480,074	-£68,140,662	-£68,222,629	-£70,442,074
70% SR : 15% LLR : 15% SO	45%	-£69,223,565	-£78,413,209	-£79,122,389	-£79,209,273	-£81,530,996
70% SR : 15% LLR : 15% SO	50%	-£81,008,435	-£89,773,534	-£90,502,820	-£90,590,868	-£92,951,171

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£51,514,773	£38,827,454	£38,200,247	£38,127,840	£36,149,327
70% SR : 15% LLR : 15% SO	5%	£41,797,545	£29,652,757	£29,027,891	£28,955,483	£26,979,236
70% SR : 15% LLR : 15% SO	10%	£32,003,683	£20,378,130	£19,749,638	£19,676,206	£17,683,351
70% SR : 15% LLR : 15% SO	15%	£22,133,183	£10,999,593	£10,372,943	£10,299,241	£8,287,809
70% SR : 15% LLR : 15% SO	20%	£12,186,048	£1,491,197	£860,082	£785,612	£-1,231,852
70% SR : 15% LLR : 15% SO	25%	£2,124,850	-£8,148,982	-£8,785,181	-£8,860,706	-£10,903,485
70% SR : 15% LLR : 15% SO	30%	-£8,075,754	-£17,949,415	-£18,598,536	-£18,676,214	-£20,755,730
70% SR : 15% LLR : 15% SO	35%	-£18,451,302	-£27,976,903	-£28,632,767	-£28,711,543	-£30,840,609
70% SR : 15% LLR : 15% SO	40%	-£29,071,478	-£38,305,908	-£38,986,495	-£39,068,663	-£41,287,907
70% SR : 15% LLR : 15% SO	45%	-£40,069,398	-£49,259,043	-£49,968,222	-£50,055,106	-£52,376,830
70% SR : 15% LLR : 15% SO	50%	-£51,854,268	-£60,619,367	-£61,348,653	-£61,436,801	-£63,797,005

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£61,373,106	£48,685,787	£48,058,581	£47,986,174	£46,007,660
70% SR : 15% LLR : 15% SO	5%	£51,855,879	£39,511,091	£38,886,224	£38,813,816	£36,837,569
70% SR : 15% LLR : 15% SO	10%	£41,862,016	£30,236,464	£29,607,972	£29,534,539	£27,541,684
70% SR : 15% LLR : 15% SO	15%	£31,991,517	£20,857,926	£20,231,276	£20,157,574	£18,146,142
70% SR : 15% LLR : 15% SO	20%	£22,044,382	£11,349,530	£10,718,415	£10,643,945	£8,626,482
70% SR : 15% LLR : 15% SO	25%	£11,983,184	£1,709,351	£1,073,152	£997,627	£-1,045,152
70% SR : 15% LLR : 15% SO	30%	£1,782,580	-£8,081,082	-£8,740,203	-£8,817,880	-£10,897,397
70% SR : 15% LLR : 15% SO	35%	-£8,592,968	-£18,118,569	-£18,774,433	-£18,853,209	-£20,982,276
70% SR : 15% LLR : 15% SO	40%	-£19,213,145	-£28,447,574	-£29,128,162	-£29,210,329	-£31,429,574
70% SR : 15% LLR : 15% SO	45%	-£30,211,065	-£39,400,709	-£40,109,889	-£40,196,773	-£42,518,496
70% SR : 15% LLR : 15% SO	50%	-£41,995,935	-£50,761,034	-£51,490,320	-£51,578,468	-£53,938,671

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£68,835,606	£56,148,287	£55,521,081	£55,448,674	£53,470,160
70% SR : 15% LLR : 15% SO	5%	£59,118,379	£46,973,591	£46,348,724	£46,276,316	£44,300,069
70% SR : 15% LLR : 15% SO	10%	£49,324,516	£37,698,964	£37,070,472	£36,997,039	£35,004,184
70% SR : 15% LLR : 15% SO	15%	£39,454,017	£28,320,426	£27,693,776	£27,620,074	£25,608,642
70% SR : 15% LLR : 15% SO	20%	£29,506,882	£18,812,030	£18,180,915	£18,106,445	£16,088,982
70% SR : 15% LLR : 15% SO	25%	£19,445,684	£9,171,851	£8,535,652	£8,460,127	£6,417,348
70% SR : 15% LLR : 15% SO	30%	£9,245,080	-£628,582	-£1,277,703	-£1,355,380	£-3,434,897
70% SR : 15% LLR : 15% SO	35%	-£1,130,468	-£10,656,069	-£11,311,933	-£11,390,709	-£13,519,776
70% SR : 15% LLR : 15% SO	40%	-£11,750,645	-£20,985,074	-£21,685,662	-£21,747,829	-£23,967,074
70% SR : 15% LLR : 15% SO	45%	-£22,749,565	-£31,938,209	-£32,647,389	-£32,734,273	-£35,055,996
70% SR : 15% LLR : 15% SO	50%	-£34,533,435	-£43,298,534	-£44,027,820	-£44,115,968	-£46,476,171

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£600 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£69,244,517	£56,473,653	£55,838,280	£55,763,810	£53,747,833
70% SR : 15% LLR : 15% SO	5%	£60,556,912	£48,242,036	£47,605,336	£47,530,866	£45,517,199
70% SR : 15% LLR : 15% SO	10%	£51,786,145	£39,909,025	£39,267,968	£39,192,443	£37,159,751
70% SR : 15% LLR : 15% SO	15%	£42,894,783	£31,449,701	£30,803,668	£30,727,075	£28,673,315
70% SR : 15% LLR : 15% SO	20%	£33,877,583	£22,838,419	£22,186,782	£22,109,104	£20,052,195
70% SR : 15% LLR : 15% SO	25%	£24,717,826	£14,048,789	£13,390,911	£13,312,134	£11,194,052
70% SR : 15% LLR : 15% SO	30%	£15,360,609	£5,027,438	£4,354,199	£4,273,177	£2,089,135
70% SR : 15% LLR : 15% SO	35%	£5,755,390	£-4,413,507	£-5,123,734	£-5,209,440	£-7,490,526
70% SR : 15% LLR : 15% SO	40%	£-4,340,730	£-14,265,506	£-14,985,109	£-15,072,027	£-17,389,117
70% SR : 15% LLR : 15% SO	45%	£-14,942,053	£-24,402,570	£-25,135,070	£-25,224,466	£-27,612,365
70% SR : 15% LLR : 15% SO	50%	£-25,904,628	£-34,863,689	£-35,603,294	£-35,692,690	£-38,086,292

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£223,684	£-12,547,180	£-13,182,554	£-13,257,024	£-15,273,000
70% SR : 15% LLR : 15% SO	5%	£-8,463,921	£-20,778,798	£-21,415,497	£-21,489,967	£-23,503,635
70% SR : 15% LLR : 15% SO	10%	£-17,234,688	£-29,111,809	£-29,752,865	£-29,828,390	£-31,861,083
70% SR : 15% LLR : 15% SO	15%	£-26,126,050	£-37,571,132	£-38,217,165	£-38,293,759	£-40,347,518
70% SR : 15% LLR : 15% SO	20%	£-35,143,251	£-46,182,415	£-46,834,052	£-46,911,729	£-48,988,638
70% SR : 15% LLR : 15% SO	25%	£-44,303,008	£-54,972,044	£-55,629,923	£-55,708,700	£-57,826,782
70% SR : 15% LLR : 15% SO	30%	£-53,660,224	£-63,993,396	£-64,666,635	£-64,747,657	£-66,921,899
70% SR : 15% LLR : 15% SO	35%	£-63,265,443	£-73,434,340	£-74,144,567	£-74,230,273	£-76,511,359
70% SR : 15% LLR : 15% SO	40%	£-73,361,563	£-83,286,339	£-84,005,942	£-84,092,861	£-86,409,951
70% SR : 15% LLR : 15% SO	45%	£-83,862,896	£-93,423,403	£-94,155,904	£-94,245,299	£-96,633,198
70% SR : 15% LLR : 15% SO	50%	£-94,926,461	£-103,884,522	£-104,624,128	£-104,713,523	£-107,107,126

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,377,851	£16,806,987	£15,971,613	£15,897,143	£13,881,167
70% SR : 15% LLR : 15% SO	5%	£20,690,246	£8,375,369	£7,738,670	£7,664,199	£5,650,532
70% SR : 15% LLR : 15% SO	10%	£11,919,478	£42,358	£-598,698	£-674,223	£-2,706,916
70% SR : 15% LLR : 15% SO	15%	£3,028,117	£-8,416,966	£-9,062,998	£-9,139,592	£-11,193,352
70% SR : 15% LLR : 15% SO	20%	£-5,989,084	£-17,028,248	£-17,679,885	£-17,757,563	£-19,834,472
70% SR : 15% LLR : 15% SO	25%	£-15,148,841	£-25,817,878	£-26,475,756	£-26,554,533	£-28,672,615
70% SR : 15% LLR : 15% SO	30%	£-24,506,058	£-34,839,229	£-35,512,468	£-35,593,490	£-37,767,532
70% SR : 15% LLR : 15% SO	35%	£-34,111,276	£-44,280,174	£-44,990,400	£-45,076,107	£-47,357,193
70% SR : 15% LLR : 15% SO	40%	£-44,207,396	£-54,132,172	£-54,851,775	£-54,938,694	£-57,255,784
70% SR : 15% LLR : 15% SO	45%	£-54,808,719	£-64,269,236	£-65,001,737	£-65,091,133	£-67,479,032
70% SR : 15% LLR : 15% SO	50%	£-65,771,295	£-74,790,385	£-75,469,961	£-75,559,357	£-77,952,959

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,236,184	£26,465,320	£25,829,946	£25,755,476	£23,739,500
70% SR : 15% LLR : 15% SO	5%	£30,548,579	£18,233,702	£17,597,003	£17,522,533	£15,508,865
70% SR : 15% LLR : 15% SO	10%	£21,777,812	£9,900,691	£9,259,635	£9,184,110	£7,151,417
70% SR : 15% LLR : 15% SO	15%	£12,886,450	£1,441,368	£795,335	£718,741	£-1,335,018
70% SR : 15% LLR : 15% SO	20%	£3,869,249	£-7,169,915	£-7,821,552	£-7,899,229	£-9,976,138
70% SR : 15% LLR : 15% SO	25%	£-5,290,508	£-15,959,544	£-16,617,423	£-16,696,200	£-18,814,282
70% SR : 15% LLR : 15% SO	30%	£-14,647,724	£-24,980,896	£-25,654,135	£-25,735,157	£-27,909,199
70% SR : 15% LLR : 15% SO	35%	£-24,252,943	£-34,421,840	£-35,132,067	£-35,217,773	£-37,498,859
70% SR : 15% LLR : 15% SO	40%	£-34,349,063	£-44,273,839	£-44,993,442	£-45,080,361	£-47,397,451
70% SR : 15% LLR : 15% SO	45%	£-44,950,398	£-54,410,903	£-55,143,404	£-55,232,799	£-57,620,898
70% SR : 15% LLR : 15% SO	50%	£-55,912,961	£-64,872,022	£-65,611,628	£-65,701,023	£-68,094,626

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£46,698,684	£33,927,820	£33,292,446	£33,217,976	£31,202,000
70% SR : 15% LLR : 15% SO	5%	£38,011,079	£25,696,202	£25,059,503	£24,985,033	£22,971,365
70% SR : 15% LLR : 15% SO	10%	£29,240,312	£17,363,191	£16,722,135	£16,646,610	£14,613,917
70% SR : 15% LLR : 15% SO	15%	£20,348,950	£8,903,868	£8,257,835	£8,181,241	£6,127,482
70% SR : 15% LLR : 15% SO	20%	£11,331,749	£-292,585	£-359,052	£-436,729	£-613,638
70% SR : 15% LLR : 15% SO	25%	£2,171,992	£-8,497,044	£-9,154,923	£-9,233,700	£-11,351,782
70% SR : 15% LLR : 15% SO	30%	£-7,185,224	£-17,518,396	£-18,191,635	£-18,272,657	£-20,446,899
70% SR : 15% LLR : 15% SO	35%	£-16,790,443	£-26,959,340	£-27,669,567	£-27,755,273	£-30,036,359
70% SR : 15% LLR : 15% SO	40%	£-26,886,563	£-36,811,339	£-37,530,942	£-37,617,861	£-39,934,951
70% SR : 15% LLR : 15% SO	45%	£-37,487,898	£-46,945,403	£-47,680,904	£-47,770,299	£-50,158,198
70% SR : 15% LLR : 15% SO	50%	£-48,450,461	£-57,408,522	£-58,149,128	£-58,238,523	£-60,632,126

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£550 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£47,041,556	£33,882,005	£33,229,473	£33,152,880	£31,094,479
70% SR : 15% LLR : 15% SO	5%	£39,262,847	£26,538,652	£25,881,250	£25,803,573	£23,724,429
70% SR : 15% LLR : 15% SO	10%	£31,368,914	£19,050,223	£18,387,322	£18,308,545	£16,206,583
70% SR : 15% LLR : 15% SO	15%	£23,336,822	£11,394,191	£10,725,144	£10,645,253	£8,509,429
70% SR : 15% LLR : 15% SO	20%	£15,142,304	£3,534,977	£2,850,199	£2,768,032	£585,495
70% SR : 15% LLR : 15% SO	25%	£6,724,021	£4,591,287	£5,403,696	£5,489,402	£7,765,836
70% SR : 15% LLR : 15% SO	30%	£2,030,178	£13,210,140	£13,931,379	£14,018,297	£16,328,949
70% SR : 15% LLR : 15% SO	35%	£-11,261,403	£-21,965,215	£-22,695,684	£-22,783,833	£-25,129,834
70% SR : 15% LLR : 15% SO	40%	£-20,758,235	£-30,992,013	£-31,732,126	£-31,821,523	£-34,204,654
70% SR : 15% LLR : 15% SO	45%	£-30,556,731	£-40,182,373	£-40,922,086	£-41,011,483	£-43,399,382
70% SR : 15% LLR : 15% SO	50%	£-40,506,149	£-49,465,210	£-50,204,815	£-50,294,211	£-52,687,814

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-21,979,277	£-35,138,828	£-35,791,350	£-35,867,954	£-37,926,354
70% SR : 15% LLR : 15% SO	5%	£-29,757,987	£-42,482,181	£-43,139,583	£-43,217,260	£-45,296,405
70% SR : 15% LLR : 15% SO	10%	£-37,651,919	£-49,970,610	£-50,633,512	£-50,712,289	£-52,814,250
70% SR : 15% LLR : 15% SO	15%	£-45,684,012	£-57,626,643	£-58,295,689	£-58,375,580	£-60,511,405
70% SR : 15% LLR : 15% SO	20%	£-53,878,529	£-65,485,856	£-66,170,634	£-66,252,801	£-68,435,338
70% SR : 15% LLR : 15% SO	25%	£-62,296,812	£-73,712,120	£-74,424,529	£-74,510,236	£-76,786,670
70% SR : 15% LLR : 15% SO	30%	£-71,051,011	£-82,230,973	£-82,952,212	£-83,039,131	£-85,349,682
70% SR : 15% LLR : 15% SO	35%	£-80,292,236	£-90,988,048	£-91,716,518	£-91,804,666	£-94,150,768
70% SR : 15% LLR : 15% SO	40%	£-89,779,068	£-100,012,846	£-100,752,959	£-100,842,356	£-103,225,487
70% SR : 15% LLR : 15% SO	45%	£-99,577,565	£-109,203,206	£-109,942,919	£-110,032,316	£-112,420,215
70% SR : 15% LLR : 15% SO	50%	£-109,526,982	£-118,468,043	£-119,225,649	£-119,315,045	£-121,708,647

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,174,890	£5,984,662	£6,637,193	£6,713,787	£8,772,188
70% SR : 15% LLR : 15% SO	5%	£-603,820	£-13,328,015	£-13,985,417	£-14,063,093	£-16,142,238
70% SR : 15% LLR : 15% SO	10%	£-8,497,753	£-20,816,443	£-21,479,345	£-21,558,122	£-23,660,084
70% SR : 15% LLR : 15% SO	15%	£-16,529,845	£-28,472,476	£-29,141,522	£-29,221,413	£-31,337,238
70% SR : 15% LLR : 15% SO	20%	£-24,724,363	£-36,331,689	£-37,016,467	£-37,098,635	£-39,281,172
70% SR : 15% LLR : 15% SO	25%	£-33,142,645	£-44,557,953	£-45,270,363	£-45,356,069	£-47,632,503
70% SR : 15% LLR : 15% SO	30%	£-41,896,844	£-53,078,806	£-53,798,045	£-53,884,964	£-56,195,515
70% SR : 15% LLR : 15% SO	35%	£-51,128,070	£-61,831,882	£-62,562,351	£-62,650,499	£-64,996,601
70% SR : 15% LLR : 15% SO	40%	£-60,624,901	£-70,859,690	£-71,598,792	£-71,688,189	£-74,071,320
70% SR : 15% LLR : 15% SO	45%	£-70,423,398	£-80,049,040	£-80,798,753	£-80,878,149	£-83,266,948
70% SR : 15% LLR : 15% SO	50%	£-80,372,916	£-89,331,876	£-90,071,482	£-90,160,878	£-92,554,480

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,033,223	£3,873,672	£3,221,140	£3,144,646	£1,086,146
70% SR : 15% LLR : 15% SO	5%	£9,254,513	£3,469,681	£4,127,083	£4,204,760	£6,283,305
70% SR : 15% LLR : 15% SO	10%	£1,360,581	£-10,958,110	£-11,621,012	£-11,699,789	£-13,801,750
70% SR : 15% LLR : 15% SO	15%	£-6,671,512	£-18,614,143	£-19,283,189	£-19,363,080	£-21,498,905
70% SR : 15% LLR : 15% SO	20%	£-14,866,029	£-26,473,356	£-27,158,134	£-27,240,301	£-29,422,838
70% SR : 15% LLR : 15% SO	25%	£-23,284,312	£-34,699,620	£-35,412,029	£-35,497,736	£-37,774,170
70% SR : 15% LLR : 15% SO	30%	£-32,038,511	£-43,218,473	£-43,939,712	£-44,026,631	£-46,337,182
70% SR : 15% LLR : 15% SO	35%	£-41,269,736	£-51,973,548	£-52,704,018	£-52,792,166	£-55,138,268
70% SR : 15% LLR : 15% SO	40%	£-50,766,568	£-61,000,346	£-61,740,459	£-61,829,856	£-64,212,987
70% SR : 15% LLR : 15% SO	45%	£-60,565,065	£-70,190,796	£-70,930,419	£-71,019,816	£-73,407,715
70% SR : 15% LLR : 15% SO	50%	£-70,514,482	£-79,473,543	£-80,213,149	£-80,302,545	£-82,696,147

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,495,723	£11,336,172	£10,683,640	£10,607,046	£8,548,646
70% SR : 15% LLR : 15% SO	5%	£16,717,013	£3,992,819	£3,335,417	£3,257,740	£1,178,595
70% SR : 15% LLR : 15% SO	10%	£8,823,081	£-3,495,610	£-4,158,512	£-4,237,289	£-6,339,250
70% SR : 15% LLR : 15% SO	15%	£790,988	£-11,151,643	£-11,820,689	£-11,900,580	£-14,036,405
70% SR : 15% LLR : 15% SO	20%	£-7,403,529	£-19,010,856	£-19,695,634	£-19,777,801	£-21,980,338
70% SR : 15% LLR : 15% SO	25%	£-15,821,812	£-27,237,120	£-27,949,529	£-28,035,236	£-30,311,670
70% SR : 15% LLR : 15% SO	30%	£-24,576,011	£-35,755,973	£-36,477,212	£-36,564,131	£-38,874,882
70% SR : 15% LLR : 15% SO	35%	£-33,807,236	£-44,511,048	£-45,241,518	£-45,329,666	£-47,675,768
70% SR : 15% LLR : 15% SO	40%	£-43,304,068	£-53,537,846	£-54,277,959	£-54,367,356	£-56,750,487
70% SR : 15% LLR : 15% SO	45%	£-53,102,565	£-62,728,206	£-63,467,919	£-63,557,316	£-65,945,215
70% SR : 15% LLR : 15% SO	50%	£-63,051,982	£-72,011,043	£-72,750,649	£-72,840,045	£-76,233,647

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£500 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,412,937	£11,161,283	£10,481,003	£10,399,981	£8,241,113
70% SR : 15% LLR : 15% SO	5%	£17,427,150	£4,516,383	£3,825,548	£3,743,380	£1,558,494
70% SR : 15% LLR : 15% SO	10%	£10,266,257	£2,367,518	£3,085,365	£3,171,071	£5,447,261
70% SR : 15% LLR : 15% SO	15%	£2,903,443	£9,542,198	£10,257,941	£10,343,647	£12,627,614
70% SR : 15% LLR : 15% SO	20%	£4,627,519	£16,883,389	£17,607,422	£17,694,342	£20,001,996
70% SR : 15% LLR : 15% SO	25%	£12,823,149	£24,418,729	£25,151,443	£25,239,592	£27,580,910
70% SR : 15% LLR : 15% SO	30%	£21,040,260	£32,180,344	£32,922,140	£33,011,535	£35,387,942
70% SR : 15% LLR : 15% SO	35%	£29,511,497	£40,089,500	£40,830,307	£40,919,703	£43,299,004
70% SR : 15% LLR : 15% SO	40%	£38,151,029	£48,091,139	£48,831,252	£48,920,648	£51,303,780
70% SR : 15% LLR : 15% SO	45%	£46,882,697	£56,185,257	£56,924,971	£57,014,367	£59,402,266
70% SR : 15% LLR : 15% SO	50%	£55,706,502	£64,371,854	£65,111,459	£65,200,855	£67,594,457

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£44,607,897	£57,859,551	£58,539,831	£58,620,653	£60,779,721
70% SR : 15% LLR : 15% SO	5%	£51,593,684	£64,504,450	£65,195,285	£65,277,454	£67,462,339
70% SR : 15% LLR : 15% SO	10%	£58,754,576	£71,388,351	£72,106,198	£72,191,905	£74,468,094
70% SR : 15% LLR : 15% SO	15%	£66,117,391	£78,563,032	£79,278,774	£79,364,481	£81,648,447
70% SR : 15% LLR : 15% SO	20%	£73,848,352	£85,904,223	£86,628,256	£86,715,175	£89,022,830
70% SR : 15% LLR : 15% SO	25%	£81,843,982	£93,439,562	£94,172,276	£94,260,426	£96,601,743
70% SR : 15% LLR : 15% SO	30%	£90,061,093	£101,201,177	£101,942,973	£102,032,369	£104,408,776
70% SR : 15% LLR : 15% SO	35%	£98,532,330	£109,110,333	£109,851,140	£109,940,536	£112,319,837
70% SR : 15% LLR : 15% SO	40%	£107,171,862	£117,111,972	£117,852,086	£117,941,482	£120,324,614
70% SR : 15% LLR : 15% SO	45%	£115,903,530	£125,206,091	£125,945,805	£126,035,200	£128,423,099
70% SR : 15% LLR : 15% SO	50%	£124,727,335	£133,392,687	£134,132,292	£134,221,688	£136,615,291

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,453,730	£28,705,384	£29,385,664	£29,466,686	£31,625,954
70% SR : 15% LLR : 15% SO	5%	£22,439,517	£35,350,283	£36,041,119	£36,123,287	£38,308,173
70% SR : 15% LLR : 15% SO	10%	£29,600,409	£42,234,185	£42,952,032	£43,037,738	£45,313,927
70% SR : 15% LLR : 15% SO	15%	£36,963,224	£49,408,865	£50,124,608	£50,210,314	£52,494,280
70% SR : 15% LLR : 15% SO	20%	£44,694,185	£56,750,056	£57,474,089	£57,561,009	£59,868,663
70% SR : 15% LLR : 15% SO	25%	£52,689,816	£64,285,396	£65,018,110	£65,106,259	£67,447,576
70% SR : 15% LLR : 15% SO	30%	£60,906,927	£72,047,010	£72,788,806	£72,878,202	£75,254,809
70% SR : 15% LLR : 15% SO	35%	£69,378,163	£79,958,167	£80,696,973	£80,786,369	£83,165,671
70% SR : 15% LLR : 15% SO	40%	£78,017,695	£87,957,805	£88,997,919	£89,087,315	£91,170,447
70% SR : 15% LLR : 15% SO	45%	£86,749,363	£96,051,924	£96,791,639	£96,881,034	£99,269,933
70% SR : 15% LLR : 15% SO	50%	£95,573,169	£104,238,520	£104,978,126	£105,067,522	£107,461,124

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,695,397	£18,947,051	£19,527,331	£19,608,353	£21,767,221
70% SR : 15% LLR : 15% SO	5%	£12,581,184	£25,491,950	£26,182,785	£26,264,954	£28,449,839
70% SR : 15% LLR : 15% SO	10%	£19,742,076	£32,375,851	£33,093,698	£33,179,405	£35,455,594
70% SR : 15% LLR : 15% SO	15%	£27,104,891	£39,550,532	£40,266,274	£40,351,981	£42,635,947
70% SR : 15% LLR : 15% SO	20%	£34,835,852	£46,891,723	£47,615,756	£47,702,675	£50,010,330
70% SR : 15% LLR : 15% SO	25%	£42,831,482	£54,427,062	£55,159,776	£55,247,926	£57,589,243
70% SR : 15% LLR : 15% SO	30%	£51,048,593	£62,188,677	£62,930,473	£63,019,869	£65,396,276
70% SR : 15% LLR : 15% SO	35%	£59,519,830	£70,097,833	£70,838,640	£70,928,036	£73,307,337
70% SR : 15% LLR : 15% SO	40%	£68,159,362	£78,099,472	£78,839,586	£78,928,982	£81,312,114
70% SR : 15% LLR : 15% SO	45%	£76,891,030	£86,193,591	£86,933,305	£87,022,700	£89,410,599
70% SR : 15% LLR : 15% SO	50%	£85,714,835	£94,380,187	£95,119,792	£95,209,188	£97,602,791

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,867,103	£11,384,551	£12,064,831	£12,145,653	£14,304,721
70% SR : 15% LLR : 15% SO	5%	£5,118,684	£18,029,450	£18,720,285	£18,802,454	£20,987,339
70% SR : 15% LLR : 15% SO	10%	£12,279,576	£24,913,351	£25,613,198	£25,716,905	£27,993,094
70% SR : 15% LLR : 15% SO	15%	£19,642,391	£32,088,032	£32,803,774	£32,889,481	£35,173,447
70% SR : 15% LLR : 15% SO	20%	£27,373,352	£39,429,223	£40,153,256	£40,240,175	£42,547,830
70% SR : 15% LLR : 15% SO	25%	£35,368,982	£46,964,562	£47,697,276	£47,785,426	£50,126,743
70% SR : 15% LLR : 15% SO	30%	£43,586,093	£54,728,177	£55,467,973	£55,557,369	£57,933,776
70% SR : 15% LLR : 15% SO	35%	£52,057,330	£62,635,333	£63,376,140	£63,465,536	£65,844,837
70% SR : 15% LLR : 15% SO	40%	£60,696,862	£70,636,972	£71,377,086	£71,466,482	£73,849,614
70% SR : 15% LLR : 15% SO	45%	£69,429,530	£78,731,091	£79,470,805	£79,560,200	£81,948,099
70% SR : 15% LLR : 15% SO	50%	£78,252,335	£86,917,687	£87,657,292	£87,746,688	£90,140,291

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£475 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,802,630	-£931,143	-£1,644,000	-£1,728,510	-£4,002,236
70% SR : 15% LLR : 15% SO	5%	£6,111,754	-£7,408,770	-£8,129,017	-£8,214,723	-£10,492,627
70% SR : 15% LLR : 15% SO	10%	-£805,687	-£14,020,185	-£14,748,192	-£14,835,111	-£17,143,510
70% SR : 15% LLR : 15% SO	15%	-£8,075,266	-£20,797,170	-£21,531,214	-£21,619,364	-£23,959,589
70% SR : 15% LLR : 15% SO	20%	-£15,516,548	-£27,776,594	-£28,510,874	-£28,599,022	-£30,971,207
70% SR : 15% LLR : 15% SO	25%	-£23,159,904	-£34,961,893	-£35,704,976	-£35,794,371	-£38,168,921
70% SR : 15% LLR : 15% SO	30%	-£31,036,319	-£42,252,561	-£42,994,357	-£43,083,753	-£45,460,160
70% SR : 15% LLR : 15% SO	35%	-£39,057,711	-£49,635,714	-£50,376,521	-£50,465,917	-£52,845,218
70% SR : 15% LLR : 15% SO	40%	-£47,171,239	-£57,111,350	-£57,851,463	-£57,940,859	-£60,323,991
70% SR : 15% LLR : 15% SO	45%	-£55,376,904	-£64,679,465	-£65,419,179	-£65,508,575	-£67,896,474
70% SR : 15% LLR : 15% SO	50%	-£63,674,706	-£72,340,058	-£73,079,663	-£73,169,059	-£75,562,661

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£56,216,204	-£69,951,977	-£70,864,833	-£70,749,343	-£73,023,070
70% SR : 15% LLR : 15% SO	5%	-£62,909,079	-£76,429,603	-£77,149,850	-£77,235,557	-£79,513,460
70% SR : 15% LLR : 15% SO	10%	-£69,826,520	-£83,041,019	-£83,769,025	-£83,855,944	-£86,164,343
70% SR : 15% LLR : 15% SO	15%	-£77,096,099	-£89,818,003	-£90,552,048	-£90,640,197	-£92,980,422
70% SR : 15% LLR : 15% SO	20%	-£84,537,381	-£96,797,428	-£97,531,707	-£97,619,856	-£99,992,040
70% SR : 15% LLR : 15% SO	25%	-£92,180,738	-£103,982,726	-£104,725,809	-£104,815,205	-£107,189,654
70% SR : 15% LLR : 15% SO	30%	-£100,057,153	-£111,273,394	-£112,015,190	-£112,104,586	-£114,480,993
70% SR : 15% LLR : 15% SO	35%	-£108,078,544	-£118,656,548	-£119,397,354	-£119,486,750	-£121,866,051
70% SR : 15% LLR : 15% SO	40%	-£116,192,073	-£126,132,183	-£126,872,297	-£126,961,692	-£129,344,825
70% SR : 15% LLR : 15% SO	45%	-£124,397,738	-£133,700,298	-£134,440,012	-£134,529,408	-£136,917,307
70% SR : 15% LLR : 15% SO	50%	-£132,695,540	-£141,360,891	-£142,100,496	-£142,189,893	-£144,583,494

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£27,064,037	-£40,797,810	-£41,510,666	-£41,595,176	-£43,868,903
70% SR : 15% LLR : 15% SO	5%	-£33,754,912	-£47,275,436	-£47,995,684	-£48,081,390	-£50,359,293
70% SR : 15% LLR : 15% SO	10%	-£40,672,354	-£53,886,852	-£54,614,859	-£54,701,777	-£57,010,177
70% SR : 15% LLR : 15% SO	15%	-£47,941,932	-£60,663,837	-£61,397,881	-£61,486,030	-£63,826,256
70% SR : 15% LLR : 15% SO	20%	-£55,383,215	-£67,643,261	-£68,377,541	-£68,465,689	-£70,837,873
70% SR : 15% LLR : 15% SO	25%	-£63,026,571	-£74,828,559	-£75,571,642	-£75,661,038	-£78,035,487
70% SR : 15% LLR : 15% SO	30%	-£70,902,986	-£82,119,228	-£82,861,024	-£82,950,419	-£85,326,826
70% SR : 15% LLR : 15% SO	35%	-£78,924,377	-£89,502,381	-£90,243,187	-£90,332,583	-£92,711,885
70% SR : 15% LLR : 15% SO	40%	-£87,037,906	-£96,978,016	-£97,718,130	-£97,807,526	-£100,190,658
70% SR : 15% LLR : 15% SO	45%	-£95,243,571	-£104,546,132	-£105,295,846	-£105,375,241	-£107,763,140
70% SR : 15% LLR : 15% SO	50%	-£103,541,373	-£112,206,725	-£112,946,329	-£113,026,726	-£115,429,327

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£17,205,704	-£30,939,477	-£31,652,333	-£31,736,843	-£34,010,570
70% SR : 15% LLR : 15% SO	5%	-£23,896,579	-£37,417,103	-£38,137,350	-£38,223,057	-£40,500,960
70% SR : 15% LLR : 15% SO	10%	-£30,814,020	-£44,028,519	-£44,756,525	-£44,843,444	-£47,151,843
70% SR : 15% LLR : 15% SO	15%	-£38,083,599	-£50,805,503	-£51,539,548	-£51,627,697	-£53,967,922
70% SR : 15% LLR : 15% SO	20%	-£45,524,881	-£57,784,928	-£58,519,207	-£58,607,356	-£60,979,540
70% SR : 15% LLR : 15% SO	25%	-£53,168,238	-£64,970,226	-£65,718,309	-£65,807,705	-£68,177,154
70% SR : 15% LLR : 15% SO	30%	-£61,044,653	-£72,260,894	-£73,002,690	-£73,092,086	-£75,488,493
70% SR : 15% LLR : 15% SO	35%	-£69,066,044	-£79,644,048	-£80,384,854	-£80,474,250	-£82,853,551
70% SR : 15% LLR : 15% SO	40%	-£77,179,573	-£87,119,683	-£87,859,797	-£87,949,192	-£90,332,325
70% SR : 15% LLR : 15% SO	45%	-£85,385,238	-£94,687,798	-£95,427,512	-£95,516,908	-£97,994,807
70% SR : 15% LLR : 15% SO	50%	-£93,683,040	-£102,348,391	-£103,087,996	-£103,177,393	-£105,570,994

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£9,743,204	-£23,476,977	-£24,188,833	-£24,274,343	-£26,548,070
70% SR : 15% LLR : 15% SO	5%	-£16,434,079	-£29,954,603	-£30,674,850	-£30,760,557	-£33,038,460
70% SR : 15% LLR : 15% SO	10%	-£23,351,520	-£36,566,019	-£37,294,025	-£37,380,944	-£39,689,343
70% SR : 15% LLR : 15% SO	15%	-£30,621,099	-£43,343,003	-£44,077,048	-£44,165,197	-£46,505,422
70% SR : 15% LLR : 15% SO	20%	-£38,062,381	-£50,322,428	-£51,056,707	-£51,144,856	-£53,517,040
70% SR : 15% LLR : 15% SO	25%	-£45,705,738	-£57,507,726	-£58,250,809	-£58,340,205	-£60,714,654
70% SR : 15% LLR : 15% SO	30%	-£53,582,153	-£64,798,394	-£65,540,190	-£65,629,586	-£68,005,993
70% SR : 15% LLR : 15% SO	35%	-£61,603,544	-£72,181,548	-£72,922,354	-£73,011,750	-£75,391,051
70% SR : 15% LLR : 15% SO	40%	-£69,717,073	-£79,657,183	-£80,397,297	-£80,486,692	-£82,869,525
70% SR : 15% LLR : 15% SO	45%	-£77,822,738	-£87,235,298	-£87,865,012	-£87,954,408	-£90,442,307
70% SR : 15% LLR : 15% SO	50%	-£86,220,540	-£94,885,891	-£95,625,496	-£95,714,893	-£98,108,494

Appendix 4 - Residential appraisal results with SR, LLR and SO (downside scenario)

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£675 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£501,309	£459,982	£455,241	£455,058	£450,303
70% SR : 15% LLR : 15% SO	5%	£469,166	£429,809	£425,068	£424,886	£420,131
70% SR : 15% LLR : 15% SO	10%	£437,023	£399,636	£394,896	£394,712	£389,957
70% SR : 15% LLR : 15% SO	15%	£404,879	£369,463	£364,722	£364,540	£359,785
70% SR : 15% LLR : 15% SO	20%	£372,737	£339,290	£334,550	£334,367	£329,612
70% SR : 15% LLR : 15% SO	25%	£340,594	£309,117	£304,376	£304,194	£299,439
70% SR : 15% LLR : 15% SO	30%	£308,450	£278,945	£274,204	£274,021	£269,266
70% SR : 15% LLR : 15% SO	35%	£276,307	£248,771	£244,031	£243,848	£239,092
70% SR : 15% LLR : 15% SO	40%	£244,164	£218,599	£213,858	£213,675	£208,920
70% SR : 15% LLR : 15% SO	45%	£212,021	£188,426	£183,685	£183,502	£178,747
70% SR : 15% LLR : 15% SO	50%	£179,878	£158,253	£153,513	£153,329	£148,574

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£170,009	£128,682	£123,941	£123,758	£119,003
70% SR : 15% LLR : 15% SO	5%	£137,866	£98,509	£93,768	£93,586	£88,831
70% SR : 15% LLR : 15% SO	10%	£105,723	£68,336	£63,596	£63,412	£58,657
70% SR : 15% LLR : 15% SO	15%	£73,579	£38,163	£33,422	£33,240	£28,485
70% SR : 15% LLR : 15% SO	20%	£41,437	£7,990	£3,250	£3,067	£-1,888
70% SR : 15% LLR : 15% SO	25%	£9,294	£-22,183	£-26,924	£-27,106	£-31,861
70% SR : 15% LLR : 15% SO	30%	£-22,850	£-52,355	£-57,096	£-57,279	£-62,034
70% SR : 15% LLR : 15% SO	35%	£-54,993	£-82,529	£-87,269	£-87,452	£-92,208
70% SR : 15% LLR : 15% SO	40%	£-87,136	£-112,701	£-117,442	£-117,625	£-122,380
70% SR : 15% LLR : 15% SO	45%	£-119,279	£-142,874	£-147,615	£-147,798	£-152,553
70% SR : 15% LLR : 15% SO	50%	£-151,422	£-173,047	£-177,787	£-177,971	£-182,726

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£309,949	£268,622	£263,881	£263,698	£258,943
70% SR : 15% LLR : 15% SO	5%	£277,806	£238,449	£233,708	£233,526	£228,771
70% SR : 15% LLR : 15% SO	10%	£245,663	£208,276	£203,536	£203,352	£198,597
70% SR : 15% LLR : 15% SO	15%	£213,519	£178,103	£173,362	£173,180	£168,425
70% SR : 15% LLR : 15% SO	20%	£181,377	£147,930	£143,190	£143,007	£138,252
70% SR : 15% LLR : 15% SO	25%	£149,234	£117,757	£113,016	£112,834	£108,079
70% SR : 15% LLR : 15% SO	30%	£117,090	£87,585	£82,844	£82,661	£77,906
70% SR : 15% LLR : 15% SO	35%	£84,947	£57,411	£52,671	£52,488	£47,732
70% SR : 15% LLR : 15% SO	40%	£52,804	£27,239	£22,498	£22,315	£17,560
70% SR : 15% LLR : 15% SO	45%	£20,661	£-2,934	£-7,675	£-7,858	£-12,613
70% SR : 15% LLR : 15% SO	50%	£-11,482	£-33,107	£-37,847	£-38,031	£-42,766

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£357,269	£315,942	£311,201	£311,018	£306,263
70% SR : 15% LLR : 15% SO	5%	£325,126	£285,769	£281,028	£280,846	£276,091
70% SR : 15% LLR : 15% SO	10%	£292,983	£255,596	£250,856	£250,672	£245,917
70% SR : 15% LLR : 15% SO	15%	£260,839	£225,423	£220,682	£220,500	£215,745
70% SR : 15% LLR : 15% SO	20%	£228,697	£195,250	£190,510	£190,327	£185,572
70% SR : 15% LLR : 15% SO	25%	£196,554	£165,077	£160,336	£160,154	£155,399
70% SR : 15% LLR : 15% SO	30%	£164,410	£134,905	£130,164	£129,981	£125,226
70% SR : 15% LLR : 15% SO	35%	£132,267	£104,731	£99,991	£99,808	£95,052
70% SR : 15% LLR : 15% SO	40%	£100,124	£74,559	£69,818	£69,635	£64,880
70% SR : 15% LLR : 15% SO	45%	£67,981	£44,386	£39,645	£39,462	£34,707
70% SR : 15% LLR : 15% SO	50%	£35,838	£14,213	£9,473	£9,289	£4,534

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£393,089	£351,762	£347,021	£346,838	£342,083
70% SR : 15% LLR : 15% SO	5%	£360,946	£321,589	£316,848	£316,666	£311,911
70% SR : 15% LLR : 15% SO	10%	£328,803	£291,416	£286,676	£286,492	£281,737
70% SR : 15% LLR : 15% SO	15%	£296,659	£261,243	£256,502	£256,320	£251,565
70% SR : 15% LLR : 15% SO	20%	£264,517	£231,070	£226,330	£226,147	£221,392
70% SR : 15% LLR : 15% SO	25%	£232,374	£200,897	£196,156	£195,974	£191,219
70% SR : 15% LLR : 15% SO	30%	£200,230	£170,725	£165,984	£165,801	£161,046
70% SR : 15% LLR : 15% SO	35%	£168,087	£140,551	£135,811	£135,628	£130,872
70% SR : 15% LLR : 15% SO	40%	£135,944	£110,379	£105,638	£105,455	£100,700
70% SR : 15% LLR : 15% SO	45%	£103,801	£80,206	£75,465	£75,282	£70,527
70% SR : 15% LLR : 15% SO	50%	£71,658	£50,033	£45,293	£45,109	£40,354

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£650 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£464,773	£423,985	£419,244	£419,062	£414,307
70% SR : 15% LLR : 15% SO	5%	£434,298	£395,456	£390,716	£390,533	£385,778
70% SR : 15% LLR : 15% SO	10%	£403,823	£366,927	£362,186	£362,004	£357,249
70% SR : 15% LLR : 15% SO	15%	£373,349	£338,398	£333,658	£333,474	£328,719
70% SR : 15% LLR : 15% SO	20%	£342,874	£309,870	£305,128	£304,946	£300,191
70% SR : 15% LLR : 15% SO	25%	£312,400	£281,340	£276,599	£276,416	£271,661
70% SR : 15% LLR : 15% SO	30%	£281,924	£252,811	£248,070	£247,888	£243,133
70% SR : 15% LLR : 15% SO	35%	£251,450	£224,282	£219,541	£219,358	£214,603
70% SR : 15% LLR : 15% SO	40%	£220,975	£195,753	£191,012	£190,829	£186,074
70% SR : 15% LLR : 15% SO	45%	£190,501	£167,224	£162,483	£162,300	£157,545
70% SR : 15% LLR : 15% SO	50%	£160,026	£138,695	£133,954	£133,771	£129,016

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£133,473	£92,685	£87,944	£87,762	£83,007
70% SR : 15% LLR : 15% SO	5%	£102,998	£64,156	£59,416	£59,233	£54,478
70% SR : 15% LLR : 15% SO	10%	£72,523	£35,627	£30,886	£30,704	£25,949
70% SR : 15% LLR : 15% SO	15%	£42,049	£7,098	£2,358	£2,174	£-2,581
70% SR : 15% LLR : 15% SO	20%	£11,574	£-21,430	£-26,172	£-26,354	£-31,109
70% SR : 15% LLR : 15% SO	25%	£-18,900	£-49,960	£-54,701	£-54,884	£-59,639
70% SR : 15% LLR : 15% SO	30%	£-49,376	£-78,489	£-83,230	£-83,412	£-88,167
70% SR : 15% LLR : 15% SO	35%	£-79,850	£-107,018	£-111,759	£-111,942	£-116,697
70% SR : 15% LLR : 15% SO	40%	£-110,325	£-135,547	£-140,288	£-140,471	£-145,226
70% SR : 15% LLR : 15% SO	45%	£-140,799	£-164,076	£-168,817	£-169,000	£-173,755
70% SR : 15% LLR : 15% SO	50%	£-171,274	£-192,605	£-197,346	£-197,529	£-202,284

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£273,413	£232,625	£227,884	£227,702	£222,947
70% SR : 15% LLR : 15% SO	5%	£242,938	£204,096	£199,356	£199,173	£194,418
70% SR : 15% LLR : 15% SO	10%	£212,463	£175,567	£170,826	£170,644	£165,889
70% SR : 15% LLR : 15% SO	15%	£181,989	£147,038	£142,298	£142,114	£137,359
70% SR : 15% LLR : 15% SO	20%	£151,514	£118,510	£113,768	£113,586	£108,831
70% SR : 15% LLR : 15% SO	25%	£121,040	£89,980	£85,239	£85,056	£80,301
70% SR : 15% LLR : 15% SO	30%	£90,564	£61,451	£56,710	£56,528	£51,773
70% SR : 15% LLR : 15% SO	35%	£60,090	£32,922	£28,181	£27,998	£23,243
70% SR : 15% LLR : 15% SO	40%	£29,615	£4,393	£-148	£-331	£-5,286
70% SR : 15% LLR : 15% SO	45%	£-1,059	£-24,136	£-29,877	£-29,694	£-33,815
70% SR : 15% LLR : 15% SO	50%	£-31,334	£-52,665	£-57,406	£-57,589	£-62,344

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£320,733	£279,945	£275,204	£275,022	£270,267
70% SR : 15% LLR : 15% SO	5%	£290,258	£251,416	£246,676	£246,493	£241,738
70% SR : 15% LLR : 15% SO	10%	£259,783	£222,887	£218,146	£217,964	£213,209
70% SR : 15% LLR : 15% SO	15%	£229,309	£194,358	£189,618	£189,434	£184,679
70% SR : 15% LLR : 15% SO	20%	£198,834	£165,830	£161,088	£160,906	£156,151
70% SR : 15% LLR : 15% SO	25%	£168,360	£137,300	£132,559	£132,376	£127,621
70% SR : 15% LLR : 15% SO	30%	£137,884	£108,771	£104,030	£103,848	£99,093
70% SR : 15% LLR : 15% SO	35%	£107,410	£80,242	£75,501	£75,318	£70,563
70% SR : 15% LLR : 15% SO	40%	£76,935	£51,713	£46,972	£46,789	£42,034
70% SR : 15% LLR : 15% SO	45%	£46,461	£23,184	£18,443	£18,260	£13,505
70% SR : 15% LLR : 15% SO	50%	£15,986	£-5,345	£-10,086	£-10,269	£-15,024

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£356,553	£315,765	£311,024	£310,842	£306,087
70% SR : 15% LLR : 15% SO	5%	£326,078	£287,236	£282,496	£282,313	£277,558
70% SR : 15% LLR : 15% SO	10%	£295,603	£258,707	£253,966	£253,784	£249,029
70% SR : 15% LLR : 15% SO	15%	£265,129	£230,178	£225,438	£225,254	£220,499
70% SR : 15% LLR : 15% SO	20%	£234,654	£201,650	£196,908	£196,726	£191,971
70% SR : 15% LLR : 15% SO	25%	£204,180	£173,120	£168,379	£168,196	£163,441
70% SR : 15% LLR : 15% SO	30%	£173,704	£144,591	£139,850	£139,668	£134,913
70% SR : 15% LLR : 15% SO	35%	£143,230	£116,062	£111,321	£111,138	£106,383
70% SR : 15% LLR : 15% SO	40%	£112,755	£87,533	£82,792	£82,609	£77,854
70% SR : 15% LLR : 15% SO	45%	£82,281	£59,004	£54,263	£54,080	£49,325
70% SR : 15% LLR : 15% SO	50%	£51,806	£30,475	£25,734	£25,551	£20,796

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£600 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£391,700	£351,993	£347,252	£347,069	£342,314
70% SR : 15% LLR : 15% SO	5%	£364,580	£326,769	£322,027	£321,845	£317,090
70% SR : 15% LLR : 15% SO	10%	£337,460	£301,544	£296,803	£296,620	£291,865
70% SR : 15% LLR : 15% SO	15%	£310,339	£276,319	£271,579	£271,396	£266,641
70% SR : 15% LLR : 15% SO	20%	£283,218	£251,095	£246,355	£246,171	£241,416
70% SR : 15% LLR : 15% SO	25%	£256,098	£225,870	£221,130	£220,947	£216,192
70% SR : 15% LLR : 15% SO	30%	£228,977	£200,647	£195,905	£195,723	£190,968
70% SR : 15% LLR : 15% SO	35%	£201,857	£175,422	£170,681	£170,498	£165,743
70% SR : 15% LLR : 15% SO	40%	£174,737	£150,197	£145,456	£145,274	£140,519
70% SR : 15% LLR : 15% SO	45%	£147,617	£124,973	£120,233	£120,049	£115,294
70% SR : 15% LLR : 15% SO	50%	£120,496	£99,748	£95,008	£94,825	£90,070

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£60,400	£20,693	£15,952	£15,769	£11,014
70% SR : 15% LLR : 15% SO	5%	£33,280	-£4,531	-£9,273	-£9,455	-£14,210
70% SR : 15% LLR : 15% SO	10%	£6,160	-£29,756	-£34,497	-£34,680	-£39,435
70% SR : 15% LLR : 15% SO	15%	-£20,961	-£54,981	-£59,721	-£59,904	-£64,659
70% SR : 15% LLR : 15% SO	20%	-£48,082	-£80,205	-£84,945	-£85,129	-£89,884
70% SR : 15% LLR : 15% SO	25%	-£75,202	-£105,430	-£110,170	-£110,353	-£115,108
70% SR : 15% LLR : 15% SO	30%	-£102,323	-£130,653	-£135,395	-£135,577	-£140,332
70% SR : 15% LLR : 15% SO	35%	-£129,443	-£155,878	-£160,619	-£160,802	-£165,557
70% SR : 15% LLR : 15% SO	40%	-£156,563	-£181,103	-£185,844	-£186,026	-£190,781
70% SR : 15% LLR : 15% SO	45%	-£183,683	-£206,327	-£211,067	-£211,251	-£216,006
70% SR : 15% LLR : 15% SO	50%	-£210,804	-£231,552	-£236,292	-£236,475	-£241,230

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£200,340	£160,633	£155,892	£155,709	£150,954
70% SR : 15% LLR : 15% SO	5%	£173,220	£135,409	£130,667	£130,485	£125,730
70% SR : 15% LLR : 15% SO	10%	£146,100	£110,184	£105,443	£105,260	£100,505
70% SR : 15% LLR : 15% SO	15%	£118,979	£84,959	£80,219	£80,036	£75,281
70% SR : 15% LLR : 15% SO	20%	£91,858	£59,735	£54,995	£54,811	£50,056
70% SR : 15% LLR : 15% SO	25%	£64,738	£34,510	£29,770	£29,587	£24,832
70% SR : 15% LLR : 15% SO	30%	£37,617	£9,287	£4,545	£4,363	£-392
70% SR : 15% LLR : 15% SO	35%	£10,497	-£15,938	-£20,679	-£20,862	-£25,617
70% SR : 15% LLR : 15% SO	40%	-£16,623	-£41,163	-£45,904	-£46,086	-£50,841
70% SR : 15% LLR : 15% SO	45%	-£43,743	-£66,387	-£71,127	-£71,311	-£76,066
70% SR : 15% LLR : 15% SO	50%	-£70,864	-£91,612	-£96,352	-£96,535	-£101,290

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£247,660	£207,953	£203,212	£203,029	£198,274
70% SR : 15% LLR : 15% SO	5%	£220,540	£182,729	£177,987	£177,805	£173,050
70% SR : 15% LLR : 15% SO	10%	£193,420	£157,504	£152,763	£152,580	£147,825
70% SR : 15% LLR : 15% SO	15%	£166,299	£132,279	£127,539	£127,356	£122,601
70% SR : 15% LLR : 15% SO	20%	£139,178	£107,055	£102,315	£102,131	£97,376
70% SR : 15% LLR : 15% SO	25%	£112,058	£81,830	£77,090	£76,907	£72,152
70% SR : 15% LLR : 15% SO	30%	£84,937	£56,607	£51,865	£51,683	£46,928
70% SR : 15% LLR : 15% SO	35%	£57,817	£31,382	£26,641	£26,458	£21,703
70% SR : 15% LLR : 15% SO	40%	£30,697	£6,157	£1,416	£1,234	£-321
70% SR : 15% LLR : 15% SO	45%	£3,577	-£19,067	-£23,807	-£23,991	-£28,746
70% SR : 15% LLR : 15% SO	50%	-£23,544	-£44,292	-£49,032	-£49,215	-£53,970

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£283,480	£243,773	£239,032	£238,849	£234,094
70% SR : 15% LLR : 15% SO	5%	£256,360	£218,549	£213,807	£213,625	£208,870
70% SR : 15% LLR : 15% SO	10%	£229,240	£193,324	£188,583	£188,400	£183,645
70% SR : 15% LLR : 15% SO	15%	£202,119	£168,099	£163,359	£163,176	£158,421
70% SR : 15% LLR : 15% SO	20%	£174,998	£142,875	£138,135	£137,951	£133,196
70% SR : 15% LLR : 15% SO	25%	£147,878	£117,650	£112,910	£112,727	£107,972
70% SR : 15% LLR : 15% SO	30%	£120,757	£92,427	£87,685	£87,503	£82,748
70% SR : 15% LLR : 15% SO	35%	£93,637	£67,202	£62,461	£62,278	£57,523
70% SR : 15% LLR : 15% SO	40%	£66,517	£41,977	£37,236	£37,054	£32,299
70% SR : 15% LLR : 15% SO	45%	£39,397	£16,753	£12,013	£11,829	£7,074
70% SR : 15% LLR : 15% SO	50%	£12,276	-£8,472	-£13,212	-£13,395	-£18,150

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£550 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£318,628	£280,000	£275,259	£275,076	£270,321
70% SR : 15% LLR : 15% SO	5%	£294,715	£257,937	£253,196	£253,013	£248,258
70% SR : 15% LLR : 15% SO	10%	£270,803	£235,872	£231,131	£230,949	£226,194
70% SR : 15% LLR : 15% SO	15%	£246,891	£213,809	£209,068	£208,885	£204,130
70% SR : 15% LLR : 15% SO	20%	£222,978	£191,745	£187,005	£186,821	£182,066
70% SR : 15% LLR : 15% SO	25%	£199,066	£169,682	£164,941	£164,758	£160,003
70% SR : 15% LLR : 15% SO	30%	£175,154	£147,618	£142,877	£142,694	£137,939
70% SR : 15% LLR : 15% SO	35%	£151,241	£125,554	£120,813	£120,631	£115,876
70% SR : 15% LLR : 15% SO	40%	£127,329	£103,490	£98,750	£98,566	£93,811
70% SR : 15% LLR : 15% SO	45%	£103,417	£81,427	£76,686	£76,503	£71,748
70% SR : 15% LLR : 15% SO	50%	£79,504	£59,363	£54,623	£54,439	£49,684

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,672	£51,300	£56,041	£56,224	£60,979
70% SR : 15% LLR : 15% SO	5%	£36,585	£73,363	£78,104	£78,287	£83,042
70% SR : 15% LLR : 15% SO	10%	£60,497	£95,428	£100,169	£100,351	£105,106
70% SR : 15% LLR : 15% SO	15%	£84,409	£117,491	£122,232	£122,415	£127,170
70% SR : 15% LLR : 15% SO	20%	£108,322	£139,555	£144,295	£144,479	£149,234
70% SR : 15% LLR : 15% SO	25%	£132,234	£161,618	£166,359	£166,542	£171,297
70% SR : 15% LLR : 15% SO	30%	£156,146	£183,682	£188,423	£188,606	£193,361
70% SR : 15% LLR : 15% SO	35%	£180,059	£205,746	£210,487	£210,669	£215,424
70% SR : 15% LLR : 15% SO	40%	£203,971	£227,810	£232,550	£232,734	£237,489
70% SR : 15% LLR : 15% SO	45%	£227,883	£249,873	£254,614	£254,797	£259,552
70% SR : 15% LLR : 15% SO	50%	£251,796	£271,937	£276,677	£276,861	£281,616

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£127,268	£88,640	£83,899	£83,716	£78,961
70% SR : 15% LLR : 15% SO	5%	£103,355	£66,577	£61,836	£61,653	£56,898
70% SR : 15% LLR : 15% SO	10%	£79,443	£44,512	£39,771	£39,589	£34,834
70% SR : 15% LLR : 15% SO	15%	£55,531	£22,449	£17,708	£17,525	£12,770
70% SR : 15% LLR : 15% SO	20%	£31,618	£85	£4,355	£4,539	£9,294
70% SR : 15% LLR : 15% SO	25%	£7,706	£21,678	£26,419	£26,602	£31,357
70% SR : 15% LLR : 15% SO	30%	£16,206	£43,742	£48,483	£48,666	£53,421
70% SR : 15% LLR : 15% SO	35%	£40,119	£65,806	£70,547	£70,729	£75,484
70% SR : 15% LLR : 15% SO	40%	£64,031	£87,870	£92,610	£92,794	£97,549
70% SR : 15% LLR : 15% SO	45%	£87,943	£109,933	£114,674	£114,857	£119,612
70% SR : 15% LLR : 15% SO	50%	£111,856	£131,997	£136,737	£136,921	£141,676

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£174,588	£135,960	£131,219	£131,036	£126,281
70% SR : 15% LLR : 15% SO	5%	£150,675	£113,897	£109,156	£108,973	£104,218
70% SR : 15% LLR : 15% SO	10%	£126,763	£91,832	£87,091	£86,909	£82,154
70% SR : 15% LLR : 15% SO	15%	£102,851	£69,769	£65,028	£64,845	£60,090
70% SR : 15% LLR : 15% SO	20%	£78,938	£47,705	£42,965	£42,781	£38,026
70% SR : 15% LLR : 15% SO	25%	£55,026	£25,642	£20,901	£20,718	£15,963
70% SR : 15% LLR : 15% SO	30%	£31,114	£3,578	£1,163	£1,346	£6,101
70% SR : 15% LLR : 15% SO	35%	£7,201	£18,486	£23,227	£23,409	£28,164
70% SR : 15% LLR : 15% SO	40%	£16,711	£40,550	£45,290	£45,474	£50,229
70% SR : 15% LLR : 15% SO	45%	£40,623	£62,613	£67,354	£67,537	£72,292
70% SR : 15% LLR : 15% SO	50%	£64,536	£84,677	£89,417	£89,601	£94,356

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£210,408	£171,780	£167,039	£166,856	£162,101
70% SR : 15% LLR : 15% SO	5%	£186,495	£149,717	£144,976	£144,793	£140,038
70% SR : 15% LLR : 15% SO	10%	£162,583	£127,652	£122,911	£122,729	£117,974
70% SR : 15% LLR : 15% SO	15%	£138,671	£105,589	£100,848	£100,665	£95,910
70% SR : 15% LLR : 15% SO	20%	£114,758	£83,525	£78,785	£78,601	£73,846
70% SR : 15% LLR : 15% SO	25%	£90,846	£61,462	£56,721	£56,538	£51,783
70% SR : 15% LLR : 15% SO	30%	£66,934	£39,398	£34,657	£34,474	£29,719
70% SR : 15% LLR : 15% SO	35%	£43,021	£17,334	£12,593	£12,411	£7,656
70% SR : 15% LLR : 15% SO	40%	£19,109	£4,730	£9,470	£9,654	£14,409
70% SR : 15% LLR : 15% SO	45%	£4,803	£26,793	£31,534	£31,717	£36,472
70% SR : 15% LLR : 15% SO	50%	£28,716	£48,857	£53,597	£53,781	£58,536

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£500 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£245,555	£209,325	£204,584	£204,402	£199,647
70% SR : 15% LLR : 15% SO	5%	£224,657	£190,165	£185,424	£185,242	£180,486
70% SR : 15% LLR : 15% SO	10%	£203,759	£171,005	£166,265	£166,082	£161,327
70% SR : 15% LLR : 15% SO	15%	£182,861	£151,846	£147,105	£146,922	£142,167
70% SR : 15% LLR : 15% SO	20%	£161,964	£132,686	£127,946	£127,763	£123,008
70% SR : 15% LLR : 15% SO	25%	£141,066	£113,527	£108,786	£108,603	£103,848
70% SR : 15% LLR : 15% SO	30%	£120,168	£94,367	£89,627	£89,444	£84,689
70% SR : 15% LLR : 15% SO	35%	£99,270	£75,208	£70,467	£70,284	£65,529
70% SR : 15% LLR : 15% SO	40%	£78,373	£56,048	£51,308	£51,125	£46,369
70% SR : 15% LLR : 15% SO	45%	£57,475	£36,889	£32,147	£31,965	£27,210
70% SR : 15% LLR : 15% SO	50%	£36,577	£17,728	£12,988	£12,806	£8,050

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£85,745	£121,975	£126,716	£126,898	£131,653
70% SR : 15% LLR : 15% SO	5%	£106,643	£141,135	£145,876	£146,058	£150,814
70% SR : 15% LLR : 15% SO	10%	£127,541	£160,295	£165,035	£165,218	£169,973
70% SR : 15% LLR : 15% SO	15%	£148,439	£179,454	£184,195	£184,378	£189,133
70% SR : 15% LLR : 15% SO	20%	£169,338	£198,614	£203,354	£203,537	£208,292
70% SR : 15% LLR : 15% SO	25%	£190,234	£217,773	£222,514	£222,697	£227,452
70% SR : 15% LLR : 15% SO	30%	£211,132	£236,933	£241,673	£241,856	£246,611
70% SR : 15% LLR : 15% SO	35%	£232,030	£256,092	£260,833	£261,016	£265,771
70% SR : 15% LLR : 15% SO	40%	£252,927	£275,252	£279,992	£280,175	£284,931
70% SR : 15% LLR : 15% SO	45%	£273,825	£294,411	£299,153	£299,335	£304,090
70% SR : 15% LLR : 15% SO	50%	£294,723	£313,572	£318,312	£318,494	£323,250

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£54,195	£17,965	£13,224	£13,042	£8,287
70% SR : 15% LLR : 15% SO	5%	£33,297	£1,195	£5,936	£5,118	£10,874
70% SR : 15% LLR : 15% SO	10%	£12,399	£20,355	£25,095	£25,278	£30,033
70% SR : 15% LLR : 15% SO	15%	£8,499	£39,514	£44,255	£44,438	£49,193
70% SR : 15% LLR : 15% SO	20%	£29,396	£58,674	£63,414	£63,597	£68,352
70% SR : 15% LLR : 15% SO	25%	£50,294	£77,833	£82,574	£82,757	£87,512
70% SR : 15% LLR : 15% SO	30%	£71,192	£96,993	£101,733	£101,916	£106,671
70% SR : 15% LLR : 15% SO	35%	£92,090	£116,152	£120,893	£121,076	£125,831
70% SR : 15% LLR : 15% SO	40%	£112,987	£135,312	£140,052	£140,235	£144,991
70% SR : 15% LLR : 15% SO	45%	£133,885	£154,471	£159,213	£159,395	£164,150
70% SR : 15% LLR : 15% SO	50%	£154,783	£173,632	£178,372	£178,554	£183,310

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£101,515	£65,285	£60,544	£60,362	£55,607
70% SR : 15% LLR : 15% SO	5%	£80,617	£46,125	£41,384	£41,202	£36,446
70% SR : 15% LLR : 15% SO	10%	£59,719	£26,965	£22,225	£22,042	£17,287
70% SR : 15% LLR : 15% SO	15%	£38,821	£7,806	£3,065	£2,882	£1,873
70% SR : 15% LLR : 15% SO	20%	£17,924	£11,354	£16,094	£16,277	£21,032
70% SR : 15% LLR : 15% SO	25%	£2,974	£30,513	£35,254	£35,437	£40,192
70% SR : 15% LLR : 15% SO	30%	£23,872	£49,673	£54,413	£54,596	£59,351
70% SR : 15% LLR : 15% SO	35%	£44,770	£68,832	£73,573	£73,756	£78,511
70% SR : 15% LLR : 15% SO	40%	£65,667	£87,992	£92,732	£92,915	£97,671
70% SR : 15% LLR : 15% SO	45%	£86,565	£107,151	£111,893	£112,075	£116,830
70% SR : 15% LLR : 15% SO	50%	£107,463	£126,312	£131,052	£131,234	£135,990

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£137,335	£101,105	£96,364	£96,182	£91,427
70% SR : 15% LLR : 15% SO	5%	£116,437	£81,945	£77,204	£77,022	£72,266
70% SR : 15% LLR : 15% SO	10%	£95,539	£62,785	£58,045	£57,862	£53,107
70% SR : 15% LLR : 15% SO	15%	£74,641	£43,626	£38,885	£38,702	£33,947
70% SR : 15% LLR : 15% SO	20%	£53,744	£24,466	£19,726	£19,543	£14,788
70% SR : 15% LLR : 15% SO	25%	£32,846	£5,307	£566	£383	£4,372
70% SR : 15% LLR : 15% SO	30%	£11,948	£13,853	£18,593	£18,776	£23,531
70% SR : 15% LLR : 15% SO	35%	£8,950	£33,012	£37,753	£37,936	£42,691
70% SR : 15% LLR : 15% SO	40%	£29,947	£52,172	£56,912	£57,095	£61,851
70% SR : 15% LLR : 15% SO	45%	£50,945	£71,331	£76,073	£76,255	£81,010
70% SR : 15% LLR : 15% SO	50%	£71,943	£90,492	£95,232	£95,414	£100,170

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£475 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£209,018	£173,329	£168,588	£168,405	£163,650
70% SR : 15% LLR : 15% SO	5%	£189,511	£155,539	£150,799	£150,616	£145,861
70% SR : 15% LLR : 15% SO	10%	£170,004	£137,750	£133,009	£132,826	£128,071
70% SR : 15% LLR : 15% SO	15%	£150,498	£119,961	£115,219	£115,037	£110,282
70% SR : 15% LLR : 15% SO	20%	£130,990	£102,170	£97,430	£97,248	£92,493
70% SR : 15% LLR : 15% SO	25%	£111,483	£84,381	£79,641	£79,458	£74,703
70% SR : 15% LLR : 15% SO	30%	£91,976	£66,592	£61,851	£61,669	£56,914
70% SR : 15% LLR : 15% SO	35%	£72,470	£48,802	£44,062	£43,880	£39,124
70% SR : 15% LLR : 15% SO	40%	£52,962	£31,013	£26,273	£26,091	£21,334
70% SR : 15% LLR : 15% SO	45%	£33,455	£13,224	£8,483	£8,300	£3,545
70% SR : 15% LLR : 15% SO	50%	£13,948	£-4,630	£-9,437	£-9,623	£-14,446

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-122,282	£-157,971	£-162,712	£-162,895	£-167,650
70% SR : 15% LLR : 15% SO	5%	£-141,789	£-175,761	£-180,501	£-180,684	£-185,439
70% SR : 15% LLR : 15% SO	10%	£-161,296	£-193,550	£-198,291	£-198,474	£-203,229
70% SR : 15% LLR : 15% SO	15%	£-180,802	£-211,339	£-216,081	£-216,263	£-221,018
70% SR : 15% LLR : 15% SO	20%	£-200,310	£-229,130	£-233,870	£-234,052	£-238,807
70% SR : 15% LLR : 15% SO	25%	£-219,817	£-246,919	£-251,659	£-251,842	£-256,597
70% SR : 15% LLR : 15% SO	30%	£-239,324	£-264,708	£-269,449	£-269,631	£-274,386
70% SR : 15% LLR : 15% SO	35%	£-258,830	£-282,498	£-287,239	£-287,420	£-292,176
70% SR : 15% LLR : 15% SO	40%	£-278,338	£-300,287	£-305,027	£-305,211	£-309,966
70% SR : 15% LLR : 15% SO	45%	£-297,845	£-318,076	£-322,817	£-323,000	£-327,755
70% SR : 15% LLR : 15% SO	50%	£-317,352	£-335,865	£-340,707	£-340,923	£-345,746

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,658	£-18,031	£-22,772	£-22,955	£-27,710
70% SR : 15% LLR : 15% SO	5%	£-1,849	£-35,821	£-40,561	£-40,744	£-45,499
70% SR : 15% LLR : 15% SO	10%	£-21,356	£-53,610	£-58,351	£-58,534	£-63,289
70% SR : 15% LLR : 15% SO	15%	£-40,862	£-71,399	£-76,141	£-76,323	£-81,078
70% SR : 15% LLR : 15% SO	20%	£-60,370	£-89,190	£-93,930	£-94,112	£-98,867
70% SR : 15% LLR : 15% SO	25%	£-79,877	£-106,979	£-111,719	£-111,902	£-116,657
70% SR : 15% LLR : 15% SO	30%	£-99,384	£-124,768	£-129,509	£-129,691	£-134,446
70% SR : 15% LLR : 15% SO	35%	£-118,890	£-142,558	£-147,298	£-147,480	£-152,236
70% SR : 15% LLR : 15% SO	40%	£-138,398	£-160,347	£-165,087	£-165,271	£-170,026
70% SR : 15% LLR : 15% SO	45%	£-157,905	£-178,136	£-182,877	£-183,060	£-187,815
70% SR : 15% LLR : 15% SO	50%	£-177,412	£-195,925	£-200,767	£-200,983	£-205,806

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£64,978	£29,289	£24,548	£24,365	£19,610
70% SR : 15% LLR : 15% SO	5%	£45,471	£11,499	£6,759	£6,576	£1,821
70% SR : 15% LLR : 15% SO	10%	£25,964	£-6,290	£-11,031	£-11,214	£-15,969
70% SR : 15% LLR : 15% SO	15%	£6,458	£-24,079	£-28,821	£-29,003	£-33,758
70% SR : 15% LLR : 15% SO	20%	£-13,050	£-41,870	£-46,610	£-46,792	£-51,547
70% SR : 15% LLR : 15% SO	25%	£-32,557	£-59,659	£-64,399	£-64,582	£-69,337
70% SR : 15% LLR : 15% SO	30%	£-52,064	£-77,448	£-82,189	£-82,371	£-87,126
70% SR : 15% LLR : 15% SO	35%	£-71,570	£-95,238	£-99,978	£-100,160	£-104,916
70% SR : 15% LLR : 15% SO	40%	£-91,078	£-113,027	£-117,767	£-117,951	£-122,706
70% SR : 15% LLR : 15% SO	45%	£-110,585	£-130,816	£-135,557	£-135,740	£-140,495
70% SR : 15% LLR : 15% SO	50%	£-130,092	£-148,605	£-153,477	£-153,663	£-158,486

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£100,798	£65,109	£60,368	£60,185	£55,430
70% SR : 15% LLR : 15% SO	5%	£81,291	£47,319	£42,579	£42,396	£37,641
70% SR : 15% LLR : 15% SO	10%	£61,784	£29,530	£24,789	£24,606	£19,851
70% SR : 15% LLR : 15% SO	15%	£42,278	£11,741	£6,999	£6,817	£2,062
70% SR : 15% LLR : 15% SO	20%	£22,770	£-6,050	£-10,790	£-10,972	£-15,727
70% SR : 15% LLR : 15% SO	25%	£3,263	£-23,839	£-28,579	£-28,762	£-33,517
70% SR : 15% LLR : 15% SO	30%	£-16,244	£-41,628	£-46,369	£-46,551	£-51,306
70% SR : 15% LLR : 15% SO	35%	£-35,750	£-59,418	£-64,158	£-64,340	£-69,096
70% SR : 15% LLR : 15% SO	40%	£-55,258	£-77,207	£-81,947	£-82,131	£-86,886
70% SR : 15% LLR : 15% SO	45%	£-74,765	£-94,996	£-99,737	£-99,920	£-104,675
70% SR : 15% LLR : 15% SO	50%	£-94,272	£-112,785	£-117,527	£-117,743	£-122,566

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£675 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£722,847	£632,685	£628,554	£628,097	£617,998
70% SR : 15% LLR : 15% SO	5%	£663,605	£577,685	£573,555	£573,098	£562,976
70% SR : 15% LLR : 15% SO	10%	£604,364	£522,686	£518,556	£518,099	£507,954
70% SR : 15% LLR : 15% SO	15%	£545,122	£467,687	£463,557	£463,100	£452,932
70% SR : 15% LLR : 15% SO	20%	£485,880	£412,688	£408,558	£408,100	£397,910
70% SR : 15% LLR : 15% SO	25%	£426,640	£357,689	£353,559	£353,102	£342,888
70% SR : 15% LLR : 15% SO	30%	£367,398	£302,690	£298,560	£298,103	£287,867
70% SR : 15% LLR : 15% SO	35%	£308,156	£247,691	£243,561	£243,104	£232,844
70% SR : 15% LLR : 15% SO	40%	£248,915	£192,692	£188,562	£188,105	£177,823
70% SR : 15% LLR : 15% SO	45%	£189,673	£137,693	£133,563	£133,105	£122,800
70% SR : 15% LLR : 15% SO	50%	£130,432	£82,694	£78,564	£78,107	£67,779

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£170,680	£80,518	£76,388	£75,930	£65,832
70% SR : 15% LLR : 15% SO	5%	£111,438	£25,518	£21,389	£20,931	£10,809
70% SR : 15% LLR : 15% SO	10%	£52,197	£-29,481	£-33,611	£-34,068	£-44,212
70% SR : 15% LLR : 15% SO	15%	£-7,044	£-84,480	£-88,610	£-89,066	£-99,235
70% SR : 15% LLR : 15% SO	20%	£-66,286	£-139,478	£-143,609	£-144,066	£-154,256
70% SR : 15% LLR : 15% SO	25%	£-125,527	£-194,477	£-198,607	£-199,065	£-209,279
70% SR : 15% LLR : 15% SO	30%	£-184,769	£-249,477	£-253,606	£-254,064	£-264,300
70% SR : 15% LLR : 15% SO	35%	£-244,011	£-304,476	£-308,606	£-309,063	£-319,323
70% SR : 15% LLR : 15% SO	40%	£-303,252	£-359,475	£-363,605	£-364,061	£-374,344
70% SR : 15% LLR : 15% SO	45%	£-362,493	£-414,473	£-418,604	£-419,061	£-429,367
70% SR : 15% LLR : 15% SO	50%	£-421,734	£-469,472	£-473,603	£-474,060	£-484,388

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£403,913	£313,751	£309,621	£309,163	£299,065
70% SR : 15% LLR : 15% SO	5%	£344,672	£258,751	£254,622	£254,165	£244,043
70% SR : 15% LLR : 15% SO	10%	£285,431	£203,753	£199,622	£199,166	£189,021
70% SR : 15% LLR : 15% SO	15%	£226,189	£148,754	£144,624	£144,167	£133,999
70% SR : 15% LLR : 15% SO	20%	£166,947	£93,755	£89,625	£89,167	£78,977
70% SR : 15% LLR : 15% SO	25%	£107,706	£38,756	£34,626	£34,168	£23,955
70% SR : 15% LLR : 15% SO	30%	£48,464	£-16,244	£-20,373	£-20,830	£-31,067
70% SR : 15% LLR : 15% SO	35%	£-10,777	£-71,243	£-75,373	£-75,829	£-86,089
70% SR : 15% LLR : 15% SO	40%	£-70,018	£-126,241	£-130,372	£-130,828	£-141,111
70% SR : 15% LLR : 15% SO	45%	£-129,259	£-181,240	£-185,370	£-185,828	£-196,133
70% SR : 15% LLR : 15% SO	50%	£-188,501	£-236,239	£-240,369	£-240,827	£-251,155

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£482,780	£392,618	£388,488	£388,030	£377,932
70% SR : 15% LLR : 15% SO	5%	£423,538	£337,618	£333,489	£333,031	£322,909
70% SR : 15% LLR : 15% SO	10%	£364,297	£282,619	£278,489	£278,032	£267,888
70% SR : 15% LLR : 15% SO	15%	£305,056	£227,620	£223,490	£223,034	£212,866
70% SR : 15% LLR : 15% SO	20%	£245,814	£172,622	£168,491	£168,034	£157,844
70% SR : 15% LLR : 15% SO	25%	£186,573	£117,623	£113,493	£113,035	£102,821
70% SR : 15% LLR : 15% SO	30%	£127,331	£62,624	£58,494	£58,036	£47,800
70% SR : 15% LLR : 15% SO	35%	£68,089	£7,624	£3,494	£3,037	£-7,223
70% SR : 15% LLR : 15% SO	40%	£8,848	£-47,375	£-51,505	£-51,961	£-62,244
70% SR : 15% LLR : 15% SO	45%	£-50,393	£-102,373	£-106,504	£-106,961	£-117,267
70% SR : 15% LLR : 15% SO	50%	£-109,634	£-157,372	£-161,503	£-161,960	£-172,288

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£542,480	£452,318	£448,188	£447,730	£437,632
70% SR : 15% LLR : 15% SO	5%	£483,238	£397,318	£393,189	£392,731	£382,609
70% SR : 15% LLR : 15% SO	10%	£423,997	£342,319	£338,189	£337,732	£327,588
70% SR : 15% LLR : 15% SO	15%	£364,756	£287,320	£283,190	£282,734	£272,565
70% SR : 15% LLR : 15% SO	20%	£305,514	£232,322	£228,191	£227,734	£217,544
70% SR : 15% LLR : 15% SO	25%	£246,273	£177,323	£173,193	£172,735	£162,521
70% SR : 15% LLR : 15% SO	30%	£187,031	£122,323	£118,194	£117,736	£107,500
70% SR : 15% LLR : 15% SO	35%	£127,789	£67,324	£63,194	£62,737	£52,477
70% SR : 15% LLR : 15% SO	40%	£68,548	£12,325	£8,195	£7,739	£-2,544
70% SR : 15% LLR : 15% SO	45%	£9,307	£-42,673	£-46,804	£-47,261	£-57,567
70% SR : 15% LLR : 15% SO	50%	£-49,894	£-97,672	£-101,803	£-102,260	£-112,588

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£650 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£657,027	£567,838	£563,708	£563,250	£553,152
70% SR : 15% LLR : 15% SO	5%	£600,787	£515,795	£511,664	£511,208	£501,086
70% SR : 15% LLR : 15% SO	10%	£544,545	£463,752	£459,621	£459,165	£449,020
70% SR : 15% LLR : 15% SO	15%	£488,305	£411,709	£407,578	£407,122	£396,954
70% SR : 15% LLR : 15% SO	20%	£432,063	£359,666	£355,536	£355,079	£344,888
70% SR : 15% LLR : 15% SO	25%	£375,822	£307,622	£303,493	£303,036	£292,822
70% SR : 15% LLR : 15% SO	30%	£319,581	£255,580	£251,450	£250,993	£240,756
70% SR : 15% LLR : 15% SO	35%	£263,340	£203,537	£199,407	£198,950	£188,691
70% SR : 15% LLR : 15% SO	40%	£207,099	£151,494	£147,364	£146,907	£136,625
70% SR : 15% LLR : 15% SO	45%	£150,858	£99,451	£95,321	£94,865	£84,558
70% SR : 15% LLR : 15% SO	50%	£94,617	£47,408	£43,278	£42,821	£32,493

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£104,861	£15,671	£11,541	£11,083	£985
70% SR : 15% LLR : 15% SO	5%	£48,620	£36,372	£40,502	£40,959	£51,081
70% SR : 15% LLR : 15% SO	10%	£7,621	£88,415	£92,545	£93,002	£103,147
70% SR : 15% LLR : 15% SO	15%	£63,862	£140,458	£144,588	£145,045	£155,212
70% SR : 15% LLR : 15% SO	20%	£120,103	£192,501	£196,630	£197,088	£207,279
70% SR : 15% LLR : 15% SO	25%	£176,345	£244,544	£248,673	£249,131	£259,345
70% SR : 15% LLR : 15% SO	30%	£232,585	£296,586	£300,716	£301,174	£311,410
70% SR : 15% LLR : 15% SO	35%	£288,827	£348,629	£352,759	£353,217	£363,476
70% SR : 15% LLR : 15% SO	40%	£345,067	£400,672	£404,803	£405,260	£415,542
70% SR : 15% LLR : 15% SO	45%	£401,309	£452,715	£456,846	£457,303	£467,608
70% SR : 15% LLR : 15% SO	50%	£457,549	£504,758	£508,889	£509,346	£519,674

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£338,094	£248,904	£244,774	£244,317	£234,218
70% SR : 15% LLR : 15% SO	5%	£281,853	£196,861	£192,731	£192,275	£182,153
70% SR : 15% LLR : 15% SO	10%	£225,612	£144,818	£140,688	£140,232	£130,087
70% SR : 15% LLR : 15% SO	15%	£169,371	£92,775	£88,645	£88,189	£78,021
70% SR : 15% LLR : 15% SO	20%	£113,130	£40,732	£36,603	£36,145	£25,954
70% SR : 15% LLR : 15% SO	25%	£56,888	£11,311	£15,440	£15,898	£26,111
70% SR : 15% LLR : 15% SO	30%	£648	£63,353	£67,483	£67,941	£78,177
70% SR : 15% LLR : 15% SO	35%	£55,593	£115,396	£119,526	£119,984	£130,243
70% SR : 15% LLR : 15% SO	40%	£111,834	£167,439	£171,569	£172,027	£182,308
70% SR : 15% LLR : 15% SO	45%	£168,075	£219,482	£223,612	£224,069	£234,375
70% SR : 15% LLR : 15% SO	50%	£224,316	£271,525	£275,655	£276,112	£286,441

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£416,961	£327,771	£323,641	£323,183	£313,085
70% SR : 15% LLR : 15% SO	5%	£360,720	£275,728	£271,598	£271,141	£261,019
70% SR : 15% LLR : 15% SO	10%	£304,479	£223,685	£219,555	£219,098	£208,953
70% SR : 15% LLR : 15% SO	15%	£248,238	£171,642	£167,512	£167,055	£156,888
70% SR : 15% LLR : 15% SO	20%	£191,997	£119,599	£115,470	£115,012	£104,821
70% SR : 15% LLR : 15% SO	25%	£135,755	£67,556	£63,427	£62,969	£52,755
70% SR : 15% LLR : 15% SO	30%	£79,515	£15,514	£11,384	£10,926	£690
70% SR : 15% LLR : 15% SO	35%	£23,273	£36,529	£40,659	£41,117	£51,376
70% SR : 15% LLR : 15% SO	40%	£32,967	£88,572	£92,703	£93,160	£103,442
70% SR : 15% LLR : 15% SO	45%	£89,209	£140,615	£144,746	£145,202	£155,508
70% SR : 15% LLR : 15% SO	50%	£145,449	£192,658	£196,789	£197,246	£207,574

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£476,661	£387,471	£383,341	£382,883	£372,785
70% SR : 15% LLR : 15% SO	5%	£420,420	£335,428	£331,298	£330,841	£320,719
70% SR : 15% LLR : 15% SO	10%	£364,179	£283,385	£279,255	£278,798	£268,653
70% SR : 15% LLR : 15% SO	15%	£307,938	£231,342	£227,212	£226,755	£216,588
70% SR : 15% LLR : 15% SO	20%	£251,697	£179,299	£175,170	£174,712	£164,521
70% SR : 15% LLR : 15% SO	25%	£195,455	£127,256	£123,127	£122,669	£112,455
70% SR : 15% LLR : 15% SO	30%	£139,215	£75,214	£71,084	£70,626	£60,390
70% SR : 15% LLR : 15% SO	35%	£82,973	£23,171	£19,041	£18,583	£8,324
70% SR : 15% LLR : 15% SO	40%	£26,733	£28,872	£33,003	£33,460	£43,742
70% SR : 15% LLR : 15% SO	45%	£29,509	£80,915	£85,046	£85,502	£95,808
70% SR : 15% LLR : 15% SO	50%	£85,749	£132,958	£137,089	£137,546	£147,674

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£600 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£525,389	£438,144	£434,015	£433,557	£423,459
70% SR : 15% LLR : 15% SO	5%	£475,179	£392,044	£387,914	£387,457	£377,335
70% SR : 15% LLR : 15% SO	10%	£424,970	£345,943	£341,814	£341,356	£331,211
70% SR : 15% LLR : 15% SO	15%	£374,760	£299,843	£295,713	£295,256	£285,089
70% SR : 15% LLR : 15% SO	20%	£324,551	£253,743	£249,612	£249,155	£238,965
70% SR : 15% LLR : 15% SO	25%	£274,342	£207,641	£203,512	£203,055	£192,841
70% SR : 15% LLR : 15% SO	30%	£224,132	£161,541	£157,411	£156,953	£146,717
70% SR : 15% LLR : 15% SO	35%	£173,922	£115,440	£111,311	£110,853	£100,594
70% SR : 15% LLR : 15% SO	40%	£123,713	£69,340	£65,210	£64,753	£54,470
70% SR : 15% LLR : 15% SO	45%	£73,503	£23,239	£19,110	£18,652	£8,347
70% SR : 15% LLR : 15% SO	50%	£23,293	£-23,185	£-27,373	£-27,837	£-38,312

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-26,777	£-114,022	£-118,152	£-118,609	£-128,708
70% SR : 15% LLR : 15% SO	5%	£-76,987	£-160,123	£-164,253	£-164,709	£-174,831
70% SR : 15% LLR : 15% SO	10%	£-127,196	£-206,224	£-210,353	£-210,811	£-220,955
70% SR : 15% LLR : 15% SO	15%	£-177,406	£-252,324	£-256,454	£-256,911	£-267,078
70% SR : 15% LLR : 15% SO	20%	£-227,616	£-298,424	£-302,554	£-303,012	£-313,202
70% SR : 15% LLR : 15% SO	25%	£-277,825	£-344,525	£-348,654	£-349,112	£-359,326
70% SR : 15% LLR : 15% SO	30%	£-328,035	£-390,625	£-394,756	£-395,213	£-405,450
70% SR : 15% LLR : 15% SO	35%	£-378,245	£-436,725	£-440,856	£-441,313	£-451,572
70% SR : 15% LLR : 15% SO	40%	£-428,454	£-482,827	£-486,957	£-487,414	£-497,696
70% SR : 15% LLR : 15% SO	45%	£-478,664	£-528,928	£-533,057	£-533,515	£-543,820
70% SR : 15% LLR : 15% SO	50%	£-528,874	£-575,028	£-579,149	£-580,004	£-590,478

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£206,456	£119,211	£115,082	£114,624	£104,526
70% SR : 15% LLR : 15% SO	5%	£156,246	£73,111	£68,980	£68,524	£58,402
70% SR : 15% LLR : 15% SO	10%	£106,037	£27,010	£22,880	£22,423	£12,278
70% SR : 15% LLR : 15% SO	15%	£55,827	£-19,091	£-23,221	£-23,677	£-33,845
70% SR : 15% LLR : 15% SO	20%	£5,617	£-65,191	£-69,321	£-69,779	£-79,969
70% SR : 15% LLR : 15% SO	25%	£-44,582	£-111,292	£-115,421	£-115,879	£-126,092
70% SR : 15% LLR : 15% SO	30%	£-94,802	£-157,392	£-161,522	£-161,980	£-172,216
70% SR : 15% LLR : 15% SO	35%	£-145,012	£-203,493	£-207,622	£-208,080	£-218,339
70% SR : 15% LLR : 15% SO	40%	£-195,221	£-249,593	£-253,724	£-254,180	£-264,463
70% SR : 15% LLR : 15% SO	45%	£-245,431	£-295,695	£-299,824	£-300,281	£-310,587
70% SR : 15% LLR : 15% SO	50%	£-295,641	£-341,795	£-346,307	£-346,770	£-357,245

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£285,323	£198,078	£193,948	£193,491	£183,392
70% SR : 15% LLR : 15% SO	5%	£235,113	£151,977	£147,847	£147,391	£137,269
70% SR : 15% LLR : 15% SO	10%	£184,904	£105,876	£101,747	£101,289	£91,145
70% SR : 15% LLR : 15% SO	15%	£134,694	£59,776	£55,646	£55,189	£45,022
70% SR : 15% LLR : 15% SO	20%	£84,484	£13,676	£9,546	£9,088	£-1,102
70% SR : 15% LLR : 15% SO	25%	£34,275	£-32,425	£-36,554	£-37,012	£-47,226
70% SR : 15% LLR : 15% SO	30%	£-15,935	£-78,525	£-82,656	£-83,113	£-93,350
70% SR : 15% LLR : 15% SO	35%	£-66,145	£-124,627	£-128,756	£-129,213	£-139,472
70% SR : 15% LLR : 15% SO	40%	£-116,354	£-170,727	£-174,857	£-175,314	£-185,596
70% SR : 15% LLR : 15% SO	45%	£-166,564	£-216,828	£-220,957	£-221,415	£-231,720
70% SR : 15% LLR : 15% SO	50%	£-216,774	£-262,928	£-267,049	£-267,904	£-278,978

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£345,023	£267,778	£253,648	£253,191	£243,092
70% SR : 15% LLR : 15% SO	5%	£294,813	£211,677	£207,547	£207,091	£196,969
70% SR : 15% LLR : 15% SO	10%	£244,604	£165,576	£161,447	£160,989	£150,845
70% SR : 15% LLR : 15% SO	15%	£194,394	£119,476	£115,346	£114,889	£104,722
70% SR : 15% LLR : 15% SO	20%	£144,184	£73,376	£69,246	£68,788	£58,598
70% SR : 15% LLR : 15% SO	25%	£93,975	£27,275	£23,146	£22,688	£12,474
70% SR : 15% LLR : 15% SO	30%	£43,765	£-18,825	£-22,956	£-23,413	£-33,650
70% SR : 15% LLR : 15% SO	35%	£-6,445	£-64,927	£-69,056	£-69,513	£-79,772
70% SR : 15% LLR : 15% SO	40%	£-56,654	£-111,027	£-115,157	£-115,614	£-125,896
70% SR : 15% LLR : 15% SO	45%	£-106,864	£-157,128	£-161,257	£-161,715	£-172,020
70% SR : 15% LLR : 15% SO	50%	£-157,074	£-203,228	£-207,349	£-208,204	£-216,678

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£550 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£393,750	£308,452	£304,321	£303,865	£293,765
70% SR : 15% LLR : 15% SO	5%	£349,314	£268,038	£263,908	£263,450	£253,329
70% SR : 15% LLR : 15% SO	10%	£304,876	£227,623	£223,494	£223,037	£212,892
70% SR : 15% LLR : 15% SO	15%	£260,438	£187,210	£183,079	£182,623	£172,455
70% SR : 15% LLR : 15% SO	20%	£216,000	£146,796	£142,666	£142,208	£132,018
70% SR : 15% LLR : 15% SO	25%	£171,563	£106,381	£102,252	£101,795	£91,581
70% SR : 15% LLR : 15% SO	30%	£127,125	£65,966	£61,838	£61,381	£51,144
70% SR : 15% LLR : 15% SO	35%	£82,687	£25,554	£21,424	£20,966	£10,707
70% SR : 15% LLR : 15% SO	40%	£38,249	£-15,070	£-19,259	£-19,723	£-30,150
70% SR : 15% LLR : 15% SO	45%	£-6,276	£-56,056	£-60,244	£-60,709	£-71,160
70% SR : 15% LLR : 15% SO	50%	£-51,342	£-97,043	£-101,231	£-101,694	£-112,169

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£158,416	£243,715	£247,845	£246,302	£258,401
70% SR : 15% LLR : 15% SO	5%	£202,853	£284,129	£288,259	£286,716	£298,837
70% SR : 15% LLR : 15% SO	10%	£247,291	£324,543	£328,673	£327,130	£339,275
70% SR : 15% LLR : 15% SO	15%	£291,729	£364,957	£369,087	£367,544	£379,712
70% SR : 15% LLR : 15% SO	20%	£336,167	£405,371	£409,501	£407,958	£420,148
70% SR : 15% LLR : 15% SO	25%	£380,604	£445,785	£449,914	£448,372	£460,586
70% SR : 15% LLR : 15% SO	30%	£425,042	£486,199	£490,329	£488,786	£501,023
70% SR : 15% LLR : 15% SO	35%	£469,480	£526,613	£530,743	£529,200	£541,459
70% SR : 15% LLR : 15% SO	40%	£513,918	£567,027	£571,157	£569,614	£582,317
70% SR : 15% LLR : 15% SO	45%	£558,356	£607,441	£611,571	£609,028	£623,226
70% SR : 15% LLR : 15% SO	50%	£602,794	£647,855	£651,985	£649,442	£664,135

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£74,817	£10,482	£14,612	£15,068	£25,168
70% SR : 15% LLR : 15% SO	5%	£30,380	£50,895	£55,026	£55,483	£65,604
70% SR : 15% LLR : 15% SO	10%	£-14,058	£91,310	£95,439	£95,897	£106,041
70% SR : 15% LLR : 15% SO	15%	£-58,496	£131,724	£135,854	£136,310	£146,479
70% SR : 15% LLR : 15% SO	20%	£-102,934	£172,137	£176,268	£176,725	£186,915
70% SR : 15% LLR : 15% SO	25%	£-147,372	£212,552	£216,681	£217,139	£227,352
70% SR : 15% LLR : 15% SO	30%	£-191,810	£252,966	£257,096	£257,552	£267,790
70% SR : 15% LLR : 15% SO	35%	£-236,248	£293,379	£297,509	£297,967	£308,226
70% SR : 15% LLR : 15% SO	40%	£-280,686	£333,794	£337,924	£338,381	£349,084
70% SR : 15% LLR : 15% SO	45%	£-325,124	£374,208	£378,338	£378,795	£390,093
70% SR : 15% LLR : 15% SO	50%	£-370,562	£414,623	£418,753	£419,210	£431,102

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£153,684	£68,385	£64,255	£63,798	£53,699
70% SR : 15% LLR : 15% SO	5%	£109,247	£27,971	£23,841	£23,384	£13,263
70% SR : 15% LLR : 15% SO	10%	£64,809	£-12,443	£-16,573	£-17,030	£-27,175
70% SR : 15% LLR : 15% SO	15%	£20,371	£-52,857	£-56,987	£-57,444	£-67,612
70% SR : 15% LLR : 15% SO	20%	£-24,067	£-93,271	£-97,401	£-97,858	£-108,048
70% SR : 15% LLR : 15% SO	25%	£-68,504	£-133,685	£-137,814	£-138,272	£-148,486
70% SR : 15% LLR : 15% SO	30%	£-112,942	£-174,099	£-178,229	£-178,686	£-188,923
70% SR : 15% LLR : 15% SO	35%	£-157,380	£-214,513	£-218,643	£-219,100	£-229,359
70% SR : 15% LLR : 15% SO	40%	£-201,818	£-254,927	£-259,057	£-259,514	£-270,217
70% SR : 15% LLR : 15% SO	45%	£-246,256	£-295,341	£-299,471	£-299,928	£-311,226
70% SR : 15% LLR : 15% SO	50%	£-290,694	£-335,755	£-339,885	£-340,342	£-352,236

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£213,384	£128,085	£123,955	£123,498	£113,399
70% SR : 15% LLR : 15% SO	5%	£168,947	£87,671	£83,541	£83,084	£72,963
70% SR : 15% LLR : 15% SO	10%	£124,509	£47,257	£43,127	£42,670	£32,525
70% SR : 15% LLR : 15% SO	15%	£80,071	£6,843	£2,713	£2,256	£-7,912
70% SR : 15% LLR : 15% SO	20%	£35,633	£-33,571	£-37,701	£-38,158	£-48,348
70% SR : 15% LLR : 15% SO	25%	£-8,804	£-73,985	£-78,114	£-78,572	£-88,786
70% SR : 15% LLR : 15% SO	30%	£-53,242	£-114,399	£-118,529	£-118,986	£-129,223
70% SR : 15% LLR : 15% SO	35%	£-97,680	£-154,813	£-158,943	£-159,400	£-169,659
70% SR : 15% LLR : 15% SO	40%	£-142,118	£-195,227	£-199,357	£-199,814	£-210,217
70% SR : 15% LLR : 15% SO	45%	£-186,556	£-235,641	£-239,771	£-240,228	£-251,226
70% SR : 15% LLR : 15% SO	50%	£-230,994	£-276,055	£-280,185	£-280,642	£-292,236

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£500 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£262,113	£181,726	£177,596	£177,140	£167,040
70% SR : 15% LLR : 15% SO	5%	£223,094	£146,503	£142,373	£141,916	£131,794
70% SR : 15% LLR : 15% SO	10%	£184,075	£111,279	£107,149	£106,693	£96,548
70% SR : 15% LLR : 15% SO	15%	£145,056	£76,056	£71,926	£71,469	£61,301
70% SR : 15% LLR : 15% SO	20%	£106,037	£40,832	£36,702	£36,245	£26,055
70% SR : 15% LLR : 15% SO	25%	£67,019	£5,609	£1,479	£1,021	£-9,322
70% SR : 15% LLR : 15% SO	30%	£28,000	£-30,034	£-34,222	£-34,685	£-45,067
70% SR : 15% LLR : 15% SO	35%	£-11,175	£-65,755	£-69,944	£-70,408	£-80,813
70% SR : 15% LLR : 15% SO	40%	£-50,746	£-101,478	£-105,666	£-106,130	£-116,558
70% SR : 15% LLR : 15% SO	45%	£-90,316	£-137,200	£-141,388	£-141,851	£-152,303
70% SR : 15% LLR : 15% SO	50%	£-129,887	£-172,921	£-177,110	£-177,574	£-188,048

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-290,054	£-370,440	£-374,671	£-375,927	£-385,127
70% SR : 15% LLR : 15% SO	5%	£-329,073	£-405,664	£-409,794	£-410,251	£-420,373
70% SR : 15% LLR : 15% SO	10%	£-368,091	£-440,887	£-445,017	£-445,474	£-455,619
70% SR : 15% LLR : 15% SO	15%	£-407,111	£-476,111	£-480,241	£-480,697	£-490,866
70% SR : 15% LLR : 15% SO	20%	£-446,129	£-511,334	£-515,464	£-515,922	£-526,112
70% SR : 15% LLR : 15% SO	25%	£-485,148	£-546,558	£-550,688	£-551,145	£-561,489
70% SR : 15% LLR : 15% SO	30%	£-524,167	£-581,781	£-585,911	£-586,368	£-597,234
70% SR : 15% LLR : 15% SO	35%	£-563,186	£-617,005	£-621,135	£-621,592	£-632,979
70% SR : 15% LLR : 15% SO	40%	£-602,205	£-652,228	£-656,358	£-656,815	£-668,724
70% SR : 15% LLR : 15% SO	45%	£-641,224	£-687,452	£-691,582	£-692,039	£-704,470
70% SR : 15% LLR : 15% SO	50%	£-680,243	£-722,676	£-726,806	£-727,263	£-740,215

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-56,821	£-137,207	£-141,337	£-141,794	£-151,893
70% SR : 15% LLR : 15% SO	5%	£-95,839	£-172,430	£-176,561	£-177,017	£-187,139
70% SR : 15% LLR : 15% SO	10%	£-134,858	£-207,654	£-211,784	£-212,241	£-222,385
70% SR : 15% LLR : 15% SO	15%	£-173,876	£-242,877	£-247,008	£-247,464	£-257,633
70% SR : 15% LLR : 15% SO	20%	£-212,896	£-278,101	£-282,231	£-282,688	£-292,879
70% SR : 15% LLR : 15% SO	25%	£-251,915	£-313,324	£-317,455	£-317,912	£-328,255
70% SR : 15% LLR : 15% SO	30%	£-290,933	£-348,548	£-352,678	£-353,135	£-364,001
70% SR : 15% LLR : 15% SO	35%	£-330,108	£-383,771	£-387,902	£-388,359	£-399,746
70% SR : 15% LLR : 15% SO	40%	£-369,679	£-419,005	£-423,135	£-423,592	£-435,491
70% SR : 15% LLR : 15% SO	45%	£-409,249	£-454,228	£-458,358	£-458,815	£-471,236
70% SR : 15% LLR : 15% SO	50%	£-448,820	£-489,452	£-493,582	£-494,039	£-506,982

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,046	£58,340	£62,471	£62,927	£73,027
70% SR : 15% LLR : 15% SO	5%	£-16,973	£-93,564	£-97,694	£-98,151	£-108,273
70% SR : 15% LLR : 15% SO	10%	£-55,991	£-128,787	£-132,917	£-133,374	£-143,519
70% SR : 15% LLR : 15% SO	15%	£-95,011	£-164,011	£-168,141	£-168,597	£-178,766
70% SR : 15% LLR : 15% SO	20%	£-134,029	£-199,234	£-203,364	£-203,822	£-214,012
70% SR : 15% LLR : 15% SO	25%	£-173,048	£-234,458	£-238,588	£-239,045	£-249,389
70% SR : 15% LLR : 15% SO	30%	£-212,067	£-270,101	£-274,231	£-274,688	£-285,134
70% SR : 15% LLR : 15% SO	35%	£-251,086	£-305,324	£-309,454	£-309,911	£-320,879
70% SR : 15% LLR : 15% SO	40%	£-290,613	£-340,548	£-344,678	£-345,135	£-356,624
70% SR : 15% LLR : 15% SO	45%	£-330,133	£-375,771	£-379,901	£-380,358	£-392,370
70% SR : 15% LLR : 15% SO	50%	£-369,654	£-411,005	£-415,135	£-415,592	£-428,115

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£81,746	£1,360	£2,771	£3,227	£13,327
70% SR : 15% LLR : 15% SO	5%	£42,727	£-33,864	£-37,994	£-38,451	£-48,573
70% SR : 15% LLR : 15% SO	10%	£3,709	£-69,087	£-73,217	£-73,674	£-83,819
70% SR : 15% LLR : 15% SO	15%	£-35,311	£-104,311	£-108,441	£-108,897	£-119,066
70% SR : 15% LLR : 15% SO	20%	£-74,329	£-139,534	£-143,664	£-144,122	£-154,312
70% SR : 15% LLR : 15% SO	25%	£-113,348	£-174,758	£-178,888	£-179,345	£-189,689
70% SR : 15% LLR : 15% SO	30%	£-152,367	£-210,401	£-214,531	£-215,088	£-225,434
70% SR : 15% LLR : 15% SO	35%	£-191,386	£-245,624	£-249,754	£-250,211	£-261,179
70% SR : 15% LLR : 15% SO	40%	£-230,405	£-280,848	£-284,978	£-285,435	£-296,924
70% SR : 15% LLR : 15% SO	45%	£-270,424	£-316,071	£-320,201	£-320,658	£-332,670
70% SR : 15% LLR : 15% SO	50%	£-310,443	£-351,295	£-355,425	£-355,882	£-366,415

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£475 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£196,293	£116,880	£112,750	£112,293	£102,194
70% SR : 15% LLR : 15% SO	5%	£159,768	£84,113	£79,983	£79,526	£69,404
70% SR : 15% LLR : 15% SO	10%	£123,243	£51,347	£47,216	£46,759	£36,615
70% SR : 15% LLR : 15% SO	15%	£86,718	£18,579	£14,450	£13,992	£3,825
70% SR : 15% LLR : 15% SO	20%	£50,193	£-14,388	£-18,577	£-19,040	£-29,375
70% SR : 15% LLR : 15% SO	25%	£13,668	£-47,619	£-51,807	£-52,270	£-62,629
70% SR : 15% LLR : 15% SO	30%	£-23,181	£-80,849	£-85,038	£-85,501	£-95,882
70% SR : 15% LLR : 15% SO	35%	£-60,223	£-114,080	£-118,268	£-118,731	£-129,136
70% SR : 15% LLR : 15% SO	40%	£-97,265	£-147,310	£-151,498	£-151,962	£-162,390
70% SR : 15% LLR : 15% SO	45%	£-134,307	£-180,541	£-184,729	£-185,192	£-195,644
70% SR : 15% LLR : 15% SO	50%	£-171,349	£-213,771	£-217,958	£-218,423	£-228,897

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-355,874	£-435,287	£-439,416	£-439,874	£-449,972
70% SR : 15% LLR : 15% SO	5%	£-392,399	£-468,054	£-472,184	£-472,640	£-482,762
70% SR : 15% LLR : 15% SO	10%	£-428,924	£-500,820	£-504,950	£-505,408	£-515,552
70% SR : 15% LLR : 15% SO	15%	£-465,449	£-533,588	£-537,717	£-538,174	£-548,342
70% SR : 15% LLR : 15% SO	20%	£-501,974	£-566,354	£-570,483	£-571,207	£-581,542
70% SR : 15% LLR : 15% SO	25%	£-538,499	£-599,120	£-603,249	£-604,437	£-614,796
70% SR : 15% LLR : 15% SO	30%	£-575,024	£-631,886	£-636,015	£-637,668	£-648,049
70% SR : 15% LLR : 15% SO	35%	£-611,549	£-664,652	£-668,781	£-670,434	£-681,302
70% SR : 15% LLR : 15% SO	40%	£-648,074	£-697,418	£-701,550	£-703,202	£-714,556
70% SR : 15% LLR : 15% SO	45%	£-684,600	£-730,184	£-734,313	£-735,965	£-747,810
70% SR : 15% LLR : 15% SO	50%	£-721,125	£-762,950	£-767,079	£-768,731	£-781,063

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-122,640	£-202,054	£-206,183	£-206,641	£-216,739
70% SR : 15% LLR : 15% SO	5%	£-159,165	£-234,820	£-238,950	£-239,407	£-249,529
70% SR : 15% LLR : 15% SO	10%	£-195,690	£-267,586	£-271,717	£-272,174	£-282,318
70% SR : 15% LLR : 15% SO	15%	£-232,215	£-300,352	£-304,483	£-304,941	£-315,108
70% SR : 15% LLR : 15% SO	20%	£-268,740	£-333,118	£-337,249	£-337,707	£-348,308
70% SR : 15% LLR : 15% SO	25%	£-305,265	£-365,884	£-370,015	£-371,203	£-381,562
70% SR : 15% LLR : 15% SO	30%	£-341,790	£-398,650	£-402,781	£-404,434	£-414,815
70% SR : 15% LLR : 15% SO	35%	£-378,315	£-431,416	£-435,547	£-437,200	£-448,069
70% SR : 15% LLR : 15% SO	40%	£-414,840	£-464,182	£-468,313	£-470,434	£-481,323
70% SR : 15% LLR : 15% SO	45%	£-451,365	£-496,948	£-501,074	£-503,195	£-514,577
70% SR : 15% LLR : 15% SO	50%	£-487,890	£-529,714	£-533,845	£-535,966	£-547,830

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-43,774	£-123,187	£-127,316	£-127,774	£-137,872
70% SR : 15% LLR : 15% SO	5%	£-80,299	£-155,954	£-160,084	£-160,540	£-170,662
70% SR : 15% LLR : 15% SO	10%	£-116,824	£-188,720	£-192,850	£-193,308	£-203,452
70% SR : 15% LLR : 15% SO	15%	£-153,349	£-221,486	£-225,617	£-226,074	£-236,242
70% SR : 15% LLR : 15% SO	20%	£-189,874	£-254,252	£-258,383	£-259,107	£-269,442
70% SR : 15% LLR : 15% SO	25%	£-226,399	£-287,018	£-291,149	£-292,337	£-302,696
70% SR : 15% LLR : 15% SO	30%	£-262,924	£-319,784	£-323,915	£-325,568	£-335,949
70% SR : 15% LLR : 15% SO	35%	£-299,449	£-352,550	£-356,681	£-358,334	£-369,202
70% SR : 15% LLR : 15% SO	40%	£-335,974	£-385,316	£-389,447	£-392,099	£-402,456
70% SR : 15% LLR : 15% SO	45%	£-372,500	£-418,082	£-422,213	£-424,865	£-435,710
70% SR : 15% LLR : 15% SO	50%	£-409,025	£-450,848	£-454,979	£-457,631	£-468,963

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,926	£-63,487	£-67,616	£-68,074	£-78,172
70% SR : 15% LLR : 15% SO	5%	£-20,999	£-96,254	£-100,384	£-100,840	£-110,962
70% SR : 15% LLR : 15% SO	10%	£-57,124	£-129,020	£-133,150	£-133,608	£-143,752
70% SR : 15% LLR : 15% SO	15%	£-93,249	£-161,786	£-165,917	£-166,374	£-176,542
70% SR : 15% LLR : 15% SO	20%	£-130,174	£-194,552	£-198,683	£-199,140	£-209,742
70% SR : 15% LLR : 15% SO	25%	£-166,699	£-227,318	£-231,449	£-232,637	£-242,996
70% SR : 15% LLR : 15% SO	30%	£-203,224	£-260,084	£-264,215	£-265,368	£-276,249
70% SR : 15% LLR : 15% SO	35%	£-239,749	£-292,850	£-296,981	£-298,134	£-309,502
70% SR : 15% LLR : 15% SO	40%	£-276,274	£-325,616	£-329,747	£-331,300	£-342,756
70% SR : 15% LLR : 15% SO	45%	£-312,799	£-358,382	£-362,513	£-364,066	£-376,010
70% SR : 15% LLR : 15% SO	50%	£-349,324	£-391,148	£-395,279	£-396,831	£-409,263

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£675 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,445,693	£1,265,368	£1,257,109	£1,256,194	£1,235,997
70% SR : 15% LLR : 15% SO	5%	£1,327,211	£1,155,370	£1,147,110	£1,146,196	£1,125,953
70% SR : 15% LLR : 15% SO	10%	£1,208,728	£1,045,372	£1,037,112	£1,036,198	£1,015,909
70% SR : 15% LLR : 15% SO	15%	£1,090,244	£935,374	£927,114	£926,200	£905,865
70% SR : 15% LLR : 15% SO	20%	£971,762	£825,376	£817,116	£816,202	£795,821
70% SR : 15% LLR : 15% SO	25%	£853,279	£715,378	£707,118	£706,203	£685,777
70% SR : 15% LLR : 15% SO	30%	£734,795	£605,380	£597,120	£596,206	£575,733
70% SR : 15% LLR : 15% SO	35%	£616,313	£495,382	£487,122	£486,208	£465,689
70% SR : 15% LLR : 15% SO	40%	£497,830	£385,384	£377,125	£376,209	£355,645
70% SR : 15% LLR : 15% SO	45%	£379,347	£275,386	£267,126	£266,212	£245,601
70% SR : 15% LLR : 15% SO	50%	£260,864	£165,388	£157,128	£156,213	£135,557

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£410,381	£230,056	£221,796	£220,881	£200,684
70% SR : 15% LLR : 15% SO	5%	£291,898	£120,058	£111,797	£110,883	£90,640
70% SR : 15% LLR : 15% SO	10%	£173,416	£10,059	£1,800	£886	£-19,404
70% SR : 15% LLR : 15% SO	15%	£54,932	£-99,938	£-108,199	£-109,113	£-129,448
70% SR : 15% LLR : 15% SO	20%	£-63,551	£-209,937	£-218,196	£-219,111	£-239,492
70% SR : 15% LLR : 15% SO	25%	£-182,033	£-319,935	£-328,194	£-329,109	£-349,536
70% SR : 15% LLR : 15% SO	30%	£-300,517	£-429,932	£-438,193	£-439,107	£-459,579
70% SR : 15% LLR : 15% SO	35%	£-419,000	£-539,931	£-548,190	£-549,104	£-569,623
70% SR : 15% LLR : 15% SO	40%	£-537,482	£-649,929	£-658,188	£-659,103	£-679,667
70% SR : 15% LLR : 15% SO	45%	£-655,965	£-759,927	£-768,187	£-769,101	£-789,711
70% SR : 15% LLR : 15% SO	50%	£-774,449	£-869,925	£-878,184	£-879,099	£-899,755

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£847,693	£667,368	£659,108	£658,194	£637,997
70% SR : 15% LLR : 15% SO	5%	£729,211	£557,370	£549,110	£548,196	£527,953
70% SR : 15% LLR : 15% SO	10%	£610,728	£447,372	£439,112	£438,198	£417,909
70% SR : 15% LLR : 15% SO	15%	£492,244	£337,374	£329,114	£328,200	£307,865
70% SR : 15% LLR : 15% SO	20%	£373,762	£227,376	£219,116	£218,202	£197,821
70% SR : 15% LLR : 15% SO	25%	£255,279	£117,378	£109,118	£108,203	£87,777
70% SR : 15% LLR : 15% SO	30%	£136,795	£7,380	£-880	£-1,794	£-22,267
70% SR : 15% LLR : 15% SO	35%	£18,313	£-102,818	£-110,878	£-111,792	£-132,311
70% SR : 15% LLR : 15% SO	40%	£-100,170	£-212,816	£-220,875	£-221,791	£-242,355
70% SR : 15% LLR : 15% SO	45%	£-218,653	£-322,815	£-330,874	£-331,788	£-352,399
70% SR : 15% LLR : 15% SO	50%	£-337,136	£-432,812	£-440,872	£-441,787	£-462,443

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£995,568	£815,243	£806,984	£806,069	£785,872
70% SR : 15% LLR : 15% SO	5%	£877,086	£705,245	£696,985	£696,071	£675,828
70% SR : 15% LLR : 15% SO	10%	£758,603	£595,247	£586,987	£586,073	£565,784
70% SR : 15% LLR : 15% SO	15%	£640,119	£485,249	£476,989	£476,075	£455,740
70% SR : 15% LLR : 15% SO	20%	£521,637	£375,251	£366,991	£366,077	£345,696
70% SR : 15% LLR : 15% SO	25%	£403,154	£265,253	£256,993	£256,078	£235,652
70% SR : 15% LLR : 15% SO	30%	£284,670	£155,255	£146,995	£146,081	£125,608
70% SR : 15% LLR : 15% SO	35%	£166,188	£45,257	£36,997	£36,083	£15,564
70% SR : 15% LLR : 15% SO	40%	£47,705	£-184,741	£-173,000	£-173,916	£-194,480
70% SR : 15% LLR : 15% SO	45%	£-70,778	£-294,740	£-282,999	£-283,915	£-304,524
70% SR : 15% LLR : 15% SO	50%	£-189,261	£-404,737	£-392,997	£-393,912	£-414,568

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,107,506	£927,181	£918,921	£918,006	£897,809
70% SR : 15% LLR : 15% SO	5%	£989,023	£817,183	£808,922	£808,008	£787,765
70% SR : 15% LLR : 15% SO	10%	£870,541	£707,184	£698,925	£698,011	£677,721
70% SR : 15% LLR : 15% SO	15%	£752,057	£597,187	£588,926	£588,012	£567,677
70% SR : 15% LLR : 15% SO	20%	£633,574	£487,188	£478,929	£478,014	£457,633
70% SR : 15% LLR : 15% SO	25%	£515,092	£377,190	£368,931	£368,016	£347,589
70% SR : 15% LLR : 15% SO	30%	£396,608	£267,193	£258,932	£258,018	£237,546
70% SR : 15% LLR : 15% SO	35%	£278,125	£157,194	£148,935	£148,021	£127,502
70% SR : 15% LLR : 15% SO	40%	£159,643	£47,196	£38,937	£38,022	£17,458
70% SR : 15% LLR : 15% SO	45%	£41,159	£-62,802	£-71,062	£-71,976	£-92,586
70% SR : 15% LLR : 15% SO	50%	£-77,324	£-172,800	£-181,059	£-181,974	£-202,630

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£650 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,314,055	£1,135,675	£1,127,415	£1,126,501	£1,106,304
70% SR : 15% LLR : 15% SO	5%	£1,201,574	£1,031,589	£1,023,329	£1,022,415	£1,002,172
70% SR : 15% LLR : 15% SO	10%	£1,089,091	£927,503	£919,244	£918,329	£898,040
70% SR : 15% LLR : 15% SO	15%	£976,609	£823,417	£815,158	£814,244	£793,908
70% SR : 15% LLR : 15% SO	20%	£864,127	£719,332	£711,072	£710,158	£689,777
70% SR : 15% LLR : 15% SO	25%	£751,645	£615,246	£606,986	£606,071	£585,645
70% SR : 15% LLR : 15% SO	30%	£639,163	£511,160	£502,900	£501,985	£481,513
70% SR : 15% LLR : 15% SO	35%	£526,681	£407,074	£398,814	£397,900	£377,381
70% SR : 15% LLR : 15% SO	40%	£414,199	£302,988	£294,728	£293,814	£273,249
70% SR : 15% LLR : 15% SO	45%	£301,716	£198,903	£190,642	£189,728	£169,117
70% SR : 15% LLR : 15% SO	50%	£189,234	£94,817	£86,557	£85,642	£64,986

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£278,743	£100,363	£92,103	£91,188	£70,992
70% SR : 15% LLR : 15% SO	5%	£166,261	£3,723	£-11,984	£-12,898	£-33,141
70% SR : 15% LLR : 15% SO	10%	£53,778	£-107,809	£-116,069	£-116,984	£-137,272
70% SR : 15% LLR : 15% SO	15%	£-58,704	£-211,895	£-220,155	£-221,069	£-241,405
70% SR : 15% LLR : 15% SO	20%	£-171,186	£-315,980	£-324,241	£-325,155	£-345,536
70% SR : 15% LLR : 15% SO	25%	£-283,668	£-420,067	£-428,327	£-429,241	£-449,667
70% SR : 15% LLR : 15% SO	30%	£-396,150	£-524,153	£-532,412	£-533,327	£-553,800
70% SR : 15% LLR : 15% SO	35%	£-508,632	£-628,239	£-636,498	£-637,412	£-667,931
70% SR : 15% LLR : 15% SO	40%	£-621,114	£-732,324	£-740,584	£-741,498	£-762,064
70% SR : 15% LLR : 15% SO	45%	£-733,597	£-836,410	£-844,670	£-845,584	£-865,195
70% SR : 15% LLR : 15% SO	50%	£-846,079	£-940,496	£-948,735	£-949,671	£-970,326

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£716,055	£537,675	£529,415	£528,501	£508,304
70% SR : 15% LLR : 15% SO	5%	£603,574	£433,589	£425,329	£424,415	£404,172
70% SR : 15% LLR : 15% SO	10%	£491,091	£329,503	£321,244	£320,329	£300,040
70% SR : 15% LLR : 15% SO	15%	£378,609	£225,417	£217,158	£216,244	£195,908
70% SR : 15% LLR : 15% SO	20%	£266,127	£121,332	£113,072	£112,158	£91,777
70% SR : 15% LLR : 15% SO	25%	£153,645	£17,246	£8,986	£8,071	£-12,355
70% SR : 15% LLR : 15% SO	30%	£41,163	£-86,840	£-95,100	£-96,015	£-116,487
70% SR : 15% LLR : 15% SO	35%	£-71,319	£-190,926	£-199,186	£-200,100	£-220,619
70% SR : 15% LLR : 15% SO	40%	£-183,801	£-295,011	£-303,272	£-304,186	£-324,751
70% SR : 15% LLR : 15% SO	45%	£-296,284	£-399,097	£-407,358	£-408,272	£-428,883
70% SR : 15% LLR : 15% SO	50%	£-408,766	£-503,183	£-511,443	£-512,358	£-533,014

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£863,930	£685,550	£677,290	£676,376	£656,179
70% SR : 15% LLR : 15% SO	5%	£751,449	£581,464	£573,204	£572,290	£552,047
70% SR : 15% LLR : 15% SO	10%	£638,966	£477,378	£469,119	£468,204	£447,915
70% SR : 15% LLR : 15% SO	15%	£526,484	£373,292	£365,033	£364,119	£343,783
70% SR : 15% LLR : 15% SO	20%	£414,002	£269,207	£260,947	£260,033	£239,652
70% SR : 15% LLR : 15% SO	25%	£301,520	£165,121	£156,861	£155,946	£135,520
70% SR : 15% LLR : 15% SO	30%	£189,038	£61,035	£52,775	£51,860	£31,388
70% SR : 15% LLR : 15% SO	35%	£76,556	£-43,051	£-51,311	£-52,225	£-72,744
70% SR : 15% LLR : 15% SO	40%	£-35,926	£-147,136	£-155,397	£-156,311	£-176,876
70% SR : 15% LLR : 15% SO	45%	£-148,409	£-251,222	£-259,483	£-260,397	£-281,008
70% SR : 15% LLR : 15% SO	50%	£-260,891	£-355,308	£-363,568	£-364,483	£-385,139

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£975,868	£797,488	£789,228	£788,313	£768,117
70% SR : 15% LLR : 15% SO	5%	£863,386	£693,402	£685,141	£684,227	£663,984
70% SR : 15% LLR : 15% SO	10%	£750,903	£589,316	£581,056	£580,141	£559,853
70% SR : 15% LLR : 15% SO	15%	£638,421	£485,230	£476,970	£476,056	£455,720
70% SR : 15% LLR : 15% SO	20%	£525,939	£381,145	£372,884	£371,970	£351,589
70% SR : 15% LLR : 15% SO	25%	£413,457	£277,058	£268,798	£267,884	£247,458
70% SR : 15% LLR : 15% SO	30%	£300,975	£172,972	£164,713	£163,798	£143,325
70% SR : 15% LLR : 15% SO	35%	£188,493	£68,886	£60,627	£59,713	£39,194
70% SR : 15% LLR : 15% SO	40%	£76,011	£-35,199	£-43,459	£-44,373	£-64,939
70% SR : 15% LLR : 15% SO	45%	£-36,472	£-139,285	£-147,545	£-148,459	£-169,070
70% SR : 15% LLR : 15% SO	50%	£-148,954	£-243,371	£-251,630	£-252,546	£-273,201

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£600 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,050,779	£876,289	£868,029	£867,115	£846,918
70% SR : 15% LLR : 15% SO	5%	£950,359	£784,088	£775,829	£774,914	£754,670
70% SR : 15% LLR : 15% SO	10%	£849,940	£691,887	£683,627	£682,712	£662,424
70% SR : 15% LLR : 15% SO	15%	£749,521	£599,685	£591,426	£590,511	£570,176
70% SR : 15% LLR : 15% SO	20%	£649,102	£507,484	£499,225	£498,311	£477,930
70% SR : 15% LLR : 15% SO	25%	£548,682	£415,283	£407,023	£406,109	£385,682
70% SR : 15% LLR : 15% SO	30%	£448,263	£323,081	£314,822	£313,908	£293,435
70% SR : 15% LLR : 15% SO	35%	£347,844	£230,881	£222,621	£221,707	£201,188
70% SR : 15% LLR : 15% SO	40%	£247,425	£138,680	£130,419	£129,505	£108,941
70% SR : 15% LLR : 15% SO	45%	£147,006	£46,478	£38,219	£37,304	£16,693
70% SR : 15% LLR : 15% SO	50%	£46,587	£-46,370	£-54,747	£-55,674	£-76,622

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,466	£-159,023	£-167,284	£-168,198	£-188,394
70% SR : 15% LLR : 15% SO	5%	£-84,954	£-251,224	£-259,484	£-260,399	£-280,642
70% SR : 15% LLR : 15% SO	10%	£-185,373	£-343,426	£-351,685	£-352,600	£-372,889
70% SR : 15% LLR : 15% SO	15%	£-285,792	£-435,627	£-443,886	£-444,802	£-465,136
70% SR : 15% LLR : 15% SO	20%	£-386,210	£-527,828	£-536,088	£-537,002	£-557,383
70% SR : 15% LLR : 15% SO	25%	£-486,630	£-620,030	£-628,289	£-629,203	£-649,631
70% SR : 15% LLR : 15% SO	30%	£-587,049	£-712,231	£-720,490	£-721,405	£-741,877
70% SR : 15% LLR : 15% SO	35%	£-687,468	£-804,431	£-812,692	£-813,606	£-834,125
70% SR : 15% LLR : 15% SO	40%	£-787,887	£-896,633	£-904,893	£-905,807	£-926,372
70% SR : 15% LLR : 15% SO	45%	£-888,307	£-988,834	£-997,093	£-999,009	£-1,018,619
70% SR : 15% LLR : 15% SO	50%	£-988,726	£-1,081,033	£-1,090,359	£-1,090,986	£-1,111,935

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£452,779	£278,289	£270,029	£269,115	£248,918
70% SR : 15% LLR : 15% SO	5%	£352,359	£186,088	£177,829	£176,914	£156,670
70% SR : 15% LLR : 15% SO	10%	£251,940	£93,887	£85,627	£84,712	£64,424
70% SR : 15% LLR : 15% SO	15%	£151,521	£1,685	£-6,574	£-7,489	£-27,824
70% SR : 15% LLR : 15% SO	20%	£51,102	£-90,516	£-98,775	£-99,689	£-120,070
70% SR : 15% LLR : 15% SO	25%	£-49,318	£-182,717	£-190,977	£-191,891	£-212,318
70% SR : 15% LLR : 15% SO	30%	£-149,737	£-274,919	£-283,178	£-284,092	£-304,565
70% SR : 15% LLR : 15% SO	35%	£-250,156	£-367,119	£-375,379	£-376,293	£-396,812
70% SR : 15% LLR : 15% SO	40%	£-350,575	£-459,320	£-467,581	£-468,495	£-489,059
70% SR : 15% LLR : 15% SO	45%	£-450,994	£-551,522	£-559,781	£-560,696	£-591,307
70% SR : 15% LLR : 15% SO	50%	£-551,413	£-644,370	£-652,747	£-653,674	£-674,622

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£600,654	£426,164	£417,904	£416,990	£396,793
70% SR : 15% LLR : 15% SO	5%	£500,234	£333,963	£325,704	£324,789	£304,545
70% SR : 15% LLR : 15% SO	10%	£399,815	£241,762	£233,502	£232,587	£212,299
70% SR : 15% LLR : 15% SO	15%	£299,396	£149,560	£141,301	£140,386	£120,051
70% SR : 15% LLR : 15% SO	20%	£198,977	£57,359	£49,100	£48,186	£27,805
70% SR : 15% LLR : 15% SO	25%	£98,557	£-34,842	£-43,102	£-44,016	£-64,443
70% SR : 15% LLR : 15% SO	30%	£-1,862	£-127,044	£-135,303	£-136,217	£-156,690
70% SR : 15% LLR : 15% SO	35%	£-102,281	£-219,244	£-227,504	£-228,418	£-248,937
70% SR : 15% LLR : 15% SO	40%	£-202,700	£-311,445	£-319,706	£-320,620	£-341,184
70% SR : 15% LLR : 15% SO	45%	£-303,119	£-403,647	£-411,906	£-412,821	£-433,432
70% SR : 15% LLR : 15% SO	50%	£-403,538	£-496,499	£-504,872	£-505,789	£-526,747

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£712,591	£538,102	£529,841	£528,927	£508,731
70% SR : 15% LLR : 15% SO	5%	£612,171	£445,901	£437,641	£436,726	£416,483
70% SR : 15% LLR : 15% SO	10%	£511,752	£353,699	£345,440	£344,525	£324,236
70% SR : 15% LLR : 15% SO	15%	£411,333	£261,498	£253,239	£252,323	£231,989
70% SR : 15% LLR : 15% SO	20%	£310,915	£169,297	£161,037	£160,123	£139,742
70% SR : 15% LLR : 15% SO	25%	£210,496	£77,095	£68,836	£67,922	£47,494
70% SR : 15% LLR : 15% SO	30%	£110,076	£-15,106	£-23,365	£-24,280	£-44,752
70% SR : 15% LLR : 15% SO	35%	£9,657	£-107,308	£-115,567	£-116,481	£-137,000
70% SR : 15% LLR : 15% SO	40%	£-90,762	£-199,508	£-207,768	£-208,682	£-229,247
70% SR : 15% LLR : 15% SO	45%	£-191,182	£-291,709	£-299,969	£-300,884	£-321,494
70% SR : 15% LLR : 15% SO	50%	£-291,601	£-384,558	£-392,818	£-393,731	£-414,810

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£550 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£787,502	£616,903	£608,644	£607,729	£587,532
70% SR : 15% LLR : 15% SO	5%	£698,626	£536,075	£527,816	£526,901	£506,658
70% SR : 15% LLR : 15% SO	10%	£609,751	£455,248	£446,987	£446,073	£425,784
70% SR : 15% LLR : 15% SO	15%	£520,875	£374,419	£366,160	£365,245	£344,910
70% SR : 15% LLR : 15% SO	20%	£432,001	£293,591	£285,332	£284,418	£264,036
70% SR : 15% LLR : 15% SO	25%	£343,125	£212,764	£204,503	£203,589	£183,162
70% SR : 15% LLR : 15% SO	30%	£254,250	£131,935	£123,675	£122,761	£102,288
70% SR : 15% LLR : 15% SO	35%	£165,374	£51,107	£42,848	£41,934	£21,415
70% SR : 15% LLR : 15% SO	40%	£76,499	£-30,141	£-38,518	£-39,445	£-60,301
70% SR : 15% LLR : 15% SO	45%	£-12,552	£-112,113	£-120,490	£-121,417	£-142,319
70% SR : 15% LLR : 15% SO	50%	£-102,685	£-194,085	£-202,461	£-203,388	£-224,338

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£247,811	£418,409	£426,669	£427,584	£447,781
70% SR : 15% LLR : 15% SO	5%	£336,686	£499,238	£507,497	£508,411	£528,654
70% SR : 15% LLR : 15% SO	10%	£425,561	£580,065	£588,325	£589,239	£609,529
70% SR : 15% LLR : 15% SO	15%	£514,437	£660,893	£669,153	£670,068	£690,402
70% SR : 15% LLR : 15% SO	20%	£603,312	£741,721	£749,981	£750,895	£771,276
70% SR : 15% LLR : 15% SO	25%	£692,188	£822,549	£830,809	£831,723	£852,151
70% SR : 15% LLR : 15% SO	30%	£781,063	£903,377	£911,637	£912,552	£933,024
70% SR : 15% LLR : 15% SO	35%	£869,939	£984,205	£992,465	£993,379	£1,013,898
70% SR : 15% LLR : 15% SO	40%	£958,813	£1,065,033	£1,073,293	£1,074,208	£1,095,813
70% SR : 15% LLR : 15% SO	45%	£1,047,688	£1,145,861	£1,154,121	£1,155,035	£1,177,532
70% SR : 15% LLR : 15% SO	50%	£1,136,562	£1,226,689	£1,234,949	£1,235,863	£1,259,656

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£189,502	£18,903	£10,644	£9,729	£10,468
70% SR : 15% LLR : 15% SO	5%	£100,626	£61,325	£70,184	£71,099	£91,342
70% SR : 15% LLR : 15% SO	10%	£11,751	£-142,752	£-151,013	£-151,927	£-172,216
70% SR : 15% LLR : 15% SO	15%	£-77,125	£-223,581	£-231,840	£-232,755	£-253,090
70% SR : 15% LLR : 15% SO	20%	£-165,999	£-304,409	£-312,668	£-313,582	£-333,964
70% SR : 15% LLR : 15% SO	25%	£-254,873	£-385,236	£-393,497	£-394,411	£-414,838
70% SR : 15% LLR : 15% SO	30%	£-343,747	£-466,063	£-474,322	£-475,236	£-495,712
70% SR : 15% LLR : 15% SO	35%	£-432,621	£-546,891	£-555,152	£-556,066	£-576,585
70% SR : 15% LLR : 15% SO	40%	£-521,495	£-627,718	£-636,518	£-637,432	£-658,301
70% SR : 15% LLR : 15% SO	45%	£-610,369	£-708,545	£-717,345	£-718,259	£-740,319
70% SR : 15% LLR : 15% SO	50%	£-700,243	£-789,372	£-798,172	£-799,086	£-822,338

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£37,377	£166,778	£158,519	£157,604	£137,407
70% SR : 15% LLR : 15% SO	5%	£248,501	£85,950	£77,691	£76,776	£56,533
70% SR : 15% LLR : 15% SO	10%	£159,626	£5,123	£-3,138	£-4,052	£-24,341
70% SR : 15% LLR : 15% SO	15%	£70,750	£-75,706	£-83,965	£-84,880	£-105,215
70% SR : 15% LLR : 15% SO	20%	£-18,124	£-156,534	£-164,793	£-165,707	£-186,089
70% SR : 15% LLR : 15% SO	25%	£-107,000	£-237,361	£-245,622	£-246,536	£-266,963
70% SR : 15% LLR : 15% SO	30%	£-195,875	£-318,189	£-326,450	£-327,364	£-347,837
70% SR : 15% LLR : 15% SO	35%	£-284,750	£-399,017	£-407,277	£-408,191	£-428,710
70% SR : 15% LLR : 15% SO	40%	£-373,625	£-480,266	£-488,525	£-489,439	£-510,426
70% SR : 15% LLR : 15% SO	45%	£-462,500	£-561,515	£-570,274	£-571,188	£-593,444
70% SR : 15% LLR : 15% SO	50%	£-551,375	£-642,764	£-651,033	£-651,947	£-674,463

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£449,314	£278,716	£270,456	£269,541	£249,344
70% SR : 15% LLR : 15% SO	5%	£360,439	£197,887	£189,628	£188,714	£168,471
70% SR : 15% LLR : 15% SO	10%	£271,564	£117,060	£108,800	£107,886	£87,596
70% SR : 15% LLR : 15% SO	15%	£182,688	£36,232	£27,972	£27,057	£6,723
70% SR : 15% LLR : 15% SO	20%	£93,813	£-44,596	£-52,856	£-53,770	£-74,151
70% SR : 15% LLR : 15% SO	25%	£4,937	£-125,424	£-133,684	£-134,598	£-155,026
70% SR : 15% LLR : 15% SO	30%	£-83,938	£-206,252	£-214,512	£-215,427	£-235,899
70% SR : 15% LLR : 15% SO	35%	£-172,813	£-287,080	£-295,340	£-296,254	£-316,773
70% SR : 15% LLR : 15% SO	40%	£-261,688	£-367,908	£-376,168	£-377,082	£-398,488
70% SR : 15% LLR : 15% SO	45%	£-350,562	£-448,736	£-457,000	£-457,914	£-480,507
70% SR : 15% LLR : 15% SO	50%	£-440,437	£-529,564	£-537,824	£-538,738	£-562,526

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£500 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£524,225	£363,453	£355,193	£354,278	£334,081
70% SR : 15% LLR : 15% SO	5%	£446,188	£293,006	£284,746	£283,831	£263,588
70% SR : 15% LLR : 15% SO	10%	£368,150	£222,559	£214,298	£213,384	£193,095
70% SR : 15% LLR : 15% SO	15%	£290,113	£152,112	£143,851	£142,937	£122,603
70% SR : 15% LLR : 15% SO	20%	£212,075	£81,665	£73,405	£72,490	£52,109
70% SR : 15% LLR : 15% SO	25%	£134,037	£11,218	£2,958	£2,044	£-18,644
70% SR : 15% LLR : 15% SO	30%	£56,000	£-60,067	£-68,444	£-69,372	£-90,135
70% SR : 15% LLR : 15% SO	35%	£-22,349	£-131,612	£-139,889	£-140,816	£-161,625
70% SR : 15% LLR : 15% SO	40%	£-101,491	£-202,955	£-211,332	£-212,259	£-233,116
70% SR : 15% LLR : 15% SO	45%	£-180,633	£-274,399	£-282,776	£-283,704	£-304,606
70% SR : 15% LLR : 15% SO	50%	£-259,775	£-345,843	£-354,220	£-355,147	£-376,097

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-511,087	£-671,860	£-660,119	£-661,034	£-701,231
70% SR : 15% LLR : 15% SO	5%	£-589,124	£-742,307	£-750,566	£-751,481	£-771,724
70% SR : 15% LLR : 15% SO	10%	£-667,163	£-812,754	£-821,014	£-821,928	£-842,218
70% SR : 15% LLR : 15% SO	15%	£-745,200	£-883,201	£-891,461	£-892,375	£-912,710
70% SR : 15% LLR : 15% SO	20%	£-823,237	£-953,648	£-961,908	£-962,822	£-983,203
70% SR : 15% LLR : 15% SO	25%	£-901,275	£-1,024,094	£-1,032,355	£-1,033,269	£-1,053,656
70% SR : 15% LLR : 15% SO	30%	£-979,312	£-1,094,540	£-1,102,801	£-1,103,715	£-1,124,102
70% SR : 15% LLR : 15% SO	35%	£-1,057,350	£-1,164,987	£-1,173,247	£-1,174,161	£-1,194,548
70% SR : 15% LLR : 15% SO	40%	£-1,135,387	£-1,235,434	£-1,243,687	£-1,244,601	£-1,264,994
70% SR : 15% LLR : 15% SO	45%	£-1,213,425	£-1,305,881	£-1,314,134	£-1,315,048	£-1,335,440
70% SR : 15% LLR : 15% SO	50%	£-1,291,462	£-1,376,328	£-1,384,579	£-1,385,493	£-1,405,886

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-73,775	£-234,547	£-242,807	£-243,722	£-263,919
70% SR : 15% LLR : 15% SO	5%	£-151,812	£-304,994	£-313,254	£-314,169	£-334,412
70% SR : 15% LLR : 15% SO	10%	£-229,850	£-375,441	£-383,702	£-384,616	£-404,905
70% SR : 15% LLR : 15% SO	15%	£-307,887	£-445,888	£-454,149	£-455,063	£-475,397
70% SR : 15% LLR : 15% SO	20%	£-385,925	£-516,335	£-524,595	£-525,510	£-545,891
70% SR : 15% LLR : 15% SO	25%	£-463,962	£-586,782	£-595,042	£-595,956	£-616,444
70% SR : 15% LLR : 15% SO	30%	£-542,000	£-657,229	£-665,489	£-666,403	£-686,897
70% SR : 15% LLR : 15% SO	35%	£-620,037	£-727,676	£-735,936	£-736,850	£-757,350
70% SR : 15% LLR : 15% SO	40%	£-698,075	£-798,123	£-806,383	£-807,297	£-827,803
70% SR : 15% LLR : 15% SO	45%	£-776,112	£-868,570	£-876,830	£-877,744	£-898,256
70% SR : 15% LLR : 15% SO	50%	£-854,150	£-939,017	£-947,277	£-948,191	£-968,709

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£74,100	£-66,672	£-94,932	£-95,847	£-116,044
70% SR : 15% LLR : 15% SO	5%	£-3,337	£-157,119	£-165,379	£-166,294	£-186,537
70% SR : 15% LLR : 15% SO	10%	£-81,975	£-227,566	£-235,827	£-236,741	£-257,030
70% SR : 15% LLR : 15% SO	15%	£-160,012	£-298,013	£-306,274	£-307,188	£-327,522
70% SR : 15% LLR : 15% SO	20%	£-238,050	£-368,460	£-376,720	£-377,635	£-398,016
70% SR : 15% LLR : 15% SO	25%	£-316,088	£-438,907	£-447,167	£-448,081	£-468,509
70% SR : 15% LLR : 15% SO	30%	£-394,125	£-509,354	£-517,614	£-518,528	£-539,002
70% SR : 15% LLR : 15% SO	35%	£-472,163	£-579,801	£-588,061	£-588,975	£-609,495
70% SR : 15% LLR : 15% SO	40%	£-550,200	£-650,248	£-658,508	£-659,422	£-680,000
70% SR : 15% LLR : 15% SO	45%	£-628,237	£-720,695	£-728,955	£-729,869	£-750,503
70% SR : 15% LLR : 15% SO	50%	£-706,275	£-791,142	£-799,402	£-800,316	£-820,800

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£186,038	£25,265	£17,006	£16,091	£4,106
70% SR : 15% LLR : 15% SO	5%	£108,001	£-45,182	£-53,441	£-54,356	£-74,599
70% SR : 15% LLR : 15% SO	10%	£29,962	£-115,629	£-123,889	£-124,803	£-145,093
70% SR : 15% LLR : 15% SO	15%	£-48,075	£-186,076	£-194,336	£-195,250	£-215,585
70% SR : 15% LLR : 15% SO	20%	£-126,112	£-256,523	£-264,783	£-265,697	£-286,078
70% SR : 15% LLR : 15% SO	25%	£-204,150	£-326,970	£-335,230	£-336,144	£-356,631
70% SR : 15% LLR : 15% SO	30%	£-282,187	£-397,417	£-405,677	£-406,591	£-427,184
70% SR : 15% LLR : 15% SO	35%	£-360,225	£-467,864	£-476,124	£-477,038	£-497,737
70% SR : 15% LLR : 15% SO	40%	£-438,262	£-538,311	£-546,571	£-547,485	£-568,290
70% SR : 15% LLR : 15% SO	45%	£-516,300	£-608,758	£-617,018	£-617,932	£-638,843
70% SR : 15% LLR : 15% SO	50%	£-594,337	£-679,205	£-687,465	£-688,379	£-709,396

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£475 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£392,586	£233,760	£225,500	£224,586	£204,389
70% SR : 15% LLR : 15% SO	5%	£319,536	£168,226	£159,967	£159,052	£138,809
70% SR : 15% LLR : 15% SO	10%	£246,486	£102,692	£94,433	£93,519	£73,229
70% SR : 15% LLR : 15% SO	15%	£173,436	£37,159	£28,899	£27,985	£7,650
70% SR : 15% LLR : 15% SO	20%	£100,386	-£28,775	-£37,152	-£38,080	-£58,750
70% SR : 15% LLR : 15% SO	25%	£27,336	-£95,236	-£103,613	-£104,541	-£125,257
70% SR : 15% LLR : 15% SO	30%	-£46,362	-£161,897	-£170,074	-£171,001	-£191,765
70% SR : 15% LLR : 15% SO	35%	-£120,446	-£228,158	-£236,535	-£237,462	-£258,272
70% SR : 15% LLR : 15% SO	40%	-£194,530	-£294,619	-£302,996	-£303,923	-£324,780
70% SR : 15% LLR : 15% SO	45%	-£268,614	-£361,080	-£369,457	-£370,384	-£391,287
70% SR : 15% LLR : 15% SO	50%	-£342,698	-£427,541	-£435,918	-£436,845	-£457,795

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£642,726	-£801,552	-£809,813	-£810,727	-£830,924
70% SR : 15% LLR : 15% SO	5%	-£715,776	-£867,086	-£875,346	-£876,261	-£896,504
70% SR : 15% LLR : 15% SO	10%	-£788,826	-£932,620	-£940,880	-£941,794	-£962,083
70% SR : 15% LLR : 15% SO	15%	-£861,877	-£998,153	-£1,006,414	-£1,007,328	-£1,027,662
70% SR : 15% LLR : 15% SO	20%	-£934,927	-£1,064,088	-£1,072,465	-£1,073,379	-£1,094,062
70% SR : 15% LLR : 15% SO	25%	-£1,007,977	-£1,130,549	-£1,138,926	-£1,139,854	-£1,160,569
70% SR : 15% LLR : 15% SO	30%	-£1,081,027	-£1,197,010	-£1,205,387	-£1,206,314	-£1,227,077
70% SR : 15% LLR : 15% SO	35%	-£1,155,077	-£1,263,471	-£1,271,848	-£1,272,775	-£1,293,584
70% SR : 15% LLR : 15% SO	40%	-£1,229,127	-£1,329,932	-£1,338,309	-£1,339,236	-£1,360,092
70% SR : 15% LLR : 15% SO	45%	-£1,303,177	-£1,396,393	-£1,404,770	-£1,405,697	-£1,426,599
70% SR : 15% LLR : 15% SO	50%	-£1,377,227	-£1,462,854	-£1,471,230	-£1,472,157	-£1,493,107

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£205,414	-£364,240	-£372,500	-£373,414	-£393,611
70% SR : 15% LLR : 15% SO	5%	-£278,464	-£429,774	-£438,033	-£438,948	-£459,191
70% SR : 15% LLR : 15% SO	10%	-£351,514	-£495,308	-£503,567	-£504,481	-£524,771
70% SR : 15% LLR : 15% SO	15%	-£424,564	-£560,841	-£569,101	-£570,015	-£590,350
70% SR : 15% LLR : 15% SO	20%	-£497,614	-£626,375	-£635,152	-£636,080	-£656,750
70% SR : 15% LLR : 15% SO	25%	-£570,664	-£691,908	-£700,685	-£701,613	-£723,257
70% SR : 15% LLR : 15% SO	30%	-£643,714	-£757,441	-£766,218	-£767,146	-£789,765
70% SR : 15% LLR : 15% SO	35%	-£716,764	-£822,975	-£831,752	-£832,680	-£854,272
70% SR : 15% LLR : 15% SO	40%	-£789,814	-£888,508	-£897,285	-£898,213	-£922,780
70% SR : 15% LLR : 15% SO	45%	-£862,864	-£954,041	-£962,818	-£963,746	-£989,287
70% SR : 15% LLR : 15% SO	50%	-£935,914	-£1,019,575	-£1,028,352	-£1,029,280	-£1,056,795

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£57,539	-£216,365	-£224,625	-£225,539	-£245,736
70% SR : 15% LLR : 15% SO	5%	-£130,589	-£281,899	-£290,158	-£291,073	-£311,316
70% SR : 15% LLR : 15% SO	10%	-£203,639	-£347,433	-£355,692	-£356,606	-£376,896
70% SR : 15% LLR : 15% SO	15%	-£276,689	-£412,966	-£421,226	-£422,140	-£442,475
70% SR : 15% LLR : 15% SO	20%	-£349,739	-£478,500	-£486,759	-£487,673	-£508,875
70% SR : 15% LLR : 15% SO	25%	-£422,789	-£544,033	-£552,292	-£553,206	-£574,375
70% SR : 15% LLR : 15% SO	30%	-£495,839	-£609,566	-£617,815	-£618,729	-£641,875
70% SR : 15% LLR : 15% SO	35%	-£568,889	-£675,100	-£683,354	-£684,268	-£709,375
70% SR : 15% LLR : 15% SO	40%	-£641,939	-£740,633	-£748,882	-£749,796	-£774,875
70% SR : 15% LLR : 15% SO	45%	-£714,989	-£806,166	-£814,411	-£815,325	-£840,375
70% SR : 15% LLR : 15% SO	50%	-£788,039	-£871,700	-£879,949	-£880,863	-£905,875

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£54,999	-£104,427	-£112,688	-£113,602	-£133,799
70% SR : 15% LLR : 15% SO	5%	-£18,651	-£169,961	-£178,221	-£179,136	-£199,379
70% SR : 15% LLR : 15% SO	10%	-£91,701	-£235,495	-£243,755	-£244,669	-£264,958
70% SR : 15% LLR : 15% SO	15%	-£164,752	-£301,028	-£309,289	-£310,203	-£330,537
70% SR : 15% LLR : 15% SO	20%	-£237,802	-£366,562	-£374,822	-£375,736	-£396,117
70% SR : 15% LLR : 15% SO	25%	-£310,852	-£432,095	-£440,355	-£441,269	-£461,700
70% SR : 15% LLR : 15% SO	30%	-£383,902	-£497,628	-£505,888	-£506,802	-£527,283
70% SR : 15% LLR : 15% SO	35%	-£456,952	-£563,161	-£571,421	-£572,335	-£592,866
70% SR : 15% LLR : 15% SO	40%	-£530,002	-£628,695	-£636,955	-£637,869	-£658,449
70% SR : 15% LLR : 15% SO	45%	-£603,052	-£694,228	-£702,488	-£703,402	-£724,032
70% SR : 15% LLR : 15% SO	50%	-£676,102	-£759,761	-£768,021	-£768,935	-£789,615

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£675 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,941,403	£2,577,747	£2,561,537	£2,559,735	£2,519,006
70% SR : 15% LLR : 15% SO	5%	£2,715,640	£2,369,013	£2,352,863	£2,351,061	£2,310,380
70% SR : 15% LLR : 15% SO	10%	£2,488,205	£2,158,622	£2,142,526	£2,140,725	£2,100,077
70% SR : 15% LLR : 15% SO	15%	£2,259,098	£1,946,577	£1,930,529	£1,928,727	£1,888,094
70% SR : 15% LLR : 15% SO	20%	£2,028,319	£1,732,877	£1,716,869	£1,715,067	£1,674,433
70% SR : 15% LLR : 15% SO	25%	£1,795,868	£1,517,522	£1,501,548	£1,499,746	£1,459,094
70% SR : 15% LLR : 15% SO	30%	£1,561,745	£1,300,512	£1,284,566	£1,282,764	£1,242,076
70% SR : 15% LLR : 15% SO	35%	£1,325,950	£1,081,847	£1,065,922	£1,064,120	£1,023,381
70% SR : 15% LLR : 15% SO	40%	£1,088,482	£861,527	£845,618	£843,816	£803,007
70% SR : 15% LLR : 15% SO	45%	£849,343	£639,552	£623,652	£621,850	£580,956
70% SR : 15% LLR : 15% SO	50%	£608,531	£415,924	£400,025	£398,223	£357,227

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,560,986	£1,197,330	£1,181,121	£1,179,319	£1,138,590
70% SR : 15% LLR : 15% SO	5%	£1,335,223	£988,596	£972,446	£970,644	£929,963
70% SR : 15% LLR : 15% SO	10%	£1,107,789	£778,206	£762,110	£760,309	£719,660
70% SR : 15% LLR : 15% SO	15%	£878,682	£566,161	£550,112	£548,310	£507,677
70% SR : 15% LLR : 15% SO	20%	£647,903	£352,461	£336,453	£334,651	£294,016
70% SR : 15% LLR : 15% SO	25%	£415,452	£137,106	£121,132	£119,329	£78,677
70% SR : 15% LLR : 15% SO	30%	£181,328	£-79,905	£-95,851	£-97,652	£-138,341
70% SR : 15% LLR : 15% SO	35%	£-54,467	£-298,570	£-314,484	£-316,297	£-357,036
70% SR : 15% LLR : 15% SO	40%	£-291,935	£-518,889	£-534,799	£-536,601	£-577,410
70% SR : 15% LLR : 15% SO	45%	£-531,074	£-740,864	£-756,765	£-759,567	£-799,460
70% SR : 15% LLR : 15% SO	50%	£-771,886	£-964,493	£-980,392	£-982,194	£-1,023,190

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,144,070	£1,780,414	£1,764,204	£1,762,402	£1,721,673
70% SR : 15% LLR : 15% SO	5%	£1,918,307	£1,571,679	£1,555,530	£1,553,727	£1,513,047
70% SR : 15% LLR : 15% SO	10%	£1,690,872	£1,361,289	£1,345,193	£1,343,392	£1,302,744
70% SR : 15% LLR : 15% SO	15%	£1,461,765	£1,149,244	£1,133,196	£1,131,393	£1,090,760
70% SR : 15% LLR : 15% SO	20%	£1,230,986	£935,544	£919,536	£917,734	£877,099
70% SR : 15% LLR : 15% SO	25%	£998,535	£720,189	£704,215	£702,413	£661,761
70% SR : 15% LLR : 15% SO	30%	£764,412	£503,179	£487,232	£485,431	£444,742
70% SR : 15% LLR : 15% SO	35%	£528,616	£284,514	£268,589	£266,787	£226,048
70% SR : 15% LLR : 15% SO	40%	£291,149	£64,194	£48,284	£46,482	£5,673
70% SR : 15% LLR : 15% SO	45%	£52,009	£-197,781	£-173,682	£-175,484	£-216,377
70% SR : 15% LLR : 15% SO	50%	£-188,802	£-381,410	£-397,309	£-399,111	£-440,106

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,341,236	£1,977,580	£1,961,371	£1,959,569	£1,918,840
70% SR : 15% LLR : 15% SO	5%	£2,115,473	£1,768,846	£1,752,696	£1,750,894	£1,710,213
70% SR : 15% LLR : 15% SO	10%	£1,888,039	£1,558,456	£1,542,360	£1,540,559	£1,499,910
70% SR : 15% LLR : 15% SO	15%	£1,658,932	£1,346,411	£1,330,362	£1,328,560	£1,287,927
70% SR : 15% LLR : 15% SO	20%	£1,428,153	£1,132,711	£1,116,703	£1,114,901	£1,074,266
70% SR : 15% LLR : 15% SO	25%	£1,195,702	£917,356	£901,382	£899,579	£858,927
70% SR : 15% LLR : 15% SO	30%	£961,578	£700,345	£684,399	£682,598	£641,909
70% SR : 15% LLR : 15% SO	35%	£725,783	£481,680	£465,756	£463,953	£423,214
70% SR : 15% LLR : 15% SO	40%	£488,315	£261,361	£245,451	£243,649	£202,840
70% SR : 15% LLR : 15% SO	45%	£249,176	£39,388	£23,485	£21,683	£-19,210
70% SR : 15% LLR : 15% SO	50%	£8,364	£-184,243	£-200,142	£-201,944	£-242,940

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,490,486	£2,126,830	£2,110,621	£2,108,819	£2,068,090
70% SR : 15% LLR : 15% SO	5%	£2,264,723	£1,918,096	£1,901,946	£1,900,144	£1,859,463
70% SR : 15% LLR : 15% SO	10%	£2,037,289	£1,707,706	£1,691,610	£1,689,809	£1,649,160
70% SR : 15% LLR : 15% SO	15%	£1,808,182	£1,495,661	£1,479,612	£1,477,810	£1,437,177
70% SR : 15% LLR : 15% SO	20%	£1,577,403	£1,281,961	£1,265,953	£1,264,151	£1,223,516
70% SR : 15% LLR : 15% SO	25%	£1,344,952	£1,066,606	£1,050,632	£1,048,829	£1,008,177
70% SR : 15% LLR : 15% SO	30%	£1,110,828	£849,595	£833,649	£831,848	£791,159
70% SR : 15% LLR : 15% SO	35%	£875,033	£630,930	£615,006	£613,203	£572,464
70% SR : 15% LLR : 15% SO	40%	£637,565	£410,611	£394,701	£392,899	£352,090
70% SR : 15% LLR : 15% SO	45%	£398,426	£188,636	£172,735	£170,933	£130,040
70% SR : 15% LLR : 15% SO	50%	£157,614	£-34,593	£-50,892	£-52,694	£-93,690

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£650 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,675,135	£2,315,414	£2,299,205	£2,297,403	£2,256,674
70% SR : 15% LLR : 15% SO	5%	£2,461,517	£2,118,645	£2,102,495	£2,100,694	£2,060,013
70% SR : 15% LLR : 15% SO	10%	£2,246,226	£1,920,220	£1,904,124	£1,902,322	£1,861,674
70% SR : 15% LLR : 15% SO	15%	£2,029,264	£1,720,139	£1,704,091	£1,702,290	£1,661,656
70% SR : 15% LLR : 15% SO	20%	£1,810,630	£1,518,404	£1,502,396	£1,500,595	£1,459,960
70% SR : 15% LLR : 15% SO	25%	£1,590,323	£1,315,014	£1,299,040	£1,297,239	£1,256,586
70% SR : 15% LLR : 15% SO	30%	£1,368,344	£1,109,969	£1,094,023	£1,092,221	£1,051,534
70% SR : 15% LLR : 15% SO	35%	£1,144,693	£903,269	£887,344	£885,543	£844,803
70% SR : 15% LLR : 15% SO	40%	£919,370	£694,914	£679,005	£677,202	£636,395
70% SR : 15% LLR : 15% SO	45%	£692,374	£484,905	£469,004	£467,201	£426,308
70% SR : 15% LLR : 15% SO	50%	£463,707	£273,240	£257,341	£255,539	£214,545

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,294,718	£934,998	£918,788	£916,986	£876,257
70% SR : 15% LLR : 15% SO	5%	£1,081,100	£738,228	£722,078	£720,277	£679,597
70% SR : 15% LLR : 15% SO	10%	£865,810	£539,803	£523,707	£521,906	£481,257
70% SR : 15% LLR : 15% SO	15%	£648,847	£339,723	£323,674	£321,873	£281,239
70% SR : 15% LLR : 15% SO	20%	£430,213	£137,988	£121,980	£120,179	£79,543
70% SR : 15% LLR : 15% SO	25%	£209,906	£-65,402	£-81,376	£-83,178	£-123,831
70% SR : 15% LLR : 15% SO	30%	£-12,072	£-270,448	£-286,393	£-288,195	£-328,883
70% SR : 15% LLR : 15% SO	35%	£-235,723	£-477,148	£-493,072	£-494,874	£-535,614
70% SR : 15% LLR : 15% SO	40%	£-461,046	£-685,503	£-701,412	£-703,214	£-744,022
70% SR : 15% LLR : 15% SO	45%	£-688,042	£-895,512	£-911,413	£-913,215	£-954,109
70% SR : 15% LLR : 15% SO	50%	£-916,799	£-1,107,176	£-1,123,075	£-1,124,877	£-1,165,872

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,877,802	£1,518,081	£1,501,871	£1,500,069	£1,459,340
70% SR : 15% LLR : 15% SO	5%	£1,664,183	£1,321,312	£1,305,162	£1,303,361	£1,262,680
70% SR : 15% LLR : 15% SO	10%	£1,448,893	£1,122,886	£1,106,790	£1,104,989	£1,064,341
70% SR : 15% LLR : 15% SO	15%	£1,231,931	£922,806	£906,758	£904,956	£864,322
70% SR : 15% LLR : 15% SO	20%	£1,013,296	£721,071	£705,063	£703,262	£662,626
70% SR : 15% LLR : 15% SO	25%	£792,990	£517,681	£501,707	£499,906	£459,253
70% SR : 15% LLR : 15% SO	30%	£571,011	£312,636	£296,690	£294,888	£254,200
70% SR : 15% LLR : 15% SO	35%	£347,360	£105,935	£90,011	£88,210	£47,469
70% SR : 15% LLR : 15% SO	40%	£122,037	£-102,419	£-118,329	£-120,131	£-180,939
70% SR : 15% LLR : 15% SO	45%	£-104,959	£-312,428	£-328,330	£-330,132	£-371,025
70% SR : 15% LLR : 15% SO	50%	£-333,628	£-524,093	£-539,992	£-541,794	£-582,769

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,074,968	£1,715,248	£1,699,038	£1,697,236	£1,656,507
70% SR : 15% LLR : 15% SO	5%	£1,861,350	£1,518,478	£1,502,328	£1,500,527	£1,459,847
70% SR : 15% LLR : 15% SO	10%	£1,646,060	£1,320,053	£1,303,957	£1,302,156	£1,261,507
70% SR : 15% LLR : 15% SO	15%	£1,429,097	£1,119,973	£1,103,924	£1,102,123	£1,061,489
70% SR : 15% LLR : 15% SO	20%	£1,210,463	£918,238	£902,230	£900,429	£859,793
70% SR : 15% LLR : 15% SO	25%	£990,156	£714,848	£698,874	£697,072	£656,419
70% SR : 15% LLR : 15% SO	30%	£768,178	£509,802	£493,857	£492,055	£451,367
70% SR : 15% LLR : 15% SO	35%	£544,527	£303,102	£287,178	£285,376	£244,636
70% SR : 15% LLR : 15% SO	40%	£319,204	£94,747	£78,838	£77,036	£36,228
70% SR : 15% LLR : 15% SO	45%	£92,208	£-115,262	£-131,163	£-132,965	£-173,859
70% SR : 15% LLR : 15% SO	50%	£-136,498	£-326,926	£-342,825	£-344,627	£-385,622

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,224,218	£1,864,498	£1,848,288	£1,846,486	£1,805,757
70% SR : 15% LLR : 15% SO	5%	£2,010,600	£1,667,728	£1,651,578	£1,649,777	£1,609,097
70% SR : 15% LLR : 15% SO	10%	£1,795,310	£1,469,303	£1,453,207	£1,451,406	£1,410,757
70% SR : 15% LLR : 15% SO	15%	£1,578,347	£1,269,223	£1,253,174	£1,251,373	£1,210,739
70% SR : 15% LLR : 15% SO	20%	£1,359,713	£1,067,488	£1,051,480	£1,049,679	£1,009,043
70% SR : 15% LLR : 15% SO	25%	£1,139,406	£864,098	£848,124	£846,322	£805,669
70% SR : 15% LLR : 15% SO	30%	£917,428	£659,052	£643,107	£641,305	£600,617
70% SR : 15% LLR : 15% SO	35%	£693,777	£452,352	£436,428	£434,626	£393,886
70% SR : 15% LLR : 15% SO	40%	£469,454	£243,997	£228,088	£226,286	£185,478
70% SR : 15% LLR : 15% SO	45%	£241,458	£33,988	£18,067	£16,285	£-24,609
70% SR : 15% LLR : 15% SO	50%	£12,791	£-177,676	£-193,575	£-195,377	£-236,372

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£600 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,142,600	£1,790,749	£1,774,539	£1,772,738	£1,732,008
70% SR : 15% LLR : 15% SO	5%	£1,953,393	£1,618,029	£1,601,880	£1,600,078	£1,559,397
70% SR : 15% LLR : 15% SO	10%	£1,762,513	£1,443,654	£1,427,558	£1,425,757	£1,385,109
70% SR : 15% LLR : 15% SO	15%	£1,569,961	£1,267,624	£1,251,575	£1,249,774	£1,209,140
70% SR : 15% LLR : 15% SO	20%	£1,375,737	£1,089,939	£1,073,932	£1,072,129	£1,031,495
70% SR : 15% LLR : 15% SO	25%	£1,179,841	£910,598	£894,625	£892,823	£852,170
70% SR : 15% LLR : 15% SO	30%	£982,273	£729,803	£713,658	£711,856	£671,168
70% SR : 15% LLR : 15% SO	35%	£783,033	£546,954	£531,028	£529,227	£488,487
70% SR : 15% LLR : 15% SO	40%	£582,121	£362,649	£346,738	£344,937	£304,128
70% SR : 15% LLR : 15% SO	45%	£379,536	£176,690	£160,788	£158,986	£118,093
70% SR : 15% LLR : 15% SO	50%	£175,279	£-11,080	£-27,204	£-29,031	£-70,606

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£762,184	£410,332	£394,123	£392,321	£351,591
70% SR : 15% LLR : 15% SO	5%	£572,976	£237,612	£221,464	£219,661	£178,981
70% SR : 15% LLR : 15% SO	10%	£382,097	£63,238	£47,142	£45,340	£4,692
70% SR : 15% LLR : 15% SO	15%	£189,544	£-112,793	£-128,841	£-130,642	£-171,276
70% SR : 15% LLR : 15% SO	20%	£-4,680	£-290,477	£-306,485	£-308,287	£-348,922
70% SR : 15% LLR : 15% SO	25%	£-200,576	£-469,818	£-485,792	£-487,594	£-528,247
70% SR : 15% LLR : 15% SO	30%	£-398,144	£-650,813	£-666,759	£-668,561	£-709,249
70% SR : 15% LLR : 15% SO	35%	£-597,384	£-833,463	£-849,388	£-851,189	£-891,930
70% SR : 15% LLR : 15% SO	40%	£-798,296	£-1,017,768	£-1,033,678	£-1,035,479	£-1,076,288
70% SR : 15% LLR : 15% SO	45%	£-1,000,880	£-1,203,727	£-1,219,629	£-1,221,431	£-1,262,324
70% SR : 15% LLR : 15% SO	50%	£-1,205,138	£-1,391,497	£-1,407,620	£-1,409,448	£-1,451,023

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,345,267	£993,415	£977,206	£975,405	£934,675
70% SR : 15% LLR : 15% SO	5%	£1,156,059	£820,696	£804,547	£802,745	£762,064
70% SR : 15% LLR : 15% SO	10%	£965,180	£646,321	£630,225	£628,424	£587,775
70% SR : 15% LLR : 15% SO	15%	£772,627	£470,290	£454,242	£452,441	£411,807
70% SR : 15% LLR : 15% SO	20%	£578,403	£292,606	£276,598	£274,796	£234,161
70% SR : 15% LLR : 15% SO	25%	£382,508	£113,265	£97,292	£95,490	£54,836
70% SR : 15% LLR : 15% SO	30%	£184,940	£-67,730	£-83,675	£-85,478	£-126,165
70% SR : 15% LLR : 15% SO	35%	£-14,300	£-250,379	£-266,305	£-268,106	£-308,846
70% SR : 15% LLR : 15% SO	40%	£-215,213	£-434,684	£-450,595	£-452,396	£-493,205
70% SR : 15% LLR : 15% SO	45%	£-417,797	£-620,644	£-636,545	£-638,347	£-679,241
70% SR : 15% LLR : 15% SO	50%	£-622,054	£-808,414	£-824,537	£-826,364	£-867,940

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,542,434	£1,190,582	£1,174,373	£1,172,571	£1,131,841
70% SR : 15% LLR : 15% SO	5%	£1,353,226	£1,017,862	£1,001,714	£999,911	£959,231
70% SR : 15% LLR : 15% SO	10%	£1,162,347	£843,488	£827,392	£825,590	£784,942
70% SR : 15% LLR : 15% SO	15%	£969,794	£667,457	£651,409	£649,608	£608,974
70% SR : 15% LLR : 15% SO	20%	£775,570	£489,773	£473,765	£471,963	£431,328
70% SR : 15% LLR : 15% SO	25%	£579,674	£310,432	£294,458	£292,656	£252,003
70% SR : 15% LLR : 15% SO	30%	£382,106	£129,437	£113,491	£111,689	£71,001
70% SR : 15% LLR : 15% SO	35%	£182,866	£-53,213	£-69,138	£-70,939	£-111,680
70% SR : 15% LLR : 15% SO	40%	£-18,046	£-237,518	£-253,428	£-255,229	£-296,038
70% SR : 15% LLR : 15% SO	45%	£-220,630	£-423,477	£-439,379	£-441,181	£-482,074
70% SR : 15% LLR : 15% SO	50%	£-424,898	£-611,247	£-627,370	£-629,198	£-670,773

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,691,684	£1,339,832	£1,323,623	£1,321,821	£1,281,091
70% SR : 15% LLR : 15% SO	5%	£1,502,476	£1,167,112	£1,150,964	£1,149,161	£1,108,481
70% SR : 15% LLR : 15% SO	10%	£1,311,597	£992,738	£976,642	£974,840	£934,192
70% SR : 15% LLR : 15% SO	15%	£1,119,044	£816,707	£800,659	£798,858	£758,224
70% SR : 15% LLR : 15% SO	20%	£924,820	£639,023	£623,015	£621,213	£580,578
70% SR : 15% LLR : 15% SO	25%	£728,924	£459,682	£443,708	£441,906	£401,253
70% SR : 15% LLR : 15% SO	30%	£531,356	£278,687	£262,741	£260,939	£220,251
70% SR : 15% LLR : 15% SO	35%	£332,116	£96,037	£80,112	£78,311	£37,570
70% SR : 15% LLR : 15% SO	40%	£131,204	£-88,268	£-104,178	£-105,979	£-146,788
70% SR : 15% LLR : 15% SO	45%	£-11,980	£-274,227	£-290,129	£-291,931	£-332,824
70% SR : 15% LLR : 15% SO	50%	£-275,638	£-461,897	£-478,120	£-479,948	£-521,523

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£550 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,610,065	£1,266,084	£1,249,874	£1,248,072	£1,207,344
70% SR : 15% LLR : 15% SO	5%	£1,444,234	£1,116,395	£1,100,246	£1,098,444	£1,057,763
70% SR : 15% LLR : 15% SO	10%	£1,276,730	£965,051	£948,955	£947,153	£906,505
70% SR : 15% LLR : 15% SO	15%	£1,107,555	£812,052	£796,004	£794,201	£753,568
70% SR : 15% LLR : 15% SO	20%	£936,708	£657,397	£641,389	£639,588	£596,953
70% SR : 15% LLR : 15% SO	25%	£764,188	£501,088	£485,114	£483,313	£442,859
70% SR : 15% LLR : 15% SO	30%	£589,996	£343,123	£327,178	£325,376	£284,688
70% SR : 15% LLR : 15% SO	35%	£414,132	£183,504	£167,590	£165,778	£125,038
70% SR : 15% LLR : 15% SO	40%	£236,596	£22,231	£6,321	£4,519	£-36,803
70% SR : 15% LLR : 15% SO	45%	£57,388	£-142,889	£-158,816	£-160,642	£-202,115
70% SR : 15% LLR : 15% SO	50%	£-125,240	£-309,602	£-325,726	£-327,553	£-369,129

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£229,648	£-114,332	£-130,543	£-132,344	£-173,073
70% SR : 15% LLR : 15% SO	5%	£63,817	£-264,022	£-280,171	£-281,973	£-322,653
70% SR : 15% LLR : 15% SO	10%	£-103,688	£-415,365	£-431,461	£-433,264	£-473,912
70% SR : 15% LLR : 15% SO	15%	£-272,862	£-568,365	£-584,413	£-586,215	£-626,848
70% SR : 15% LLR : 15% SO	20%	£-443,709	£-723,020	£-739,028	£-740,829	£-781,463
70% SR : 15% LLR : 15% SO	25%	£-616,229	£-879,329	£-895,303	£-897,104	£-937,757
70% SR : 15% LLR : 15% SO	30%	£-790,421	£-1,037,293	£-1,053,239	£-1,055,041	£-1,096,729
70% SR : 15% LLR : 15% SO	35%	£-966,285	£-1,196,912	£-1,212,837	£-1,214,638	£-1,255,379
70% SR : 15% LLR : 15% SO	40%	£-1,143,820	£-1,358,186	£-1,374,096	£-1,375,898	£-1,417,220
70% SR : 15% LLR : 15% SO	45%	£-1,323,029	£-1,523,106	£-1,539,233	£-1,541,035	£-1,582,531
70% SR : 15% LLR : 15% SO	50%	£-1,505,656	£-1,690,018	£-1,706,143	£-1,707,945	£-1,749,545

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£812,731	£468,751	£452,540	£450,739	£410,010
70% SR : 15% LLR : 15% SO	5%	£646,901	£319,061	£302,913	£301,110	£260,430
70% SR : 15% LLR : 15% SO	10%	£479,397	£167,718	£151,622	£149,820	£109,171
70% SR : 15% LLR : 15% SO	15%	£310,221	£14,719	£-1,330	£-3,132	£-43,765
70% SR : 15% LLR : 15% SO	20%	£139,374	£-139,936	£-155,344	£-157,745	£-198,380
70% SR : 15% LLR : 15% SO	25%	£-33,146	£-296,245	£-312,219	£-314,021	£-354,674
70% SR : 15% LLR : 15% SO	30%	£-207,338	£-454,210	£-470,155	£-471,958	£-512,645
70% SR : 15% LLR : 15% SO	35%	£-383,202	£-613,829	£-629,754	£-631,555	£-672,295
70% SR : 15% LLR : 15% SO	40%	£-560,737	£-775,103	£-791,012	£-792,815	£-834,136
70% SR : 15% LLR : 15% SO	45%	£-739,945	£-940,022	£-956,149	£-957,976	£-999,448
70% SR : 15% LLR : 15% SO	50%	£-922,573	£-1,106,935	£-1,123,059	£-1,124,886	£-1,166,462

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,009,898	£665,918	£649,707	£647,906	£607,177
70% SR : 15% LLR : 15% SO	5%	£844,067	£516,228	£500,079	£498,277	£457,597
70% SR : 15% LLR : 15% SO	10%	£676,564	£364,885	£348,789	£346,986	£306,338
70% SR : 15% LLR : 15% SO	15%	£507,388	£211,885	£195,837	£194,035	£153,402
70% SR : 15% LLR : 15% SO	20%	£336,541	£57,230	£41,222	£39,421	£-1,213
70% SR : 15% LLR : 15% SO	25%	£164,021	£-99,079	£-115,053	£-116,854	£-157,507
70% SR : 15% LLR : 15% SO	30%	£-10,171	£-257,043	£-272,989	£-274,791	£-315,479
70% SR : 15% LLR : 15% SO	35%	£-186,035	£-416,662	£-432,587	£-434,388	£-475,129
70% SR : 15% LLR : 15% SO	40%	£-363,570	£-577,936	£-593,846	£-595,648	£-636,970
70% SR : 15% LLR : 15% SO	45%	£-542,779	£-742,856	£-758,983	£-760,785	£-802,281
70% SR : 15% LLR : 15% SO	50%	£-725,406	£-909,768	£-925,893	£-927,719	£-969,295

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,159,148	£815,168	£798,957	£797,156	£756,427
70% SR : 15% LLR : 15% SO	5%	£993,317	£665,478	£649,329	£647,527	£606,847
70% SR : 15% LLR : 15% SO	10%	£825,814	£514,135	£498,039	£496,236	£455,588
70% SR : 15% LLR : 15% SO	15%	£656,638	£361,135	£345,087	£343,285	£302,652
70% SR : 15% LLR : 15% SO	20%	£485,791	£206,480	£190,472	£188,671	£148,037
70% SR : 15% LLR : 15% SO	25%	£313,271	£50,171	£34,197	£32,396	£-8,257
70% SR : 15% LLR : 15% SO	30%	£139,079	£-107,793	£-123,739	£-125,541	£-166,229
70% SR : 15% LLR : 15% SO	35%	£-36,785	£-267,412	£-283,337	£-285,138	£-325,879
70% SR : 15% LLR : 15% SO	40%	£-214,320	£-428,686	£-444,596	£-446,398	£-487,720
70% SR : 15% LLR : 15% SO	45%	£-393,529	£-593,906	£-609,733	£-611,535	£-653,031
70% SR : 15% LLR : 15% SO	50%	£-576,156	£-760,518	£-776,643	£-778,469	£-820,045

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£500 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,077,530	£753,424	£737,215	£735,413	£694,684
70% SR : 15% LLR : 15% SO	5%	£933,657	£624,770	£608,620	£606,819	£566,138
70% SR : 15% LLR : 15% SO	10%	£788,113	£494,460	£478,364	£476,562	£435,914
70% SR : 15% LLR : 15% SO	15%	£640,896	£362,495	£346,446	£344,644	£304,011
70% SR : 15% LLR : 15% SO	20%	£492,008	£228,874	£212,867	£211,064	£170,430
70% SR : 15% LLR : 15% SO	25%	£341,448	£93,599	£77,625	£75,824	£35,171
70% SR : 15% LLR : 15% SO	30%	£189,215	£-43,944	£-60,116	£-61,943	£-103,207
70% SR : 15% LLR : 15% SO	35%	£35,310	£-184,490	£-200,640	£-202,468	£-243,784
70% SR : 15% LLR : 15% SO	40%	£-121,969	£-326,714	£-342,849	£-344,677	£-386,062
70% SR : 15% LLR : 15% SO	45%	£-281,443	£-470,617	£-486,744	£-488,570	£-530,042
70% SR : 15% LLR : 15% SO	50%	£-442,614	£-616,197	£-632,321	£-634,149	£-675,724

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-302,887	£-626,992	£-643,202	£-645,004	£-685,733
70% SR : 15% LLR : 15% SO	5%	£-446,759	£-755,647	£-771,797	£-773,598	£-814,279
70% SR : 15% LLR : 15% SO	10%	£-592,304	£-885,957	£-902,053	£-903,855	£-944,503
70% SR : 15% LLR : 15% SO	15%	£-739,520	£-1,017,922	£-1,033,970	£-1,035,773	£-1,076,406
70% SR : 15% LLR : 15% SO	20%	£-888,409	£-1,151,542	£-1,167,550	£-1,169,352	£-1,209,987
70% SR : 15% LLR : 15% SO	25%	£-1,038,969	£-1,286,817	£-1,302,791	£-1,304,593	£-1,345,246
70% SR : 15% LLR : 15% SO	30%	£-1,191,202	£-1,424,361	£-1,440,532	£-1,442,360	£-1,483,624
70% SR : 15% LLR : 15% SO	35%	£-1,345,107	£-1,564,906	£-1,581,057	£-1,582,884	£-1,624,200
70% SR : 15% LLR : 15% SO	40%	£-1,502,386	£-1,707,131	£-1,723,266	£-1,725,093	£-1,766,479
70% SR : 15% LLR : 15% SO	45%	£-1,661,860	£-1,851,033	£-1,867,160	£-1,868,987	£-1,910,459
70% SR : 15% LLR : 15% SO	50%	£-1,823,030	£-1,996,614	£-2,012,738	£-2,014,566	£-2,056,141

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£280,197	£-643,809	£-660,119	£-661,921	£-702,650
70% SR : 15% LLR : 15% SO	5%	£136,324	£-172,564	£-188,713	£-190,515	£-231,195
70% SR : 15% LLR : 15% SO	10%	£-9,220	£-302,873	£-318,969	£-320,771	£-361,420
70% SR : 15% LLR : 15% SO	15%	£-156,437	£-434,839	£-450,887	£-452,689	£-493,322
70% SR : 15% LLR : 15% SO	20%	£-305,326	£-568,459	£-584,467	£-586,269	£-626,904
70% SR : 15% LLR : 15% SO	25%	£-455,886	£-703,734	£-719,708	£-721,509	£-762,163
70% SR : 15% LLR : 15% SO	30%	£-608,118	£-841,278	£-857,449	£-859,277	£-900,540
70% SR : 15% LLR : 15% SO	35%	£-762,024	£-981,823	£-997,974	£-999,801	£-1,041,117
70% SR : 15% LLR : 15% SO	40%	£-919,303	£-1,124,047	£-1,140,182	£-1,142,010	£-1,183,395
70% SR : 15% LLR : 15% SO	45%	£-1,078,777	£-1,267,950	£-1,284,077	£-1,285,904	£-1,327,376
70% SR : 15% LLR : 15% SO	50%	£-1,239,947	£-1,413,531	£-1,429,655	£-1,431,482	£-1,473,057

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£477,363	£153,258	£137,048	£135,246	£94,517
70% SR : 15% LLR : 15% SO	5%	£333,491	£24,603	£8,453	£6,652	£-34,029
70% SR : 15% LLR : 15% SO	10%	£187,946	£-105,707	£-121,803	£-123,605	£-164,253
70% SR : 15% LLR : 15% SO	15%	£40,730	£-237,672	£-253,720	£-255,523	£-296,156
70% SR : 15% LLR : 15% SO	20%	£-108,159	£-371,292	£-387,300	£-389,102	£-429,737
70% SR : 15% LLR : 15% SO	25%	£-258,719	£-506,567	£-522,541	£-524,343	£-564,996
70% SR : 15% LLR : 15% SO	30%	£-410,952	£-644,111	£-660,282	£-662,110	£-703,374
70% SR : 15% LLR : 15% SO	35%	£-564,857	£-784,656	£-800,807	£-802,634	£-843,950
70% SR : 15% LLR : 15% SO	40%	£-722,136	£-926,881	£-943,016	£-944,843	£-986,229
70% SR : 15% LLR : 15% SO	45%	£-881,610	£-1,070,783	£-1,086,910	£-1,088,737	£-1,130,209
70% SR : 15% LLR : 15% SO	50%	£-1,042,780	£-1,216,364	£-1,232,488	£-1,234,316	£-1,275,891

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£626,613	£302,508	£286,298	£284,496	£243,767
70% SR : 15% LLR : 15% SO	5%	£482,741	£173,853	£157,703	£155,902	£115,221
70% SR : 15% LLR : 15% SO	10%	£337,196	£43,543	£27,447	£25,645	£-15,003
70% SR : 15% LLR : 15% SO	15%	£189,980	£-88,422	£-104,470	£-106,273	£-146,906
70% SR : 15% LLR : 15% SO	20%	£41,091	£-222,042	£-238,050	£-239,852	£-280,467
70% SR : 15% LLR : 15% SO	25%	£-109,469	£-357,317	£-373,291	£-375,093	£-415,746
70% SR : 15% LLR : 15% SO	30%	£-261,702	£-494,861	£-511,032	£-512,860	£-554,124
70% SR : 15% LLR : 15% SO	35%	£-415,607	£-635,406	£-651,567	£-653,384	£-694,700
70% SR : 15% LLR : 15% SO	40%	£-572,886	£-777,631	£-793,786	£-795,593	£-836,979
70% SR : 15% LLR : 15% SO	45%	£-732,360	£-921,533	£-937,660	£-939,467	£-980,959
70% SR : 15% LLR : 15% SO	50%	£-893,530	£-1,067,114	£-1,083,238	£-1,085,066	£-1,126,641

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£475 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£811,262	£491,092	£474,882	£473,080	£432,351
70% SR : 15% LLR : 15% SO	5%	£677,499	£372,396	£356,247	£354,445	£313,764
70% SR : 15% LLR : 15% SO	10%	£542,062	£252,045	£235,950	£234,147	£193,499
70% SR : 15% LLR : 15% SO	15%	£404,954	£130,039	£113,990	£112,189	£71,555
70% SR : 15% LLR : 15% SO	20%	£266,174	£6,378	£9,766	£11,593	£52,803
70% SR : 15% LLR : 15% SO	25%	£125,722	£-120,621	£-136,621	£-138,648	£-179,877
70% SR : 15% LLR : 15% SO	30%	£-16,634	£-249,389	£-265,561	£-267,388	£-308,652
70% SR : 15% LLR : 15% SO	35%	£-162,466	£-379,836	£-395,985	£-397,813	£-439,129
70% SR : 15% LLR : 15% SO	40%	£-309,993	£-511,960	£-528,094	£-529,922	£-571,308
70% SR : 15% LLR : 15% SO	45%	£-459,216	£-645,762	£-661,889	£-663,715	£-705,188
70% SR : 15% LLR : 15% SO	50%	£-610,135	£-781,242	£-797,367	£-799,194	£-840,769

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£569,155	£389,325	£305,535	£307,337	£349,066
70% SR : 15% LLR : 15% SO	5%	£702,918	£1,008,021	£1,024,170	£1,025,972	£1,066,653
70% SR : 15% LLR : 15% SO	10%	£838,355	£1,128,372	£1,144,467	£1,146,269	£1,186,918
70% SR : 15% LLR : 15% SO	15%	£975,462	£1,250,378	£1,266,426	£1,268,227	£1,308,861
70% SR : 15% LLR : 15% SO	20%	£1,114,242	£1,374,038	£1,390,182	£1,392,010	£1,433,220
70% SR : 15% LLR : 15% SO	25%	£1,254,695	£1,501,038	£1,517,237	£1,519,065	£1,560,293
70% SR : 15% LLR : 15% SO	30%	£1,397,051	£1,629,806	£1,645,977	£1,647,805	£1,689,068
70% SR : 15% LLR : 15% SO	35%	£1,542,883	£1,760,252	£1,776,402	£1,778,229	£1,819,546
70% SR : 15% LLR : 15% SO	40%	£1,690,409	£1,892,377	£1,908,511	£1,910,338	£1,951,725
70% SR : 15% LLR : 15% SO	45%	£1,839,633	£2,026,179	£2,042,305	£2,044,132	£2,085,605
70% SR : 15% LLR : 15% SO	50%	£1,990,552	£2,161,659	£2,177,783	£2,179,611	£2,221,186

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,929	£306,242	£322,451	£324,254	£364,882
70% SR : 15% LLR : 15% SO	5%	£119,835	£424,938	£441,086	£442,889	£483,569
70% SR : 15% LLR : 15% SO	10%	£255,271	£545,289	£561,384	£563,186	£603,834
70% SR : 15% LLR : 15% SO	15%	£392,379	£667,295	£683,343	£685,144	£725,778
70% SR : 15% LLR : 15% SO	20%	£531,159	£790,955	£807,099	£808,927	£850,136
70% SR : 15% LLR : 15% SO	25%	£671,612	£917,954	£934,154	£935,982	£977,210
70% SR : 15% LLR : 15% SO	30%	£813,968	£1,046,722	£1,062,894	£1,064,721	£1,105,985
70% SR : 15% LLR : 15% SO	35%	£959,799	£1,177,169	£1,193,318	£1,195,146	£1,236,463
70% SR : 15% LLR : 15% SO	40%	£1,107,326	£1,309,293	£1,325,427	£1,327,255	£1,368,641
70% SR : 15% LLR : 15% SO	45%	£1,256,550	£1,443,095	£1,459,229	£1,461,049	£1,502,522
70% SR : 15% LLR : 15% SO	50%	£1,407,468	£1,578,576	£1,594,700	£1,596,528	£1,638,103

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£211,095	£109,075	£125,285	£127,087	£167,816
70% SR : 15% LLR : 15% SO	5%	£77,332	£227,771	£243,920	£245,722	£286,403
70% SR : 15% LLR : 15% SO	10%	£58,105	£348,122	£364,217	£366,019	£406,668
70% SR : 15% LLR : 15% SO	15%	£195,212	£470,128	£486,176	£487,977	£528,611
70% SR : 15% LLR : 15% SO	20%	£333,992	£593,788	£609,932	£611,760	£652,970
70% SR : 15% LLR : 15% SO	25%	£474,445	£720,788	£736,987	£738,815	£780,043
70% SR : 15% LLR : 15% SO	30%	£616,801	£849,556	£865,727	£867,555	£908,818
70% SR : 15% LLR : 15% SO	35%	£762,633	£980,002	£996,152	£997,979	£1,039,296
70% SR : 15% LLR : 15% SO	40%	£910,159	£1,112,127	£1,128,261	£1,130,088	£1,171,475
70% SR : 15% LLR : 15% SO	45%	£1,059,383	£1,245,929	£1,262,055	£1,263,882	£1,305,355
70% SR : 15% LLR : 15% SO	50%	£1,210,302	£1,381,409	£1,397,533	£1,399,361	£1,440,936

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£360,345	£40,175	£23,965	£22,163	£18,566
70% SR : 15% LLR : 15% SO	5%	£226,582	£78,521	£94,670	£96,472	£137,153
70% SR : 15% LLR : 15% SO	10%	£91,145	£198,872	£214,967	£216,769	£257,418
70% SR : 15% LLR : 15% SO	15%	£45,962	£320,878	£336,926	£338,727	£379,361
70% SR : 15% LLR : 15% SO	20%	£184,742	£444,538	£460,682	£462,510	£503,720
70% SR : 15% LLR : 15% SO	25%	£325,195	£571,538	£587,737	£589,565	£630,793
70% SR : 15% LLR : 15% SO	30%	£467,551	£700,306	£716,477	£718,305	£759,588
70% SR : 15% LLR : 15% SO	35%	£613,383	£830,752	£846,902	£848,729	£890,046
70% SR : 15% LLR : 15% SO	40%	£760,909	£962,877	£979,011	£980,838	£1,022,225
70% SR : 15% LLR : 15% SO	45%	£910,133	£1,096,679	£1,112,805	£1,114,632	£1,156,105
70% SR : 15% LLR : 15% SO	50%	£1,061,052	£1,232,159	£1,248,283	£1,250,111	£1,291,686

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£675 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,805,615	£17,674,003	£17,674,003	£17,663,389	£17,446,798
70% SR : 15% LLR : 15% SO	5%	£18,369,156	£16,335,432	£16,335,432	£16,324,817	£16,107,540
70% SR : 15% LLR : 15% SO	10%	£16,932,690	£14,996,833	£14,996,833	£14,986,217	£14,768,254
70% SR : 15% LLR : 15% SO	15%	£15,496,216	£13,658,204	£13,658,204	£13,647,589	£13,428,940
70% SR : 15% LLR : 15% SO	20%	£14,059,735	£12,319,548	£12,319,548	£12,308,933	£12,089,598
70% SR : 15% LLR : 15% SO	25%	£12,623,248	£10,980,866	£10,980,866	£10,970,250	£10,750,230
70% SR : 15% LLR : 15% SO	30%	£11,186,752	£9,642,156	£9,642,156	£9,631,542	£9,410,834
70% SR : 15% LLR : 15% SO	35%	£9,750,250	£8,303,422	£8,303,422	£8,292,806	£8,071,413
70% SR : 15% LLR : 15% SO	40%	£8,313,741	£6,964,662	£6,964,662	£6,954,046	£6,731,966
70% SR : 15% LLR : 15% SO	45%	£6,877,225	£5,625,876	£5,625,876	£5,615,262	£5,392,496
70% SR : 15% LLR : 15% SO	50%	£5,440,702	£4,287,068	£4,287,068	£4,276,452	£4,053,000

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,339,901	£8,208,289	£8,208,289	£8,197,674	£7,981,084
70% SR : 15% LLR : 15% SO	5%	£8,903,442	£6,869,718	£6,869,718	£6,859,103	£6,641,826
70% SR : 15% LLR : 15% SO	10%	£7,466,976	£5,531,119	£5,531,119	£5,520,503	£5,302,540
70% SR : 15% LLR : 15% SO	15%	£6,030,502	£4,192,490	£4,192,490	£4,181,874	£3,963,225
70% SR : 15% LLR : 15% SO	20%	£4,594,021	£2,853,834	£2,853,834	£2,843,218	£2,623,883
70% SR : 15% LLR : 15% SO	25%	£3,157,534	£1,515,151	£1,515,151	£1,504,536	£1,284,515
70% SR : 15% LLR : 15% SO	30%	£1,721,038	£176,442	£176,442	£165,827	£-54,880
70% SR : 15% LLR : 15% SO	35%	£284,536	£-116,293	£-116,293	£-117,908	£-394,301
70% SR : 15% LLR : 15% SO	40%	£-151,973	£-250,053	£-250,053	£-251,668	£-423,748
70% SR : 15% LLR : 15% SO	45%	£-258,489	£-383,838	£-383,838	£-385,453	£-473,218
70% SR : 15% LLR : 15% SO	50%	£-425,013	£-517,646	£-517,646	£-519,262	£-612,714

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,338,187	£12,206,575	£12,206,575	£12,195,960	£11,979,369
70% SR : 15% LLR : 15% SO	5%	£12,901,727	£10,868,004	£10,868,004	£10,857,389	£10,640,112
70% SR : 15% LLR : 15% SO	10%	£11,465,261	£9,529,404	£9,529,404	£9,518,789	£9,300,826
70% SR : 15% LLR : 15% SO	15%	£10,028,788	£8,190,776	£8,190,776	£8,180,160	£7,961,511
70% SR : 15% LLR : 15% SO	20%	£8,592,306	£6,852,120	£6,852,120	£6,841,504	£6,622,169
70% SR : 15% LLR : 15% SO	25%	£7,155,819	£5,513,437	£5,513,437	£5,502,821	£5,282,801
70% SR : 15% LLR : 15% SO	30%	£5,719,324	£4,174,728	£4,174,728	£4,164,113	£3,943,406
70% SR : 15% LLR : 15% SO	35%	£4,282,822	£2,835,993	£2,835,993	£2,825,377	£2,603,985
70% SR : 15% LLR : 15% SO	40%	£2,846,313	£1,497,233	£1,497,233	£1,486,617	£1,264,538
70% SR : 15% LLR : 15% SO	45%	£1,409,796	£158,448	£158,448	£147,833	£-74,933
70% SR : 15% LLR : 15% SO	50%	£-26,727	£-118,361	£-118,361	£-119,976	£-414,428

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,690,187	£13,558,575	£13,558,575	£13,547,960	£13,331,369
70% SR : 15% LLR : 15% SO	5%	£14,253,727	£12,220,004	£12,220,004	£12,209,389	£11,992,112
70% SR : 15% LLR : 15% SO	10%	£12,817,261	£10,881,404	£10,881,404	£10,870,789	£10,652,826
70% SR : 15% LLR : 15% SO	15%	£11,380,788	£9,542,776	£9,542,776	£9,532,160	£9,313,511
70% SR : 15% LLR : 15% SO	20%	£9,944,306	£8,204,120	£8,204,120	£8,193,504	£7,974,169
70% SR : 15% LLR : 15% SO	25%	£8,507,819	£6,865,437	£6,865,437	£6,854,821	£6,634,801
70% SR : 15% LLR : 15% SO	30%	£7,071,324	£5,526,728	£5,526,728	£5,516,113	£5,295,406
70% SR : 15% LLR : 15% SO	35%	£5,634,822	£4,187,993	£4,187,993	£4,177,377	£3,955,985
70% SR : 15% LLR : 15% SO	40%	£4,198,313	£2,849,233	£2,849,233	£2,838,617	£2,616,538
70% SR : 15% LLR : 15% SO	45%	£2,761,796	£1,510,448	£1,510,448	£1,499,833	£1,277,087
70% SR : 15% LLR : 15% SO	50%	£1,325,273	£171,639	£171,639	£161,024	£-62,428

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,713,615	£14,582,003	£14,582,003	£14,571,389	£14,354,798
70% SR : 15% LLR : 15% SO	5%	£15,277,156	£13,243,432	£13,243,432	£13,232,817	£13,015,540
70% SR : 15% LLR : 15% SO	10%	£13,840,690	£11,904,833	£11,904,833	£11,894,217	£11,676,254
70% SR : 15% LLR : 15% SO	15%	£12,404,216	£10,566,204	£10,566,204	£10,555,589	£10,336,940
70% SR : 15% LLR : 15% SO	20%	£10,967,735	£9,227,548	£9,227,548	£9,216,933	£8,997,598
70% SR : 15% LLR : 15% SO	25%	£9,531,248	£7,888,866	£7,888,866	£7,878,250	£7,658,230
70% SR : 15% LLR : 15% SO	30%	£8,094,752	£6,550,156	£6,550,156	£6,539,542	£6,318,834
70% SR : 15% LLR : 15% SO	35%	£6,658,250	£5,211,422	£5,211,422	£5,200,806	£4,979,413
70% SR : 15% LLR : 15% SO	40%	£5,221,741	£3,872,662	£3,872,662	£3,862,046	£3,639,966
70% SR : 15% LLR : 15% SO	45%	£3,785,225	£2,533,876	£2,533,876	£2,523,262	£2,300,496
70% SR : 15% LLR : 15% SO	50%	£2,348,702	£1,195,068	£1,195,068	£1,184,452	£961,000

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£650 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,230,220	£16,121,891	£16,121,891	£16,111,275	£15,894,684
70% SR : 15% LLR : 15% SO	5%	£16,865,629	£14,854,126	£14,854,126	£14,843,510	£14,626,234
70% SR : 15% LLR : 15% SO	10%	£15,501,032	£13,586,333	£13,586,333	£13,575,717	£13,357,754
70% SR : 15% LLR : 15% SO	15%	£14,136,428	£12,318,511	£12,318,511	£12,307,896	£12,089,247
70% SR : 15% LLR : 15% SO	20%	£12,771,816	£11,050,662	£11,050,662	£11,040,047	£10,820,711
70% SR : 15% LLR : 15% SO	25%	£11,407,196	£9,782,786	£9,782,786	£9,772,171	£9,552,149
70% SR : 15% LLR : 15% SO	30%	£10,042,570	£8,514,883	£8,514,883	£8,504,268	£8,283,561
70% SR : 15% LLR : 15% SO	35%	£8,677,939	£7,246,955	£7,246,955	£7,236,341	£7,014,947
70% SR : 15% LLR : 15% SO	40%	£7,313,297	£5,979,024	£5,979,024	£5,968,387	£5,746,308
70% SR : 15% LLR : 15% SO	45%	£5,948,649	£4,711,024	£4,711,024	£4,700,409	£4,477,643
70% SR : 15% LLR : 15% SO	50%	£4,583,995	£3,440,512	£3,440,512	£3,429,747	£3,203,133

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,764,506	£6,656,176	£6,656,176	£6,645,561	£6,428,970
70% SR : 15% LLR : 15% SO	5%	£7,399,915	£5,388,412	£5,388,412	£5,377,796	£5,160,519
70% SR : 15% LLR : 15% SO	10%	£6,035,318	£4,120,619	£4,120,619	£4,110,003	£3,892,040
70% SR : 15% LLR : 15% SO	15%	£4,670,713	£2,852,797	£2,852,797	£2,842,181	£2,623,532
70% SR : 15% LLR : 15% SO	20%	£3,306,102	£1,584,948	£1,584,948	£1,574,332	£1,354,997
70% SR : 15% LLR : 15% SO	25%	£1,941,482	£317,072	£317,072	£306,456	£86,435
70% SR : 15% LLR : 15% SO	30%	£576,856	-(£950,831)	-(£950,831)	-(£961,446)	-(£1,182,153)
70% SR : 15% LLR : 15% SO	35%	-(£787,777)	-(£2,218,759)	-(£2,218,759)	-(£2,229,374)	-(£2,450,767)
70% SR : 15% LLR : 15% SO	40%	-(£2,152,417)	-(£3,486,712)	-(£3,486,712)	-(£3,497,328)	-(£3,719,406)
70% SR : 15% LLR : 15% SO	45%	-(£3,517,065)	-(£4,754,690)	-(£4,754,690)	-(£4,765,305)	-(£4,989,071)
70% SR : 15% LLR : 15% SO	50%	-(£4,881,720)	-(£6,025,202)	-(£6,025,202)	-(£6,035,868)	-(£6,262,581)

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,762,792	£10,654,462	£10,654,462	£10,643,846	£10,427,255
70% SR : 15% LLR : 15% SO	5%	£11,398,201	£9,386,698	£9,386,698	£9,376,082	£9,158,805
70% SR : 15% LLR : 15% SO	10%	£10,033,603	£8,118,904	£8,118,904	£8,108,289	£7,890,326
70% SR : 15% LLR : 15% SO	15%	£8,668,999	£6,851,083	£6,851,083	£6,840,467	£6,621,818
70% SR : 15% LLR : 15% SO	20%	£7,304,387	£5,583,234	£5,583,234	£5,572,618	£5,353,283
70% SR : 15% LLR : 15% SO	25%	£5,939,768	£4,315,358	£4,315,358	£4,304,742	£4,084,721
70% SR : 15% LLR : 15% SO	30%	£4,575,142	£3,047,455	£3,047,455	£3,036,840	£2,816,132
70% SR : 15% LLR : 15% SO	35%	£3,210,509	£1,779,527	£1,779,527	£1,768,912	£1,547,518
70% SR : 15% LLR : 15% SO	40%	£1,845,869	£511,574	£511,574	£500,958	£278,879
70% SR : 15% LLR : 15% SO	45%	£451,221	-(£756,405)	-(£756,405)	-(£767,019)	-(£989,765)
70% SR : 15% LLR : 15% SO	50%	-(£363,434)	-(£2,026,916)	-(£2,026,916)	-(£2,037,662)	-(£2,264,286)

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,114,792	£12,006,462	£12,006,462	£11,995,846	£11,779,255
70% SR : 15% LLR : 15% SO	5%	£12,750,201	£10,738,698	£10,738,698	£10,728,082	£10,510,805
70% SR : 15% LLR : 15% SO	10%	£11,385,603	£9,470,904	£9,470,904	£9,460,289	£9,242,326
70% SR : 15% LLR : 15% SO	15%	£10,020,999	£8,203,083	£8,203,083	£8,192,467	£7,973,818
70% SR : 15% LLR : 15% SO	20%	£8,656,387	£6,935,234	£6,935,234	£6,924,618	£6,705,283
70% SR : 15% LLR : 15% SO	25%	£7,291,768	£5,667,358	£5,667,358	£5,656,742	£5,436,721
70% SR : 15% LLR : 15% SO	30%	£5,927,142	£4,399,455	£4,399,455	£4,388,840	£4,168,132
70% SR : 15% LLR : 15% SO	35%	£4,562,509	£3,131,527	£3,131,527	£3,120,912	£2,899,518
70% SR : 15% LLR : 15% SO	40%	£3,197,869	£1,863,574	£1,863,574	£1,852,958	£1,630,879
70% SR : 15% LLR : 15% SO	45%	£1,833,221	£595,595	£595,595	£584,981	£362,215
70% SR : 15% LLR : 15% SO	50%	£468,566	-(£674,916)	-(£674,916)	-(£685,682)	-(£912,296)

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,136,220	£13,029,891	£13,029,891	£13,019,275	£12,802,684
70% SR : 15% LLR : 15% SO	5%	£13,773,629	£11,762,126	£11,762,126	£11,751,510	£11,534,234
70% SR : 15% LLR : 15% SO	10%	£12,409,032	£10,494,333	£10,494,333	£10,483,717	£10,265,754
70% SR : 15% LLR : 15% SO	15%	£11,044,428	£9,226,511	£9,226,511	£9,215,896	£8,997,247
70% SR : 15% LLR : 15% SO	20%	£9,679,816	£7,958,662	£7,958,662	£7,948,047	£7,728,711
70% SR : 15% LLR : 15% SO	25%	£8,315,196	£6,690,786	£6,690,786	£6,680,171	£6,460,149
70% SR : 15% LLR : 15% SO	30%	£6,950,570	£5,422,883	£5,422,883	£5,412,268	£5,191,561
70% SR : 15% LLR : 15% SO	35%	£5,585,938	£4,154,955	£4,154,955	£4,144,341	£3,922,947
70% SR : 15% LLR : 15% SO	40%	£4,221,297	£2,887,002	£2,887,002	£2,876,387	£2,654,308
70% SR : 15% LLR : 15% SO	45%	£2,856,649	£1,619,024	£1,619,024	£1,608,409	£1,385,643
70% SR : 15% LLR : 15% SO	50%	£1,491,995	£348,512	£348,512	£337,747	£111,133

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£600 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,079,430	£13,017,663	£13,017,663	£13,007,048	£12,790,457
70% SR : 15% LLR : 15% SO	5%	£13,859,304	£11,892,229	£11,892,229	£11,881,613	£11,664,336
70% SR : 15% LLR : 15% SO	10%	£12,639,171	£10,766,764	£10,766,764	£10,756,150	£10,538,186
70% SR : 15% LLR : 15% SO	15%	£11,419,031	£9,641,273	£9,641,273	£9,630,657	£9,412,008
70% SR : 15% LLR : 15% SO	20%	£10,198,883	£8,515,753	£8,515,753	£8,505,137	£8,285,802
70% SR : 15% LLR : 15% SO	25%	£9,978,729	£7,390,206	£7,390,206	£7,379,592	£7,159,570
70% SR : 15% LLR : 15% SO	30%	£7,758,567	£6,264,634	£6,264,634	£6,254,019	£6,033,311
70% SR : 15% LLR : 15% SO	35%	£6,538,398	£5,139,036	£5,139,036	£5,128,420	£4,907,027
70% SR : 15% LLR : 15% SO	40%	£5,318,223	£4,013,412	£4,013,412	£4,002,691	£3,777,469
70% SR : 15% LLR : 15% SO	45%	£4,098,039	£2,876,608	£2,876,608	£2,865,842	£2,639,924
70% SR : 15% LLR : 15% SO	50%	£2,870,574	£1,739,735	£1,739,735	£1,728,969	£1,502,356

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,613,716	£3,551,949	£3,551,949	£3,541,334	£3,324,743
70% SR : 15% LLR : 15% SO	5%	£4,393,590	£2,426,514	£2,426,514	£2,415,899	£2,198,622
70% SR : 15% LLR : 15% SO	10%	£3,173,457	£1,301,050	£1,301,050	£1,290,436	£1,072,471
70% SR : 15% LLR : 15% SO	15%	£1,953,316	£175,559	£175,559	£164,943	£-53,706
70% SR : 15% LLR : 15% SO	20%	£733,168	£-949,961	£-949,961	£-960,577	£-1,179,912
70% SR : 15% LLR : 15% SO	25%	£-486,985	£-2,075,508	£-2,075,508	£-2,086,123	£-2,306,144
70% SR : 15% LLR : 15% SO	30%	£-1,707,147	£-3,201,080	£-3,201,080	£-3,211,696	£-3,432,403
70% SR : 15% LLR : 15% SO	35%	£-2,927,316	£-4,326,679	£-4,326,679	£-4,337,294	£-4,558,687
70% SR : 15% LLR : 15% SO	40%	£-4,147,492	£-5,452,303	£-5,452,303	£-5,463,024	£-5,684,245
70% SR : 15% LLR : 15% SO	45%	£-5,367,675	£-6,578,106	£-6,578,106	£-6,589,972	£-6,825,790
70% SR : 15% LLR : 15% SO	50%	£-6,588,140	£-7,725,879	£-7,725,879	£-7,736,745	£-7,963,359

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,612,001	£7,550,234	£7,550,234	£7,539,620	£7,323,029
70% SR : 15% LLR : 15% SO	5%	£8,391,875	£6,424,800	£6,424,800	£6,414,184	£6,196,907
70% SR : 15% LLR : 15% SO	10%	£7,171,743	£5,299,336	£5,299,336	£5,288,721	£5,070,757
70% SR : 15% LLR : 15% SO	15%	£5,951,602	£4,173,845	£4,173,845	£4,163,229	£3,944,580
70% SR : 15% LLR : 15% SO	20%	£4,731,454	£3,048,325	£3,048,325	£3,037,709	£2,818,374
70% SR : 15% LLR : 15% SO	25%	£3,511,301	£1,922,778	£1,922,778	£1,912,163	£1,692,142
70% SR : 15% LLR : 15% SO	30%	£2,291,138	£797,206	£797,206	£786,590	£565,883
70% SR : 15% LLR : 15% SO	35%	£1,070,969	£-328,393	£-328,393	£-339,009	£-560,401
70% SR : 15% LLR : 15% SO	40%	£-149,206	£-1,454,017	£-1,454,017	£-1,464,738	£-1,689,960
70% SR : 15% LLR : 15% SO	45%	£-1,369,389	£-2,590,821	£-2,590,821	£-2,601,586	£-2,827,505
70% SR : 15% LLR : 15% SO	50%	£-2,596,855	£-3,727,693	£-3,727,693	£-3,738,459	£-3,965,073

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,964,001	£8,902,234	£8,902,234	£8,891,620	£8,675,029
70% SR : 15% LLR : 15% SO	5%	£9,743,875	£7,776,800	£7,776,800	£7,766,184	£7,548,907
70% SR : 15% LLR : 15% SO	10%	£8,523,743	£6,651,336	£6,651,336	£6,640,721	£6,422,757
70% SR : 15% LLR : 15% SO	15%	£7,303,602	£5,525,845	£5,525,845	£5,515,229	£5,296,580
70% SR : 15% LLR : 15% SO	20%	£6,083,454	£4,400,325	£4,400,325	£4,389,709	£4,170,374
70% SR : 15% LLR : 15% SO	25%	£4,863,301	£3,274,778	£3,274,778	£3,264,163	£3,044,142
70% SR : 15% LLR : 15% SO	30%	£3,643,138	£2,149,206	£2,149,206	£2,138,590	£1,917,883
70% SR : 15% LLR : 15% SO	35%	£2,422,969	£1,023,607	£1,023,607	£1,012,991	£791,599
70% SR : 15% LLR : 15% SO	40%	£1,202,794	£-102,017	£-102,017	£-112,738	£-337,960
70% SR : 15% LLR : 15% SO	45%	£-17,369	£-1,238,821	£-1,238,821	£-1,249,586	£-1,475,505
70% SR : 15% LLR : 15% SO	50%	£-1,244,855	£-2,375,693	£-2,375,693	£-2,386,459	£-2,613,073

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,987,430	£9,925,663	£9,925,663	£9,915,048	£9,698,457
70% SR : 15% LLR : 15% SO	5%	£10,767,304	£8,800,229	£8,800,229	£8,789,613	£8,572,336
70% SR : 15% LLR : 15% SO	10%	£9,547,171	£7,674,764	£7,674,764	£7,664,150	£7,446,186
70% SR : 15% LLR : 15% SO	15%	£8,327,031	£6,549,273	£6,549,273	£6,538,657	£6,320,008
70% SR : 15% LLR : 15% SO	20%	£7,106,883	£5,423,753	£5,423,753	£5,413,137	£5,193,802
70% SR : 15% LLR : 15% SO	25%	£5,886,729	£4,298,206	£4,298,206	£4,287,592	£4,067,570
70% SR : 15% LLR : 15% SO	30%	£4,666,567	£3,172,634	£3,172,634	£3,162,019	£2,941,311
70% SR : 15% LLR : 15% SO	35%	£3,446,398	£2,047,036	£2,047,036	£2,036,420	£1,815,027
70% SR : 15% LLR : 15% SO	40%	£2,226,223	£921,412	£921,412	£910,691	£685,469
70% SR : 15% LLR : 15% SO	45%	£1,006,039	£-15,392	£-15,392	£-226,158	£-452,076
70% SR : 15% LLR : 15% SO	50%	£-221,426	£-1,252,265	£-1,252,265	£-1,263,031	£-1,509,644

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£550 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,928,639	£9,913,436	£9,913,436	£9,902,821	£9,686,230
70% SR : 15% LLR : 15% SO	5%	£10,846,815	£8,924,259	£8,924,259	£8,913,643	£8,696,366
70% SR : 15% LLR : 15% SO	10%	£9,764,982	£7,935,052	£7,935,052	£7,924,436	£7,706,473
70% SR : 15% LLR : 15% SO	15%	£8,683,143	£6,945,817	£6,945,817	£6,935,201	£6,716,552
70% SR : 15% LLR : 15% SO	20%	£7,601,296	£5,956,555	£5,956,555	£5,945,939	£5,726,604
70% SR : 15% LLR : 15% SO	25%	£6,519,442	£4,967,265	£4,967,265	£4,956,650	£4,736,628
70% SR : 15% LLR : 15% SO	30%	£5,437,583	£3,973,551	£3,973,551	£3,962,786	£3,738,955
70% SR : 15% LLR : 15% SO	35%	£4,355,714	£2,974,544	£2,974,544	£2,963,779	£2,739,252
70% SR : 15% LLR : 15% SO	40%	£3,267,367	£1,975,512	£1,975,512	£1,964,746	£1,739,525
70% SR : 15% LLR : 15% SO	45%	£2,174,576	£976,455	£976,455	£965,690	£739,771
70% SR : 15% LLR : 15% SO	50%	£1,081,777	£-22,947	£-22,947	£-33,865	£-263,685

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,462,925	£447,722	£447,722	£437,107	£220,515
70% SR : 15% LLR : 15% SO	5%	£1,381,101	£-541,456	£-541,456	£-552,071	£-769,348
70% SR : 15% LLR : 15% SO	10%	£299,267	£-1,530,662	£-1,530,662	£-1,541,278	£-1,759,241
70% SR : 15% LLR : 15% SO	15%	£-762,571	£-2,519,897	£-2,519,897	£-2,530,513	£-2,749,162
70% SR : 15% LLR : 15% SO	20%	£-1,864,418	£-3,509,160	£-3,509,160	£-3,519,775	£-3,739,111
70% SR : 15% LLR : 15% SO	25%	£-2,946,272	£-4,498,449	£-4,498,449	£-4,509,065	£-4,729,086
70% SR : 15% LLR : 15% SO	30%	£-4,028,132	£-5,487,164	£-5,487,164	£-5,502,928	£-5,726,759
70% SR : 15% LLR : 15% SO	35%	£-5,110,000	£-6,476,170	£-6,476,170	£-6,501,935	£-6,726,462
70% SR : 15% LLR : 15% SO	40%	£-6,198,347	£-7,465,202	£-7,465,202	£-7,500,968	£-7,726,189
70% SR : 15% LLR : 15% SO	45%	£-7,291,139	£-8,454,259	£-8,454,259	£-8,500,925	£-8,725,943
70% SR : 15% LLR : 15% SO	50%	£-8,383,938	£-9,443,662	£-9,443,662	£-9,499,879	£-9,729,399

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,461,211	£4,446,008	£4,446,008	£4,435,393	£4,218,801
70% SR : 15% LLR : 15% SO	5%	£5,379,386	£3,456,830	£3,456,830	£3,446,214	£3,228,937
70% SR : 15% LLR : 15% SO	10%	£4,297,553	£2,467,623	£2,467,623	£2,457,008	£2,239,045
70% SR : 15% LLR : 15% SO	15%	£3,215,714	£1,478,389	£1,478,389	£1,467,773	£1,249,124
70% SR : 15% LLR : 15% SO	20%	£2,133,868	£489,126	£489,126	£478,510	£259,175
70% SR : 15% LLR : 15% SO	25%	£1,052,014	£-500,163	£-500,163	£-510,779	£-730,800
70% SR : 15% LLR : 15% SO	30%	£-98,846	£-1,493,878	£-1,493,878	£-1,504,643	£-1,728,473
70% SR : 15% LLR : 15% SO	35%	£-1,111,714	£-2,482,884	£-2,482,884	£-2,503,649	£-2,728,176
70% SR : 15% LLR : 15% SO	40%	£-2,200,062	£-3,471,916	£-3,471,916	£-3,502,682	£-3,727,904
70% SR : 15% LLR : 15% SO	45%	£-3,292,853	£-4,460,973	£-4,460,973	£-4,501,739	£-4,727,657
70% SR : 15% LLR : 15% SO	50%	£-4,385,652	£-5,450,376	£-5,450,376	£-5,501,293	£-5,731,114

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,813,211	£5,798,008	£5,798,008	£5,787,393	£5,570,801
70% SR : 15% LLR : 15% SO	5%	£6,731,386	£4,808,830	£4,808,830	£4,798,214	£4,580,937
70% SR : 15% LLR : 15% SO	10%	£5,649,553	£3,819,623	£3,819,623	£3,809,008	£3,591,045
70% SR : 15% LLR : 15% SO	15%	£4,567,714	£2,830,389	£2,830,389	£2,819,773	£2,601,124
70% SR : 15% LLR : 15% SO	20%	£3,485,868	£1,841,126	£1,841,126	£1,830,510	£1,611,175
70% SR : 15% LLR : 15% SO	25%	£2,404,014	£851,837	£851,837	£841,221	£621,200
70% SR : 15% LLR : 15% SO	30%	£1,322,154	£-141,878	£-141,878	£-152,643	£-376,473
70% SR : 15% LLR : 15% SO	35%	£240,286	£-1,140,884	£-1,140,884	£-1,151,649	£-1,376,176
70% SR : 15% LLR : 15% SO	40%	£-848,062	£-2,139,916	£-2,139,916	£-2,150,682	£-2,375,904
70% SR : 15% LLR : 15% SO	45%	£-1,940,853	£-3,138,973	£-3,138,973	£-3,149,739	£-3,375,657
70% SR : 15% LLR : 15% SO	50%	£-3,033,652	£-4,138,376	£-4,138,376	£-4,149,293	£-4,379,114

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,836,639	£6,821,436	£6,821,436	£6,810,821	£6,594,230
70% SR : 15% LLR : 15% SO	5%	£7,754,815	£5,832,259	£5,832,259	£5,821,643	£5,604,366
70% SR : 15% LLR : 15% SO	10%	£6,672,982	£4,843,052	£4,843,052	£4,832,436	£4,614,473
70% SR : 15% LLR : 15% SO	15%	£5,591,143	£3,853,817	£3,853,817	£3,843,201	£3,624,552
70% SR : 15% LLR : 15% SO	20%	£4,509,296	£2,864,555	£2,864,555	£2,853,939	£2,634,604
70% SR : 15% LLR : 15% SO	25%	£3,427,442	£1,875,265	£1,875,265	£1,864,650	£1,644,628
70% SR : 15% LLR : 15% SO	30%	£2,345,583	£881,551	£881,551	£870,786	£646,955
70% SR : 15% LLR : 15% SO	35%	£1,263,714	£-117,456	£-117,456	£-128,221	£-352,748
70% SR : 15% LLR : 15% SO	40%	£175,367	£-1,116,488	£-1,116,488	£-1,127,254	£-1,352,475
70% SR : 15% LLR : 15% SO	45%	£-917,424	£-2,115,545	£-2,115,545	£-2,126,310	£-2,352,229
70% SR : 15% LLR : 15% SO	50%	£-2,010,223	£-3,114,947	£-3,114,947	£-3,125,865	£-3,356,685

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£500 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,777,849	£6,875,883	£6,875,883	£6,865,268	£6,648,676
70% SR : 15% LLR : 15% SO	5%	£7,825,942	£6,011,369	£6,011,369	£6,000,754	£5,783,477
70% SR : 15% LLR : 15% SO	10%	£6,874,027	£5,146,826	£5,146,826	£5,136,212	£4,916,910
70% SR : 15% LLR : 15% SO	15%	£5,922,106	£4,275,858	£4,275,858	£4,265,093	£4,043,350
70% SR : 15% LLR : 15% SO	20%	£4,970,178	£3,402,967	£3,402,967	£3,392,201	£3,169,762
70% SR : 15% LLR : 15% SO	25%	£4,015,104	£2,530,047	£2,530,047	£2,519,282	£2,295,147
70% SR : 15% LLR : 15% SO	30%	£3,053,691	£1,657,102	£1,657,102	£1,646,336	£1,422,505
70% SR : 15% LLR : 15% SO	35%	£2,092,269	£784,129	£784,129	£773,363	£548,837
70% SR : 15% LLR : 15% SO	40%	£1,130,841	£90,126	£90,126	£-101,045	£-329,454
70% SR : 15% LLR : 15% SO	45%	£169,407	£-975,504	£-975,504	£-986,421	£-1,215,536
70% SR : 15% LLR : 15% SO	50%	£-803,244	£-1,860,906	£-1,860,906	£-1,871,823	£-2,101,643

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£687,865	-£2,589,832	-£2,589,832	-£2,600,446	-£2,817,038
70% SR : 15% LLR : 15% SO	5%	-£1,639,772	-£3,454,345	-£3,454,345	-£3,464,960	-£3,682,237
70% SR : 15% LLR : 15% SO	10%	-£2,591,687	-£4,318,888	-£4,318,888	-£4,329,503	-£4,548,805
70% SR : 15% LLR : 15% SO	15%	-£3,543,602	-£5,183,431	-£5,183,431	-£5,200,621	-£5,422,364
70% SR : 15% LLR : 15% SO	20%	-£4,495,516	-£6,047,974	-£6,047,974	-£6,073,513	-£6,295,952
70% SR : 15% LLR : 15% SO	25%	-£5,447,430	-£6,912,517	-£6,912,517	-£6,948,052	-£7,169,540
70% SR : 15% LLR : 15% SO	30%	-£6,400,000	-£7,777,060	-£7,777,060	-£7,812,591	-£8,043,128
70% SR : 15% LLR : 15% SO	35%	-£7,352,570	-£8,641,603	-£8,641,603	-£8,687,130	-£8,916,716
70% SR : 15% LLR : 15% SO	40%	-£8,305,140	-£9,506,146	-£9,506,146	-£9,561,675	-£9,790,304
70% SR : 15% LLR : 15% SO	45%	-£9,257,710	-£10,370,689	-£10,370,689	-£10,427,218	-£10,663,892
70% SR : 15% LLR : 15% SO	50%	-£10,210,280	-£11,235,232	-£11,235,232	-£11,290,761	-£11,537,480

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,310,420	£1,408,454	£1,408,454	£1,397,839	£1,181,247
70% SR : 15% LLR : 15% SO	5%	£2,358,514	£543,940	£543,940	£533,326	£316,049
70% SR : 15% LLR : 15% SO	10%	£1,406,599	£-320,602	£-320,602	£-331,217	£-550,519
70% SR : 15% LLR : 15% SO	15%	£454,678	£-1,191,570	£-1,191,570	£-1,202,335	£-1,424,078
70% SR : 15% LLR : 15% SO	20%	£-497,251	£-2,064,462	£-2,064,462	£-2,075,228	£-2,297,666
70% SR : 15% LLR : 15% SO	25%	£-1,452,324	£-2,937,354	£-2,937,354	£-2,948,146	£-3,171,281
70% SR : 15% LLR : 15% SO	30%	£-2,407,397	£-3,810,246	£-3,810,246	£-3,821,038	£-4,044,923
70% SR : 15% LLR : 15% SO	35%	£-3,362,470	£-4,683,138	£-4,683,138	£-4,693,930	£-4,918,565
70% SR : 15% LLR : 15% SO	40%	£-4,317,543	£-5,556,030	£-5,556,030	£-5,566,822	£-5,792,204
70% SR : 15% LLR : 15% SO	45%	£-5,272,616	£-6,428,922	£-6,428,922	£-6,439,714	£-6,665,846
70% SR : 15% LLR : 15% SO	50%	£-6,227,689	£-7,301,814	£-7,301,814	£-7,312,606	£-7,589,488

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,662,420	£2,760,454	£2,760,454	£2,749,839	£2,533,247
70% SR : 15% LLR : 15% SO	5%	£3,710,514	£1,895,940	£1,895,940	£1,885,326	£1,668,049
70% SR : 15% LLR : 15% SO	10%	£2,758,599	£1,031,398	£1,031,398	£1,020,783	£801,481
70% SR : 15% LLR : 15% SO	15%	£1,806,678	£160,430	£160,430	£149,665	£-72,078
70% SR : 15% LLR : 15% SO	20%	£854,749	£-712,462	£-712,462	£-723,228	£-945,666
70% SR : 15% LLR : 15% SO	25%	£-100,324	£-1,585,382	£-1,585,382	£-1,596,146	£-1,819,281
70% SR : 15% LLR : 15% SO	30%	£-1,061,738	£-2,458,327	£-2,458,327	£-2,469,091	£-2,692,923
70% SR : 15% LLR : 15% SO	35%	£-2,023,159	£-3,331,272	£-3,331,272	£-3,342,036	£-3,566,591
70% SR : 15% LLR : 15% SO	40%	£-2,984,580	£-4,204,217	£-4,204,217	£-4,214,981	£-4,444,882
70% SR : 15% LLR : 15% SO	45%	£-3,946,001	£-5,077,162	£-5,077,162	£-5,087,926	£-5,330,965
70% SR : 15% LLR : 15% SO	50%	£-4,907,422	£-5,950,107	£-5,950,107	£-5,960,871	£-6,217,048

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,685,849	£3,783,883	£3,783,883	£3,773,268	£3,556,676
70% SR : 15% LLR : 15% SO	5%	£4,733,942	£2,919,369	£2,919,369	£2,908,754	£2,691,477
70% SR : 15% LLR : 15% SO	10%	£3,782,027	£2,054,826	£2,054,826	£2,044,212	£1,824,910
70% SR : 15% LLR : 15% SO	15%	£2,830,106	£1,183,858	£1,183,858	£1,173,093	£951,350
70% SR : 15% LLR : 15% SO	20%	£1,878,178	£310,967	£310,967	£300,201	£77,762
70% SR : 15% LLR : 15% SO	25%	£923,104	£-561,953	£-561,953	£-572,718	£-795,853
70% SR : 15% LLR : 15% SO	30%	£-38,309	£-1,434,898	£-1,434,898	£-1,445,664	£-1,669,495
70% SR : 15% LLR : 15% SO	35%	£-999,731	£-2,307,871	£-2,307,871	£-2,318,637	£-2,543,163
70% SR : 15% LLR : 15% SO	40%	£-1,961,159	£-3,182,126	£-3,182,126	£-3,193,945	£-3,421,454
70% SR : 15% LLR : 15% SO	45%	£-2,922,583	£-4,056,381	£-4,056,381	£-4,068,200	£-4,300,536
70% SR : 15% LLR : 15% SO	50%	£-3,884,007	£-4,930,636	£-4,930,636	£-4,942,455	£-5,179,618

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£475 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,202,454	£5,323,769	£5,323,769	£5,313,154	£5,093,807
70% SR : 15% LLR : 15% SO	5%	£6,310,377	£4,511,006	£4,511,006	£4,500,240	£4,279,888
70% SR : 15% LLR : 15% SO	10%	£5,418,294	£3,697,754	£3,697,754	£3,686,988	£3,465,941
70% SR : 15% LLR : 15% SO	15%	£4,525,653	£2,884,474	£2,884,474	£2,873,708	£2,651,965
70% SR : 15% LLR : 15% SO	20%	£3,624,732	£2,071,165	£2,071,165	£2,060,399	£1,837,961
70% SR : 15% LLR : 15% SO	25%	£2,723,803	£1,257,829	£1,257,829	£1,247,064	£1,023,929
70% SR : 15% LLR : 15% SO	30%	£1,822,866	£444,467	£444,467	£433,702	£209,871
70% SR : 15% LLR : 15% SO	35%	£921,923	£-374,142	£-374,142	£-385,059	£-162,764
70% SR : 15% LLR : 15% SO	40%	£20,573	£-1,199,066	£-1,199,066	£-1,209,985	£-1,438,394
70% SR : 15% LLR : 15% SO	45%	£-892,438	£-2,024,017	£-2,024,017	£-2,034,934	£-2,264,050
70% SR : 15% LLR : 15% SO	50%	£-1,806,152	£-2,848,993	£-2,848,993	£-2,859,910	£-3,089,730

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-2,263,260	£-4,141,946	£-4,141,946	£-4,152,560	£-4,371,807
70% SR : 15% LLR : 15% SO	5%	£-3,155,337	£-4,954,708	£-4,954,708	£-4,965,474	£-5,185,826
70% SR : 15% LLR : 15% SO	10%	£-4,047,420	£-5,767,960	£-5,767,960	£-5,778,726	£-5,999,774
70% SR : 15% LLR : 15% SO	15%	£-4,940,061	£-6,581,241	£-6,581,241	£-6,592,007	£-6,813,750
70% SR : 15% LLR : 15% SO	20%	£-5,840,982	£-7,394,549	£-7,394,549	£-7,405,315	£-7,627,754
70% SR : 15% LLR : 15% SO	25%	£-6,741,911	£-8,207,885	£-8,207,885	£-8,218,650	£-8,441,785
70% SR : 15% LLR : 15% SO	30%	£-7,642,848	£-9,021,247	£-9,021,247	£-9,032,012	£-9,255,843
70% SR : 15% LLR : 15% SO	35%	£-8,543,791	£-9,839,856	£-9,839,856	£-9,850,774	£-10,078,478
70% SR : 15% LLR : 15% SO	40%	£-9,444,741	£-10,664,781	£-10,664,781	£-10,675,699	£-10,904,108
70% SR : 15% LLR : 15% SO	45%	£-10,358,152	£-11,489,731	£-11,489,731	£-11,500,649	£-11,729,764
70% SR : 15% LLR : 15% SO	50%	£-11,271,867	£-12,314,707	£-12,314,707	£-12,325,624	£-12,555,445

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,735,025	£-143,660	£-143,660	£-154,275	£-373,621
70% SR : 15% LLR : 15% SO	5%	£842,949	£-956,423	£-956,423	£-967,189	£-1,187,540
70% SR : 15% LLR : 15% SO	10%	£-49,134	£-1,769,675	£-1,769,675	£-1,780,440	£-2,001,488
70% SR : 15% LLR : 15% SO	15%	£-941,775	£-2,582,955	£-2,582,955	£-2,593,721	£-2,815,464
70% SR : 15% LLR : 15% SO	20%	£-1,842,697	£-3,396,263	£-3,396,263	£-3,407,029	£-3,629,468
70% SR : 15% LLR : 15% SO	25%	£-2,743,625	£-4,209,599	£-4,209,599	£-4,220,364	£-4,443,499
70% SR : 15% LLR : 15% SO	30%	£-3,644,562	£-5,022,962	£-5,022,962	£-5,033,727	£-5,257,557
70% SR : 15% LLR : 15% SO	35%	£-4,545,505	£-5,841,571	£-5,841,571	£-5,852,488	£-6,080,192
70% SR : 15% LLR : 15% SO	40%	£-5,446,456	£-6,666,495	£-6,666,495	£-6,677,413	£-6,905,823
70% SR : 15% LLR : 15% SO	45%	£-6,359,997	£-7,491,446	£-7,491,446	£-7,502,363	£-7,731,478
70% SR : 15% LLR : 15% SO	50%	£-7,273,581	£-8,316,421	£-8,316,421	£-8,327,338	£-8,557,159

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,087,025	£1,208,340	£1,208,340	£1,197,725	£978,379
70% SR : 15% LLR : 15% SO	5%	£2,194,949	£395,577	£395,577	£384,811	£164,460
70% SR : 15% LLR : 15% SO	10%	£1,302,866	£-417,675	£-417,675	£-428,440	£-649,488
70% SR : 15% LLR : 15% SO	15%	£410,225	£-1,230,955	£-1,230,955	£-1,241,721	£-1,463,464
70% SR : 15% LLR : 15% SO	20%	£-490,697	£-2,044,263	£-2,044,263	£-2,055,029	£-2,277,468
70% SR : 15% LLR : 15% SO	25%	£-1,391,625	£-2,857,599	£-2,857,599	£-2,868,364	£-3,091,499
70% SR : 15% LLR : 15% SO	30%	£-2,292,562	£-3,670,962	£-3,670,962	£-3,681,727	£-3,905,557
70% SR : 15% LLR : 15% SO	35%	£-3,193,505	£-4,489,571	£-4,489,571	£-4,500,488	£-4,728,192
70% SR : 15% LLR : 15% SO	40%	£-4,094,456	£-5,314,495	£-5,314,495	£-5,325,413	£-5,553,823
70% SR : 15% LLR : 15% SO	45%	£-5,007,997	£-6,139,446	£-6,139,446	£-6,150,363	£-6,379,478
70% SR : 15% LLR : 15% SO	50%	£-5,921,581	£-6,964,421	£-6,964,421	£-6,975,338	£-7,205,159

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,110,454	£2,231,769	£2,231,769	£2,221,154	£2,001,807
70% SR : 15% LLR : 15% SO	5%	£3,218,377	£1,419,006	£1,419,006	£1,408,240	£1,187,888
70% SR : 15% LLR : 15% SO	10%	£2,326,294	£605,754	£605,754	£594,988	£373,941
70% SR : 15% LLR : 15% SO	15%	£1,433,653	£-207,526	£-207,526	£-218,292	£-440,035
70% SR : 15% LLR : 15% SO	20%	£532,732	£-1,020,835	£-1,020,835	£-1,031,601	£-1,254,039
70% SR : 15% LLR : 15% SO	25%	£-368,197	£-1,834,171	£-1,834,171	£-1,844,936	£-2,068,071
70% SR : 15% LLR : 15% SO	30%	£-1,269,134	£-2,647,533	£-2,647,533	£-2,658,298	£-2,882,129
70% SR : 15% LLR : 15% SO	35%	£-2,170,077	£-3,466,142	£-3,466,142	£-3,477,059	£-3,704,764
70% SR : 15% LLR : 15% SO	40%	£-3,071,027	£-4,291,066	£-4,291,066	£-4,301,985	£-4,530,394
70% SR : 15% LLR : 15% SO	45%	£-3,984,438	£-5,116,017	£-5,116,017	£-5,126,934	£-5,356,050
70% SR : 15% LLR : 15% SO	50%	£-4,898,152	£-5,940,993	£-5,940,993	£-5,951,910	£-6,181,730

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£675 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,369,571	£21,935,294	£21,777,846	£21,760,430	£21,364,740
70% SR : 15% LLR : 15% SO	5%	£23,306,712	£20,033,443	£19,876,583	£19,859,167	£19,463,950
70% SR : 15% LLR : 15% SO	10%	£21,227,612	£18,115,516	£17,959,179	£17,941,762	£17,546,856
70% SR : 15% LLR : 15% SO	15%	£19,132,270	£16,181,513	£16,025,633	£16,008,217	£15,613,459
70% SR : 15% LLR : 15% SO	20%	£17,020,688	£14,231,433	£14,075,948	£14,058,532	£13,659,844
70% SR : 15% LLR : 15% SO	25%	£14,892,864	£12,253,902	£12,036,554	£12,019,138	£11,678,352
70% SR : 15% LLR : 15% SO	30%	£12,748,799	£10,255,954	£10,038,977	£10,021,561	£9,680,330
70% SR : 15% LLR : 15% SO	35%	£10,575,643	£8,241,702	£8,084,835	£8,067,419	£7,665,778
70% SR : 15% LLR : 15% SO	40%	£8,380,809	£6,211,150	£6,054,429	£6,037,013	£5,634,699
70% SR : 15% LLR : 15% SO	45%	£6,169,504	£4,164,297	£4,007,662	£3,990,246	£3,587,092
70% SR : 15% LLR : 15% SO	50%	£3,941,728	£2,101,146	£1,944,633	£1,926,871	£1,522,958

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,189,324	£13,755,047	£13,597,599	£13,580,183	£13,184,493
70% SR : 15% LLR : 15% SO	5%	£15,126,465	£11,853,196	£11,696,336	£11,678,920	£11,283,703
70% SR : 15% LLR : 15% SO	10%	£13,047,365	£9,935,269	£9,778,432	£9,761,016	£9,366,609
70% SR : 15% LLR : 15% SO	15%	£10,952,024	£8,001,266	£7,845,386	£7,827,970	£7,433,212
70% SR : 15% LLR : 15% SO	20%	£8,840,441	£6,051,186	£5,895,701	£5,878,285	£5,479,597
70% SR : 15% LLR : 15% SO	25%	£6,712,617	£4,073,656	£3,916,307	£3,898,891	£3,498,105
70% SR : 15% LLR : 15% SO	30%	£4,568,552	£2,075,707	£1,918,630	£1,901,214	£1,500,083
70% SR : 15% LLR : 15% SO	35%	£2,395,396	£61,455	£95,412	£93,674	£514,468
70% SR : 15% LLR : 15% SO	40%	£200,562	£-1,969,097	£-2,125,817	£-2,143,480	£-2,545,548
70% SR : 15% LLR : 15% SO	45%	£-2,010,743	£-4,015,950	£-4,172,595	£-4,190,247	£-4,593,155
70% SR : 15% LLR : 15% SO	50%	£-4,238,519	£-6,079,101	£-6,235,714	£-6,253,376	£-6,657,289

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,644,633	£17,210,356	£17,052,907	£17,035,492	£16,639,802
70% SR : 15% LLR : 15% SO	5%	£18,581,774	£15,308,504	£15,151,644	£15,134,229	£14,739,012
70% SR : 15% LLR : 15% SO	10%	£16,502,674	£13,390,578	£13,234,240	£13,216,824	£12,821,917
70% SR : 15% LLR : 15% SO	15%	£14,407,332	£11,456,574	£11,300,695	£11,283,278	£10,888,521
70% SR : 15% LLR : 15% SO	20%	£12,295,749	£9,506,495	£9,351,010	£9,333,594	£8,934,905
70% SR : 15% LLR : 15% SO	25%	£10,167,925	£7,528,964	£7,371,616	£7,353,953	£6,953,414
70% SR : 15% LLR : 15% SO	30%	£8,023,860	£5,531,015	£5,373,939	£5,356,277	£4,955,392
70% SR : 15% LLR : 15% SO	35%	£5,850,705	£3,516,764	£3,359,897	£3,342,235	£2,940,840
70% SR : 15% LLR : 15% SO	40%	£3,655,871	£1,488,212	£1,329,491	£1,311,829	£909,761
70% SR : 15% LLR : 15% SO	45%	£1,444,565	£-580,641	£-717,277	£-734,939	£-1,137,647
70% SR : 15% LLR : 15% SO	50%	£-783,210	£-2,623,792	£-2,780,405	£-2,798,068	£-3,201,960

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,813,028	£18,378,751	£18,221,302	£18,203,887	£17,808,197
70% SR : 15% LLR : 15% SO	5%	£19,750,169	£16,476,900	£16,320,039	£16,302,624	£15,907,407
70% SR : 15% LLR : 15% SO	10%	£17,671,069	£14,558,973	£14,402,635	£14,385,219	£13,990,313
70% SR : 15% LLR : 15% SO	15%	£15,575,727	£12,624,970	£12,469,090	£12,451,673	£12,056,916
70% SR : 15% LLR : 15% SO	20%	£13,464,145	£10,674,890	£10,519,405	£10,501,989	£10,103,301
70% SR : 15% LLR : 15% SO	25%	£11,336,321	£8,697,359	£8,540,011	£8,522,348	£8,121,809
70% SR : 15% LLR : 15% SO	30%	£9,192,255	£6,699,410	£6,542,334	£6,524,672	£6,123,787
70% SR : 15% LLR : 15% SO	35%	£7,019,100	£4,685,159	£4,528,292	£4,510,630	£4,109,235
70% SR : 15% LLR : 15% SO	40%	£4,824,266	£2,654,607	£2,497,886	£2,480,224	£2,078,156
70% SR : 15% LLR : 15% SO	45%	£2,612,961	£607,754	£451,119	£433,456	£30,548
70% SR : 15% LLR : 15% SO	50%	£385,185	£-1,455,397	£-1,612,010	£-1,629,672	£-2,033,565

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,697,473	£19,263,195	£19,105,747	£19,088,331	£18,692,641
70% SR : 15% LLR : 15% SO	5%	£20,634,614	£17,361,344	£17,204,484	£17,187,068	£16,791,851
70% SR : 15% LLR : 15% SO	10%	£18,555,513	£15,443,417	£15,287,080	£15,269,663	£14,874,757
70% SR : 15% LLR : 15% SO	15%	£16,460,172	£13,509,414	£13,353,534	£13,336,118	£12,941,360
70% SR : 15% LLR : 15% SO	20%	£14,348,589	£11,559,334	£11,403,849	£11,386,434	£10,987,745
70% SR : 15% LLR : 15% SO	25%	£12,220,765	£9,581,804	£9,424,456	£9,407,039	£9,006,253
70% SR : 15% LLR : 15% SO	30%	£10,076,700	£7,583,855	£7,426,778	£7,409,116	£7,008,232
70% SR : 15% LLR : 15% SO	35%	£7,903,544	£5,569,603	£5,412,736	£5,395,074	£4,993,680
70% SR : 15% LLR : 15% SO	40%	£5,708,710	£3,539,051	£3,382,331	£3,364,669	£2,962,600
70% SR : 15% LLR : 15% SO	45%	£3,497,405	£1,492,199	£1,335,563	£1,317,901	£914,993
70% SR : 15% LLR : 15% SO	50%	£1,269,630	£-570,852	£-727,566	£-745,228	£-1,149,141

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£650 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,901,834	£19,504,026	£19,346,577	£19,329,162	£18,933,472
70% SR : 15% LLR : 15% SO	5%	£20,951,280	£17,712,820	£17,555,960	£17,538,544	£17,143,327
70% SR : 15% LLR : 15% SO	10%	£18,984,486	£15,905,539	£15,749,201	£15,731,785	£15,336,879
70% SR : 15% LLR : 15% SO	15%	£17,001,449	£14,079,620	£13,921,535	£13,903,872	£13,503,528
70% SR : 15% LLR : 15% SO	20%	£15,002,172	£12,226,029	£12,068,345	£12,050,682	£11,650,322
70% SR : 15% LLR : 15% SO	25%	£12,986,653	£10,356,136	£10,198,787	£10,181,125	£9,780,586
70% SR : 15% LLR : 15% SO	30%	£10,941,204	£8,469,941	£8,312,865	£8,295,203	£7,894,319
70% SR : 15% LLR : 15% SO	35%	£8,876,272	£6,567,445	£6,410,578	£6,392,916	£5,991,522
70% SR : 15% LLR : 15% SO	40%	£6,794,869	£4,648,648	£4,491,928	£4,474,265	£4,072,197
70% SR : 15% LLR : 15% SO	45%	£4,696,996	£2,713,551	£2,556,915	£2,539,253	£2,136,344
70% SR : 15% LLR : 15% SO	50%	£2,582,651	£762,153	£605,496	£587,584	£177,955

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,721,587	£11,323,779	£11,166,330	£11,148,915	£10,753,225
70% SR : 15% LLR : 15% SO	5%	£12,771,034	£9,532,573	£9,375,713	£9,358,297	£8,963,080
70% SR : 15% LLR : 15% SO	10%	£10,804,239	£7,725,292	£7,568,954	£7,551,538	£7,156,632
70% SR : 15% LLR : 15% SO	15%	£8,821,202	£5,899,373	£5,741,288	£5,723,625	£5,323,281
70% SR : 15% LLR : 15% SO	20%	£6,821,925	£4,045,782	£3,888,098	£3,870,436	£3,470,075
70% SR : 15% LLR : 15% SO	25%	£4,806,406	£2,175,890	£2,018,540	£2,000,878	£1,600,339
70% SR : 15% LLR : 15% SO	30%	£2,760,957	£289,694	£132,619	£114,956	£-285,928
70% SR : 15% LLR : 15% SO	35%	£696,025	£-1,612,802	£-1,769,669	£-1,787,331	£-2,188,725
70% SR : 15% LLR : 15% SO	40%	£-1,385,377	£-3,531,599	£-3,688,319	£-3,705,982	£-4,108,050
70% SR : 15% LLR : 15% SO	45%	£-3,483,251	£-5,466,696	£-5,623,332	£-5,640,994	£-6,043,903
70% SR : 15% LLR : 15% SO	50%	£-5,897,596	£-7,418,094	£-7,574,751	£-7,592,663	£-8,002,282

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,176,896	£14,779,087	£14,621,639	£14,604,223	£14,208,534
70% SR : 15% LLR : 15% SO	5%	£16,226,342	£12,987,882	£12,831,022	£12,813,606	£12,418,389
70% SR : 15% LLR : 15% SO	10%	£14,259,547	£11,180,600	£11,024,263	£11,006,846	£10,611,940
70% SR : 15% LLR : 15% SO	15%	£12,276,511	£9,354,682	£9,196,597	£9,178,934	£8,778,589
70% SR : 15% LLR : 15% SO	20%	£10,277,234	£7,501,091	£7,343,406	£7,325,744	£6,925,384
70% SR : 15% LLR : 15% SO	25%	£8,261,715	£5,631,198	£5,473,849	£5,456,187	£5,055,648
70% SR : 15% LLR : 15% SO	30%	£6,216,265	£3,745,003	£3,587,927	£3,570,265	£3,169,381
70% SR : 15% LLR : 15% SO	35%	£4,151,334	£1,842,507	£1,685,640	£1,667,978	£1,266,583
70% SR : 15% LLR : 15% SO	40%	£2,069,931	£-76,291	£-233,010	£-250,873	£-652,741
70% SR : 15% LLR : 15% SO	45%	£-27,942	£-2,011,398	£-2,168,923	£-2,185,685	£-2,589,594
70% SR : 15% LLR : 15% SO	50%	£-2,142,267	£-3,962,785	£-4,119,442	£-4,137,355	£-4,546,983

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,345,291	£15,947,482	£15,790,034	£15,772,619	£15,376,929
70% SR : 15% LLR : 15% SO	5%	£17,394,737	£14,156,277	£13,999,417	£13,982,001	£13,586,784
70% SR : 15% LLR : 15% SO	10%	£15,427,942	£12,348,995	£12,192,658	£12,175,242	£11,780,335
70% SR : 15% LLR : 15% SO	15%	£13,444,906	£10,523,077	£10,364,992	£10,347,329	£9,946,984
70% SR : 15% LLR : 15% SO	20%	£11,445,629	£8,669,486	£8,511,801	£8,494,139	£8,093,779
70% SR : 15% LLR : 15% SO	25%	£9,430,110	£6,799,593	£6,642,244	£6,624,582	£6,224,043
70% SR : 15% LLR : 15% SO	30%	£7,384,660	£4,913,398	£4,756,322	£4,738,660	£4,337,776
70% SR : 15% LLR : 15% SO	35%	£5,319,729	£3,010,902	£2,854,035	£2,836,373	£2,434,978
70% SR : 15% LLR : 15% SO	40%	£3,238,326	£1,092,104	£935,385	£917,722	£515,654
70% SR : 15% LLR : 15% SO	45%	£1,140,453	£-842,995	£-999,628	£-1,017,280	£-1,420,199
70% SR : 15% LLR : 15% SO	50%	£-973,692	£-2,794,390	£-2,951,047	£-2,968,869	£-3,378,588

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,229,735	£16,831,927	£16,674,479	£16,657,063	£16,261,373
70% SR : 15% LLR : 15% SO	5%	£18,279,182	£15,040,721	£14,883,861	£14,866,446	£14,471,228
70% SR : 15% LLR : 15% SO	10%	£16,312,387	£13,233,440	£13,077,103	£13,059,686	£12,664,780
70% SR : 15% LLR : 15% SO	15%	£14,329,351	£11,407,522	£11,249,436	£11,231,773	£10,831,429
70% SR : 15% LLR : 15% SO	20%	£12,330,073	£9,553,931	£9,396,246	£9,378,584	£8,978,223
70% SR : 15% LLR : 15% SO	25%	£10,314,555	£7,684,038	£7,526,689	£7,509,026	£7,108,487
70% SR : 15% LLR : 15% SO	30%	£8,269,105	£5,797,842	£5,640,767	£5,623,105	£5,222,220
70% SR : 15% LLR : 15% SO	35%	£6,204,173	£3,895,346	£3,738,479	£3,720,817	£3,319,423
70% SR : 15% LLR : 15% SO	40%	£4,122,771	£1,976,549	£1,819,629	£1,802,166	£1,400,098
70% SR : 15% LLR : 15% SO	45%	£2,024,897	£41,452	£-115,184	£-132,846	£-535,759
70% SR : 15% LLR : 15% SO	50%	£-888,448	£-1,909,946	£-2,066,602	£-2,084,515	£-2,494,144

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£600 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,966,359	£14,629,489	£14,469,814	£14,452,151	£14,050,862
70% SR : 15% LLR : 15% SO	5%	£16,241,571	£13,049,473	£12,890,393	£12,872,731	£12,471,921
70% SR : 15% LLR : 15% SO	10%	£14,500,542	£11,453,153	£11,294,603	£11,276,941	£10,876,447
70% SR : 15% LLR : 15% SO	15%	£12,734,495	£9,840,529	£9,682,445	£9,664,782	£9,264,438
70% SR : 15% LLR : 15% SO	20%	£10,947,010	£8,211,603	£8,053,918	£8,036,256	£7,635,897
70% SR : 15% LLR : 15% SO	25%	£9,143,054	£6,566,373	£6,409,025	£6,391,362	£5,990,823
70% SR : 15% LLR : 15% SO	30%	£7,322,628	£4,904,842	£4,747,766	£4,730,103	£4,329,219
70% SR : 15% LLR : 15% SO	35%	£5,485,730	£3,227,009	£3,070,143	£3,052,480	£2,651,086
70% SR : 15% LLR : 15% SO	40%	£3,632,361	£1,532,875	£1,376,156	£1,358,493	£966,425
70% SR : 15% LLR : 15% SO	45%	£1,762,521	£-191,489	£-352,589	£-370,754	£-785,147
70% SR : 15% LLR : 15% SO	50%	£-135,504	£-1,966,632	£-2,127,708	£-2,145,874	£-2,561,299

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,786,112	£6,449,242	£6,289,567	£6,271,904	£5,870,615
70% SR : 15% LLR : 15% SO	5%	£8,061,324	£4,869,226	£4,710,146	£4,692,484	£4,291,674
70% SR : 15% LLR : 15% SO	10%	£6,320,295	£3,272,906	£3,114,356	£3,096,694	£2,696,200
70% SR : 15% LLR : 15% SO	15%	£4,554,248	£1,660,282	£1,502,198	£1,484,535	£1,084,191
70% SR : 15% LLR : 15% SO	20%	£2,766,763	£31,356	£-126,329	£-143,991	£-544,350
70% SR : 15% LLR : 15% SO	25%	£962,807	£-1,613,874	£-1,771,222	£-1,788,885	£-2,189,424
70% SR : 15% LLR : 15% SO	30%	£-857,619	£-3,275,405	£-3,432,481	£-3,450,143	£-3,851,028
70% SR : 15% LLR : 15% SO	35%	£-2,694,517	£-4,953,237	£-5,110,104	£-5,127,766	£-5,529,161
70% SR : 15% LLR : 15% SO	40%	£-4,547,886	£-6,647,371	£-6,804,091	£-6,821,754	£-7,223,822
70% SR : 15% LLR : 15% SO	45%	£-6,417,726	£-8,371,736	£-8,532,836	£-8,551,001	£-8,955,394
70% SR : 15% LLR : 15% SO	50%	£-8,315,759	£-10,146,879	£-10,307,955	£-10,326,129	£-10,741,546

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,241,421	£9,904,550	£9,744,876	£9,727,213	£9,325,924
70% SR : 15% LLR : 15% SO	5%	£11,516,633	£8,324,535	£8,165,455	£8,147,793	£7,746,983
70% SR : 15% LLR : 15% SO	10%	£9,775,604	£6,728,215	£6,569,665	£6,552,003	£6,151,509
70% SR : 15% LLR : 15% SO	15%	£8,009,557	£5,115,591	£4,957,507	£4,939,844	£4,539,499
70% SR : 15% LLR : 15% SO	20%	£6,222,072	£3,486,665	£3,328,980	£3,311,318	£2,910,958
70% SR : 15% LLR : 15% SO	25%	£4,418,116	£1,841,435	£1,684,087	£1,666,424	£1,265,884
70% SR : 15% LLR : 15% SO	30%	£2,597,689	£179,904	£22,827	£5,165	£-395,719
70% SR : 15% LLR : 15% SO	35%	£760,792	£-1,497,829	£-1,654,796	£-1,672,458	£-2,073,852
70% SR : 15% LLR : 15% SO	40%	£-1,092,577	£-3,192,063	£-3,348,782	£-3,366,445	£-3,768,513
70% SR : 15% LLR : 15% SO	45%	£-2,962,418	£-4,916,427	£-5,077,527	£-5,095,692	£-5,510,085
70% SR : 15% LLR : 15% SO	50%	£-4,860,442	£-6,691,570	£-6,862,647	£-6,880,812	£-7,286,237

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,409,816	£11,072,945	£10,913,271	£10,895,608	£10,494,319
70% SR : 15% LLR : 15% SO	5%	£12,685,028	£9,492,930	£9,333,850	£9,316,188	£8,915,378
70% SR : 15% LLR : 15% SO	10%	£10,943,999	£7,896,610	£7,738,060	£7,720,398	£7,319,904
70% SR : 15% LLR : 15% SO	15%	£9,177,952	£6,283,986	£6,125,902	£6,108,239	£5,707,894
70% SR : 15% LLR : 15% SO	20%	£7,390,467	£4,655,060	£4,497,375	£4,479,713	£4,079,353
70% SR : 15% LLR : 15% SO	25%	£5,586,511	£3,009,830	£2,852,482	£2,834,819	£2,434,279
70% SR : 15% LLR : 15% SO	30%	£3,766,084	£1,348,299	£1,191,222	£1,173,560	£772,676
70% SR : 15% LLR : 15% SO	35%	£1,929,187	£-329,534	£-486,401	£-504,063	£-905,457
70% SR : 15% LLR : 15% SO	40%	£75,818	£-2,023,668	£-2,180,387	£-2,198,050	£-2,600,118
70% SR : 15% LLR : 15% SO	45%	£-1,194,023	£-3,748,032	£-3,909,132	£-3,927,297	£-4,341,690
70% SR : 15% LLR : 15% SO	50%	£-3,692,047	£-5,523,175	£-5,684,252	£-5,702,417	£-6,117,942

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,294,260	£11,957,390	£11,797,715	£11,780,052	£11,378,763
70% SR : 15% LLR : 15% SO	5%	£13,569,472	£10,377,374	£10,218,294	£10,200,632	£9,799,822
70% SR : 15% LLR : 15% SO	10%	£11,828,443	£8,781,054	£8,622,504	£8,604,842	£8,204,348
70% SR : 15% LLR : 15% SO	15%	£10,062,396	£7,168,431	£7,010,346	£6,992,683	£6,592,339
70% SR : 15% LLR : 15% SO	20%	£8,274,911	£5,539,504	£5,381,819	£5,364,157	£4,963,798
70% SR : 15% LLR : 15% SO	25%	£6,470,955	£3,894,274	£3,736,926	£3,719,263	£3,318,724
70% SR : 15% LLR : 15% SO	30%	£4,650,529	£2,232,743	£2,075,667	£2,058,005	£1,657,120
70% SR : 15% LLR : 15% SO	35%	£2,813,631	£554,911	£398,044	£380,382	£-21,013
70% SR : 15% LLR : 15% SO	40%	£960,262	£-1,139,223	£-1,295,943	£-1,313,606	£-1,715,674
70% SR : 15% LLR : 15% SO	45%	£-909,578	£-2,863,588	£-3,024,688	£-3,042,853	£-3,457,245
70% SR : 15% LLR : 15% SO	50%	£-2,807,602	£-4,638,731	£-4,799,807	£-4,817,972	£-5,233,397

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£550 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,011,344	£9,716,409	£9,556,733	£9,539,070	£9,137,781
70% SR : 15% LLR : 15% SO	5%	£11,491,362	£8,351,259	£8,192,178	£8,174,516	£7,773,707
70% SR : 15% LLR : 15% SO	10%	£9,954,909	£6,969,804	£6,811,254	£6,793,592	£6,393,098
70% SR : 15% LLR : 15% SO	15%	£8,401,985	£5,572,047	£5,413,962	£5,396,300	£4,995,955
70% SR : 15% LLR : 15% SO	20%	£6,832,589	£4,157,987	£4,000,301	£3,982,639	£3,582,280
70% SR : 15% LLR : 15% SO	25%	£5,246,723	£2,727,623	£2,570,274	£2,552,612	£2,152,073
70% SR : 15% LLR : 15% SO	30%	£3,644,386	£1,280,959	£1,123,882	£1,106,220	£705,113
70% SR : 15% LLR : 15% SO	35%	£2,025,576	£-196,805	£-358,142	£-376,309	£-789,143
70% SR : 15% LLR : 15% SO	40%	£386,942	£-1,717,496	£-1,878,683	£-1,896,848	£-2,310,377
70% SR : 15% LLR : 15% SO	45%	£-1,305,661	£-3,254,951	£-3,416,051	£-3,434,217	£-3,848,609
70% SR : 15% LLR : 15% SO	50%	£-3,020,681	£-4,809,171	£-4,970,247	£-4,988,414	£-5,403,839

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,831,098	£1,536,162	£1,376,486	£1,358,823	£957,534
70% SR : 15% LLR : 15% SO	5%	£3,311,115	£171,012	£11,931	£-5,731	£-406,540
70% SR : 15% LLR : 15% SO	10%	£1,774,662	£-1,210,443	£-1,368,993	£-1,386,655	£-1,787,149
70% SR : 15% LLR : 15% SO	15%	£21,738	£-2,608,199	£-2,766,285	£-2,783,947	£-3,184,292
70% SR : 15% LLR : 15% SO	20%	£-1,347,657	£-4,022,260	£-4,179,948	£-4,197,808	£-4,597,967
70% SR : 15% LLR : 15% SO	25%	£-2,933,524	£-5,452,623	£-5,609,973	£-5,627,635	£-6,028,174
70% SR : 15% LLR : 15% SO	30%	£-4,535,861	£-6,899,288	£-7,056,365	£-7,074,027	£-7,475,134
70% SR : 15% LLR : 15% SO	35%	£-6,154,671	£-8,377,052	£-8,538,389	£-8,556,556	£-8,969,390
70% SR : 15% LLR : 15% SO	40%	£-7,793,305	£-9,897,743	£-10,058,930	£-10,077,095	£-10,490,624
70% SR : 15% LLR : 15% SO	45%	£-9,485,908	£-11,435,198	£-11,595,298	£-11,614,464	£-12,039,855
70% SR : 15% LLR : 15% SO	50%	£-11,200,928	£-12,989,418	£-13,150,494	£-13,168,661	£-13,584,086

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,286,406	£4,991,470	£4,831,795	£4,814,132	£4,412,843
70% SR : 15% LLR : 15% SO	5%	£6,766,424	£3,626,321	£3,467,240	£3,449,578	£3,048,769
70% SR : 15% LLR : 15% SO	10%	£5,229,971	£2,244,866	£2,086,316	£2,068,654	£1,668,160
70% SR : 15% LLR : 15% SO	15%	£3,677,047	£847,109	£689,024	£671,362	£271,017
70% SR : 15% LLR : 15% SO	20%	£2,107,651	£-566,951	£-724,637	£-742,299	£-1,142,659
70% SR : 15% LLR : 15% SO	25%	£521,785	£-1,997,315	£-2,154,664	£-2,172,326	£-2,572,865
70% SR : 15% LLR : 15% SO	30%	£-1,080,553	£-3,443,980	£-3,601,056	£-3,618,718	£-4,019,826
70% SR : 15% LLR : 15% SO	35%	£-2,699,362	£-4,921,744	£-5,083,081	£-5,101,247	£-5,514,082
70% SR : 15% LLR : 15% SO	40%	£-4,337,996	£-6,442,434	£-6,603,621	£-6,621,786	£-7,035,315
70% SR : 15% LLR : 15% SO	45%	£-6,030,599	£-7,979,889	£-8,140,989	£-8,159,155	£-8,573,547
70% SR : 15% LLR : 15% SO	50%	£-7,745,619	£-9,534,109	£-9,695,186	£-9,713,352	£-10,128,777

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,454,801	£6,159,865	£6,000,190	£5,982,527	£5,581,238
70% SR : 15% LLR : 15% SO	5%	£7,934,819	£4,794,716	£4,635,635	£4,617,973	£4,217,164
70% SR : 15% LLR : 15% SO	10%	£6,398,366	£3,413,261	£3,254,711	£3,237,049	£2,836,555
70% SR : 15% LLR : 15% SO	15%	£4,845,442	£2,015,504	£1,857,419	£1,839,757	£1,439,412
70% SR : 15% LLR : 15% SO	20%	£3,276,046	£601,444	£443,758	£426,096	£25,736
70% SR : 15% LLR : 15% SO	25%	£1,690,180	£-828,920	£-986,269	£-1,003,931	£-1,404,470
70% SR : 15% LLR : 15% SO	30%	£87,842	£-2,275,585	£-2,432,661	£-2,450,323	£-2,851,431
70% SR : 15% LLR : 15% SO	35%	£-1,530,967	£-3,753,349	£-3,914,686	£-3,932,852	£-4,345,687
70% SR : 15% LLR : 15% SO	40%	£-3,169,601	£-5,274,039	£-5,435,226	£-5,453,391	£-5,866,920
70% SR : 15% LLR : 15% SO	45%	£-4,862,204	£-6,811,494	£-6,972,594	£-6,990,760	£-7,405,152
70% SR : 15% LLR : 15% SO	50%	£-6,577,224	£-8,365,714	£-8,526,791	£-8,544,957	£-8,960,382

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,339,246	£7,044,310	£6,884,634	£6,866,971	£6,465,682
70% SR : 15% LLR : 15% SO	5%	£8,819,263	£5,679,160	£5,520,079	£5,502,417	£5,101,608
70% SR : 15% LLR : 15% SO	10%	£7,282,810	£4,297,706	£4,139,156	£4,121,493	£3,720,999
70% SR : 15% LLR : 15% SO	15%	£5,729,886	£2,899,949	£2,741,863	£2,724,201	£2,323,856
70% SR : 15% LLR : 15% SO	20%	£4,160,491	£1,485,888	£1,328,202	£1,310,540	£910,181
70% SR : 15% LLR : 15% SO	25%	£2,574,624	£55,525	£-101,824	£-119,486	£-520,026
70% SR : 15% LLR : 15% SO	30%	£972,287	£-1,391,140	£-1,548,217	£-1,565,879	£-1,966,986
70% SR : 15% LLR : 15% SO	35%	£-646,523	£-2,868,904	£-3,030,241	£-3,048,407	£-3,461,242
70% SR : 15% LLR : 15% SO	40%	£-2,285,156	£-4,389,594	£-4,550,782	£-4,568,947	£-4,982,476
70% SR : 15% LLR : 15% SO	45%	£-3,977,760	£-5,927,050	£-6,088,150	£-6,106,316	£-6,520,707
70% SR : 15% LLR : 15% SO	50%	£-5,692,779	£-7,481,270	£-7,642,346	£-7,660,512	£-8,079,939

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£500 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,024,568	£4,919,386	£4,759,711	£4,742,048	£4,340,759
70% SR : 15% LLR : 15% SO	5%	£6,709,048	£3,749,874	£3,590,795	£3,573,132	£3,172,323
70% SR : 15% LLR : 15% SO	10%	£5,377,057	£2,564,059	£2,405,509	£2,387,846	£1,987,351
70% SR : 15% LLR : 15% SO	15%	£4,028,595	£1,361,939	£1,203,853	£1,186,191	£785,703
70% SR : 15% LLR : 15% SO	20%	£2,663,662	£134,945	£25,324	£25,324	£455,261
70% SR : 15% LLR : 15% SO	25%	£1,282,258	£-1,132,390	£-1,294,224	£-1,312,390	£-1,724,345
70% SR : 15% LLR : 15% SO	30%	£-128,461	£-2,418,403	£-2,579,956	£-2,598,121	£-3,010,433
70% SR : 15% LLR : 15% SO	35%	£-1,582,437	£-3,721,181	£-3,882,519	£-3,900,685	£-4,313,520
70% SR : 15% LLR : 15% SO	40%	£-3,053,354	£-5,040,726	£-5,201,912	£-5,220,078	£-5,633,606
70% SR : 15% LLR : 15% SO	45%	£-4,541,212	£-6,377,034	£-6,538,134	£-6,556,299	£-6,970,692
70% SR : 15% LLR : 15% SO	50%	£-6,046,010	£-7,730,107	£-7,891,183	£-7,909,349	£-8,324,774

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-155,679	£-3,260,861	£-3,420,536	£-3,438,198	£-3,839,468
70% SR : 15% LLR : 15% SO	5%	£-1,471,199	£-4,430,372	£-4,589,452	£-4,607,115	£-5,007,924
70% SR : 15% LLR : 15% SO	10%	£-2,803,189	£-5,616,188	£-5,774,738	£-5,792,401	£-6,192,896
70% SR : 15% LLR : 15% SO	15%	£-4,151,652	£-6,818,308	£-6,976,393	£-6,994,056	£-7,394,544
70% SR : 15% LLR : 15% SO	20%	£-5,516,585	£-8,045,301	£-8,205,571	£-8,223,737	£-8,635,508
70% SR : 15% LLR : 15% SO	25%	£-6,897,889	£-9,312,637	£-9,474,471	£-9,492,637	£-9,904,592
70% SR : 15% LLR : 15% SO	30%	£-8,308,708	£-10,598,650	£-10,760,203	£-10,778,368	£-11,190,880
70% SR : 15% LLR : 15% SO	35%	£-9,762,684	£-11,901,428	£-12,062,766	£-12,080,932	£-12,493,767
70% SR : 15% LLR : 15% SO	40%	£-11,233,601	£-13,220,972	£-13,382,159	£-13,400,325	£-13,813,853
70% SR : 15% LLR : 15% SO	45%	£-12,721,458	£-14,557,281	£-14,718,381	£-14,736,546	£-15,150,939
70% SR : 15% LLR : 15% SO	50%	£-14,226,266	£-15,910,354	£-16,071,430	£-16,089,596	£-16,505,021

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,298,630	£194,448	£34,772	£17,110	£-384,180
70% SR : 15% LLR : 15% SO	5%	£1,984,110	£-975,064	£-1,134,144	£-1,151,807	£-1,552,616
70% SR : 15% LLR : 15% SO	10%	£652,119	£-2,160,880	£-2,319,430	£-2,337,093	£-2,737,587
70% SR : 15% LLR : 15% SO	15%	£-696,343	£-3,363,000	£-3,521,085	£-3,538,747	£-3,939,235
70% SR : 15% LLR : 15% SO	20%	£-2,061,276	£-4,589,993	£-4,750,262	£-4,768,428	£-5,180,199
70% SR : 15% LLR : 15% SO	25%	£-3,442,680	£-5,857,329	£-6,019,163	£-6,037,328	£-6,449,284
70% SR : 15% LLR : 15% SO	30%	£-4,853,399	£-7,143,341	£-7,304,895	£-7,323,060	£-7,735,371
70% SR : 15% LLR : 15% SO	35%	£-6,307,376	£-8,446,119	£-8,607,457	£-8,625,624	£-9,038,458
70% SR : 15% LLR : 15% SO	40%	£-7,778,292	£-9,765,664	£-9,926,850	£-9,945,016	£-10,358,544
70% SR : 15% LLR : 15% SO	45%	£-9,265,150	£-11,101,973	£-11,263,072	£-11,281,238	£-11,695,630
70% SR : 15% LLR : 15% SO	50%	£-10,770,948	£-12,455,046	£-12,616,121	£-12,634,287	£-13,049,713

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,468,025	£1,362,843	£1,203,167	£1,185,505	£784,216
70% SR : 15% LLR : 15% SO	5%	£3,152,505	£193,331	£34,252	£16,588	£-384,221
70% SR : 15% LLR : 15% SO	10%	£1,820,514	£-992,484	£-1,151,035	£-1,168,698	£-1,569,192
70% SR : 15% LLR : 15% SO	15%	£472,052	£-2,194,604	£-2,352,690	£-2,370,352	£-2,770,840
70% SR : 15% LLR : 15% SO	20%	£-892,881	£-3,421,598	£-3,581,867	£-3,600,033	£-4,011,804
70% SR : 15% LLR : 15% SO	25%	£-2,274,285	£-4,688,934	£-4,850,768	£-4,868,933	£-5,280,888
70% SR : 15% LLR : 15% SO	30%	£-3,685,004	£-5,974,946	£-6,136,499	£-6,154,665	£-6,566,976
70% SR : 15% LLR : 15% SO	35%	£-5,138,981	£-7,277,724	£-7,439,062	£-7,457,228	£-7,870,063
70% SR : 15% LLR : 15% SO	40%	£-6,609,897	£-8,597,269	£-8,758,455	£-8,776,621	£-9,190,149
70% SR : 15% LLR : 15% SO	45%	£-8,097,755	£-9,933,577	£-10,094,677	£-10,112,842	£-10,527,235
70% SR : 15% LLR : 15% SO	50%	£-9,602,553	£-11,286,651	£-11,447,726	£-11,465,892	£-11,881,318

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,352,469	£2,247,288	£2,087,612	£2,069,950	£1,668,660
70% SR : 15% LLR : 15% SO	5%	£4,036,950	£1,077,776	£918,696	£901,033	£500,224
70% SR : 15% LLR : 15% SO	10%	£2,704,959	£-108,040	£-266,590	£-284,253	£-684,747
70% SR : 15% LLR : 15% SO	15%	£1,356,496	£-1,310,160	£-1,468,245	£-1,485,907	£-1,886,396
70% SR : 15% LLR : 15% SO	20%	£-8,436	£-2,537,153	£-2,697,422	£-2,715,589	£-3,127,360
70% SR : 15% LLR : 15% SO	25%	£-1,389,841	£-3,804,489	£-3,966,323	£-3,984,488	£-4,396,444
70% SR : 15% LLR : 15% SO	30%	£-2,800,580	£-5,090,502	£-5,252,055	£-5,270,220	£-5,682,531
70% SR : 15% LLR : 15% SO	35%	£-4,254,536	£-6,393,280	£-6,554,818	£-6,572,784	£-6,985,619
70% SR : 15% LLR : 15% SO	40%	£-5,725,453	£-7,712,824	£-7,874,010	£-7,892,777	£-8,305,705
70% SR : 15% LLR : 15% SO	45%	£-7,213,310	£-9,049,133	£-9,210,233	£-9,228,998	£-9,642,791
70% SR : 15% LLR : 15% SO	50%	£-8,718,108	£-10,402,206	£-10,563,282	£-10,581,448	£-10,996,873

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£475 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,531,180	£2,462,845	£2,303,171	£2,285,507	£1,884,219
70% SR : 15% LLR : 15% SO	5%	£4,309,516	£1,385,804	£1,226,724	£1,209,061	£807,730
70% SR : 15% LLR : 15% SO	10%	£3,071,382	£285,266	£124,472	£106,559	£-303,842
70% SR : 15% LLR : 15% SO	15%	£1,816,777	£-851,337	£-1,013,927	£-1,032,094	£-1,443,849
70% SR : 15% LLR : 15% SO	20%	£543,199	£-2,008,744	£-2,170,923	£-2,189,089	£-2,600,860
70% SR : 15% LLR : 15% SO	25%	£-772,711	£-3,182,918	£-3,344,751	£-3,362,918	£-3,774,873
70% SR : 15% LLR : 15% SO	30%	£-2,113,249	£-4,373,859	£-4,535,412	£-4,553,578	£-4,965,889
70% SR : 15% LLR : 15% SO	35%	£-3,470,728	£-5,581,566	£-5,742,904	£-5,761,069	£-6,173,904
70% SR : 15% LLR : 15% SO	40%	£-4,845,147	£-6,806,038	£-6,967,226	£-6,985,391	£-7,398,920
70% SR : 15% LLR : 15% SO	45%	£-6,236,507	£-8,047,276	£-8,208,376	£-8,226,541	£-8,640,934
70% SR : 15% LLR : 15% SO	50%	£-7,644,807	£-9,305,277	£-9,466,354	£-9,484,519	£-9,899,944

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,649,067	£5,217,402	£5,877,078	£5,894,738	£6,286,028
70% SR : 15% LLR : 15% SO	5%	£-3,970,731	£-6,794,443	£-6,953,523	£-6,971,186	£-7,372,517
70% SR : 15% LLR : 15% SO	10%	£-5,108,865	£-7,894,981	£-8,055,775	£-8,073,688	£-8,484,089
70% SR : 15% LLR : 15% SO	15%	£-6,363,470	£-9,031,584	£-9,194,174	£-9,212,341	£-9,624,096
70% SR : 15% LLR : 15% SO	20%	£-7,637,048	£-10,188,991	£-10,351,170	£-10,369,338	£-10,781,107
70% SR : 15% LLR : 15% SO	25%	£-8,952,958	£-11,363,165	£-11,524,998	£-11,543,165	£-11,955,120
70% SR : 15% LLR : 15% SO	30%	£-10,293,496	£-12,554,106	£-12,715,659	£-12,733,825	£-13,146,135
70% SR : 15% LLR : 15% SO	35%	£-11,650,975	£-13,761,813	£-13,923,151	£-13,941,316	£-14,354,151
70% SR : 15% LLR : 15% SO	40%	£-13,025,394	£-14,986,285	£-15,147,473	£-15,165,638	£-15,579,167
70% SR : 15% LLR : 15% SO	45%	£-14,416,754	£-16,227,523	£-16,368,623	£-16,386,788	£-16,821,181
70% SR : 15% LLR : 15% SO	50%	£-15,825,064	£-17,485,524	£-17,646,601	£-17,664,766	£-18,080,191

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£806,241	£2,262,083	£2,421,768	£2,439,431	£2,840,720
70% SR : 15% LLR : 15% SO	5%	£-415,422	£-3,339,135	£-3,498,214	£-3,515,877	£-3,917,208
70% SR : 15% LLR : 15% SO	10%	£-1,653,556	£-4,439,672	£-4,600,467	£-4,618,379	£-5,028,780
70% SR : 15% LLR : 15% SO	15%	£-2,908,162	£-5,576,275	£-5,738,866	£-5,757,032	£-6,168,787
70% SR : 15% LLR : 15% SO	20%	£-4,181,739	£-6,733,682	£-6,895,861	£-6,914,027	£-7,325,798
70% SR : 15% LLR : 15% SO	25%	£-5,497,650	£-7,907,857	£-8,069,690	£-8,087,856	£-8,489,812
70% SR : 15% LLR : 15% SO	30%	£-6,838,187	£-9,098,797	£-9,260,350	£-9,278,517	£-9,690,827
70% SR : 15% LLR : 15% SO	35%	£-8,195,685	£-10,306,504	£-10,467,842	£-10,486,007	£-10,898,842
70% SR : 15% LLR : 15% SO	40%	£-9,570,085	£-11,530,977	£-11,692,164	£-11,710,329	£-12,123,858
70% SR : 15% LLR : 15% SO	45%	£-10,961,445	£-12,772,214	£-12,933,314	£-12,951,479	£-13,365,872
70% SR : 15% LLR : 15% SO	50%	£-12,369,745	£-14,030,216	£-14,191,292	£-14,209,457	£-14,624,882

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,974,636	£1,093,698	£1,253,373	£1,271,036	£1,672,324
70% SR : 15% LLR : 15% SO	5%	£752,973	£-2,170,740	£-2,329,819	£-2,347,482	£-2,748,813
70% SR : 15% LLR : 15% SO	10%	£-485,161	£-3,271,277	£-3,432,072	£-3,449,984	£-3,860,385
70% SR : 15% LLR : 15% SO	15%	£-1,739,767	£-4,407,880	£-4,570,471	£-4,588,637	£-5,000,392
70% SR : 15% LLR : 15% SO	20%	£-3,013,344	£-5,565,287	£-5,727,466	£-5,745,632	£-6,157,403
70% SR : 15% LLR : 15% SO	25%	£-4,329,255	£-6,739,462	£-6,901,295	£-6,919,461	£-7,331,416
70% SR : 15% LLR : 15% SO	30%	£-5,669,792	£-7,930,402	£-8,091,955	£-8,110,122	£-8,522,432
70% SR : 15% LLR : 15% SO	35%	£-7,027,271	£-9,138,109	£-9,299,447	£-9,317,612	£-9,730,447
70% SR : 15% LLR : 15% SO	40%	£-8,401,690	£-10,362,582	£-10,523,769	£-10,541,934	£-10,955,463
70% SR : 15% LLR : 15% SO	45%	£-9,793,050	£-11,603,819	£-11,764,919	£-11,783,084	£-12,197,477
70% SR : 15% LLR : 15% SO	50%	£-11,201,350	£-12,861,820	£-13,022,897	£-13,041,062	£-13,456,487

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,859,081	£-209,253	£-368,928	£-386,591	£-787,880
70% SR : 15% LLR : 15% SO	5%	£1,637,417	£-1,286,295	£-1,445,375	£-1,463,038	£-1,864,369
70% SR : 15% LLR : 15% SO	10%	£399,283	£-2,386,833	£-2,547,627	£-2,565,540	£-2,975,941
70% SR : 15% LLR : 15% SO	15%	£-855,322	£-3,523,435	£-3,686,026	£-3,704,192	£-4,115,948
70% SR : 15% LLR : 15% SO	20%	£-2,128,900	£-4,680,842	£-4,843,022	£-4,861,188	£-5,272,959
70% SR : 15% LLR : 15% SO	25%	£-3,444,810	£-5,855,017	£-6,016,850	£-6,035,016	£-6,446,972
70% SR : 15% LLR : 15% SO	30%	£-4,785,348	£-7,045,958	£-7,207,511	£-7,225,677	£-7,637,987
70% SR : 15% LLR : 15% SO	35%	£-6,142,827	£-8,253,665	£-8,415,003	£-8,433,168	£-8,846,003
70% SR : 15% LLR : 15% SO	40%	£-7,517,246	£-9,478,137	£-9,639,324	£-9,657,490	£-10,071,919
70% SR : 15% LLR : 15% SO	45%	£-8,908,696	£-10,719,375	£-10,880,475	£-10,898,640	£-11,313,033
70% SR : 15% LLR : 15% SO	50%	£-10,316,906	£-11,977,976	£-12,138,453	£-12,156,618	£-12,572,043

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£675 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£45,991,138	£40,198,497	£39,535,756	£39,506,222	£38,824,677
70% SR : 15% LLR : 15% SO	5%	£41,939,367	£36,419,869	£35,765,068	£35,735,534	£35,051,223
70% SR : 15% LLR : 15% SO	10%	£37,887,548	£32,633,889	£31,977,722	£31,947,771	£31,250,968
70% SR : 15% LLR : 15% SO	15%	£33,835,684	£28,827,641	£28,179,226	£28,149,273	£27,449,665
70% SR : 15% LLR : 15% SO	20%	£29,781,965	£25,021,288	£24,380,482	£24,350,529	£23,648,114
70% SR : 15% LLR : 15% SO	25%	£25,698,124	£21,214,835	£20,581,495	£20,551,542	£19,846,321
70% SR : 15% LLR : 15% SO	30%	£21,616,236	£17,408,280	£16,782,272	£16,752,321	£16,044,292
70% SR : 15% LLR : 15% SO	35%	£17,533,300	£13,597,668	£12,970,105	£12,939,730	£12,218,835
70% SR : 15% LLR : 15% SO	40%	£13,450,318	£9,752,159	£9,131,769	£9,101,393	£8,377,652
70% SR : 15% LLR : 15% SO	45%	£9,331,138	£5,906,553	£5,293,209	£5,262,833	£4,536,246
70% SR : 15% LLR : 15% SO	50%	£5,205,620	£2,048,445	£1,433,445	£1,402,640	£662,884

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,800,138	£17,007,497	£16,344,756	£16,315,222	£15,633,677
70% SR : 15% LLR : 15% SO	5%	£18,748,367	£13,228,869	£12,574,068	£12,544,534	£11,860,223
70% SR : 15% LLR : 15% SO	10%	£14,696,548	£9,442,889	£8,786,722	£8,756,771	£8,059,968
70% SR : 15% LLR : 15% SO	15%	£10,644,684	£5,636,641	£4,988,226	£4,958,273	£4,258,665
70% SR : 15% LLR : 15% SO	20%	£6,590,965	£1,830,288	£1,189,482	£1,159,529	£457,114
70% SR : 15% LLR : 15% SO	25%	£2,508,124	£-1,976,165	£-2,608,505	£-2,639,458	£-3,344,679
70% SR : 15% LLR : 15% SO	30%	£-1,574,784	£-5,782,720	£-6,408,728	£-6,438,679	£-7,146,708
70% SR : 15% LLR : 15% SO	35%	£-5,657,700	£-9,593,332	£-10,220,895	£-10,251,270	£-10,972,165
70% SR : 15% LLR : 15% SO	40%	£-9,740,682	£-13,438,841	£-14,059,231	£-14,089,607	£-14,813,348
70% SR : 15% LLR : 15% SO	45%	£-13,859,862	£-17,284,447	£-17,897,791	£-17,928,167	£-18,654,754
70% SR : 15% LLR : 15% SO	50%	£-17,985,380	£-21,142,555	£-21,757,555	£-21,788,360	£-22,528,116

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,595,938	£26,803,297	£26,140,556	£26,111,022	£25,429,477
70% SR : 15% LLR : 15% SO	5%	£28,544,167	£23,024,669	£22,369,868	£22,340,334	£21,656,023
70% SR : 15% LLR : 15% SO	10%	£24,492,348	£19,238,689	£18,582,522	£18,552,571	£17,855,768
70% SR : 15% LLR : 15% SO	15%	£20,440,484	£15,432,441	£14,784,026	£14,754,073	£14,054,465
70% SR : 15% LLR : 15% SO	20%	£16,386,765	£11,626,088	£10,985,282	£10,955,329	£10,252,914
70% SR : 15% LLR : 15% SO	25%	£12,303,924	£7,819,635	£7,186,295	£7,156,342	£6,451,121
70% SR : 15% LLR : 15% SO	30%	£8,221,036	£4,013,080	£3,387,072	£3,357,121	£2,649,092
70% SR : 15% LLR : 15% SO	35%	£4,138,100	£202,468	£-425,085	£-455,470	£-117,365
70% SR : 15% LLR : 15% SO	40%	£55,118	£-3,843,041	£-4,263,431	£-4,293,807	£-5,017,548
70% SR : 15% LLR : 15% SO	45%	£-4,964,062	£-7,468,647	£-8,101,991	£-8,132,367	£-8,858,954
70% SR : 15% LLR : 15% SO	50%	£-8,189,580	£-11,346,755	£-11,961,755	£-11,992,560	£-12,732,316

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£35,908,338	£30,115,697	£29,452,956	£29,423,422	£28,741,877
70% SR : 15% LLR : 15% SO	5%	£31,856,567	£26,337,069	£25,682,268	£25,652,734	£24,968,423
70% SR : 15% LLR : 15% SO	10%	£27,804,748	£22,551,089	£21,894,922	£21,864,971	£21,168,168
70% SR : 15% LLR : 15% SO	15%	£23,752,884	£18,744,841	£18,096,426	£18,066,473	£17,366,865
70% SR : 15% LLR : 15% SO	20%	£19,699,165	£14,938,488	£14,297,682	£14,267,729	£13,565,314
70% SR : 15% LLR : 15% SO	25%	£15,616,324	£11,132,035	£10,498,695	£10,468,742	£9,763,521
70% SR : 15% LLR : 15% SO	30%	£11,533,436	£7,325,480	£6,699,472	£6,669,521	£5,961,492
70% SR : 15% LLR : 15% SO	35%	£7,450,500	£3,514,868	£2,887,305	£2,856,930	£2,136,035
70% SR : 15% LLR : 15% SO	40%	£3,367,518	£-330,841	£-951,031	£-981,407	£-1,705,148
70% SR : 15% LLR : 15% SO	45%	£-751,662	£-4,176,247	£-4,789,591	£-4,819,967	£-5,546,554
70% SR : 15% LLR : 15% SO	50%	£-2,877,180	£-8,034,355	£-8,649,355	£-8,680,160	£-9,419,916

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£38,415,738	£32,623,097	£31,960,356	£31,930,822	£31,249,277
70% SR : 15% LLR : 15% SO	5%	£34,363,967	£28,844,469	£28,189,668	£28,160,134	£27,475,823
70% SR : 15% LLR : 15% SO	10%	£30,312,148	£25,058,489	£24,402,322	£24,372,371	£23,675,568
70% SR : 15% LLR : 15% SO	15%	£26,260,284	£21,252,241	£20,603,262	£20,573,873	£19,874,265
70% SR : 15% LLR : 15% SO	20%	£22,206,565	£17,445,888	£16,805,082	£16,775,129	£16,072,714
70% SR : 15% LLR : 15% SO	25%	£18,123,724	£13,639,435	£13,006,095	£12,976,142	£12,270,921
70% SR : 15% LLR : 15% SO	30%	£14,040,836	£9,832,880	£9,206,872	£9,176,921	£8,468,892
70% SR : 15% LLR : 15% SO	35%	£9,957,900	£6,022,268	£5,394,705	£5,364,330	£4,643,435
70% SR : 15% LLR : 15% SO	40%	£5,874,918	£2,176,759	£1,556,369	£1,525,993	£802,252
70% SR : 15% LLR : 15% SO	45%	£1,755,738	£-1,668,847	£-2,282,191	£-2,312,567	£-3,038,154
70% SR : 15% LLR : 15% SO	50%	£-2,369,780	£-5,526,955	£-6,141,955	£-6,172,760	£-6,912,516

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£650 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,648,334	£35,919,872	£35,254,083	£35,224,131	£34,532,942
70% SR : 15% LLR : 15% SO	5%	£37,794,748	£32,317,222	£31,653,155	£31,623,203	£30,929,208
70% SR : 15% LLR : 15% SO	10%	£33,941,117	£28,708,134	£28,051,967	£28,022,015	£27,325,213
70% SR : 15% LLR : 15% SO	15%	£30,080,129	£25,098,941	£24,450,525	£24,420,573	£23,720,965
70% SR : 15% LLR : 15% SO	20%	£26,197,346	£21,489,643	£20,848,636	£20,818,884	£20,116,469
70% SR : 15% LLR : 15% SO	25%	£22,314,515	£17,880,245	£17,246,904	£17,216,953	£16,511,730
70% SR : 15% LLR : 15% SO	30%	£18,431,637	£14,268,980	£13,634,114	£13,603,738	£12,885,690
70% SR : 15% LLR : 15% SO	35%	£14,548,713	£10,622,853	£9,995,290	£9,964,913	£9,244,020
70% SR : 15% LLR : 15% SO	40%	£10,639,445	£6,976,628	£6,356,237	£6,325,860	£5,602,121
70% SR : 15% LLR : 15% SO	45%	£6,716,246	£3,330,304	£2,711,377	£2,680,572	£1,943,703
70% SR : 15% LLR : 15% SO	50%	£2,791,896	£-365,719	£-989,421	£-1,020,663	£-1,770,887

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,457,334	£12,728,872	£12,063,083	£12,033,131	£11,341,942
70% SR : 15% LLR : 15% SO	5%	£14,603,748	£9,126,222	£8,462,155	£8,432,203	£7,738,208
70% SR : 15% LLR : 15% SO	10%	£10,750,117	£5,517,134	£4,860,967	£4,831,015	£4,134,213
70% SR : 15% LLR : 15% SO	15%	£6,889,129	£1,907,941	£1,259,525	£1,229,573	£529,965
70% SR : 15% LLR : 15% SO	20%	£3,006,346	£-1,701,357	£-2,342,164	£-2,372,116	£-3,074,531
70% SR : 15% LLR : 15% SO	25%	£-876,485	£-5,310,755	£-5,944,086	£-5,974,047	£-6,679,270
70% SR : 15% LLR : 15% SO	30%	£-4,759,363	£-8,922,020	£-9,556,886	£-9,587,262	£-10,305,310
70% SR : 15% LLR : 15% SO	35%	£-8,642,287	£-12,568,147	£-13,195,710	£-13,226,087	£-13,946,980
70% SR : 15% LLR : 15% SO	40%	£-12,551,555	£-16,214,372	£-16,834,763	£-16,865,140	£-17,588,879
70% SR : 15% LLR : 15% SO	45%	£-16,474,754	£-19,860,696	£-20,479,623	£-20,510,428	£-21,247,297
70% SR : 15% LLR : 15% SO	50%	£-20,399,104	£-23,556,719	£-24,180,421	£-24,211,663	£-24,961,887

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,253,134	£22,524,672	£21,858,883	£21,828,931	£21,137,742
70% SR : 15% LLR : 15% SO	5%	£24,399,548	£18,922,022	£18,257,955	£18,228,003	£17,534,008
70% SR : 15% LLR : 15% SO	10%	£20,545,917	£15,312,934	£14,656,767	£14,626,815	£13,930,013
70% SR : 15% LLR : 15% SO	15%	£16,684,929	£11,703,741	£11,055,325	£11,025,373	£10,325,765
70% SR : 15% LLR : 15% SO	20%	£12,802,146	£8,094,443	£7,453,636	£7,423,684	£6,721,269
70% SR : 15% LLR : 15% SO	25%	£8,919,315	£4,485,045	£3,851,704	£3,821,753	£3,116,530
70% SR : 15% LLR : 15% SO	30%	£5,036,437	£873,780	£238,914	£208,538	£-509,510
70% SR : 15% LLR : 15% SO	35%	£1,153,513	£-2,772,347	£-3,399,910	£-3,430,287	£-4,151,180
70% SR : 15% LLR : 15% SO	40%	£-2,755,755	£-6,418,672	£-7,038,963	£-7,069,340	£-7,793,079
70% SR : 15% LLR : 15% SO	45%	£-6,678,954	£-10,064,896	£-10,683,823	£-10,714,628	£-11,451,497
70% SR : 15% LLR : 15% SO	50%	£-10,603,304	£-13,760,919	£-14,384,621	£-14,415,863	£-15,168,087

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,965,534	£25,837,072	£25,171,283	£25,141,331	£24,450,142
70% SR : 15% LLR : 15% SO	5%	£27,711,948	£22,234,422	£21,570,355	£21,540,403	£20,846,408
70% SR : 15% LLR : 15% SO	10%	£23,858,317	£18,625,334	£17,969,167	£17,939,215	£17,242,413
70% SR : 15% LLR : 15% SO	15%	£19,997,329	£15,016,141	£14,367,725	£14,337,773	£13,638,165
70% SR : 15% LLR : 15% SO	20%	£16,114,546	£11,406,843	£10,766,036	£10,736,084	£10,033,669
70% SR : 15% LLR : 15% SO	25%	£12,231,715	£7,797,445	£7,164,104	£7,134,153	£6,428,930
70% SR : 15% LLR : 15% SO	30%	£8,348,837	£4,186,180	£3,551,314	£3,520,938	£2,802,890
70% SR : 15% LLR : 15% SO	35%	£4,465,913	£540,053	£-87,510	£-117,887	£-838,780
70% SR : 15% LLR : 15% SO	40%	£556,645	£-3,106,172	£-3,726,563	£-3,756,940	£-4,480,679
70% SR : 15% LLR : 15% SO	45%	£-3,366,554	£-6,752,496	£-7,371,423	£-7,402,228	£-8,139,097
70% SR : 15% LLR : 15% SO	50%	£-7,290,904	£-10,448,519	£-11,072,321	£-11,103,463	£-11,853,687

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£34,072,934	£28,344,472	£27,678,683	£27,648,731	£26,957,542
70% SR : 15% LLR : 15% SO	5%	£30,219,348	£24,741,822	£24,077,755	£24,047,803	£23,353,808
70% SR : 15% LLR : 15% SO	10%	£26,365,717	£21,132,734	£20,476,567	£20,446,615	£19,749,813
70% SR : 15% LLR : 15% SO	15%	£22,504,729	£17,523,541	£16,875,125	£16,845,173	£16,145,565
70% SR : 15% LLR : 15% SO	20%	£18,621,946	£13,914,243	£13,273,436	£13,243,484	£12,541,069
70% SR : 15% LLR : 15% SO	25%	£14,739,115	£10,304,845	£9,671,504	£9,641,553	£8,936,330
70% SR : 15% LLR : 15% SO	30%	£10,856,237	£6,693,580	£6,058,714	£6,028,338	£5,310,290
70% SR : 15% LLR : 15% SO	35%	£6,973,313	£3,047,453	£2,419,890	£2,389,513	£1,668,620
70% SR : 15% LLR : 15% SO	40%	£3,064,045	£-598,772	£-1,219,163	£-1,249,540	£-1,973,279
70% SR : 15% LLR : 15% SO	45%	£-899,154	£-4,245,096	£-4,864,023	£-4,894,628	£-5,631,697
70% SR : 15% LLR : 15% SO	50%	£-4,783,504	£-7,941,119	£-8,564,821	£-8,596,063	£-9,346,287

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£600 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,958,871	£27,286,472	£26,614,352	£26,584,401	£25,893,212
70% SR : 15% LLR : 15% SO	5%	£29,478,276	£24,073,595	£23,409,530	£23,379,577	£22,685,582
70% SR : 15% LLR : 15% SO	10%	£25,997,631	£20,860,612	£20,204,446	£20,174,494	£19,477,692
70% SR : 15% LLR : 15% SO	15%	£22,516,941	£17,647,523	£16,999,109	£16,969,156	£16,269,547
70% SR : 15% LLR : 15% SO	20%	£19,036,203	£14,434,688	£13,773,813	£13,743,436	£13,031,081
70% SR : 15% LLR : 15% SO	25%	£15,555,419	£11,221,853	£10,548,517	£10,518,140	£9,792,475
70% SR : 15% LLR : 15% SO	30%	£12,074,634	£8,009,018	£7,323,221	£7,292,844	£6,543,870
70% SR : 15% LLR : 15% SO	35%	£8,593,849	£4,796,183	£4,097,925	£4,067,548	£3,295,265
70% SR : 15% LLR : 15% SO	40%	£5,113,064	£1,583,348	£2,872,629	£2,842,252	£2,046,660
70% SR : 15% LLR : 15% SO	45%	£1,632,279	£-339,487	£-1,642,517	£-1,612,140	£-898,055
70% SR : 15% LLR : 15% SO	50%	£-1,847,507	£-1,541,098	£-2,317,822	£-2,287,445	£-2,999,450

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,767,871	£4,095,472	£3,423,352	£3,393,401	£2,702,212
70% SR : 15% LLR : 15% SO	5%	£6,287,276	£882,595	£218,530	£188,577	£-505,418
70% SR : 15% LLR : 15% SO	10%	£2,806,631	£-2,330,388	£-2,986,554	£-3,016,506	£-3,713,308
70% SR : 15% LLR : 15% SO	15%	£-674,059	£-5,543,477	£-6,191,891	£-6,221,844	£-6,921,453
70% SR : 15% LLR : 15% SO	20%	£-4,154,797	£-8,767,312	£-9,417,187	£-9,447,564	£-10,159,919
70% SR : 15% LLR : 15% SO	25%	£-7,635,581	£-12,012,646	£-12,658,949	£-12,689,325	£-13,400,525
70% SR : 15% LLR : 15% SO	30%	£-11,136,406	£-15,258,083	£-15,899,949	£-15,929,325	£-16,641,372
70% SR : 15% LLR : 15% SO	35%	£-14,652,909	£-18,503,619	£-19,131,182	£-19,161,559	£-19,883,668
70% SR : 15% LLR : 15% SO	40%	£-18,169,460	£-21,773,191	£-22,402,361	£-22,433,167	£-23,167,148
70% SR : 15% LLR : 15% SO	45%	£-21,706,016	£-25,087,624	£-25,718,448	£-25,749,690	£-26,496,996
70% SR : 15% LLR : 15% SO	50%	£-25,298,077	£-28,452,098	£-29,064,627	£-29,096,310	£-29,857,151

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,563,671	£13,891,272	£13,219,152	£13,189,201	£12,498,012
70% SR : 15% LLR : 15% SO	5%	£16,083,076	£10,678,395	£10,014,330	£9,984,377	£9,290,382
70% SR : 15% LLR : 15% SO	10%	£12,602,431	£7,465,412	£6,809,246	£6,779,294	£6,082,492
70% SR : 15% LLR : 15% SO	15%	£9,121,741	£4,252,323	£3,603,909	£3,573,956	£2,874,347
70% SR : 15% LLR : 15% SO	20%	£5,641,003	£1,028,488	£378,613	£348,236	£-364,119
70% SR : 15% LLR : 15% SO	25%	£2,160,219	£-2,216,846	£-2,859,149	£-2,889,525	£-3,604,725
70% SR : 15% LLR : 15% SO	30%	£-1,340,606	£-5,462,283	£-6,097,149	£-6,127,525	£-6,845,572
70% SR : 15% LLR : 15% SO	35%	£-4,857,109	£-8,707,819	£-9,335,382	£-9,365,759	£-10,087,868
70% SR : 15% LLR : 15% SO	40%	£-8,373,660	£-11,977,391	£-12,606,561	£-12,637,367	£-13,371,348
70% SR : 15% LLR : 15% SO	45%	£-11,890,216	£-15,291,824	£-15,922,648	£-15,953,890	£-16,701,186
70% SR : 15% LLR : 15% SO	50%	£-15,502,277	£-18,636,298	£-19,268,827	£-19,300,510	£-20,061,351

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,876,071	£17,203,672	£16,531,552	£16,501,601	£15,810,412
70% SR : 15% LLR : 15% SO	5%	£19,395,476	£13,990,795	£13,326,730	£13,296,777	£12,602,782
70% SR : 15% LLR : 15% SO	10%	£15,914,831	£10,777,812	£10,121,646	£10,091,694	£9,394,892
70% SR : 15% LLR : 15% SO	15%	£12,434,141	£7,564,723	£6,916,309	£6,886,356	£6,186,747
70% SR : 15% LLR : 15% SO	20%	£8,953,403	£4,340,888	£3,691,013	£3,660,636	£2,948,281
70% SR : 15% LLR : 15% SO	25%	£5,472,619	£1,095,554	£453,251	£422,875	£-292,325
70% SR : 15% LLR : 15% SO	30%	£1,971,794	£-2,149,883	£-2,784,749	£-2,815,125	£-3,533,172
70% SR : 15% LLR : 15% SO	35%	£-1,544,709	£-5,395,419	£-6,022,982	£-6,053,359	£-6,775,468
70% SR : 15% LLR : 15% SO	40%	£-5,061,260	£-8,644,991	£-9,294,161	£-9,324,967	£-10,058,948
70% SR : 15% LLR : 15% SO	45%	£-8,577,816	£-11,897,424	£-12,610,248	£-12,641,490	£-13,398,796
70% SR : 15% LLR : 15% SO	50%	£-12,109,877	£-15,323,898	£-16,956,427	£-17,000,110	£-17,748,951

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,983,471	£19,711,072	£19,038,952	£19,009,001	£18,317,812
70% SR : 15% LLR : 15% SO	5%	£21,902,876	£16,498,195	£15,834,130	£15,804,177	£15,110,182
70% SR : 15% LLR : 15% SO	10%	£18,422,231	£13,285,212	£12,629,046	£12,599,094	£11,902,292
70% SR : 15% LLR : 15% SO	15%	£14,941,541	£10,072,123	£9,423,709	£9,393,756	£8,694,147
70% SR : 15% LLR : 15% SO	20%	£11,460,803	£6,848,288	£6,198,413	£6,168,036	£5,455,681
70% SR : 15% LLR : 15% SO	25%	£7,980,019	£3,630,954	£2,960,651	£2,930,275	£2,215,075
70% SR : 15% LLR : 15% SO	30%	£4,479,194	£357,517	£-277,349	£-307,725	£-1,025,772
70% SR : 15% LLR : 15% SO	35%	£962,691	£-2,888,019	£-3,515,582	£-3,545,959	£-4,268,068
70% SR : 15% LLR : 15% SO	40%	£-2,553,860	£-6,157,591	£-6,786,761	£-6,817,567	£-7,551,548
70% SR : 15% LLR : 15% SO	45%	£-6,090,416	£-9,472,024	£-10,102,848	£-10,134,990	£-10,891,396
70% SR : 15% LLR : 15% SO	50%	£-9,652,477	£-12,816,498	£-13,449,027	£-13,480,710	£-14,241,851

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£550 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,189,546	£18,646,741	£17,974,623	£17,944,670	£17,251,392
70% SR : 15% LLR : 15% SO	5%	£21,093,826	£15,802,895	£15,129,431	£15,099,055	£14,395,239
70% SR : 15% LLR : 15% SO	10%	£17,998,060	£12,941,312	£12,275,860	£12,245,484	£11,538,822
70% SR : 15% LLR : 15% SO	15%	£14,900,682	£10,079,623	£9,422,032	£9,391,656	£8,682,147
70% SR : 15% LLR : 15% SO	20%	£11,773,510	£7,217,827	£6,567,952	£6,537,576	£5,825,221
70% SR : 15% LLR : 15% SO	25%	£8,646,289	£4,355,929	£3,713,628	£3,683,251	£2,959,245
70% SR : 15% LLR : 15% SO	30%	£5,519,021	£1,467,651	£823,801	£792,996	£64,787
70% SR : 15% LLR : 15% SO	35%	£2,380,858	£-1,451,821	£-2,097,271	£-2,128,514	£-2,869,954
70% SR : 15% LLR : 15% SO	40%	£-798,463	£-4,392,165	£-5,030,859	£-5,062,543	£-5,817,445
70% SR : 15% LLR : 15% SO	45%	£-4,011,526	£-7,371,690	£-8,011,441	£-8,043,126	£-8,800,996
70% SR : 15% LLR : 15% SO	50%	£-7,267,190	£-10,359,722	£-10,992,251	£-11,023,936	£-11,784,775

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£998,546	£-544,259	£-521,377	£-524,330	£-539,608
70% SR : 15% LLR : 15% SO	5%	£-2,097,174	£-7,388,105	£-8,061,569	£-8,091,945	£-8,795,761
70% SR : 15% LLR : 15% SO	10%	£-5,192,940	£-10,249,688	£-10,915,140	£-10,945,516	£-11,652,178
70% SR : 15% LLR : 15% SO	15%	£-8,290,318	£-13,111,377	£-13,768,968	£-13,799,344	£-14,508,853
70% SR : 15% LLR : 15% SO	20%	£-11,417,490	£-15,973,173	£-16,823,048	£-16,853,424	£-17,365,779
70% SR : 15% LLR : 15% SO	25%	£-14,544,711	£-18,835,071	£-19,477,372	£-19,507,749	£-20,231,755
70% SR : 15% LLR : 15% SO	30%	£-17,671,979	£-21,723,349	£-22,367,199	£-22,398,004	£-23,126,213
70% SR : 15% LLR : 15% SO	35%	£-20,810,142	£-24,642,821	£-25,288,271	£-25,319,514	£-26,080,954
70% SR : 15% LLR : 15% SO	40%	£-23,989,463	£-27,593,165	£-28,221,859	£-28,253,543	£-29,008,445
70% SR : 15% LLR : 15% SO	45%	£-27,202,526	£-30,562,690	£-31,202,441	£-31,234,126	£-31,991,996
70% SR : 15% LLR : 15% SO	50%	£-30,458,190	£-33,550,722	£-34,183,251	£-34,214,936	£-34,975,775

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,794,346	£5,251,541	£4,579,423	£4,549,470	£3,856,192
70% SR : 15% LLR : 15% SO	5%	£7,698,626	£2,407,695	£1,734,231	£1,703,855	£1,000,039
70% SR : 15% LLR : 15% SO	10%	£4,602,860	£-483,888	£-1,119,340	£-1,149,716	£-1,856,378
70% SR : 15% LLR : 15% SO	15%	£1,505,482	£-3,315,577	£-3,973,168	£-4,003,544	£-4,713,053
70% SR : 15% LLR : 15% SO	20%	£-1,621,690	£-6,177,373	£-6,827,248	£-6,857,624	£-7,569,979
70% SR : 15% LLR : 15% SO	25%	£-4,748,911	£-9,039,271	£-9,681,572	£-9,711,949	£-10,435,955
70% SR : 15% LLR : 15% SO	30%	£-7,876,179	£-11,927,549	£-12,571,399	£-12,602,204	£-13,330,413
70% SR : 15% LLR : 15% SO	35%	£-11,014,342	£-14,847,021	£-15,492,471	£-15,523,714	£-16,265,154
70% SR : 15% LLR : 15% SO	40%	£-14,193,663	£-17,787,365	£-18,426,059	£-18,457,743	£-19,212,645
70% SR : 15% LLR : 15% SO	45%	£-17,406,726	£-20,765,890	£-21,406,641	£-21,438,326	£-22,196,196
70% SR : 15% LLR : 15% SO	50%	£-20,662,390	£-23,754,922	£-24,387,451	£-24,419,136	£-25,179,875

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,106,746	£8,563,941	£7,891,823	£7,861,870	£7,168,592
70% SR : 15% LLR : 15% SO	5%	£11,011,026	£5,720,095	£5,046,631	£5,016,255	£4,312,439
70% SR : 15% LLR : 15% SO	10%	£7,915,260	£2,858,512	£2,193,060	£2,162,684	£1,456,022
70% SR : 15% LLR : 15% SO	15%	£4,817,882	£-3,177	£-660,768	£-661,144	£-1,400,653
70% SR : 15% LLR : 15% SO	20%	£1,690,710	£-2,864,973	£-3,514,848	£-3,545,224	£-4,257,579
70% SR : 15% LLR : 15% SO	25%	£-1,436,511	£-5,726,871	£-6,369,172	£-6,399,549	£-7,123,555
70% SR : 15% LLR : 15% SO	30%	£-4,563,779	£-8,615,149	£-9,258,999	£-9,289,804	£-10,018,013
70% SR : 15% LLR : 15% SO	35%	£-7,701,942	£-11,534,621	£-12,180,071	£-12,211,314	£-12,952,754
70% SR : 15% LLR : 15% SO	40%	£-10,881,263	£-14,474,965	£-15,113,659	£-15,145,343	£-15,900,245
70% SR : 15% LLR : 15% SO	45%	£-14,094,326	£-17,454,490	£-18,094,241	£-18,125,926	£-18,893,796
70% SR : 15% LLR : 15% SO	50%	£-17,349,990	£-20,442,522	£-21,075,051	£-21,106,736	£-21,867,575

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,614,146	£11,071,341	£10,399,223	£10,369,270	£9,675,992
70% SR : 15% LLR : 15% SO	5%	£13,518,426	£8,227,495	£7,554,031	£7,523,655	£6,819,839
70% SR : 15% LLR : 15% SO	10%	£10,422,660	£5,365,912	£4,700,460	£4,670,084	£3,963,422
70% SR : 15% LLR : 15% SO	15%	£7,325,282	£2,504,223	£1,846,632	£1,816,256	£1,106,747
70% SR : 15% LLR : 15% SO	20%	£4,198,110	£-357,573	£-1,007,448	£-1,037,824	£-1,750,179
70% SR : 15% LLR : 15% SO	25%	£1,070,889	£-3,219,471	£-3,861,772	£-3,892,149	£-4,616,155
70% SR : 15% LLR : 15% SO	30%	£-2,058,379	£-6,107,749	£-6,751,599	£-6,782,004	£-7,510,613
70% SR : 15% LLR : 15% SO	35%	£-5,194,542	£-9,027,221	£-9,672,671	£-9,703,914	£-10,445,354
70% SR : 15% LLR : 15% SO	40%	£-8,375,853	£-11,967,565	£-12,606,259	£-12,637,943	£-13,392,845
70% SR : 15% LLR : 15% SO	45%	£-11,596,926	£-14,947,090	£-15,586,841	£-15,618,526	£-16,376,396
70% SR : 15% LLR : 15% SO	50%	£-14,842,590	£-17,935,122	£-18,567,651	£-18,599,336	£-19,360,175

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£500 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,411,216	£10,115,553	£9,433,923	£9,403,547	£8,702,578
70% SR : 15% LLR : 15% SO	5%	£12,649,692	£7,604,646	£6,931,182	£6,900,806	£6,196,990
70% SR : 15% LLR : 15% SO	10%	£9,888,121	£5,093,629	£4,428,177	£4,397,800	£3,687,947
70% SR : 15% LLR : 15% SO	15%	£7,126,504	£2,566,705	£1,899,808	£1,869,002	£1,149,453
70% SR : 15% LLR : 15% SO	20%	£4,364,837	£23,019	£-645,055	£-676,296	£-1,408,955
70% SR : 15% LLR : 15% SO	25%	£1,578,929	£-2,556,444	£-3,217,053	£-3,248,295	£-3,983,882
70% SR : 15% LLR : 15% SO	30%	£-1,236,035	£-5,136,338	£-5,796,386	£-5,828,070	£-6,577,034
70% SR : 15% LLR : 15% SO	35%	£-4,073,392	£-7,756,036	£-8,410,620	£-8,442,304	£-9,194,237
70% SR : 15% LLR : 15% SO	40%	£-6,943,484	£-10,377,990	£-11,025,092	£-11,056,775	£-11,811,678
70% SR : 15% LLR : 15% SO	45%	£-9,826,517	£-13,000,045	£-13,639,797	£-13,671,481	£-14,429,352
70% SR : 15% LLR : 15% SO	50%	£-12,709,600	£-15,622,201	£-16,254,729	£-16,286,413	£-17,047,252

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-7,779,784	£-13,075,447	£-13,757,077	£-13,787,453	£-14,498,422
70% SR : 15% LLR : 15% SO	5%	£-10,541,308	£-15,586,354	£-16,259,818	£-16,290,194	£-16,994,010
70% SR : 15% LLR : 15% SO	10%	£-13,302,879	£-18,097,371	£-18,762,823	£-18,793,200	£-19,503,053
70% SR : 15% LLR : 15% SO	15%	£-16,064,496	£-20,624,295	£-21,291,192	£-21,321,998	£-22,041,547
70% SR : 15% LLR : 15% SO	20%	£-18,826,163	£-23,167,981	£-23,836,055	£-23,867,296	£-24,599,955
70% SR : 15% LLR : 15% SO	25%	£-21,612,071	£-25,747,444	£-26,408,053	£-26,439,295	£-27,174,882
70% SR : 15% LLR : 15% SO	30%	£-24,427,035	£-28,327,338	£-28,987,386	£-29,019,070	£-29,768,034
70% SR : 15% LLR : 15% SO	35%	£-27,264,392	£-30,947,036	£-31,601,620	£-31,633,304	£-32,385,237
70% SR : 15% LLR : 15% SO	40%	£-30,134,484	£-33,568,990	£-34,216,092	£-34,247,775	£-35,002,678
70% SR : 15% LLR : 15% SO	45%	£-33,017,517	£-36,191,045	£-36,830,797	£-36,862,481	£-37,620,352
70% SR : 15% LLR : 15% SO	50%	£-35,900,600	£-38,813,201	£-39,445,729	£-39,477,413	£-40,238,252

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,016,016	£-3,279,647	£-3,961,277	£-3,991,653	£-4,682,622
70% SR : 15% LLR : 15% SO	5%	£-745,508	£-5,790,554	£-6,464,018	£-6,494,394	£-7,198,210
70% SR : 15% LLR : 15% SO	10%	£-3,507,079	£-8,301,571	£-8,967,023	£-8,997,400	£-9,707,253
70% SR : 15% LLR : 15% SO	15%	£-6,268,696	£-10,828,495	£-11,495,392	£-11,526,198	£-12,245,747
70% SR : 15% LLR : 15% SO	20%	£-9,030,363	£-13,372,181	£-14,040,255	£-14,071,496	£-14,804,155
70% SR : 15% LLR : 15% SO	25%	£-11,816,271	£-15,951,644	£-16,612,253	£-16,643,495	£-17,379,082
70% SR : 15% LLR : 15% SO	30%	£-14,631,235	£-18,531,538	£-19,191,586	£-19,223,270	£-19,972,234
70% SR : 15% LLR : 15% SO	35%	£-17,468,592	£-21,151,236	£-21,805,820	£-21,837,504	£-22,589,437
70% SR : 15% LLR : 15% SO	40%	£-20,338,684	£-23,773,190	£-24,420,292	£-24,451,975	£-25,206,878
70% SR : 15% LLR : 15% SO	45%	£-23,221,717	£-26,395,245	£-27,034,997	£-27,066,681	£-27,824,552
70% SR : 15% LLR : 15% SO	50%	£-26,104,800	£-29,017,401	£-29,649,829	£-29,681,613	£-30,442,452

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,328,416	£32,753	£648,877	£679,253	£1,380,222
70% SR : 15% LLR : 15% SO	5%	£2,566,892	£-2,474,154	£-3,151,618	£-3,181,994	£-3,885,810
70% SR : 15% LLR : 15% SO	10%	£-194,679	£-4,989,171	£-5,664,623	£-5,695,000	£-6,394,853
70% SR : 15% LLR : 15% SO	15%	£-2,956,296	£-7,516,095	£-8,182,992	£-8,213,798	£-8,933,347
70% SR : 15% LLR : 15% SO	20%	£-5,717,963	£-10,059,781	£-10,727,855	£-10,759,096	£-11,491,755
70% SR : 15% LLR : 15% SO	25%	£-8,503,871	£-12,639,244	£-13,299,853	£-13,331,095	£-14,066,682
70% SR : 15% LLR : 15% SO	30%	£-11,318,835	£-15,219,138	£-15,879,186	£-15,910,870	£-16,659,834
70% SR : 15% LLR : 15% SO	35%	£-14,156,192	£-17,838,836	£-18,493,420	£-18,525,104	£-19,277,037
70% SR : 15% LLR : 15% SO	40%	£-17,026,284	£-20,480,790	£-21,107,892	£-21,139,575	£-21,894,478
70% SR : 15% LLR : 15% SO	45%	£-19,909,317	£-23,082,845	£-23,722,597	£-23,754,281	£-24,512,152
70% SR : 15% LLR : 15% SO	50%	£-22,792,400	£-25,705,001	£-26,337,529	£-26,369,213	£-27,130,052

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,835,816	£2,540,153	£1,858,623	£1,828,147	£1,127,178
70% SR : 15% LLR : 15% SO	5%	£5,074,292	£29,246	£644,218	£674,594	£1,378,410
70% SR : 15% LLR : 15% SO	10%	£2,312,721	£-2,481,771	£-3,147,223	£-3,177,600	£-3,887,453
70% SR : 15% LLR : 15% SO	15%	£-448,896	£-5,008,695	£-5,675,692	£-5,706,398	£-6,425,947
70% SR : 15% LLR : 15% SO	20%	£-3,210,563	£-7,552,381	£-8,220,455	£-8,251,696	£-9,094,355
70% SR : 15% LLR : 15% SO	25%	£-5,996,471	£-10,131,844	£-10,792,453	£-10,823,695	£-11,559,282
70% SR : 15% LLR : 15% SO	30%	£-8,811,435	£-12,711,738	£-13,371,786	£-13,403,470	£-14,152,434
70% SR : 15% LLR : 15% SO	35%	£-11,648,792	£-15,331,436	£-15,986,020	£-16,017,704	£-16,789,637
70% SR : 15% LLR : 15% SO	40%	£-14,518,884	£-17,953,390	£-18,600,492	£-18,632,175	£-19,387,078
70% SR : 15% LLR : 15% SO	45%	£-17,401,917	£-20,575,445	£-21,215,197	£-21,246,881	£-22,004,752
70% SR : 15% LLR : 15% SO	50%	£-20,285,000	£-23,197,601	£-23,830,129	£-23,861,813	£-24,622,652

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£475 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,975,866	£5,745,751	£5,064,121	£5,033,745	£4,332,775
70% SR : 15% LLR : 15% SO	5%	£8,382,609	£3,393,167	£2,710,173	£2,679,368	£1,965,592
70% SR : 15% LLR : 15% SO	10%	£5,789,305	£1,017,668	£342,799	£311,994	£-410,396
70% SR : 15% LLR : 15% SO	15%	£3,190,706	£-1,377,156	£-2,063,490	£-2,084,731	£-2,814,463
70% SR : 15% LLR : 15% SO	20%	£563,577	£-3,786,489	£-4,454,887	£-4,486,129	£-5,218,788
70% SR : 15% LLR : 15% SO	25%	£-2,092,803	£-6,207,433	£-6,877,390	£-6,909,074	£-7,655,070
70% SR : 15% LLR : 15% SO	30%	£-4,757,207	£-8,656,153	£-9,318,354	£-9,350,037	£-10,099,002
70% SR : 15% LLR : 15% SO	35%	£-7,459,676	£-11,104,977	£-11,759,561	£-11,791,245	£-12,543,178
70% SR : 15% LLR : 15% SO	40%	£-10,167,037	£-13,553,905	£-14,201,006	£-14,232,690	£-14,987,593
70% SR : 15% LLR : 15% SO	45%	£-12,874,449	£-16,002,933	£-16,642,684	£-16,674,368	£-17,432,239
70% SR : 15% LLR : 15% SO	50%	£-15,581,909	£-18,452,061	£-19,084,590	£-19,116,273	£-19,877,113

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-12,215,134	£-17,445,249	£-18,126,879	£-18,157,255	£-18,858,225
70% SR : 15% LLR : 15% SO	5%	£-14,808,391	£-19,797,833	£-20,480,827	£-20,511,632	£-21,225,408
70% SR : 15% LLR : 15% SO	10%	£-17,401,695	£-22,173,332	£-22,848,201	£-22,879,006	£-23,601,396
70% SR : 15% LLR : 15% SO	15%	£-20,000,294	£-24,568,156	£-25,244,430	£-25,275,731	£-26,005,463
70% SR : 15% LLR : 15% SO	20%	£-22,627,423	£-26,977,489	£-27,645,887	£-27,677,129	£-28,409,788
70% SR : 15% LLR : 15% SO	25%	£-25,283,803	£-29,398,433	£-30,068,390	£-30,100,074	£-30,846,070
70% SR : 15% LLR : 15% SO	30%	£-27,948,207	£-31,847,153	£-32,509,354	£-32,541,037	£-33,290,002
70% SR : 15% LLR : 15% SO	35%	£-30,650,676	£-34,295,977	£-34,950,561	£-34,982,245	£-35,734,178
70% SR : 15% LLR : 15% SO	40%	£-33,358,037	£-36,744,905	£-37,392,006	£-37,423,690	£-38,178,593
70% SR : 15% LLR : 15% SO	45%	£-36,065,449	£-39,193,933	£-39,833,694	£-39,865,368	£-40,623,239
70% SR : 15% LLR : 15% SO	50%	£-38,772,909	£-41,643,061	£-42,275,590	£-42,307,273	£-43,068,113

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-2,419,334	£-7,649,449	£-8,331,079	£-8,361,455	£-8,962,425
70% SR : 15% LLR : 15% SO	5%	£-5,012,591	£-10,002,033	£-10,685,027	£-10,715,632	£-11,429,608
70% SR : 15% LLR : 15% SO	10%	£-7,605,895	£-12,377,532	£-13,052,401	£-13,083,206	£-13,805,596
70% SR : 15% LLR : 15% SO	15%	£-10,204,494	£-14,772,356	£-15,448,690	£-15,479,931	£-16,209,663
70% SR : 15% LLR : 15% SO	20%	£-12,831,623	£-17,181,689	£-17,850,087	£-17,881,329	£-18,613,988
70% SR : 15% LLR : 15% SO	25%	£-15,488,003	£-19,602,633	£-20,272,590	£-20,304,274	£-21,050,270
70% SR : 15% LLR : 15% SO	30%	£-18,152,407	£-22,051,353	£-22,713,554	£-22,745,237	£-23,494,202
70% SR : 15% LLR : 15% SO	35%	£-20,854,876	£-24,500,177	£-25,154,761	£-25,186,445	£-25,938,378
70% SR : 15% LLR : 15% SO	40%	£-23,562,237	£-26,949,105	£-27,596,206	£-27,627,890	£-28,382,793
70% SR : 15% LLR : 15% SO	45%	£-26,269,649	£-29,398,133	£-30,037,894	£-30,069,568	£-30,827,439
70% SR : 15% LLR : 15% SO	50%	£-28,977,109	£-31,847,261	£-32,479,790	£-32,511,473	£-33,272,313

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£893,066	£-4,337,049	£-5,018,679	£-5,049,055	£-5,750,025
70% SR : 15% LLR : 15% SO	5%	£-1,700,191	£-6,689,633	£-7,372,627	£-7,403,432	£-8,117,208
70% SR : 15% LLR : 15% SO	10%	£-4,293,495	£-9,065,132	£-9,740,001	£-9,770,806	£-10,493,196
70% SR : 15% LLR : 15% SO	15%	£-6,892,094	£-11,459,956	£-12,136,290	£-12,167,531	£-12,897,263
70% SR : 15% LLR : 15% SO	20%	£-9,519,223	£-13,869,289	£-14,537,687	£-14,568,929	£-15,301,588
70% SR : 15% LLR : 15% SO	25%	£-12,175,603	£-16,290,233	£-16,960,190	£-16,991,874	£-17,737,870
70% SR : 15% LLR : 15% SO	30%	£-14,840,007	£-18,738,953	£-19,401,154	£-19,432,837	£-20,181,802
70% SR : 15% LLR : 15% SO	35%	£-17,542,476	£-21,187,777	£-21,842,361	£-21,874,045	£-22,625,978
70% SR : 15% LLR : 15% SO	40%	£-20,249,837	£-23,636,705	£-24,283,806	£-24,315,490	£-25,070,393
70% SR : 15% LLR : 15% SO	45%	£-22,957,249	£-26,085,733	£-26,725,484	£-26,757,168	£-27,515,039
70% SR : 15% LLR : 15% SO	50%	£-25,664,709	£-28,534,861	£-29,167,390	£-29,199,073	£-29,959,913

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,400,466	£-1,829,649	£-2,511,279	£-2,541,655	£-3,242,625
70% SR : 15% LLR : 15% SO	5%	£807,209	£-4,182,233	£-4,865,227	£-4,896,032	£-5,609,808
70% SR : 15% LLR : 15% SO	10%	£-1,786,095	£-6,557,732	£-7,232,601	£-7,263,406	£-7,985,796
70% SR : 15% LLR : 15% SO	15%	£-4,384,694	£-8,952,556	£-9,628,890	£-9,660,131	£-10,389,863
70% SR : 15% LLR : 15% SO	20%	£-7,011,823	£-11,361,889	£-12,030,287	£-12,061,529	£-12,794,188
70% SR : 15% LLR : 15% SO	25%	£-9,668,203	£-13,782,833	£-14,452,790	£-14,484,474	£-15,230,470
70% SR : 15% LLR : 15% SO	30%	£-12,332,607	£-16,231,553	£-16,893,754	£-16,925,437	£-17,674,402
70% SR : 15% LLR : 15% SO	35%	£-15,035,076	£-18,680,377	£-19,334,961	£-19,366,645	£-20,118,578
70% SR : 15% LLR : 15% SO	40%	£-17,742,437	£-21,129,305	£-21,776,406	£-21,808,090	£-22,562,993
70% SR : 15% LLR : 15% SO	45%	£-20,449,849	£-23,578,333	£-24,218,084	£-24,249,768	£-25,007,639
70% SR : 15% LLR : 15% SO	50%	£-23,157,309	£-26,027,461	£-26,659,990	£-26,691,673	£-27,452,813

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£675 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£95,692,399	-£102,195,742	-£102,592,276	-£102,637,425	-£103,632,688
70% SR : 15% LLR : 15% SO	5%	-£92,976,318	-£99,181,482	-£99,576,536	-£99,621,686	-£100,615,757
70% SR : 15% LLR : 15% SO	10%	-£90,301,141	-£96,207,711	-£96,601,450	-£96,646,599	-£97,639,889
70% SR : 15% LLR : 15% SO	15%	-£87,666,867	-£93,274,429	-£93,667,013	-£93,712,162	-£94,705,079
70% SR : 15% LLR : 15% SO	20%	-£85,073,498	-£90,381,633	-£90,773,223	-£90,818,373	-£91,811,327
70% SR : 15% LLR : 15% SO	25%	-£82,521,032	-£87,529,323	-£87,920,078	-£87,965,227	-£88,958,629
70% SR : 15% LLR : 15% SO	30%	-£80,009,470	-£84,717,496	-£85,107,575	-£85,152,724	-£86,148,982
70% SR : 15% LLR : 15% SO	35%	-£77,538,812	-£81,946,153	-£82,335,711	-£82,380,860	-£83,376,385
70% SR : 15% LLR : 15% SO	40%	-£75,109,057	-£79,215,290	-£79,604,484	-£79,649,633	-£80,646,832
70% SR : 15% LLR : 15% SO	45%	-£72,720,207	-£76,524,907	-£76,913,891	-£76,959,040	-£77,958,324
70% SR : 15% LLR : 15% SO	50%	-£70,372,260	-£73,875,002	-£74,263,929	-£74,309,079	-£75,310,856

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£116,143,016	-£122,646,359	-£123,042,893	-£123,088,043	-£124,083,306
70% SR : 15% LLR : 15% SO	5%	-£113,426,935	-£119,632,099	-£120,027,154	-£120,072,303	-£121,066,375
70% SR : 15% LLR : 15% SO	10%	-£110,751,758	-£116,658,328	-£117,052,667	-£117,097,216	-£118,090,507
70% SR : 15% LLR : 15% SO	15%	-£108,117,485	-£113,725,046	-£114,117,630	-£114,162,780	-£115,155,697
70% SR : 15% LLR : 15% SO	20%	-£105,524,115	-£110,832,251	-£111,223,841	-£111,268,990	-£112,261,944
70% SR : 15% LLR : 15% SO	25%	-£102,971,649	-£107,979,940	-£108,370,695	-£108,415,845	-£109,409,246
70% SR : 15% LLR : 15% SO	30%	-£100,460,087	-£105,168,114	-£105,558,192	-£105,603,341	-£106,597,600
70% SR : 15% LLR : 15% SO	35%	-£97,989,429	-£102,396,770	-£102,786,328	-£102,831,477	-£103,827,002
70% SR : 15% LLR : 15% SO	40%	-£95,559,674	-£99,665,908	-£100,055,102	-£100,100,250	-£101,097,449
70% SR : 15% LLR : 15% SO	45%	-£93,170,824	-£96,975,524	-£97,364,508	-£97,409,657	-£98,408,942
70% SR : 15% LLR : 15% SO	50%	-£90,822,677	-£94,325,619	-£94,714,546	-£94,759,696	-£95,761,474

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£107,594,745	-£114,006,067	-£114,404,622	-£114,449,771	-£115,445,034
70% SR : 15% LLR : 15% SO	5%	-£104,788,664	-£110,993,827	-£111,388,882	-£111,434,031	-£112,428,103
70% SR : 15% LLR : 15% SO	10%	-£102,113,487	-£108,020,056	-£108,413,796	-£108,458,944	-£109,452,235
70% SR : 15% LLR : 15% SO	15%	-£99,479,213	-£105,086,775	-£105,479,359	-£105,524,508	-£106,517,425
70% SR : 15% LLR : 15% SO	20%	-£96,885,844	-£102,193,979	-£102,585,569	-£102,630,719	-£103,623,673
70% SR : 15% LLR : 15% SO	25%	-£94,333,377	-£99,341,668	-£99,732,424	-£99,777,573	-£100,770,975
70% SR : 15% LLR : 15% SO	30%	-£91,821,815	-£96,529,842	-£96,919,920	-£96,965,070	-£97,999,328
70% SR : 15% LLR : 15% SO	35%	-£89,351,157	-£93,758,498	-£94,148,056	-£94,193,206	-£95,188,730
70% SR : 15% LLR : 15% SO	40%	-£86,921,403	-£91,027,636	-£91,416,830	-£91,461,978	-£92,459,177
70% SR : 15% LLR : 15% SO	45%	-£84,532,553	-£88,337,253	-£88,726,236	-£88,771,386	-£89,770,670
70% SR : 15% LLR : 15% SO	50%	-£82,184,605	-£85,687,347	-£86,076,275	-£86,121,424	-£87,123,202

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£104,583,757	-£111,087,100	-£111,483,634	-£111,528,784	-£112,524,046
70% SR : 15% LLR : 15% SO	5%	-£101,867,676	-£108,072,840	-£108,467,894	-£108,513,044	-£109,507,115
70% SR : 15% LLR : 15% SO	10%	-£99,192,499	-£105,099,069	-£105,492,808	-£105,537,957	-£106,531,247
70% SR : 15% LLR : 15% SO	15%	-£96,558,225	-£102,165,787	-£102,558,371	-£102,603,520	-£103,596,437
70% SR : 15% LLR : 15% SO	20%	-£93,964,856	-£99,272,991	-£99,664,581	-£99,709,731	-£100,702,685
70% SR : 15% LLR : 15% SO	25%	-£91,412,390	-£96,420,681	-£96,811,436	-£96,856,585	-£97,849,987
70% SR : 15% LLR : 15% SO	30%	-£88,900,828	-£93,608,855	-£93,998,933	-£94,044,082	-£95,038,340
70% SR : 15% LLR : 15% SO	35%	-£86,430,170	-£90,837,511	-£91,227,069	-£91,272,218	-£92,267,743
70% SR : 15% LLR : 15% SO	40%	-£84,000,415	-£88,106,648	-£88,495,842	-£88,540,991	-£89,538,190
70% SR : 15% LLR : 15% SO	45%	-£81,611,565	-£85,416,265	-£85,805,249	-£85,850,398	-£86,849,662
70% SR : 15% LLR : 15% SO	50%	-£79,263,618	-£82,766,360	-£83,155,287	-£83,200,437	-£84,202,214

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£102,372,646	-£108,875,988	-£109,272,523	-£109,317,672	-£110,312,935
70% SR : 15% LLR : 15% SO	5%	-£99,656,565	-£105,861,729	-£106,256,783	-£106,301,933	-£107,296,004
70% SR : 15% LLR : 15% SO	10%	-£96,981,388	-£102,887,958	-£103,281,697	-£103,326,846	-£104,320,136
70% SR : 15% LLR : 15% SO	15%	-£94,347,114	-£99,954,676	-£100,347,260	-£100,392,409	-£101,385,226
70% SR : 15% LLR : 15% SO	20%	-£91,753,745	-£97,061,880	-£97,453,470	-£97,498,620	-£98,491,574
70% SR : 15% LLR : 15% SO	25%	-£89,201,279	-£94,209,569	-£94,600,325	-£94,645,474	-£95,638,876
70% SR : 15% LLR : 15% SO	30%	-£86,689,717	-£91,397,743	-£91,787,822	-£91,832,971	-£92,827,229
70% SR : 15% LLR : 15% SO	35%	-£84,219,059	-£88,628,399	-£89,015,958	-£89,061,107	-£90,056,631
70% SR : 15% LLR : 15% SO	40%	-£81,789,304	-£85,895,537	-£86,284,731	-£86,329,880	-£87,327,079
70% SR : 15% LLR : 15% SO	45%	-£79,400,454	-£83,205,154	-£83,594,138	-£83,639,287	-£84,638,571
70% SR : 15% LLR : 15% SO	50%	-£77,052,507	-£80,555,249	-£80,944,176	-£80,989,325	-£81,991,103

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£650 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£95,996,837	-£102,495,680	-£102,892,215	-£102,937,364	-£103,932,627
70% SR : 15% LLR : 15% SO	5%	-£93,292,827	-£99,493,313	-£99,888,368	-£99,933,517	-£100,927,588
70% SR : 15% LLR : 15% SO	10%	-£90,629,721	-£96,531,435	-£96,925,174	-£96,970,323	-£97,963,613
70% SR : 15% LLR : 15% SO	15%	-£88,007,519	-£93,610,046	-£94,002,630	-£94,047,779	-£95,040,696
70% SR : 15% LLR : 15% SO	20%	-£85,426,220	-£90,729,143	-£91,120,733	-£91,165,882	-£92,158,837
70% SR : 15% LLR : 15% SO	25%	-£82,885,825	-£87,888,725	-£88,279,481	-£88,324,630	-£89,318,032
70% SR : 15% LLR : 15% SO	30%	-£80,398,335	-£85,088,792	-£85,478,870	-£85,524,019	-£86,518,277
70% SR : 15% LLR : 15% SO	35%	-£77,927,747	-£82,329,340	-£82,718,899	-£82,764,048	-£83,758,572
70% SR : 15% LLR : 15% SO	40%	-£75,510,064	-£79,610,370	-£79,999,564	-£80,044,714	-£81,041,913
70% SR : 15% LLR : 15% SO	45%	-£73,133,284	-£76,931,879	-£77,320,864	-£77,366,012	-£78,365,297
70% SR : 15% LLR : 15% SO	50%	-£70,797,409	-£74,293,867	-£74,682,795	-£74,727,944	-£75,729,722

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£116,447,454	-£122,946,298	-£123,342,832	-£123,387,982	-£124,383,244
70% SR : 15% LLR : 15% SO	5%	-£113,743,444	-£119,943,930	-£120,338,985	-£120,384,134	-£121,378,206
70% SR : 15% LLR : 15% SO	10%	-£111,080,338	-£116,982,053	-£117,375,791	-£117,420,941	-£118,414,230
70% SR : 15% LLR : 15% SO	15%	-£108,458,136	-£114,060,663	-£114,453,247	-£114,498,397	-£115,491,314
70% SR : 15% LLR : 15% SO	20%	-£105,876,837	-£111,179,760	-£111,571,350	-£111,616,500	-£112,609,455
70% SR : 15% LLR : 15% SO	25%	-£103,336,442	-£108,339,343	-£108,730,098	-£108,775,247	-£109,768,649
70% SR : 15% LLR : 15% SO	30%	-£100,836,952	-£105,539,409	-£105,929,487	-£105,974,637	-£106,968,895
70% SR : 15% LLR : 15% SO	35%	-£98,378,365	-£102,779,957	-£103,169,516	-£103,214,665	-£104,210,189
70% SR : 15% LLR : 15% SO	40%	-£95,960,681	-£100,060,987	-£100,450,181	-£100,495,331	-£101,492,530
70% SR : 15% LLR : 15% SO	45%	-£93,593,991	-£97,392,497	-£97,771,481	-£97,816,630	-£98,815,914
70% SR : 15% LLR : 15% SO	50%	-£91,248,026	-£94,744,465	-£95,133,412	-£95,178,561	-£96,160,339

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£107,808,183	-£114,308,026	-£114,704,561	-£114,749,710	-£115,744,973
70% SR : 15% LLR : 15% SO	5%	-£105,106,173	-£111,305,659	-£111,700,713	-£111,745,863	-£112,739,934
70% SR : 15% LLR : 15% SO	10%	-£102,442,066	-£108,343,781	-£108,737,520	-£108,782,669	-£109,775,959
70% SR : 15% LLR : 15% SO	15%	-£99,819,865	-£105,422,392	-£105,814,976	-£105,860,125	-£106,853,042
70% SR : 15% LLR : 15% SO	20%	-£97,238,566	-£102,541,488	-£102,933,078	-£102,978,228	-£103,971,183
70% SR : 15% LLR : 15% SO	25%	-£94,698,170	-£99,701,071	-£100,091,826	-£100,136,976	-£101,130,377
70% SR : 15% LLR : 15% SO	30%	-£92,198,680	-£96,901,137	-£97,291,215	-£97,336,365	-£98,330,623
70% SR : 15% LLR : 15% SO	35%	-£89,740,093	-£94,141,686	-£94,531,245	-£94,576,395	-£95,571,918
70% SR : 15% LLR : 15% SO	40%	-£87,322,409	-£91,422,716	-£91,811,910	-£91,857,059	-£92,854,258
70% SR : 15% LLR : 15% SO	45%	-£84,945,630	-£88,744,225	-£89,133,210	-£89,178,359	-£90,177,642
70% SR : 15% LLR : 15% SO	50%	-£82,609,754	-£86,106,213	-£86,495,140	-£86,540,290	-£87,542,068

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£104,888,195	-£111,387,038	-£111,783,573	-£111,828,722	-£112,823,985
70% SR : 15% LLR : 15% SO	5%	-£102,184,185	-£108,384,671	-£108,779,726	-£108,824,875	-£109,818,946
70% SR : 15% LLR : 15% SO	10%	-£99,521,079	-£105,422,793	-£105,816,532	-£105,861,681	-£106,854,971
70% SR : 15% LLR : 15% SO	15%	-£96,898,877	-£102,501,404	-£102,893,988	-£102,939,137	-£103,932,054
70% SR : 15% LLR : 15% SO	20%	-£94,317,578	-£99,620,501	-£100,012,091	-£100,057,240	-£101,050,195
70% SR : 15% LLR : 15% SO	25%	-£91,777,183	-£96,780,083	-£97,170,839	-£97,215,988	-£98,209,390
70% SR : 15% LLR : 15% SO	30%	-£89,277,693	-£93,980,150	-£94,370,228	-£94,415,377	-£95,409,635
70% SR : 15% LLR : 15% SO	35%	-£86,819,106	-£91,220,698	-£91,610,257	-£91,655,406	-£92,650,930
70% SR : 15% LLR : 15% SO	40%	-£84,401,422	-£88,501,728	-£88,890,922	-£88,936,072	-£90,231,271
70% SR : 15% LLR : 15% SO	45%	-£82,024,642	-£85,823,238	-£86,212,222	-£86,257,370	-£87,856,655
70% SR : 15% LLR : 15% SO	50%	-£79,698,767	-£83,185,225	-£83,574,153	-£83,619,302	-£85,621,089

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£102,677,084	-£109,175,927	-£109,572,462	-£109,617,611	-£110,612,874
70% SR : 15% LLR : 15% SO	5%	-£99,973,074	-£106,173,560	-£106,568,614	-£106,613,764	-£107,607,835
70% SR : 15% LLR : 15% SO	10%	-£97,309,968	-£103,211,682	-£103,605,421	-£103,650,570	-£104,643,860
70% SR : 15% LLR : 15% SO	15%	-£94,687,766	-£100,290,293	-£100,682,877	-£100,728,026	-£101,720,943
70% SR : 15% LLR : 15% SO	20%	-£92,106,467	-£97,409,390	-£97,800,980	-£97,846,129	-£98,839,084
70% SR : 15% LLR : 15% SO	25%	-£89,566,072	-£94,568,972	-£94,959,728	-£95,004,877	-£95,998,279
70% SR : 15% LLR : 15% SO	30%	-£87,066,581	-£91,769,039	-£92,159,117	-£92,204,266	-£93,198,524
70% SR : 15% LLR : 15% SO	35%	-£84,607,994	-£89,009,587	-£89,399,146	-£89,444,295	-£90,439,819
70% SR : 15% LLR : 15% SO	40%	-£82,190,311	-£86,290,617	-£86,679,811	-£86,724,960	-£87,722,160
70% SR : 15% LLR : 15% SO	45%	-£79,813,531	-£83,612,126	-£84,001,111	-£84,046,259	-£85,045,543
70% SR : 15% LLR : 15% SO	50%	-£77,477,656	-£80,974,114	-£81,363,042	-£81,408,191	-£82,409,969

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£600 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£96,605,713	-£103,095,558	-£103,492,093	-£103,537,242	-£104,532,505
70% SR : 15% LLR : 15% SO	5%	-£93,923,001	-£100,114,174	-£100,509,229	-£100,554,377	-£101,548,450
70% SR : 15% LLR : 15% SO	10%	-£91,281,192	-£97,173,279	-£97,567,017	-£97,612,167	-£98,605,456
70% SR : 15% LLR : 15% SO	15%	-£88,680,287	-£94,272,872	-£94,665,456	-£94,710,605	-£95,703,524
70% SR : 15% LLR : 15% SO	20%	-£86,120,287	-£91,412,952	-£91,804,543	-£91,849,691	-£92,842,646
70% SR : 15% LLR : 15% SO	25%	-£83,601,189	-£88,593,517	-£88,984,272	-£89,029,422	-£90,222,823
70% SR : 15% LLR : 15% SO	30%	-£81,122,996	-£85,814,566	-£86,204,645	-£86,249,795	-£87,244,052
70% SR : 15% LLR : 15% SO	35%	-£78,685,706	-£83,076,098	-£83,465,656	-£83,510,806	-£84,506,329
70% SR : 15% LLR : 15% SO	40%	-£76,289,320	-£80,378,111	-£80,767,305	-£80,812,454	-£81,809,653
70% SR : 15% LLR : 15% SO	45%	-£73,933,839	-£77,720,603	-£78,109,587	-£78,154,736	-£79,154,020
70% SR : 15% LLR : 15% SO	50%	-£71,619,260	-£75,103,574	-£75,492,500	-£75,537,650	-£76,539,428

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£117,056,330	-£123,546,175	-£123,942,710	-£123,987,859	-£124,883,122
70% SR : 15% LLR : 15% SO	5%	-£114,373,618	-£120,564,791	-£120,959,846	-£121,004,995	-£121,999,067
70% SR : 15% LLR : 15% SO	10%	-£111,731,809	-£117,623,896	-£118,017,634	-£118,062,784	-£119,056,073
70% SR : 15% LLR : 15% SO	15%	-£109,130,904	-£114,723,490	-£115,116,073	-£115,161,223	-£116,154,141
70% SR : 15% LLR : 15% SO	20%	-£106,570,904	-£111,863,569	-£112,255,160	-£112,300,308	-£113,293,263
70% SR : 15% LLR : 15% SO	25%	-£104,051,806	-£109,044,134	-£109,434,890	-£109,480,039	-£110,473,441
70% SR : 15% LLR : 15% SO	30%	-£101,573,813	-£106,265,183	-£106,655,262	-£106,700,412	-£107,694,669
70% SR : 15% LLR : 15% SO	35%	-£99,136,324	-£103,526,716	-£103,916,274	-£103,961,423	-£104,956,947
70% SR : 15% LLR : 15% SO	40%	-£96,739,937	-£100,828,728	-£101,217,922	-£101,263,071	-£102,260,270
70% SR : 15% LLR : 15% SO	45%	-£94,384,456	-£98,171,221	-£98,560,204	-£98,605,353	-£99,604,638
70% SR : 15% LLR : 15% SO	50%	-£92,069,877	-£95,554,191	-£95,943,118	-£95,988,267	-£96,990,046

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£108,418,058	-£114,807,904	-£115,304,438	-£115,349,586	-£116,344,651
70% SR : 15% LLR : 15% SO	5%	-£105,735,346	-£111,926,519	-£112,321,575	-£112,366,723	-£113,360,796
70% SR : 15% LLR : 15% SO	10%	-£103,093,536	-£109,085,624	-£109,379,363	-£109,424,512	-£110,417,802
70% SR : 15% LLR : 15% SO	15%	-£100,492,632	-£106,265,218	-£106,477,802	-£106,522,951	-£107,515,869
70% SR : 15% LLR : 15% SO	20%	-£97,932,632	-£103,225,297	-£103,616,888	-£103,662,037	-£104,654,992
70% SR : 15% LLR : 15% SO	25%	-£95,413,534	-£100,405,863	-£100,796,618	-£100,841,768	-£101,835,169
70% SR : 15% LLR : 15% SO	30%	-£92,935,342	-£97,626,912	-£98,016,991	-£98,062,140	-£99,056,398
70% SR : 15% LLR : 15% SO	35%	-£90,498,052	-£94,888,444	-£95,278,002	-£95,323,152	-£96,318,675
70% SR : 15% LLR : 15% SO	40%	-£88,101,666	-£92,190,457	-£92,579,651	-£92,624,799	-£93,621,998
70% SR : 15% LLR : 15% SO	45%	-£85,746,195	-£89,532,949	-£89,921,932	-£89,967,082	-£90,966,365
70% SR : 15% LLR : 15% SO	50%	-£83,431,606	-£86,915,920	-£87,304,846	-£87,349,995	-£88,351,774

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£105,497,071	-£111,886,816	-£112,383,451	-£112,428,600	-£113,423,863
70% SR : 15% LLR : 15% SO	5%	-£102,814,359	-£109,005,532	-£109,400,587	-£109,445,736	-£110,439,808
70% SR : 15% LLR : 15% SO	10%	-£100,172,550	-£106,064,637	-£106,458,375	-£106,503,523	-£107,496,814
70% SR : 15% LLR : 15% SO	15%	-£97,571,645	-£103,164,230	-£103,556,814	-£103,601,963	-£104,594,882
70% SR : 15% LLR : 15% SO	20%	-£95,011,645	-£100,304,310	-£100,695,901	-£100,741,049	-£101,734,004
70% SR : 15% LLR : 15% SO	25%	-£92,492,547	-£97,484,875	-£97,875,630	-£97,920,780	-£99,014,181
70% SR : 15% LLR : 15% SO	30%	-£90,014,354	-£94,705,924	-£95,096,003	-£95,141,153	-£96,315,410
70% SR : 15% LLR : 15% SO	35%	-£87,577,064	-£91,967,456	-£92,357,014	-£92,402,164	-£93,397,887
70% SR : 15% LLR : 15% SO	40%	-£85,180,678	-£89,269,469	-£89,558,663	-£89,603,812	-£90,701,011
70% SR : 15% LLR : 15% SO	45%	-£82,825,197	-£86,611,961	-£87,000,945	-£87,046,094	-£88,045,378
70% SR : 15% LLR : 15% SO	50%	-£80,510,618	-£84,000,932	-£84,383,858	-£84,429,008	-£85,430,796

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£103,285,958	-£109,775,805	-£110,172,340	-£110,217,489	-£111,212,752
70% SR : 15% LLR : 15% SO	5%	-£100,603,246	-£106,794,420	-£107,189,476	-£107,234,624	-£108,228,697
70% SR : 15% LLR : 15% SO	10%	-£97,961,439	-£103,853,526	-£104,247,264	-£104,292,414	-£105,285,703
70% SR : 15% LLR : 15% SO	15%	-£95,360,534	-£100,953,119	-£101,345,703	-£101,390,852	-£102,383,770
70% SR : 15% LLR : 15% SO	20%	-£92,800,533	-£98,093,198	-£98,484,790	-£98,529,938	-£99,522,893
70% SR : 15% LLR : 15% SO	25%	-£90,281,436	-£95,273,764	-£95,664,519	-£95,709,669	-£96,703,070
70% SR : 15% LLR : 15% SO	30%	-£87,803,243	-£92,494,813	-£92,884,892	-£92,930,042	-£93,924,299
70% SR : 15% LLR : 15% SO	35%	-£85,365,953	-£89,756,345	-£90,145,903	-£90,191,053	-£91,186,576
70% SR : 15% LLR : 15% SO	40%	-£82,969,567	-£87,059,358	-£87,447,552	-£87,492,700	-£88,489,900
70% SR : 15% LLR : 15% SO	45%	-£80,614,086	-£84,400,880	-£84,789,834	-£84,834,983	-£85,834,267
70% SR : 15% LLR : 15% SO	50%	-£78,299,507	-£81,783,821	-£82,172,747	-£82,217,897	-£83,219,675

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£550 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£97,214,589	-£103,695,437	-£104,091,970	-£104,137,120	-£105,132,383
70% SR : 15% LLR : 15% SO	5%	-£94,577,324	-£100,758,829	-£101,153,883	-£101,199,033	-£102,193,104
70% SR : 15% LLR : 15% SO	10%	-£91,980,964	-£97,862,710	-£98,256,449	-£98,301,598	-£99,294,888
70% SR : 15% LLR : 15% SO	15%	-£89,425,508	-£95,007,080	-£95,399,664	-£95,444,813	-£96,437,731
70% SR : 15% LLR : 15% SO	20%	-£86,910,955	-£92,191,937	-£92,583,527	-£92,628,676	-£93,621,630
70% SR : 15% LLR : 15% SO	25%	-£84,437,306	-£89,417,279	-£89,808,034	-£89,853,183	-£90,846,584
70% SR : 15% LLR : 15% SO	30%	-£82,004,562	-£86,683,105	-£87,073,183	-£87,118,332	-£88,112,589
70% SR : 15% LLR : 15% SO	35%	-£79,612,721	-£83,989,412	-£84,378,971	-£84,424,120	-£85,419,643
70% SR : 15% LLR : 15% SO	40%	-£77,261,783	-£81,336,202	-£81,725,396	-£81,770,545	-£82,767,744
70% SR : 15% LLR : 15% SO	45%	-£74,951,749	-£78,723,471	-£79,112,455	-£79,157,604	-£80,156,888
70% SR : 15% LLR : 15% SO	50%	-£72,682,619	-£76,151,219	-£76,540,145	-£76,585,295	-£77,587,074

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£117,665,206	-£124,146,054	-£124,542,588	-£124,587,737	-£125,583,000
70% SR : 15% LLR : 15% SO	5%	-£115,027,942	-£121,209,446	-£121,604,501	-£121,649,650	-£122,643,722
70% SR : 15% LLR : 15% SO	10%	-£112,431,581	-£118,313,327	-£118,707,066	-£118,752,215	-£119,745,505
70% SR : 15% LLR : 15% SO	15%	-£109,876,125	-£115,457,697	-£115,850,281	-£115,895,430	-£116,888,348
70% SR : 15% LLR : 15% SO	20%	-£107,361,572	-£112,642,554	-£113,034,144	-£113,079,294	-£114,072,248
70% SR : 15% LLR : 15% SO	25%	-£104,887,924	-£109,867,896	-£110,258,652	-£110,303,800	-£111,297,201
70% SR : 15% LLR : 15% SO	30%	-£102,455,179	-£107,133,722	-£107,523,800	-£107,568,949	-£108,563,207
70% SR : 15% LLR : 15% SO	35%	-£100,063,338	-£104,440,030	-£104,829,588	-£104,874,737	-£105,870,261
70% SR : 15% LLR : 15% SO	40%	-£97,712,400	-£101,786,819	-£102,176,013	-£102,221,163	-£103,218,362
70% SR : 15% LLR : 15% SO	45%	-£95,402,366	-£99,174,088	-£99,563,072	-£99,608,221	-£100,607,505
70% SR : 15% LLR : 15% SO	50%	-£93,133,237	-£96,601,836	-£96,990,763	-£97,035,912	-£98,037,691

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£109,026,935	-£115,507,783	-£115,904,316	-£115,949,465	-£116,944,728
70% SR : 15% LLR : 15% SO	5%	-£106,389,670	-£112,571,175	-£112,966,229	-£113,011,379	-£114,005,540
70% SR : 15% LLR : 15% SO	10%	-£103,793,310	-£109,675,055	-£110,068,795	-£110,113,943	-£111,107,234
70% SR : 15% LLR : 15% SO	15%	-£101,237,854	-£106,819,426	-£107,212,009	-£107,257,159	-£108,250,077
70% SR : 15% LLR : 15% SO	20%	-£98,723,301	-£104,004,282	-£104,395,873	-£104,441,022	-£105,433,976
70% SR : 15% LLR : 15% SO	25%	-£96,249,652	-£101,229,625	-£101,620,380	-£101,665,528	-£102,658,930
70% SR : 15% LLR : 15% SO	30%	-£93,816,908	-£98,495,490	-£98,885,528	-£98,930,678	-£99,924,935
70% SR : 15% LLR : 15% SO	35%	-£91,425,066	-£95,801,758	-£96,191,316	-£96,236,466	-£97,231,989
70% SR : 15% LLR : 15% SO	40%	-£89,074,128	-£93,148,548	-£93,537,742	-£93,582,891	-£94,580,090
70% SR : 15% LLR : 15% SO	45%	-£86,764,095	-£90,535,616	-£90,924,801	-£90,969,949	-£91,969,233
70% SR : 15% LLR : 15% SO	50%	-£84,494,965	-£87,963,565	-£88,352,491	-£88,397,640	-£89,389,419

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£106,105,947	-£112,586,795	-£112,983,328	-£113,028,478	-£114,023,741
70% SR : 15% LLR : 15% SO	5%	-£103,468,682	-£109,650,187	-£110,045,241	-£110,090,391	-£111,084,462
70% SR : 15% LLR : 15% SO	10%	-£100,872,322	-£106,754,068	-£107,147,807	-£107,192,956	-£108,186,246
70% SR : 15% LLR : 15% SO	15%	-£98,316,866	-£103,898,438	-£104,291,022	-£104,336,171	-£105,329,089
70% SR : 15% LLR : 15% SO	20%	-£95,802,313	-£101,083,295	-£101,474,885	-£101,520,034	-£102,512,988
70% SR : 15% LLR : 15% SO	25%	-£93,328,664	-£98,308,637	-£98,699,392	-£98,744,541	-£99,737,942
70% SR : 15% LLR : 15% SO	30%	-£90,895,920	-£95,574,463	-£95,964,541	-£96,009,690	-£97,003,947
70% SR : 15% LLR : 15% SO	35%	-£88,504,079	-£92,880,770	-£93,270,329	-£93,315,478	-£94,311,001
70% SR : 15% LLR : 15% SO	40%	-£86,153,141	-£90,227,560	-£90,516,754	-£90,561,903	-£91,659,103
70% SR : 15% LLR : 15% SO	45%	-£83,843,107	-£87,614,829	-£87,903,813	-£87,948,962	-£89,048,246
70% SR : 15% LLR : 15% SO	50%	-£81,573,977	-£85,042,577	-£85,331,503	-£85,376,653	-£86,478,432

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£103,894,836	-£110,376,684	-£110,772,217	-£110,817,367	-£111,812,630
70% SR : 15% LLR : 15% SO	5%	-£101,257,571	-£107,439,076	-£107,834,130	-£107,879,280	-£108,873,551
70% SR : 15% LLR : 15% SO	10%	-£98,661,211	-£104,542,957	-£104,936,696	-£104,981,845	-£105,975,135
70% SR : 15% LLR : 15% SO	15%	-£96,105,755	-£101,687,327	-£102,079,911	-£102,125,060	-£103,117,978
70% SR : 15% LLR : 15% SO	20%	-£93,591,202	-£98,872,184	-£99,263,774	-£99,308,923	-£100,301,877
70% SR : 15% LLR : 15% SO	25%	-£91,117,553	-£96,097,526	-£96,488,281	-£96,533,430	-£97,526,831
70% SR : 15% LLR : 15% SO	30%	-£88,684,809	-£93,363,352	-£93,753,430	-£93,798,579	-£94,792,836
70% SR : 15% LLR : 15% SO	35%	-£86,292,968	-£90,669,659	-£91,059,217	-£91,104,367	-£92,099,890
70% SR : 15% LLR : 15% SO	40%	-£83,942,030	-£88,016,449	-£88,405,643	-£88,450,792	-£89,447,991
70% SR : 15% LLR : 15% SO	45%	-£81,631,996	-£85,403,718	-£85,792,702	-£85,837,850	-£86,837,135
70% SR : 15% LLR : 15% SO	50%	-£79,362,866	-£82,831,466	-£83,220,392	-£83,265,542	-£84,267,320

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£500 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£97,823,465	-£103,998,640	-£104,395,174	-£104,440,324	-£105,435,587
70% SR : 15% LLR : 15% SO	5%	-£95,264,743	-£101,154,247	-£101,549,301	-£101,594,451	-£102,588,522
70% SR : 15% LLR : 15% SO	10%	-£92,746,924	-£98,350,343	-£98,744,082	-£98,789,231	-£99,782,521
70% SR : 15% LLR : 15% SO	15%	-£90,270,009	-£95,586,927	-£95,979,512	-£96,024,662	-£97,017,579
70% SR : 15% LLR : 15% SO	20%	-£87,833,998	-£92,863,999	-£93,255,589	-£93,300,739	-£94,233,894
70% SR : 15% LLR : 15% SO	25%	-£85,438,891	-£90,181,556	-£90,572,311	-£90,617,461	-£91,610,862
70% SR : 15% LLR : 15% SO	30%	-£83,084,698	-£87,539,597	-£87,929,675	-£87,974,824	-£88,959,082
70% SR : 15% LLR : 15% SO	35%	-£80,771,389	-£84,938,119	-£85,327,677	-£85,372,827	-£86,368,351
70% SR : 15% LLR : 15% SO	40%	-£78,498,993	-£82,377,124	-£82,766,317	-£82,811,467	-£83,808,666
70% SR : 15% LLR : 15% SO	45%	-£76,267,500	-£79,856,607	-£80,245,590	-£80,290,740	-£81,290,024
70% SR : 15% LLR : 15% SO	50%	-£74,076,913	-£77,376,569	-£77,765,497	-£77,810,645	-£78,812,424

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£118,274,083	-£124,449,257	-£124,845,792	-£124,890,941	-£125,886,204
70% SR : 15% LLR : 15% SO	5%	-£115,715,360	-£121,604,864	-£121,999,919	-£122,045,068	-£123,039,139
70% SR : 15% LLR : 15% SO	10%	-£113,197,541	-£118,800,961	-£119,194,699	-£119,239,849	-£120,233,138
70% SR : 15% LLR : 15% SO	15%	-£110,720,626	-£116,037,545	-£116,430,129	-£116,475,279	-£117,468,196
70% SR : 15% LLR : 15% SO	20%	-£108,284,616	-£113,314,616	-£113,706,207	-£113,751,356	-£114,744,311
70% SR : 15% LLR : 15% SO	25%	-£105,889,508	-£110,632,173	-£111,022,929	-£111,068,078	-£112,061,480
70% SR : 15% LLR : 15% SO	30%	-£103,535,305	-£107,990,214	-£108,380,292	-£108,425,444	-£109,419,700
70% SR : 15% LLR : 15% SO	35%	-£101,222,006	-£105,388,736	-£105,778,295	-£105,823,444	-£106,818,968
70% SR : 15% LLR : 15% SO	40%	-£98,949,610	-£102,827,741	-£103,216,935	-£103,262,084	-£104,259,283
70% SR : 15% LLR : 15% SO	45%	-£96,718,118	-£100,307,224	-£100,696,208	-£100,741,357	-£101,740,641
70% SR : 15% LLR : 15% SO	50%	-£94,527,539	-£97,827,187	-£98,216,114	-£98,261,262	-£99,263,041

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£109,635,811	-£115,810,886	-£116,207,520	-£116,252,669	-£117,247,932
70% SR : 15% LLR : 15% SO	5%	-£107,077,089	-£112,966,592	-£113,361,647	-£113,406,796	-£114,400,868
70% SR : 15% LLR : 15% SO	10%	-£104,559,270	-£110,162,689	-£110,556,427	-£110,601,577	-£111,594,866
70% SR : 15% LLR : 15% SO	15%	-£102,082,355	-£107,399,273	-£107,791,858	-£107,837,007	-£108,829,924
70% SR : 15% LLR : 15% SO	20%	-£99,646,344	-£104,676,345	-£105,067,935	-£105,113,084	-£106,106,039
70% SR : 15% LLR : 15% SO	25%	-£97,251,237	-£101,993,902	-£102,384,657	-£102,429,806	-£103,423,208
70% SR : 15% LLR : 15% SO	30%	-£94,897,034	-£99,351,942	-£99,742,020	-£99,787,170	-£100,781,428
70% SR : 15% LLR : 15% SO	35%	-£92,583,735	-£96,750,465	-£97,140,023	-£97,185,172	-£98,180,897
70% SR : 15% LLR : 15% SO	40%	-£90,311,339	-£94,189,469	-£94,578,663	-£94,623,813	-£95,621,012
70% SR : 15% LLR : 15% SO	45%	-£88,079,846	-£91,669,953	-£92,057,936	-£92,103,086	-£93,102,370
70% SR : 15% LLR : 15% SO	50%	-£85,889,259	-£89,188,915	-£89,577,842	-£89,622,991	-£90,624,769

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£106,714,823	-£112,889,898	-£113,286,532	-£113,331,682	-£114,326,945
70% SR : 15% LLR : 15% SO	5%	-£104,156,101	-£110,045,605	-£110,440,659	-£110,485,809	-£111,479,880
70% SR : 15% LLR : 15% SO	10%	-£101,638,282	-£107,241,701	-£107,635,440	-£107,680,589	-£108,673,879
70% SR : 15% LLR : 15% SO	15%	-£99,161,367	-£104,478,285	-£104,870,870	-£104,916,020	-£105,908,937
70% SR : 15% LLR : 15% SO	20%	-£96,725,357	-£101,755,357	-£102,146,947	-£102,192,097	-£103,185,052
70% SR : 15% LLR : 15% SO	25%	-£94,330,249	-£99,072,914	-£99,463,669	-£99,508,819	-£100,502,220
70% SR : 15% LLR : 15% SO	30%	-£91,976,046	-£96,430,955	-£96,821,033	-£96,866,182	-£97,880,440
70% SR : 15% LLR : 15% SO	35%	-£89,662,747	-£93,829,477	-£94,219,035	-£94,264,185	-£95,299,709
70% SR : 15% LLR : 15% SO	40%	-£87,390,351	-£91,268,482	-£91,657,675	-£91,702,825	-£92,700,024
70% SR : 15% LLR : 15% SO	45%	-£85,158,859	-£88,747,965	-£89,136,948	-£89,182,098	-£90,181,362
70% SR : 15% LLR : 15% SO	50%	-£82,968,271	-£86,267,927	-£86,656,855	-£86,702,003	-£87,703,782

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£104,503,712	-£110,678,887	-£111,075,421	-£111,120,571	-£112,115,834
70% SR : 15% LLR : 15% SO	5%	-£101,944,990	-£107,834,494	-£108,229,548	-£108,274,698	-£109,268,769
70% SR : 15% LLR : 15% SO	10%	-£99,427,171	-£105,030,590	-£105,424,329	-£105,469,478	-£106,462,768
70% SR : 15% LLR : 15% SO	15%	-£96,950,256	-£102,267,174	-£102,659,759	-£102,704,908	-£103,697,826
70% SR : 15% LLR : 15% SO	20%	-£94,514,245	-£99,544,246	-£99,935,836	-£99,980,986	-£100,973,941
70% SR : 15% LLR : 15% SO	25%	-£92,119,138	-£96,861,803	-£97,252,558	-£97,297,708	-£98,291,109
70% SR : 15% LLR : 15% SO	30%	-£89,764,935	-£94,219,843	-£94,609,922	-£94,655,071	-£95,649,329
70% SR : 15% LLR : 15% SO	35%	-£87,451,636	-£91,618,386	-£92,007,924	-£92,053,074	-£93,048,598
70% SR : 15% LLR : 15% SO	40%	-£85,179,240	-£89,057,370	-£89,446,564	-£89,491,714	-£90,488,913
70% SR : 15% LLR : 15% SO	45%	-£82,947,747	-£86,536,854	-£86,925,837	-£86,970,987	-£87,970,271
70% SR : 15% LLR : 15% SO	50%	-£80,757,160	-£84,056,816	-£84,445,743	-£84,490,892	-£85,492,671

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£475 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£98,127,903	-£104,298,579	-£104,695,113	-£104,740,263	-£105,735,526
70% SR : 15% LLR : 15% SO	5%	-£95,628,790	-£101,512,914	-£101,907,969	-£101,953,118	-£102,947,190
70% SR : 15% LLR : 15% SO	10%	-£93,170,580	-£98,767,739	-£99,161,477	-£99,206,627	-£100,199,916
70% SR : 15% LLR : 15% SO	15%	-£90,753,275	-£96,063,052	-£96,455,636	-£96,500,785	-£97,493,703
70% SR : 15% LLR : 15% SO	20%	-£88,376,873	-£93,398,852	-£93,790,442	-£93,835,591	-£94,828,546
70% SR : 15% LLR : 15% SO	25%	-£86,041,375	-£90,775,136	-£91,165,891	-£91,211,041	-£92,204,442
70% SR : 15% LLR : 15% SO	30%	-£83,746,782	-£88,191,905	-£88,581,984	-£88,627,133	-£89,621,391
70% SR : 15% LLR : 15% SO	35%	-£81,493,091	-£85,649,157	-£86,038,715	-£86,083,864	-£87,079,388
70% SR : 15% LLR : 15% SO	40%	-£79,280,305	-£83,146,889	-£83,536,083	-£83,581,233	-£84,578,431
70% SR : 15% LLR : 15% SO	45%	-£77,108,423	-£80,685,101	-£81,074,085	-£81,119,234	-£82,118,518
70% SR : 15% LLR : 15% SO	50%	-£74,977,444	-£78,263,792	-£78,652,719	-£78,697,867	-£79,699,646

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£118,578,520	-£124,749,196	-£125,145,731	-£125,190,880	-£126,186,143
70% SR : 15% LLR : 15% SO	5%	-£116,079,407	-£121,963,531	-£122,358,587	-£122,403,735	-£123,397,808
70% SR : 15% LLR : 15% SO	10%	-£113,621,197	-£119,218,356	-£119,612,094	-£119,657,244	-£120,650,533
70% SR : 15% LLR : 15% SO	15%	-£111,203,892	-£116,513,669	-£116,906,253	-£116,951,402	-£117,944,321
70% SR : 15% LLR : 15% SO	20%	-£108,827,491	-£113,849,469	-£114,241,059	-£114,286,208	-£115,279,163
70% SR : 15% LLR : 15% SO	25%	-£106,491,993	-£111,225,753	-£111,616,509	-£111,661,658	-£112,655,060
70% SR : 15% LLR : 15% SO	30%	-£104,197,399	-£108,642,522	-£109,032,601	-£109,077,751	-£110,072,008
70% SR : 15% LLR : 15% SO	35%	-£101,943,709	-£106,099,774	-£106,489,332	-£106,534,482	-£107,530,005
70% SR : 15% LLR : 15% SO	40%	-£99,730,922	-£103,597,507	-£103,986,701	-£104,031,850	-£105,029,048
70% SR : 15% LLR : 15% SO	45%	-£97,559,040	-£101,135,718	-£101,524,702	-£101,569,851	-£102,569,135
70% SR : 15% LLR : 15% SO	50%	-£95,428,061	-£98,714,409	-£99,103,336	-£99,148,485	-£100,159,263

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£109,940,248	-£116,110,824	-£116,507,459	-£116,552,608	-£117,547,871
70% SR : 15% LLR : 15% SO	5%	-£107,441,135	-£113,325,259	-£113,720,315	-£113,765,463	-£114,759,536
70% SR : 15% LLR : 15% SO	10%	-£104,982,926	-£110,580,084	-£110,973,823	-£111,018,972	-£112,012,262
70% SR : 15% LLR : 15% SO	15%	-£102,565,820	-£107,875,398	-£108,267,981	-£108,313,131	-£109,306,049
70% SR : 15% LLR : 15% SO	20%	-£100,189,219	-£105,211,198	-£105,602,788	-£105,647,936	-£106,640,891
70% SR : 15% LLR : 15% SO	25%	-£97,853,721	-£102,587,482	-£102,978,237	-£103,023,387	-£104,016,788
70% SR : 15% LLR : 15% SO	30%	-£95,559,127	-£100,004,251	-£100,394,330	-£100,439,479	-£101,433,736
70% SR : 15% LLR : 15% SO	35%	-£93,305,437	-£97,461,502	-£97,851,061	-£97,896,210	-£98,891,733
70% SR : 15% LLR : 15% SO	40%	-£91,092,650	-£94,959,235	-£95,348,429	-£95,393,578	-£96,390,777
70% SR : 15% LLR : 15% SO	45%	-£88,920,768	-£92,497,447	-£92,886,430	-£92,931,589	-£93,930,864
70% SR : 15% LLR : 15% SO	50%	-£86,789,789	-£90,076,137	-£90,465,064	-£90,510,213	-£91,511,892

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£107,018,261	-£113,189,837	-£113,586,471	-£113,631,621	-£114,626,884
70% SR : 15% LLR : 15% SO	5%	-£104,520,148	-£110,404,272	-£110,799,327	-£110,844,476	-£111,838,548
70% SR : 15% LLR : 15% SO	10%	-£102,061,938	-£107,659,097	-£108,052,835	-£108,097,985	-£109,081,274
70% SR : 15% LLR : 15% SO	15%	-£99,644,633	-£104,954,410	-£105,346,994	-£105,392,143	-£106,385,061
70% SR : 15% LLR : 15% SO	20%	-£97,268,231	-£102,290,210	-£102,681,800	-£102,726,949	-£103,719,904
70% SR : 15% LLR : 15% SO	25%	-£94,932,733	-£99,666,494	-£100,057,249	-£100,102,399	-£101,095,800
70% SR : 15% LLR : 15% SO	30%	-£92,638,140	-£97,083,283	-£97,473,342	-£97,518,491	-£98,512,749
70% SR : 15% LLR : 15% SO	35%	-£90,384,449	-£94,540,515	-£94,930,073	-£94,975,222	-£95,970,746
70% SR : 15% LLR : 15% SO	40%	-£88,171,663	-£92,038,247	-£92,427,441	-£92,472,591	-£93,469,789
70% SR : 15% LLR : 15% SO	45%	-£85,999,781	-£89,576,459	-£89,965,443	-£89,910,592	-£91,009,876
70% SR : 15% LLR : 15% SO	50%	-£83,868,802	-£87,156,189	-£87,544,077	-£87,589,225	-£88,591,004

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£104,808,150	-£110,878,826	-£111,375,360	-£111,420,510	-£112,415,772
70% SR : 15% LLR : 15% SO	5%	-£102,309,037	-£108,193,161	-£108,588,216	-£108,633,365	-£109,627,437
70% SR : 15% LLR : 15% SO	10%	-£99,850,827	-£105,447,986	-£105,841,724	-£105,886,873	-£106,880,163
70% SR : 15% LLR : 15% SO	15%	-£97,433,522	-£102,743,299	-£103,135,883	-£103,181,032	-£104,173,950
70% SR : 15% LLR : 15% SO	20%	-£95,057,120	-£100,079,099	-£100,470,689	-£100,515,837	-£101,508,792
70% SR : 15% LLR : 15% SO	25%	-£92,721,622	-£97,455,383	-£97,846,138	-£97,891,288	-£98,884,689
70% SR : 15% LLR : 15% SO	30%	-£90,427,029	-£94,872,152	-£95,262,231	-£95,307,380	-£96,301,638
70% SR : 15% LLR : 15% SO	35%	-£88,173,338	-£92,329,404	-£92,718,962	-£92,764,111	-£93,759,635
70% SR : 15% LLR : 15% SO	40%	-£85,960,552	-£89,827,136	-£90,216,330	-£90,261,480	-£91,258,678
70% SR : 15% LLR : 15% SO	45%	-£83,788,670	-£87,365,348	-£87,754,331	-£87,799,481	-£88,798,765
70% SR : 15% LLR : 15% SO	50%	-£81,657,691	-£84,944,038	-£85,332,966	-£85,378,114	-£86,379,893

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£675 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation	
Build cost inflation	
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£59,777,102	£50,198,884	£49,717,050	£49,661,582	£48,141,642
70% SR : 15% LLR : 15% SO	5%	£53,259,385	£44,032,068	£43,552,030	£43,496,562	£41,978,362
70% SR : 15% LLR : 15% SO	10%	£46,664,640	£37,807,103	£37,328,664	£37,273,197	£35,747,746
70% SR : 15% LLR : 15% SO	15%	£39,998,573	£31,487,521	£31,005,666	£30,949,413	£29,417,578
70% SR : 15% LLR : 15% SO	20%	£33,242,394	£25,096,656	£24,616,020	£24,559,768	£23,027,877
70% SR : 15% LLR : 15% SO	25%	£26,397,956	£18,647,059	£18,167,449	£18,111,196	£16,578,647
70% SR : 15% LLR : 15% SO	30%	£19,469,297	£12,138,735	£11,659,956	£11,603,703	£10,069,890
70% SR : 15% LLR : 15% SO	35%	£12,482,136	£5,585,873	£5,082,714	£5,025,666	£3,473,548
70% SR : 15% LLR : 15% SO	40%	£5,436,474	£-1,150,338	£-1,645,506	£-1,704,181	£-3,298,600
70% SR : 15% LLR : 15% SO	45%	£-1,736,175	£-8,102,995	£-8,603,779	£-8,663,283	£-10,299,753
70% SR : 15% LLR : 15% SO	50%	£-9,187,269	£-15,300,828	£-15,828,558	£-15,891,503	£-17,599,994

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,779,344	£-1,798,874	£-2,280,708	£-2,336,176	£-3,856,116
70% SR : 15% LLR : 15% SO	5%	£1,261,627	£-7,965,690	£-8,445,728	£-8,501,196	£-10,019,395
70% SR : 15% LLR : 15% SO	10%	£-5,333,117	£-14,190,655	£-14,669,094	£-14,724,561	£-16,250,012
70% SR : 15% LLR : 15% SO	15%	£-11,999,185	£-20,510,237	£-20,992,092	£-21,048,345	£-22,580,180
70% SR : 15% LLR : 15% SO	20%	£-18,755,364	£-26,901,102	£-27,381,738	£-27,437,990	£-28,969,881
70% SR : 15% LLR : 15% SO	25%	£-25,599,802	£-33,350,698	£-33,830,309	£-33,886,562	£-35,419,111
70% SR : 15% LLR : 15% SO	30%	£-32,528,461	£-39,859,023	£-40,337,802	£-40,394,054	£-41,927,868
70% SR : 15% LLR : 15% SO	35%	£-39,515,622	£-46,431,785	£-46,915,044	£-46,972,092	£-48,524,210
70% SR : 15% LLR : 15% SO	40%	£-46,561,294	£-53,148,096	£-53,643,264	£-53,701,938	£-55,296,358
70% SR : 15% LLR : 15% SO	45%	£-53,733,932	£-60,100,752	£-60,601,537	£-60,661,941	£-62,297,511
70% SR : 15% LLR : 15% SO	50%	£-61,185,027	£-67,298,566	£-67,826,316	£-67,889,261	£-69,597,752

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,743,021	£20,164,803	£19,682,969	£19,627,501	£18,107,561
70% SR : 15% LLR : 15% SO	5%	£23,225,304	£13,997,987	£13,517,949	£13,462,481	£11,944,282
70% SR : 15% LLR : 15% SO	10%	£16,630,560	£7,773,022	£7,294,583	£7,239,116	£5,713,665
70% SR : 15% LLR : 15% SO	15%	£9,964,492	£1,453,440	£971,585	£915,332	£-616,503
70% SR : 15% LLR : 15% SO	20%	£3,208,313	£-4,937,425	£-5,418,061	£-5,474,313	£-7,006,204
70% SR : 15% LLR : 15% SO	25%	£-3,636,124	£-11,387,021	£-11,866,632	£-11,922,885	£-13,455,434
70% SR : 15% LLR : 15% SO	30%	£-10,564,784	£-17,895,346	£-18,374,125	£-18,430,377	£-19,964,190
70% SR : 15% LLR : 15% SO	35%	£-17,551,944	£-24,468,108	£-24,951,367	£-25,008,415	£-26,560,532
70% SR : 15% LLR : 15% SO	40%	£-24,597,607	£-31,184,419	£-31,679,587	£-31,738,261	£-33,332,681
70% SR : 15% LLR : 15% SO	45%	£-31,770,255	£-38,137,075	£-38,637,859	£-38,697,364	£-40,333,834
70% SR : 15% LLR : 15% SO	50%	£-39,221,350	£-45,334,909	£-45,862,639	£-45,925,584	£-47,634,675

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£37,169,927	£27,591,709	£27,109,875	£27,054,407	£25,534,467
70% SR : 15% LLR : 15% SO	5%	£30,652,210	£21,424,893	£20,944,855	£20,889,387	£19,371,188
70% SR : 15% LLR : 15% SO	10%	£24,057,466	£15,199,928	£14,721,489	£14,666,022	£13,140,571
70% SR : 15% LLR : 15% SO	15%	£17,391,398	£8,880,346	£8,398,491	£8,342,238	£6,810,403
70% SR : 15% LLR : 15% SO	20%	£10,635,219	£2,489,481	£2,008,845	£1,952,593	£420,702
70% SR : 15% LLR : 15% SO	25%	£3,790,781	£-3,960,115	£-4,439,726	£-4,495,379	£-6,028,528
70% SR : 15% LLR : 15% SO	30%	£-3,137,878	£-10,468,440	£-10,947,219	£-11,003,472	£-12,537,285
70% SR : 15% LLR : 15% SO	35%	£-10,125,039	£-17,041,202	£-17,524,461	£-17,581,509	£-19,133,627
70% SR : 15% LLR : 15% SO	40%	£-17,170,701	£-23,757,513	£-24,252,681	£-24,311,355	£-25,905,775
70% SR : 15% LLR : 15% SO	45%	£-24,343,350	£-30,710,169	£-31,210,954	£-31,270,458	£-33,096,926
70% SR : 15% LLR : 15% SO	50%	£-31,794,444	£-37,898,003	£-38,435,733	£-38,498,678	£-40,207,169

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£42,791,900	£33,213,682	£32,731,848	£32,676,380	£31,156,440
70% SR : 15% LLR : 15% SO	5%	£36,274,183	£27,046,866	£26,566,828	£26,511,360	£24,993,161
70% SR : 15% LLR : 15% SO	10%	£29,679,439	£20,821,901	£20,343,462	£20,287,995	£18,762,544
70% SR : 15% LLR : 15% SO	15%	£23,013,371	£14,502,319	£14,020,464	£13,964,211	£12,432,376
70% SR : 15% LLR : 15% SO	20%	£16,257,192	£8,111,454	£7,630,818	£7,574,566	£6,042,675
70% SR : 15% LLR : 15% SO	25%	£9,412,754	£1,661,858	£1,182,247	£1,125,994	£-406,555
70% SR : 15% LLR : 15% SO	30%	£2,484,095	£-4,846,467	£-5,325,246	£-5,381,498	£-6,915,312
70% SR : 15% LLR : 15% SO	35%	£-4,503,066	£-11,419,229	£-11,902,488	£-11,959,536	£-13,511,654
70% SR : 15% LLR : 15% SO	40%	£-11,549,728	£-18,135,540	£-18,630,708	£-18,689,362	£-20,283,802
70% SR : 15% LLR : 15% SO	45%	£-18,721,376	£-25,088,196	£-25,588,981	£-25,648,485	£-27,264,955
70% SR : 15% LLR : 15% SO	50%	£-26,172,471	£-32,286,030	£-32,813,760	£-32,876,705	£-34,565,198

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£650 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£52,266,771	£42,607,831	£42,125,995	£42,070,528	£40,550,588
70% SR : 15% LLR : 15% SO	5%	£46,074,493	£36,783,515	£36,298,627	£36,242,375	£34,708,837
70% SR : 15% LLR : 15% SO	10%	£39,801,429	£30,861,062	£30,377,790	£30,321,537	£28,789,153
70% SR : 15% LLR : 15% SO	15%	£33,450,991	£24,879,875	£24,398,020	£24,341,768	£22,809,933
70% SR : 15% LLR : 15% SO	20%	£27,011,415	£18,839,957	£18,359,322	£18,303,070	£16,771,180
70% SR : 15% LLR : 15% SO	25%	£20,492,206	£12,741,309	£12,261,699	£12,205,446	£10,672,897
70% SR : 15% LLR : 15% SO	30%	£13,914,494	£6,581,774	£6,097,869	£6,040,821	£4,490,592
70% SR : 15% LLR : 15% SO	35%	£7,278,282	£306,406	£-184,889	£-243,564	£-1,835,420
70% SR : 15% LLR : 15% SO	40%	£557,106	£-6,197,594	£-6,698,647	£-6,758,152	£-8,371,524
70% SR : 15% LLR : 15% SO	45%	£-6,407,519	£-12,892,340	£-13,405,978	£-13,467,179	£-15,125,940
70% SR : 15% LLR : 15% SO	50%	£-13,623,018	£-19,913,776	£-20,441,686	£-20,504,632	£-22,213,123

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£269,013	£-9,389,927	£-9,871,763	£-9,827,290	£-11,447,170
70% SR : 15% LLR : 15% SO	5%	£5,923,255	£-15,214,243	£-15,699,131	£-15,755,383	£-17,288,921
70% SR : 15% LLR : 15% SO	10%	£-12,196,329	£-21,136,696	£-21,619,968	£-21,676,221	£-23,208,605
70% SR : 15% LLR : 15% SO	15%	£-18,546,767	£-27,117,883	£-27,599,738	£-27,655,990	£-29,187,825
70% SR : 15% LLR : 15% SO	20%	£-24,986,342	£-33,157,801	£-33,638,435	£-33,694,688	£-35,226,578
70% SR : 15% LLR : 15% SO	25%	£-31,505,552	£-39,256,448	£-39,736,059	£-39,792,312	£-41,324,861
70% SR : 15% LLR : 15% SO	30%	£-38,083,264	£-45,415,984	£-45,899,889	£-45,956,937	£-47,507,166
70% SR : 15% LLR : 15% SO	35%	£-44,719,476	£-51,691,352	£-52,182,647	£-52,241,322	£-53,833,178
70% SR : 15% LLR : 15% SO	40%	£-51,440,652	£-58,195,351	£-58,686,405	£-58,755,910	£-60,369,282
70% SR : 15% LLR : 15% SO	45%	£-58,405,276	£-64,890,098	£-65,403,736	£-65,464,937	£-67,123,698
70% SR : 15% LLR : 15% SO	50%	£-65,620,776	£-71,811,534	£-72,439,444	£-72,502,389	£-74,210,881

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,232,690	£12,573,750	£12,091,915	£12,036,447	£10,516,507
70% SR : 15% LLR : 15% SO	5%	£16,040,412	£6,749,434	£6,264,546	£6,208,295	£4,674,756
70% SR : 15% LLR : 15% SO	10%	£9,767,348	£826,982	£343,709	£287,457	£-1,244,928
70% SR : 15% LLR : 15% SO	15%	£3,416,910	£-5,154,205	£-5,636,061	£-5,692,313	£-7,224,148
70% SR : 15% LLR : 15% SO	20%	£-3,022,665	£-11,194,123	£-11,674,758	£-11,731,011	£-13,262,901
70% SR : 15% LLR : 15% SO	25%	£-9,541,874	£-17,292,771	£-17,772,382	£-17,828,634	£-19,361,184
70% SR : 15% LLR : 15% SO	30%	£-16,119,587	£-23,452,307	£-23,936,211	£-23,993,260	£-25,543,489
70% SR : 15% LLR : 15% SO	35%	£-22,755,799	£-29,727,675	£-30,218,970	£-30,277,644	£-31,869,501
70% SR : 15% LLR : 15% SO	40%	£-29,476,975	£-36,231,674	£-36,732,728	£-36,792,233	£-38,405,605
70% SR : 15% LLR : 15% SO	45%	£-36,441,599	£-42,926,421	£-43,440,059	£-43,501,260	£-45,160,021
70% SR : 15% LLR : 15% SO	50%	£-43,657,088	£-49,847,857	£-50,475,767	£-50,538,712	£-52,247,203

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,659,596	£20,000,656	£19,518,820	£19,463,353	£17,943,413
70% SR : 15% LLR : 15% SO	5%	£23,467,318	£14,176,340	£13,691,452	£13,635,200	£12,101,662
70% SR : 15% LLR : 15% SO	10%	£17,194,254	£8,253,887	£7,770,615	£7,714,362	£6,181,978
70% SR : 15% LLR : 15% SO	15%	£10,843,816	£2,272,700	£1,790,845	£1,734,593	£202,758
70% SR : 15% LLR : 15% SO	20%	£4,404,241	£-3,767,218	£-4,247,853	£-4,304,105	£-5,835,995
70% SR : 15% LLR : 15% SO	25%	£-2,114,969	£-9,865,865	£-10,345,476	£-10,401,729	£-11,934,278
70% SR : 15% LLR : 15% SO	30%	£-8,892,681	£-16,025,401	£-16,509,306	£-16,566,354	£-18,116,583
70% SR : 15% LLR : 15% SO	35%	£-15,328,893	£-22,300,769	£-22,782,064	£-22,850,739	£-24,442,585
70% SR : 15% LLR : 15% SO	40%	£-22,050,069	£-28,904,768	£-29,386,822	£-29,465,327	£-30,978,689
70% SR : 15% LLR : 15% SO	45%	£-29,014,694	£-35,498,515	£-36,013,153	£-36,074,354	£-37,753,115
70% SR : 15% LLR : 15% SO	50%	£-36,230,189	£-42,520,951	£-43,048,861	£-43,111,806	£-44,620,289

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£35,281,569	£25,622,629	£25,140,794	£25,085,326	£23,565,386
70% SR : 15% LLR : 15% SO	5%	£29,089,291	£19,798,313	£19,313,425	£19,257,173	£17,723,635
70% SR : 15% LLR : 15% SO	10%	£22,816,227	£13,875,860	£13,392,588	£13,336,335	£11,803,951
70% SR : 15% LLR : 15% SO	15%	£16,465,789	£7,894,673	£7,412,818	£7,356,566	£5,824,731
70% SR : 15% LLR : 15% SO	20%	£10,026,214	£1,854,756	£1,374,121	£1,317,868	£-214,022
70% SR : 15% LLR : 15% SO	25%	£3,507,005	£-4,243,892	£-4,723,503	£-4,779,756	£-6,312,305
70% SR : 15% LLR : 15% SO	30%	£-3,070,708	£-10,403,428	£-10,887,333	£-10,944,381	£-12,494,610
70% SR : 15% LLR : 15% SO	35%	£-9,706,920	£-16,678,796	£-17,170,091	£-17,228,766	£-18,820,622
70% SR : 15% LLR : 15% SO	40%	£-16,428,096	£-23,182,795	£-23,683,849	£-23,743,354	£-25,356,726
70% SR : 15% LLR : 15% SO	45%	£-23,392,720	£-29,877,542	£-30,391,180	£-30,452,381	£-32,111,142
70% SR : 15% LLR : 15% SO	50%	£-30,608,220	£-36,898,978	£-37,426,898	£-37,489,832	£-39,198,325

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£600 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£37,146,450	£27,326,255	£26,839,552	£26,783,300	£25,248,003
70% SR : 15% LLR : 15% SO	5%	£31,602,296	£22,167,776	£21,682,889	£21,626,636	£20,093,098
70% SR : 15% LLR : 15% SO	10%	£25,963,829	£16,950,562	£16,467,289	£16,411,037	£14,878,652
70% SR : 15% LLR : 15% SO	15%	£20,266,862	£11,674,613	£11,192,758	£11,136,506	£9,604,671
70% SR : 15% LLR : 15% SO	20%	£14,511,392	£6,321,996	£5,836,218	£5,779,169	£4,230,883
70% SR : 15% LLR : 15% SO	25%	£8,697,421	£874,402	£384,184	£326,329	£-1,257,664
70% SR : 15% LLR : 15% SO	30%	£2,811,284	£-4,757,851	£-5,280,043	£-5,319,547	£-6,928,367
70% SR : 15% LLR : 15% SO	35%	£-3,243,252	£-10,548,804	£-11,056,581	£-11,116,928	£-12,754,471
70% SR : 15% LLR : 15% SO	40%	£-9,493,742	£-16,537,940	£-17,066,215	£-17,129,159	£-18,830,177
70% SR : 15% LLR : 15% SO	45%	£-16,002,053	£-22,787,941	£-23,315,929	£-23,378,873	£-25,083,294
70% SR : 15% LLR : 15% SO	50%	£-22,786,341	£-29,102,879	£-29,630,790	£-29,693,735	£-31,402,226

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-14,851,307	£-24,671,503	£-25,158,206	£-25,214,458	£-26,749,754
70% SR : 15% LLR : 15% SO	5%	£-20,395,462	£-29,829,982	£-30,314,869	£-30,371,122	£-31,904,660
70% SR : 15% LLR : 15% SO	10%	£-26,033,929	£-35,047,196	£-35,530,469	£-35,586,721	£-37,119,106
70% SR : 15% LLR : 15% SO	15%	£-31,730,896	£-40,323,145	£-40,805,000	£-40,861,252	£-42,393,087
70% SR : 15% LLR : 15% SO	20%	£-37,486,366	£-45,675,762	£-46,161,540	£-46,218,589	£-47,786,875
70% SR : 15% LLR : 15% SO	25%	£-43,300,337	£-51,123,356	£-51,613,574	£-51,671,429	£-53,255,422
70% SR : 15% LLR : 15% SO	30%	£-49,186,473	£-56,755,608	£-57,257,801	£-57,317,305	£-58,926,125
70% SR : 15% LLR : 15% SO	35%	£-55,241,010	£-62,546,562	£-63,054,339	£-63,114,686	£-64,752,228
70% SR : 15% LLR : 15% SO	40%	£-61,491,500	£-68,535,698	£-69,063,972	£-69,126,917	£-70,827,935
70% SR : 15% LLR : 15% SO	45%	£-67,999,611	£-74,785,698	£-75,313,687	£-75,376,631	£-77,081,652
70% SR : 15% LLR : 15% SO	50%	£-74,784,099	£-81,190,637	£-81,628,548	£-81,691,492	£-83,399,984

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,112,370	£-2,707,826	£-3,194,529	£-3,250,781	£-4,786,077
70% SR : 15% LLR : 15% SO	5%	£1,568,215	£-7,866,304	£-8,351,192	£-8,407,445	£-9,940,983
70% SR : 15% LLR : 15% SO	10%	£-4,070,252	£-13,083,519	£-13,566,791	£-13,623,044	£-15,155,429
70% SR : 15% LLR : 15% SO	15%	£-9,767,219	£-18,359,467	£-18,841,323	£-18,897,575	£-20,429,410
70% SR : 15% LLR : 15% SO	20%	£-15,522,689	£-23,712,085	£-24,197,863	£-24,254,912	£-25,803,197
70% SR : 15% LLR : 15% SO	25%	£-21,336,660	£-29,159,679	£-29,649,897	£-29,707,752	£-31,291,745
70% SR : 15% LLR : 15% SO	30%	£-27,222,796	£-34,791,931	£-35,294,124	£-35,353,628	£-36,962,448
70% SR : 15% LLR : 15% SO	35%	£-33,277,333	£-40,582,885	£-41,090,662	£-41,151,009	£-42,788,551
70% SR : 15% LLR : 15% SO	40%	£-39,527,823	£-46,572,021	£-47,100,295	£-47,163,240	£-48,864,258
70% SR : 15% LLR : 15% SO	45%	£-46,036,194	£-52,822,021	£-53,350,009	£-53,412,954	£-55,117,374
70% SR : 15% LLR : 15% SO	50%	£-52,820,422	£-59,196,960	£-59,664,871	£-59,727,815	£-61,436,307

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,539,275	£4,719,080	£4,232,377	£4,176,125	£2,640,828
70% SR : 15% LLR : 15% SO	5%	£8,995,121	£-439,399	£-924,286	£-980,539	£-2,514,077
70% SR : 15% LLR : 15% SO	10%	£3,356,654	£-5,856,613	£-6,139,886	£-6,196,138	£-7,728,523
70% SR : 15% LLR : 15% SO	15%	£-2,340,313	£-10,932,562	£-11,414,417	£-11,470,669	£-13,002,504
70% SR : 15% LLR : 15% SO	20%	£-8,095,783	£-16,285,179	£-16,770,957	£-16,828,006	£-18,376,292
70% SR : 15% LLR : 15% SO	25%	£-13,909,754	£-21,732,773	£-22,222,991	£-22,280,846	£-23,864,839
70% SR : 15% LLR : 15% SO	30%	£-19,795,890	£-27,365,025	£-27,867,218	£-27,926,722	£-29,535,542
70% SR : 15% LLR : 15% SO	35%	£-25,850,427	£-33,155,979	£-33,663,756	£-33,724,103	£-35,381,645
70% SR : 15% LLR : 15% SO	40%	£-32,100,917	£-39,145,115	£-39,673,390	£-39,736,394	£-41,437,352
70% SR : 15% LLR : 15% SO	45%	£-38,609,228	£-45,395,116	£-45,923,104	£-45,986,048	£-47,680,469
70% SR : 15% LLR : 15% SO	50%	£-45,393,516	£-51,710,054	£-52,237,965	£-52,300,910	£-54,009,401

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,161,249	£10,341,053	£9,854,350	£9,798,098	£8,262,802
70% SR : 15% LLR : 15% SO	5%	£14,617,094	£5,182,574	£4,697,687	£4,641,434	£3,107,896
70% SR : 15% LLR : 15% SO	10%	£8,978,627	£-34,640	£-517,913	£-574,165	£-2,106,550
70% SR : 15% LLR : 15% SO	15%	£3,281,660	£-5,310,589	£-5,792,444	£-5,848,696	£-7,380,531
70% SR : 15% LLR : 15% SO	20%	£-2,473,810	£-10,663,206	£-11,148,984	£-11,206,033	£-12,754,319
70% SR : 15% LLR : 15% SO	25%	£-8,287,781	£-16,110,800	£-16,601,018	£-16,658,873	£-18,242,866
70% SR : 15% LLR : 15% SO	30%	£-14,173,917	£-21,743,052	£-22,245,245	£-22,304,749	£-23,913,569
70% SR : 15% LLR : 15% SO	35%	£-20,228,454	£-27,534,006	£-28,041,783	£-28,102,130	£-29,739,672
70% SR : 15% LLR : 15% SO	40%	£-26,478,944	£-33,523,142	£-34,051,416	£-34,114,361	£-35,815,979
70% SR : 15% LLR : 15% SO	45%	£-32,987,255	£-39,773,142	£-40,301,131	£-40,364,075	£-42,089,496
70% SR : 15% LLR : 15% SO	50%	£-39,771,543	£-46,088,081	£-46,615,992	£-46,678,936	£-48,387,428

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£550 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,861,283	£12,005,277	£11,518,575	£11,462,322	£9,918,326
70% SR : 15% LLR : 15% SO	5%	£16,958,173	£7,498,215	£7,008,138	£6,951,089	£5,401,138
70% SR : 15% LLR : 15% SO	10%	£11,996,561	£2,918,051	£2,427,064	£2,369,208	£802,933
70% SR : 15% LLR : 15% SO	15%	£6,976,449	£-1,790,815	£-2,290,297	£-2,348,971	£-3,942,677
70% SR : 15% LLR : 15% SO	20%	£1,864,793	£-6,641,105	£-7,145,244	£-7,204,749	£-8,816,721
70% SR : 15% LLR : 15% SO	25%	£-3,398,809	£-11,615,092	£-12,124,429	£-12,184,776	£-13,831,887
70% SR : 15% LLR : 15% SO	30%	£-8,816,700	£-16,756,211	£-17,278,287	£-17,340,364	£-19,034,764
70% SR : 15% LLR : 15% SO	35%	£-14,419,705	£-22,114,038	£-22,642,807	£-22,705,751	£-24,404,035
70% SR : 15% LLR : 15% SO	40%	£-20,291,415	£-27,546,893	£-28,075,166	£-28,138,112	£-29,839,129
70% SR : 15% LLR : 15% SO	45%	£-26,258,802	£-33,044,688	£-33,572,676	£-33,635,622	£-35,340,042
70% SR : 15% LLR : 15% SO	50%	£-32,290,885	£-38,607,422	£-39,135,333	£-39,198,279	£-40,906,770

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-30,136,475	£-39,992,491	£-40,478,183	£-40,535,436	£-42,079,432
70% SR : 15% LLR : 15% SO	5%	£-35,039,585	£-44,499,543	£-44,989,620	£-45,046,669	£-46,596,620
70% SR : 15% LLR : 15% SO	10%	£-40,001,197	£-49,079,707	£-49,570,694	£-49,628,550	£-51,194,825
70% SR : 15% LLR : 15% SO	15%	£-45,021,309	£-53,788,573	£-54,288,055	£-54,346,729	£-55,940,435
70% SR : 15% LLR : 15% SO	20%	£-50,132,965	£-58,638,863	£-59,143,002	£-59,202,507	£-60,814,479
70% SR : 15% LLR : 15% SO	25%	£-55,396,567	£-63,612,850	£-64,124,187	£-64,182,534	£-65,829,645
70% SR : 15% LLR : 15% SO	30%	£-60,814,458	£-68,753,969	£-69,276,055	£-69,336,121	£-71,032,522
70% SR : 15% LLR : 15% SO	35%	£-66,417,462	£-74,111,795	£-74,640,565	£-74,703,509	£-76,401,793
70% SR : 15% LLR : 15% SO	40%	£-72,289,172	£-79,644,651	£-80,072,924	£-80,135,869	£-81,836,887
70% SR : 15% LLR : 15% SO	45%	£-78,256,560	£-85,042,446	£-85,570,434	£-85,633,380	£-87,337,600
70% SR : 15% LLR : 15% SO	50%	£-84,288,643	£-90,606,180	£-91,133,091	£-91,196,037	£-92,904,628

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-8,172,798	£-18,028,803	£-18,515,506	£-18,571,759	£-20,115,754
70% SR : 15% LLR : 15% SO	5%	£-13,075,908	£-22,535,866	£-23,025,943	£-23,082,991	£-24,632,942
70% SR : 15% LLR : 15% SO	10%	£-18,037,520	£-27,116,030	£-27,607,017	£-27,664,873	£-29,231,148
70% SR : 15% LLR : 15% SO	15%	£-23,057,632	£-31,824,896	£-32,324,377	£-32,383,052	£-33,976,758
70% SR : 15% LLR : 15% SO	20%	£-28,169,288	£-36,675,186	£-37,179,325	£-37,238,830	£-38,850,802
70% SR : 15% LLR : 15% SO	25%	£-33,432,890	£-41,649,173	£-42,158,510	£-42,218,856	£-43,865,968
70% SR : 15% LLR : 15% SO	30%	£-38,850,781	£-46,790,291	£-47,312,378	£-47,374,444	£-49,088,845
70% SR : 15% LLR : 15% SO	35%	£-44,453,785	£-52,148,118	£-52,676,887	£-52,739,832	£-54,438,116
70% SR : 15% LLR : 15% SO	40%	£-50,325,495	£-57,680,974	£-58,109,247	£-58,172,192	£-59,873,210
70% SR : 15% LLR : 15% SO	45%	£-56,292,893	£-63,078,769	£-63,606,757	£-63,669,703	£-65,374,123
70% SR : 15% LLR : 15% SO	50%	£-62,324,966	£-68,641,503	£-69,169,414	£-69,232,360	£-70,940,851

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-745,892	£-10,601,898	£-11,088,600	£-11,144,853	£-12,688,848
70% SR : 15% LLR : 15% SO	5%	£-5,649,002	£-15,108,960	£-15,599,037	£-15,656,086	£-17,206,037
70% SR : 15% LLR : 15% SO	10%	£-10,610,614	£-19,689,124	£-20,180,111	£-20,237,967	£-21,804,242
70% SR : 15% LLR : 15% SO	15%	£-15,630,726	£-24,397,990	£-24,897,472	£-24,956,146	£-26,549,852
70% SR : 15% LLR : 15% SO	20%	£-20,742,382	£-29,248,280	£-29,752,419	£-29,811,924	£-31,423,896
70% SR : 15% LLR : 15% SO	25%	£-26,005,984	£-34,222,267	£-34,731,604	£-34,791,951	£-36,439,062
70% SR : 15% LLR : 15% SO	30%	£-31,423,875	£-39,363,386	£-39,885,472	£-39,947,538	£-41,641,939
70% SR : 15% LLR : 15% SO	35%	£-37,026,880	£-44,721,212	£-45,249,982	£-45,312,826	£-47,011,210
70% SR : 15% LLR : 15% SO	40%	£-42,896,590	£-50,194,068	£-50,682,341	£-50,745,287	£-52,446,304
70% SR : 15% LLR : 15% SO	45%	£-48,865,977	£-55,851,863	£-56,179,851	£-56,242,797	£-57,947,217
70% SR : 15% LLR : 15% SO	50%	£-54,898,060	£-61,214,597	£-61,742,508	£-61,805,454	£-63,513,945

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,876,081	£4,979,825	£5,466,627	£5,522,880	£7,066,876
70% SR : 15% LLR : 15% SO	5%	£-7,025	£9,486,987	£9,977,064	£10,034,113	£11,584,064
70% SR : 15% LLR : 15% SO	10%	£-4,988,641	£14,067,151	£14,558,138	£14,615,994	£16,182,269
70% SR : 15% LLR : 15% SO	15%	£-10,008,753	£18,776,017	£19,275,499	£19,334,173	£20,927,879
70% SR : 15% LLR : 15% SO	20%	£-15,120,409	£23,626,307	£24,130,446	£24,189,951	£25,801,923
70% SR : 15% LLR : 15% SO	25%	£-20,384,011	£28,600,294	£29,109,631	£29,169,978	£30,817,089
70% SR : 15% LLR : 15% SO	30%	£-25,801,902	£33,741,412	£34,263,499	£34,325,565	£36,019,966
70% SR : 15% LLR : 15% SO	35%	£-31,404,906	£39,099,239	£39,628,008	£39,690,953	£41,389,237
70% SR : 15% LLR : 15% SO	40%	£-37,276,616	£44,532,095	£45,060,368	£45,123,313	£46,824,331
70% SR : 15% LLR : 15% SO	45%	£-43,244,004	£50,029,890	£50,557,878	£50,620,824	£52,335,344
70% SR : 15% LLR : 15% SO	50%	£-49,276,087	£55,592,624	£56,120,535	£56,183,481	£57,891,872

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£500 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,535,708	-£3,204,341	-£3,714,844	-£3,774,349	-£5,384,724
70% SR : 15% LLR : 15% SO	5%	£2,231,737	-£7,240,612	-£7,749,212	-£7,808,716	-£9,432,231
70% SR : 15% LLR : 15% SO	10%	-£2,190,159	-£11,379,678	-£11,892,903	-£11,953,250	-£13,593,316
70% SR : 15% LLR : 15% SO	15%	-£6,746,325	-£15,638,227	-£16,157,262	-£16,219,329	-£17,889,722
70% SR : 15% LLR : 15% SO	20%	-£11,426,516	-£20,064,916	-£20,596,442	-£20,659,388	-£22,353,479
70% SR : 15% LLR : 15% SO	25%	-£16,269,663	-£24,614,638	-£25,145,031	-£25,207,976	-£26,902,797
70% SR : 15% LLR : 15% SO	30%	-£21,323,434	-£29,229,306	-£29,758,781	-£29,821,726	-£31,517,944
70% SR : 15% LLR : 15% SO	35%	-£26,452,450	-£33,908,919	-£34,437,687	-£34,500,632	-£36,198,916
70% SR : 15% LLR : 15% SO	40%	-£31,646,162	-£38,653,474	-£39,181,748	-£39,244,693	-£40,945,711
70% SR : 15% LLR : 15% SO	45%	-£36,904,569	-£43,462,970	-£44,200,959	-£44,263,904	-£45,758,325
70% SR : 15% LLR : 15% SO	50%	-£42,227,673	-£48,337,405	-£48,865,316	-£48,928,262	-£50,636,753

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£45,462,050	-£55,202,098	-£55,712,802	-£55,772,106	-£57,382,482
70% SR : 15% LLR : 15% SO	5%	-£49,766,021	-£59,238,370	-£59,746,970	-£59,806,474	-£61,429,989
70% SR : 15% LLR : 15% SO	10%	-£54,187,917	-£63,377,436	-£63,890,661	-£63,951,008	-£65,591,074
70% SR : 15% LLR : 15% SO	15%	-£58,744,083	-£67,635,985	-£68,155,020	-£68,217,066	-£69,887,480
70% SR : 15% LLR : 15% SO	20%	-£63,424,273	-£72,062,674	-£72,594,200	-£72,657,146	-£74,351,237
70% SR : 15% LLR : 15% SO	25%	-£68,267,421	-£76,612,395	-£77,142,789	-£77,205,734	-£78,900,555
70% SR : 15% LLR : 15% SO	30%	-£73,211,192	-£81,227,064	-£81,756,539	-£81,819,483	-£83,515,702
70% SR : 15% LLR : 15% SO	35%	-£78,450,207	-£85,906,677	-£86,435,445	-£86,498,390	-£88,196,674
70% SR : 15% LLR : 15% SO	40%	-£83,643,919	-£90,651,232	-£91,179,506	-£91,242,450	-£92,943,469
70% SR : 15% LLR : 15% SO	45%	-£88,802,327	-£95,460,728	-£95,988,716	-£96,051,662	-£97,756,082
70% SR : 15% LLR : 15% SO	50%	-£94,226,431	-£100,335,163	-£100,863,074	-£100,926,020	-£102,634,514

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£23,496,373	-£33,238,421	-£33,748,326	-£33,808,429	-£35,418,905
70% SR : 15% LLR : 15% SO	5%	-£27,802,344	-£37,274,693	-£37,783,293	-£37,842,797	-£39,466,312
70% SR : 15% LLR : 15% SO	10%	-£32,224,240	-£41,413,759	-£41,926,984	-£41,987,331	-£43,627,397
70% SR : 15% LLR : 15% SO	15%	-£36,780,406	-£45,672,308	-£46,191,343	-£46,253,409	-£47,923,803
70% SR : 15% LLR : 15% SO	20%	-£41,460,596	-£50,098,997	-£50,630,523	-£50,693,469	-£52,387,560
70% SR : 15% LLR : 15% SO	25%	-£46,303,744	-£54,648,718	-£55,179,112	-£55,242,056	-£56,936,878
70% SR : 15% LLR : 15% SO	30%	-£51,357,515	-£59,263,387	-£59,792,862	-£59,855,806	-£61,552,025
70% SR : 15% LLR : 15% SO	35%	-£56,486,530	-£63,943,000	-£64,471,768	-£64,534,712	-£66,232,997
70% SR : 15% LLR : 15% SO	40%	-£61,680,242	-£68,687,554	-£69,215,829	-£69,278,773	-£70,979,792
70% SR : 15% LLR : 15% SO	45%	-£66,939,650	-£73,497,051	-£74,025,039	-£74,087,985	-£75,792,405
70% SR : 15% LLR : 15% SO	50%	-£72,261,763	-£78,371,486	-£78,899,397	-£78,962,343	-£80,670,834

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£16,071,467	-£25,811,515	-£26,322,019	-£26,381,523	-£27,991,999
70% SR : 15% LLR : 15% SO	5%	-£20,375,438	-£29,847,787	-£30,356,387	-£30,415,891	-£32,039,406
70% SR : 15% LLR : 15% SO	10%	-£24,797,334	-£33,986,853	-£34,500,078	-£34,560,425	-£36,200,491
70% SR : 15% LLR : 15% SO	15%	-£29,353,500	-£38,245,402	-£38,764,437	-£38,826,503	-£40,496,897
70% SR : 15% LLR : 15% SO	20%	-£34,033,690	-£42,672,091	-£43,203,617	-£43,266,563	-£44,960,654
70% SR : 15% LLR : 15% SO	25%	-£38,876,838	-£47,221,812	-£47,752,206	-£47,815,151	-£49,509,972
70% SR : 15% LLR : 15% SO	30%	-£43,930,609	-£51,836,481	-£52,365,956	-£52,428,900	-£54,125,119
70% SR : 15% LLR : 15% SO	35%	-£49,059,624	-£56,516,094	-£57,044,862	-£57,107,807	-£58,806,091
70% SR : 15% LLR : 15% SO	40%	-£54,253,337	-£61,260,649	-£61,788,923	-£61,851,867	-£63,552,986
70% SR : 15% LLR : 15% SO	45%	-£59,511,744	-£66,070,145	-£66,598,133	-£66,661,079	-£68,365,499
70% SR : 15% LLR : 15% SO	50%	-£64,834,948	-£70,944,580	-£71,472,491	-£71,535,437	-£73,243,928

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£10,449,494	-£20,189,542	-£20,700,046	-£20,759,550	-£22,369,926
70% SR : 15% LLR : 15% SO	5%	-£14,753,465	-£24,225,814	-£24,734,414	-£24,793,918	-£26,417,433
70% SR : 15% LLR : 15% SO	10%	-£19,175,361	-£28,364,880	-£28,878,105	-£28,938,452	-£30,578,518
70% SR : 15% LLR : 15% SO	15%	-£23,731,527	-£32,623,429	-£33,142,464	-£33,204,530	-£34,874,924
70% SR : 15% LLR : 15% SO	20%	-£28,411,717	-£37,050,118	-£37,581,644	-£37,644,590	-£39,338,881
70% SR : 15% LLR : 15% SO	25%	-£33,254,865	-£41,599,839	-£42,130,233	-£42,193,177	-£43,887,999
70% SR : 15% LLR : 15% SO	30%	-£38,308,636	-£46,214,508	-£46,743,983	-£46,806,927	-£48,503,146
70% SR : 15% LLR : 15% SO	35%	-£43,437,651	-£50,894,121	-£51,422,889	-£51,485,834	-£53,184,118
70% SR : 15% LLR : 15% SO	40%	-£48,631,363	-£55,636,676	-£56,166,950	-£56,229,894	-£57,930,913
70% SR : 15% LLR : 15% SO	45%	-£53,889,771	-£60,448,172	-£60,976,160	-£61,039,106	-£62,743,526
70% SR : 15% LLR : 15% SO	50%	-£59,212,875	-£65,322,607	-£65,850,518	-£65,913,464	-£67,621,955

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£475 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£1,244,271	-£11,277,927	-£11,794,796	-£11,855,143	-£13,494,349
70% SR : 15% LLR : 15% SO	5%	-£5,360,477	-£15,088,376	-£15,610,032	-£15,671,232	-£17,330,403
70% SR : 15% LLR : 15% SO	10%	-£9,585,445	-£19,023,058	-£19,552,205	-£19,615,150	-£21,309,789
70% SR : 15% LLR : 15% SO	15%	-£13,939,621	-£23,109,659	-£23,642,535	-£23,705,481	-£25,399,512
70% SR : 15% LLR : 15% SO	20%	-£18,461,082	-£27,266,508	-£27,798,034	-£27,860,980	-£29,555,070
70% SR : 15% LLR : 15% SO	25%	-£23,132,791	-£31,488,304	-£32,018,698	-£32,081,642	-£33,776,463
70% SR : 15% LLR : 15% SO	30%	-£27,869,175	-£35,775,047	-£36,304,521	-£36,367,467	-£38,063,884
70% SR : 15% LLR : 15% SO	35%	-£32,670,266	-£40,126,734	-£40,655,503	-£40,718,448	-£42,416,732
70% SR : 15% LLR : 15% SO	40%	-£37,536,052	-£44,543,365	-£45,071,638	-£45,134,584	-£46,835,601
70% SR : 15% LLR : 15% SO	45%	-£42,466,534	-£49,024,936	-£49,552,925	-£49,615,869	-£51,320,290
70% SR : 15% LLR : 15% SO	50%	-£47,461,713	-£53,571,446	-£54,099,357	-£54,162,302	-£55,870,793

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£53,242,029	-£63,275,685	-£63,792,554	-£63,852,900	-£65,492,107
70% SR : 15% LLR : 15% SO	5%	-£57,358,235	-£67,086,134	-£67,607,789	-£67,668,989	-£69,328,161
70% SR : 15% LLR : 15% SO	10%	-£61,583,203	-£71,020,816	-£71,549,963	-£71,612,908	-£73,307,547
70% SR : 15% LLR : 15% SO	15%	-£65,937,379	-£75,107,417	-£75,640,293	-£75,703,239	-£77,397,270
70% SR : 15% LLR : 15% SO	20%	-£70,458,840	-£79,264,265	-£79,795,792	-£79,858,737	-£81,552,828
70% SR : 15% LLR : 15% SO	25%	-£75,130,539	-£83,486,062	-£84,016,455	-£84,079,400	-£86,774,221
70% SR : 15% LLR : 15% SO	30%	-£79,866,933	-£87,772,805	-£88,302,279	-£88,365,225	-£90,001,442
70% SR : 15% LLR : 15% SO	35%	-£84,668,024	-£92,124,492	-£92,653,261	-£92,716,206	-£94,414,490
70% SR : 15% LLR : 15% SO	40%	-£89,533,810	-£96,541,123	-£97,069,396	-£97,132,342	-£98,833,359
70% SR : 15% LLR : 15% SO	45%	-£94,464,292	-£101,022,694	-£101,550,683	-£101,613,627	-£103,318,048
70% SR : 15% LLR : 15% SO	50%	-£99,459,471	-£105,569,204	-£106,097,115	-£106,160,060	-£107,868,551

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£31,276,352	-£41,312,008	-£41,828,877	-£41,889,223	-£43,528,428
70% SR : 15% LLR : 15% SO	5%	-£35,394,558	-£45,122,456	-£45,644,112	-£45,705,312	-£47,364,484
70% SR : 15% LLR : 15% SO	10%	-£39,619,526	-£49,057,138	-£49,586,285	-£49,648,231	-£51,343,870
70% SR : 15% LLR : 15% SO	15%	-£43,973,702	-£53,143,740	-£53,676,616	-£53,739,562	-£55,433,592
70% SR : 15% LLR : 15% SO	20%	-£48,495,162	-£57,300,588	-£57,832,115	-£57,895,060	-£59,589,151
70% SR : 15% LLR : 15% SO	25%	-£53,166,862	-£61,522,385	-£62,052,778	-£62,115,723	-£63,810,544
70% SR : 15% LLR : 15% SO	30%	-£57,903,256	-£65,809,127	-£66,338,602	-£66,401,548	-£68,097,765
70% SR : 15% LLR : 15% SO	35%	-£62,704,347	-£70,160,815	-£70,689,584	-£70,752,529	-£72,450,813
70% SR : 15% LLR : 15% SO	40%	-£67,570,133	-£74,577,446	-£75,105,719	-£75,168,665	-£76,899,682
70% SR : 15% LLR : 15% SO	45%	-£72,500,615	-£79,059,016	-£79,587,005	-£79,649,950	-£81,354,370
70% SR : 15% LLR : 15% SO	50%	-£77,495,794	-£83,605,527	-£84,133,438	-£84,196,383	-£85,904,874

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£23,851,446	-£33,885,102	-£34,401,871	-£34,462,317	-£36,101,624
70% SR : 15% LLR : 15% SO	5%	-£27,967,652	-£37,695,551	-£38,217,206	-£38,278,406	-£39,937,578
70% SR : 15% LLR : 15% SO	10%	-£32,192,620	-£41,630,233	-£42,159,380	-£42,222,325	-£43,916,964
70% SR : 15% LLR : 15% SO	15%	-£36,546,796	-£45,716,834	-£46,249,710	-£46,312,656	-£48,006,687
70% SR : 15% LLR : 15% SO	20%	-£41,068,257	-£49,873,683	-£50,405,209	-£50,468,154	-£52,162,245
70% SR : 15% LLR : 15% SO	25%	-£45,739,956	-£54,095,479	-£54,625,872	-£54,688,817	-£56,383,638
70% SR : 15% LLR : 15% SO	30%	-£50,476,350	-£58,382,222	-£58,911,696	-£58,974,642	-£60,670,859
70% SR : 15% LLR : 15% SO	35%	-£55,277,441	-£62,733,909	-£63,262,678	-£63,325,623	-£65,023,907
70% SR : 15% LLR : 15% SO	40%	-£60,143,227	-£67,150,540	-£67,678,813	-£67,741,759	-£69,442,776
70% SR : 15% LLR : 15% SO	45%	-£65,073,709	-£71,632,111	-£72,160,100	-£72,223,044	-£73,927,465
70% SR : 15% LLR : 15% SO	50%	-£70,068,888	-£76,178,621	-£76,706,532	-£76,769,477	-£78,477,968

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£18,229,473	-£28,263,129	-£28,778,998	-£28,840,344	-£30,479,551
70% SR : 15% LLR : 15% SO	5%	-£22,345,679	-£32,073,577	-£32,595,233	-£32,656,433	-£34,315,605
70% SR : 15% LLR : 15% SO	10%	-£26,570,647	-£36,008,260	-£36,537,407	-£36,600,352	-£38,294,991
70% SR : 15% LLR : 15% SO	15%	-£30,924,823	-£40,094,861	-£40,627,737	-£40,690,683	-£42,384,713
70% SR : 15% LLR : 15% SO	20%	-£35,446,284	-£44,251,709	-£44,783,236	-£44,846,181	-£46,540,272
70% SR : 15% LLR : 15% SO	25%	-£40,117,983	-£48,473,506	-£49,003,899	-£49,066,844	-£50,761,665
70% SR : 15% LLR : 15% SO	30%	-£44,854,377	-£52,760,248	-£53,289,723	-£53,352,669	-£55,048,886
70% SR : 15% LLR : 15% SO	35%	-£49,655,468	-£57,111,936	-£57,640,705	-£57,703,650	-£59,401,934
70% SR : 15% LLR : 15% SO	40%	-£54,521,254	-£61,528,567	-£62,056,840	-£62,119,796	-£63,820,903
70% SR : 15% LLR : 15% SO	45%	-£59,451,736	-£66,010,137	-£66,538,127	-£66,601,071	-£68,305,492
70% SR : 15% LLR : 15% SO	50%	-£64,446,915	-£70,556,648	-£71,084,559	-£71,147,504	-£72,855,995

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£675 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£72,625,014	£59,871,901	£59,238,947	£59,165,515	£57,166,835
70% SR : 15% LLR : 15% SO	5%	£63,886,343	£51,610,491	£50,973,791	£50,899,321	£48,885,654
70% SR : 15% LLR : 15% SO	10%	£55,071,036	£43,246,223	£42,610,080	£42,534,555	£40,501,863
70% SR : 15% LLR : 15% SO	15%	£46,140,724	£34,750,403	£34,111,226	£34,035,702	£31,992,327
70% SR : 15% LLR : 15% SO	20%	£37,094,397	£26,121,798	£25,477,401	£25,400,807	£23,331,140
70% SR : 15% LLR : 15% SO	25%	£27,908,716	£17,330,487	£16,672,609	£16,593,632	£14,491,645
70% SR : 15% LLR : 15% SO	30%	£18,557,484	£8,321,781	£7,657,004	£7,577,113	£5,422,278
70% SR : 15% LLR : 15% SO	35%	£8,971,061	£-989,453	£-1,689,769	£-1,774,491	£-4,055,577
70% SR : 15% LLR : 15% SO	40%	£-970,463	£-10,834,892	£-11,554,495	£-11,641,414	£-13,958,504
70% SR : 15% LLR : 15% SO	45%	£-11,565,572	£-20,975,655	£-21,705,047	£-21,793,196	£-24,147,775
70% SR : 15% LLR : 15% SO	50%	£-22,487,405	£-31,440,290	£-32,179,896	£-32,269,291	£-34,662,894

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,604,181	£-8,148,933	£-9,761,667	£-9,856,318	£-11,853,998
70% SR : 15% LLR : 15% SO	5%	£5,134,490	£-17,410,342	£-18,047,042	£-18,121,512	£-20,135,179
70% SR : 15% LLR : 15% SO	10%	£-13,949,797	£-25,774,611	£-26,410,753	£-26,486,278	£-28,518,971
70% SR : 15% LLR : 15% SO	15%	£-22,860,110	£-34,270,430	£-34,909,607	£-34,985,132	£-37,028,506
70% SR : 15% LLR : 15% SO	20%	£-31,926,436	£-42,899,035	£-43,543,432	£-43,620,026	£-45,689,693
70% SR : 15% LLR : 15% SO	25%	£-41,112,117	£-51,690,346	£-52,348,224	£-52,427,001	£-54,529,189
70% SR : 15% LLR : 15% SO	30%	£-50,463,349	£-60,699,053	£-61,363,829	£-61,443,720	£-63,598,555
70% SR : 15% LLR : 15% SO	35%	£-60,049,772	£-70,010,286	£-70,710,603	£-70,795,324	£-73,076,410
70% SR : 15% LLR : 15% SO	40%	£-69,991,297	£-79,655,725	£-80,375,328	£-80,662,247	£-82,979,337
70% SR : 15% LLR : 15% SO	45%	£-80,586,406	£-89,995,468	£-90,725,880	£-90,814,030	£-93,168,608
70% SR : 15% LLR : 15% SO	50%	£-91,938,239	£-100,461,123	£-101,290,729	£-101,290,125	£-103,683,727

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,758,348	£20,005,234	£19,372,280	£19,298,849	£17,300,169
70% SR : 15% LLR : 15% SO	5%	£24,019,677	£11,743,824	£11,107,125	£11,032,655	£9,018,987
70% SR : 15% LLR : 15% SO	10%	£15,204,370	£3,379,556	£2,743,414	£2,667,889	£635,196
70% SR : 15% LLR : 15% SO	15%	£6,274,057	£-5,116,264	£-5,755,440	£-5,830,965	£-7,874,340
70% SR : 15% LLR : 15% SO	20%	£-2,772,269	£-13,744,869	£-14,389,266	£-14,465,859	£-16,535,526
70% SR : 15% LLR : 15% SO	25%	£-11,957,951	£-22,536,179	£-23,194,058	£-23,272,835	£-25,375,022
70% SR : 15% LLR : 15% SO	30%	£-21,309,183	£-31,544,886	£-32,209,662	£-32,289,554	£-34,444,388
70% SR : 15% LLR : 15% SO	35%	£-30,895,606	£-40,856,119	£-41,556,436	£-41,641,157	£-43,922,243
70% SR : 15% LLR : 15% SO	40%	£-40,837,130	£-50,701,559	£-51,421,162	£-51,508,080	£-53,825,170
70% SR : 15% LLR : 15% SO	45%	£-51,432,239	£-60,842,321	£-61,571,713	£-61,659,863	£-64,014,441
70% SR : 15% LLR : 15% SO	50%	£-62,354,072	£-71,306,957	£-72,046,562	£-72,135,958	£-74,528,560

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£42,616,681	£29,863,567	£29,230,613	£29,157,182	£27,158,502
70% SR : 15% LLR : 15% SO	5%	£33,878,010	£21,602,158	£20,965,458	£20,890,988	£18,877,321
70% SR : 15% LLR : 15% SO	10%	£25,062,703	£13,237,889	£12,601,747	£12,526,222	£10,493,529
70% SR : 15% LLR : 15% SO	15%	£16,132,390	£4,742,070	£4,102,893	£4,027,368	£1,983,994
70% SR : 15% LLR : 15% SO	20%	£7,086,064	£-3,886,535	£-4,530,932	£-4,607,526	£-6,677,193
70% SR : 15% LLR : 15% SO	25%	£-2,089,617	£-12,677,846	£-13,335,724	£-13,414,501	£-15,516,689
70% SR : 15% LLR : 15% SO	30%	£-11,450,849	£-21,686,553	£-22,351,329	£-22,431,220	£-24,586,055
70% SR : 15% LLR : 15% SO	35%	£-21,037,272	£-30,997,786	£-31,688,103	£-31,782,824	£-34,063,910
70% SR : 15% LLR : 15% SO	40%	£-30,978,797	£-40,843,225	£-41,562,828	£-41,649,747	£-43,966,837
70% SR : 15% LLR : 15% SO	45%	£-41,573,906	£-50,983,988	£-51,713,380	£-51,801,530	£-54,156,108
70% SR : 15% LLR : 15% SO	50%	£-52,496,739	£-61,448,623	£-62,188,229	£-62,277,626	£-64,671,227

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£50,079,181	£37,326,067	£36,693,113	£36,619,682	£34,621,002
70% SR : 15% LLR : 15% SO	5%	£41,340,510	£29,064,658	£28,427,958	£28,353,488	£26,339,821
70% SR : 15% LLR : 15% SO	10%	£32,525,203	£20,700,389	£20,064,247	£19,988,722	£17,956,029
70% SR : 15% LLR : 15% SO	15%	£23,594,890	£12,204,570	£11,565,393	£11,489,868	£9,446,494
70% SR : 15% LLR : 15% SO	20%	£14,548,564	£3,575,965	£2,931,568	£2,854,974	£785,307
70% SR : 15% LLR : 15% SO	25%	£5,362,883	£-5,215,346	£-5,873,224	£-5,952,001	£-8,054,189
70% SR : 15% LLR : 15% SO	30%	£-3,988,349	£-14,224,053	£-14,888,829	£-14,968,720	£-17,123,555
70% SR : 15% LLR : 15% SO	35%	£-13,574,772	£-23,535,286	£-24,235,603	£-24,320,324	£-26,601,410
70% SR : 15% LLR : 15% SO	40%	£-23,516,297	£-33,380,725	£-34,100,328	£-34,187,247	£-36,504,337
70% SR : 15% LLR : 15% SO	45%	£-34,111,406	£-43,521,468	£-44,250,880	£-44,339,030	£-46,693,608
70% SR : 15% LLR : 15% SO	50%	£-45,033,239	£-53,896,123	£-54,725,729	£-54,815,125	£-57,208,727

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£650 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£62,661,178	£49,782,588	£49,143,505	£49,069,034	£47,053,058
70% SR : 15% LLR : 15% SO	5%	£54,373,366	£41,939,855	£41,296,655	£41,221,131	£39,186,907
70% SR : 15% LLR : 15% SO	10%	£45,969,173	£33,984,006	£33,336,074	£33,259,481	£31,204,985
70% SR : 15% LLR : 15% SO	15%	£37,451,053	£25,889,408	£25,237,219	£25,159,541	£23,082,706
70% SR : 15% LLR : 15% SO	20%	£28,603,632	£17,634,108	£16,974,824	£16,896,048	£14,794,765
70% SR : 15% LLR : 15% SO	25%	£20,002,031	£9,189,994	£8,524,064	£8,444,173	£6,293,903
70% SR : 15% LLR : 15% SO	30%	£10,990,785	£492,597	£-194,052	£-278,562	£-2,534,995
70% SR : 15% LLR : 15% SO	35%	£1,701,892	£-8,698,357	£-9,408,583	£-9,494,290	£-11,790,660
70% SR : 15% LLR : 15% SO	40%	£-8,157,880	£-18,140,948	£-18,870,165	£-18,958,313	£-21,308,192
70% SR : 15% LLR : 15% SO	45%	£-18,366,548	£-27,908,476	£-28,648,190	£-28,737,586	£-31,125,485
70% SR : 15% LLR : 15% SO	50%	£-28,928,142	£-37,887,203	£-38,626,808	£-38,716,205	£-41,109,806

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,359,656	£-19,238,246	£-19,877,323	£-19,951,799	£-21,967,175
70% SR : 15% LLR : 15% SO	5%	£-14,647,468	£-27,080,979	£-27,724,178	£-27,799,702	£-29,833,927
70% SR : 15% LLR : 15% SO	10%	£-23,051,661	£-35,036,827	£-35,684,759	£-35,761,352	£-37,815,849
70% SR : 15% LLR : 15% SO	15%	£-31,569,780	£-43,131,425	£-43,783,614	£-43,861,292	£-45,938,127
70% SR : 15% LLR : 15% SO	20%	£-40,217,202	£-51,386,725	£-52,046,009	£-52,124,785	£-54,226,068
70% SR : 15% LLR : 15% SO	25%	£-49,018,803	£-59,830,840	£-60,496,769	£-60,576,660	£-62,726,930
70% SR : 15% LLR : 15% SO	30%	£-58,030,048	£-68,528,236	£-69,214,885	£-69,299,395	£-71,555,829
70% SR : 15% LLR : 15% SO	35%	£-67,318,941	£-77,419,190	£-78,129,417	£-78,215,123	£-80,811,493
70% SR : 15% LLR : 15% SO	40%	£-77,178,713	£-87,161,782	£-87,890,998	£-87,979,147	£-90,329,026
70% SR : 15% LLR : 15% SO	45%	£-87,387,391	£-96,929,309	£-97,669,023	£-97,758,419	£-100,146,318
70% SR : 15% LLR : 15% SO	50%	£-97,948,975	£-106,908,037	£-107,647,641	£-107,737,038	£-110,139,639

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,794,512	£9,915,921	£9,276,838	£9,202,368	£7,186,391
70% SR : 15% LLR : 15% SO	5%	£14,506,699	£2,073,188	£1,429,989	£1,354,465	£-679,760
70% SR : 15% LLR : 15% SO	10%	£6,102,506	£-5,882,660	£-6,530,893	£-6,607,185	£-8,661,682
70% SR : 15% LLR : 15% SO	15%	£-2,415,614	£-13,977,258	£-14,629,448	£-14,707,125	£-16,783,961
70% SR : 15% LLR : 15% SO	20%	£-11,063,035	£-22,232,558	£-22,891,843	£-22,970,619	£-25,071,902
70% SR : 15% LLR : 15% SO	25%	£-19,864,636	£-30,676,673	£-31,342,602	£-31,422,493	£-33,572,763
70% SR : 15% LLR : 15% SO	30%	£-28,875,882	£-39,374,069	£-40,060,718	£-40,145,228	£-42,401,662
70% SR : 15% LLR : 15% SO	35%	£-38,164,775	£-48,365,023	£-49,125,250	£-49,209,956	£-51,657,326
70% SR : 15% LLR : 15% SO	40%	£-48,024,546	£-58,007,615	£-58,736,831	£-58,824,980	£-61,174,859
70% SR : 15% LLR : 15% SO	45%	£-58,233,215	£-67,775,143	£-68,514,857	£-68,604,252	£-70,992,151
70% SR : 15% LLR : 15% SO	50%	£-68,794,898	£-77,753,870	£-78,493,475	£-78,582,871	£-80,976,473

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,652,845	£19,774,254	£19,135,171	£19,060,701	£17,044,725
70% SR : 15% LLR : 15% SO	5%	£24,365,032	£11,931,521	£11,288,322	£11,212,798	£9,178,573
70% SR : 15% LLR : 15% SO	10%	£15,960,839	£3,975,673	£3,327,741	£3,251,148	£1,196,651
70% SR : 15% LLR : 15% SO	15%	£7,442,720	£-4,118,925	£-4,771,114	£-4,848,792	£-6,925,627
70% SR : 15% LLR : 15% SO	20%	£-1,204,702	£-12,374,225	£-13,033,509	£-13,112,285	£-15,213,568
70% SR : 15% LLR : 15% SO	25%	£-10,006,303	£-20,818,340	£-21,484,269	£-21,564,160	£-23,714,430
70% SR : 15% LLR : 15% SO	30%	£-19,017,548	£-29,515,736	£-30,202,385	£-30,286,895	£-32,543,329
70% SR : 15% LLR : 15% SO	35%	£-28,306,441	£-38,706,690	£-39,416,917	£-39,502,623	£-41,798,993
70% SR : 15% LLR : 15% SO	40%	£-38,195,213	£-48,149,282	£-48,878,498	£-48,966,647	£-51,316,526
70% SR : 15% LLR : 15% SO	45%	£-48,374,991	£-57,916,809	£-58,656,523	£-58,745,919	£-61,133,818
70% SR : 15% LLR : 15% SO	50%	£-58,936,475	£-67,899,537	£-68,635,141	£-68,724,538	£-71,118,139

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,115,345	£27,236,754	£26,597,671	£26,523,201	£24,507,225
70% SR : 15% LLR : 15% SO	5%	£31,827,532	£19,394,021	£18,750,822	£18,675,298	£16,641,073
70% SR : 15% LLR : 15% SO	10%	£23,423,339	£11,438,173	£10,790,241	£10,713,648	£8,659,151
70% SR : 15% LLR : 15% SO	15%	£14,905,220	£3,343,575	£2,691,386	£2,613,708	£536,873
70% SR : 15% LLR : 15% SO	20%	£6,257,798	£-4,911,725	£-5,571,009	£-5,649,785	£-7,751,088
70% SR : 15% LLR : 15% SO	25%	£-2,543,803	£-13,355,840	£-14,021,769	£-14,101,660	£-16,251,930
70% SR : 15% LLR : 15% SO	30%	£-11,555,048	£-22,053,236	£-22,739,885	£-22,824,395	£-25,080,829
70% SR : 15% LLR : 15% SO	35%	£-20,843,941	£-31,244,190	£-31,964,417	£-32,040,123	£-34,336,493
70% SR : 15% LLR : 15% SO	40%	£-30,703,713	£-40,696,782	£-41,415,998	£-41,504,147	£-43,854,026
70% SR : 15% LLR : 15% SO	45%	£-40,912,391	£-50,454,309	£-51,194,023	£-51,283,419	£-53,671,318
70% SR : 15% LLR : 15% SO	50%	£-51,473,975	£-60,433,037	£-61,172,641	£-61,262,038	£-63,656,639

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£600 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£42,596,957	£29,340,763	£28,680,899	£28,603,222	£26,521,694
70% SR : 15% LLR : 15% SO	5%	£35,136,270	£22,296,776	£21,638,903	£21,560,127	£19,456,582
70% SR : 15% LLR : 15% SO	10%	£27,550,392	£15,112,675	£14,443,601	£14,363,710	£12,236,023
70% SR : 15% LLR : 15% SO	15%	£19,816,626	£7,748,149	£7,070,585	£6,989,563	£4,833,781
70% SR : 15% LLR : 15% SO	20%	£11,911,584	£173,340	£-528,176	£-612,687	£-2,869,573
70% SR : 15% LLR : 15% SO	25%	£3,780,216	£-7,808,789	£-8,521,196	£-8,606,903	£-10,883,338
70% SR : 15% LLR : 15% SO	30%	£-4,764,300	£-15,986,480	£-16,707,719	£-16,794,638	£-19,105,189
70% SR : 15% LLR : 15% SO	35%	£-13,648,687	£-24,391,447	£-25,121,917	£-25,210,065	£-27,571,257
70% SR : 15% LLR : 15% SO	40%	£-22,789,506	£-33,058,541	£-33,798,655	£-33,888,051	£-36,271,183
70% SR : 15% LLR : 15% SO	45%	£-32,222,168	£-41,847,810	£-42,587,524	£-42,676,920	£-45,064,819
70% SR : 15% LLR : 15% SO	50%	£-41,770,494	£-50,729,556	£-51,469,161	£-51,558,558	£-53,952,159

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-26,423,876	£-39,680,070	£-40,339,334	£-40,417,611	£-42,499,139
70% SR : 15% LLR : 15% SO	5%	£-33,884,563	£-46,724,057	£-47,381,930	£-47,460,706	£-49,564,251
70% SR : 15% LLR : 15% SO	10%	£-41,470,441	£-53,908,158	£-54,577,232	£-54,657,124	£-56,784,810
70% SR : 15% LLR : 15% SO	15%	£-49,204,207	£-61,272,685	£-61,950,249	£-62,031,270	£-64,187,053
70% SR : 15% LLR : 15% SO	20%	£-57,109,249	£-68,847,493	£-69,549,010	£-69,633,520	£-71,890,407
70% SR : 15% LLR : 15% SO	25%	£-65,240,617	£-76,829,622	£-77,542,031	£-77,627,737	£-79,904,172
70% SR : 15% LLR : 15% SO	30%	£-73,785,134	£-85,007,314	£-85,728,553	£-85,815,471	£-88,126,023
70% SR : 15% LLR : 15% SO	35%	£-82,669,520	£-93,412,280	£-94,142,750	£-94,230,898	£-96,592,090
70% SR : 15% LLR : 15% SO	40%	£-91,810,340	£-102,079,375	£-102,819,488	£-102,908,884	£-105,292,017
70% SR : 15% LLR : 15% SO	45%	£-101,243,002	£-110,869,643	£-111,608,357	£-111,697,753	£-114,095,652
70% SR : 15% LLR : 15% SO	50%	£-110,791,328	£-119,750,389	£-120,489,994	£-120,579,391	£-122,972,992

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,730,290	£-10,525,904	£-11,185,768	£-11,263,444	£-13,344,973
70% SR : 15% LLR : 15% SO	5%	£-4,730,397	£-17,569,890	£-18,227,764	£-18,306,540	£-20,410,085
70% SR : 15% LLR : 15% SO	10%	£-12,316,274	£-24,753,992	£-25,423,066	£-25,502,957	£-27,630,643
70% SR : 15% LLR : 15% SO	15%	£-20,050,040	£-32,118,518	£-32,796,082	£-32,877,103	£-35,032,886
70% SR : 15% LLR : 15% SO	20%	£-27,955,083	£-39,693,326	£-40,394,843	£-40,479,353	£-42,736,240
70% SR : 15% LLR : 15% SO	25%	£-36,086,451	£-47,675,456	£-48,387,865	£-48,473,570	£-50,750,005
70% SR : 15% LLR : 15% SO	30%	£-44,630,967	£-55,853,147	£-56,574,386	£-56,661,305	£-58,971,856
70% SR : 15% LLR : 15% SO	35%	£-53,515,353	£-64,258,114	£-64,988,583	£-65,076,732	£-67,437,923
70% SR : 15% LLR : 15% SO	40%	£-62,656,173	£-72,925,208	£-73,665,322	£-73,754,718	£-76,137,850
70% SR : 15% LLR : 15% SO	45%	£-72,089,835	£-81,714,477	£-82,454,191	£-82,543,596	£-84,931,465
70% SR : 15% LLR : 15% SO	50%	£-81,637,161	£-90,596,223	£-91,335,827	£-91,425,224	£-93,818,825

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,588,624	£-667,570	£-1,327,434	£-1,405,111	£-3,486,639
70% SR : 15% LLR : 15% SO	5%	£5,127,937	£-7,711,557	£-8,369,430	£-8,448,206	£-10,551,751
70% SR : 15% LLR : 15% SO	10%	£-2,457,941	£-14,895,658	£-15,564,732	£-15,644,624	£-17,772,310
70% SR : 15% LLR : 15% SO	15%	£-10,191,707	£-22,260,185	£-22,937,749	£-23,018,770	£-25,174,553
70% SR : 15% LLR : 15% SO	20%	£-18,096,749	£-29,834,993	£-30,536,510	£-30,621,020	£-32,877,307
70% SR : 15% LLR : 15% SO	25%	£-26,228,117	£-37,817,122	£-38,529,531	£-38,615,237	£-40,891,672
70% SR : 15% LLR : 15% SO	30%	£-34,772,634	£-45,994,814	£-46,716,053	£-46,802,971	£-49,113,523
70% SR : 15% LLR : 15% SO	35%	£-43,657,020	£-54,399,780	£-55,130,250	£-55,218,398	£-57,579,590
70% SR : 15% LLR : 15% SO	40%	£-52,797,840	£-63,066,875	£-63,806,988	£-63,896,384	£-66,279,517
70% SR : 15% LLR : 15% SO	45%	£-62,230,502	£-71,856,143	£-72,595,857	£-72,685,253	£-75,073,152
70% SR : 15% LLR : 15% SO	50%	£-71,878,828	£-80,737,989	£-81,477,494	£-81,566,891	£-83,960,492

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,051,124	£6,794,930	£6,135,066	£6,057,389	£3,975,861
70% SR : 15% LLR : 15% SO	5%	£12,590,437	£-249,057	£-806,930	£-885,706	£-3,089,251
70% SR : 15% LLR : 15% SO	10%	£5,004,559	£-7,433,158	£-8,102,232	£-8,182,124	£-10,309,810
70% SR : 15% LLR : 15% SO	15%	£-2,729,207	£-14,797,685	£-15,475,249	£-15,556,270	£-17,712,053
70% SR : 15% LLR : 15% SO	20%	£-10,634,249	£-22,372,493	£-23,074,010	£-23,158,520	£-25,415,407
70% SR : 15% LLR : 15% SO	25%	£-18,765,617	£-30,354,622	£-31,067,031	£-31,152,737	£-33,429,172
70% SR : 15% LLR : 15% SO	30%	£-27,310,134	£-38,532,314	£-39,253,553	£-39,340,471	£-41,651,023
70% SR : 15% LLR : 15% SO	35%	£-36,194,520	£-46,937,280	£-47,667,750	£-47,755,898	£-50,117,090
70% SR : 15% LLR : 15% SO	40%	£-45,335,340	£-55,604,375	£-56,344,488	£-56,433,884	£-58,817,017
70% SR : 15% LLR : 15% SO	45%	£-54,769,002	£-64,393,643	£-65,133,357	£-65,222,753	£-67,610,652
70% SR : 15% LLR : 15% SO	50%	£-64,316,328	£-73,275,389	£-74,014,994	£-74,104,391	£-76,497,992

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£550 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,136,667	£8,261,355	£7,576,975	£7,495,953	£5,323,716
70% SR : 15% LLR : 15% SO	5%	£15,405,859	£1,900,461	£1,203,786	£1,120,455	£-1,109,808
70% SR : 15% LLR : 15% SO	10%	£8,512,482	£-4,755,277	£-5,473,125	£-5,558,832	£-7,835,021
70% SR : 15% LLR : 15% SO	15%	£1,403,315	£-11,587,226	£-12,309,601	£-12,396,520	£-14,704,091
70% SR : 15% LLR : 15% SO	20%	£-6,079,278	£-18,612,137	£-19,336,170	£-19,423,090	£-21,747,990
70% SR : 15% LLR : 15% SO	25%	£-13,775,813	£-25,822,460	£-26,555,173	£-26,643,323	£-28,998,318
70% SR : 15% LLR : 15% SO	30%	£-21,685,673	£-33,249,931	£-33,991,727	£-34,081,123	£-36,457,531
70% SR : 15% LLR : 15% SO	35%	£-29,841,131	£-40,800,958	£-41,541,764	£-41,631,160	£-44,010,461
70% SR : 15% LLR : 15% SO	40%	£-38,151,905	£-48,444,467	£-49,184,580	£-49,273,976	£-51,657,107
70% SR : 15% LLR : 15% SO	45%	£-46,554,814	£-56,180,456	£-56,920,169	£-57,009,565	£-59,397,463
70% SR : 15% LLR : 15% SO	50%	£-55,049,861	£-64,008,921	£-64,748,527	£-64,837,923	£-67,231,525

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-46,884,166	£-60,759,478	£-61,443,258	£-61,524,880	£-63,697,117
70% SR : 15% LLR : 15% SO	5%	£-53,614,974	£-67,120,372	£-67,817,048	£-67,900,379	£-70,130,641
70% SR : 15% LLR : 15% SO	10%	£-60,508,351	£-73,776,111	£-74,493,959	£-74,579,665	£-76,855,854
70% SR : 15% LLR : 15% SO	15%	£-67,617,519	£-80,608,060	£-81,330,434	£-81,417,353	£-83,724,924
70% SR : 15% LLR : 15% SO	20%	£-75,100,111	£-87,632,971	£-88,357,004	£-88,443,923	£-90,788,823
70% SR : 15% LLR : 15% SO	25%	£-82,796,646	£-94,843,293	£-95,576,007	£-95,664,156	£-98,019,151
70% SR : 15% LLR : 15% SO	30%	£-90,706,506	£-102,270,764	£-103,012,580	£-103,101,956	£-105,478,364
70% SR : 15% LLR : 15% SO	35%	£-98,861,965	£-109,821,791	£-110,562,598	£-110,651,993	£-113,031,295
70% SR : 15% LLR : 15% SO	40%	£-107,172,738	£-117,465,300	£-118,205,414	£-118,294,809	£-120,677,941
70% SR : 15% LLR : 15% SO	45%	£-115,575,647	£-125,201,289	£-125,941,002	£-126,030,399	£-128,418,297
70% SR : 15% LLR : 15% SO	50%	£-124,070,694	£-133,029,765	£-133,769,360	£-133,858,756	£-136,292,358

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-17,730,000	£-31,605,311	£-32,288,891	£-32,370,714	£-34,542,950
70% SR : 15% LLR : 15% SO	5%	£-24,460,808	£-37,966,205	£-38,662,881	£-38,746,212	£-40,976,475
70% SR : 15% LLR : 15% SO	10%	£-31,354,184	£-44,621,944	£-45,339,792	£-45,425,498	£-47,701,688
70% SR : 15% LLR : 15% SO	15%	£-38,463,352	£-51,453,893	£-52,176,268	£-52,263,186	£-54,570,758
70% SR : 15% LLR : 15% SO	20%	£-45,945,945	£-58,478,804	£-59,202,837	£-59,289,757	£-61,614,657
70% SR : 15% LLR : 15% SO	25%	£-53,642,479	£-65,689,126	£-66,421,840	£-66,509,990	£-68,864,985
70% SR : 15% LLR : 15% SO	30%	£-61,552,340	£-73,116,598	£-73,858,393	£-73,947,789	£-76,324,197
70% SR : 15% LLR : 15% SO	35%	£-69,707,798	£-80,667,624	£-81,408,431	£-81,497,827	£-83,877,128
70% SR : 15% LLR : 15% SO	40%	£-78,018,571	£-88,311,133	£-89,051,247	£-89,140,643	£-91,523,774
70% SR : 15% LLR : 15% SO	45%	£-86,421,481	£-96,047,122	£-96,786,835	£-96,876,232	£-99,264,130
70% SR : 15% LLR : 15% SO	50%	£-94,916,527	£-103,875,588	£-104,615,194	£-104,704,589	£-107,098,192

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-7,871,666	£-21,746,978	£-22,431,358	£-22,512,380	£-24,684,617
70% SR : 15% LLR : 15% SO	5%	£-14,602,474	£-28,107,872	£-28,804,548	£-28,887,879	£-31,118,141
70% SR : 15% LLR : 15% SO	10%	£-21,495,851	£-34,763,611	£-35,481,459	£-35,567,165	£-37,843,354
70% SR : 15% LLR : 15% SO	15%	£-28,605,019	£-41,595,560	£-42,317,934	£-42,404,853	£-44,712,424
70% SR : 15% LLR : 15% SO	20%	£-36,087,611	£-48,620,471	£-49,344,504	£-49,431,423	£-51,756,323
70% SR : 15% LLR : 15% SO	25%	£-43,784,146	£-55,830,793	£-56,563,507	£-56,651,656	£-59,006,651
70% SR : 15% LLR : 15% SO	30%	£-51,694,006	£-63,258,284	£-64,000,060	£-64,089,456	£-66,485,864
70% SR : 15% LLR : 15% SO	35%	£-59,849,465	£-70,809,291	£-71,550,098	£-71,639,493	£-74,018,795
70% SR : 15% LLR : 15% SO	40%	£-68,160,238	£-78,452,800	£-79,192,914	£-79,282,309	£-81,665,441
70% SR : 15% LLR : 15% SO	45%	£-76,563,147	£-86,198,789	£-86,928,502	£-87,017,899	£-89,405,797
70% SR : 15% LLR : 15% SO	50%	£-85,058,194	£-94,017,285	£-94,756,860	£-94,846,256	£-97,239,858

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-609,166	£-14,284,478	£-14,968,858	£-15,049,880	£-17,222,117
70% SR : 15% LLR : 15% SO	5%	£-7,139,974	£-20,645,372	£-21,342,048	£-21,425,379	£-23,655,641
70% SR : 15% LLR : 15% SO	10%	£-14,033,351	£-27,301,111	£-28,018,959	£-28,104,665	£-30,380,854
70% SR : 15% LLR : 15% SO	15%	£-21,142,519	£-34,133,060	£-34,855,434	£-34,942,353	£-37,249,924
70% SR : 15% LLR : 15% SO	20%	£-28,625,111	£-41,157,971	£-41,882,004	£-41,968,923	£-44,293,823
70% SR : 15% LLR : 15% SO	25%	£-36,321,646	£-48,368,293	£-49,101,007	£-49,189,156	£-51,544,151
70% SR : 15% LLR : 15% SO	30%	£-44,231,506	£-55,795,784	£-56,537,560	£-56,626,956	£-59,003,364
70% SR : 15% LLR : 15% SO	35%	£-52,386,965	£-63,348,791	£-64,087,598	£-64,176,993	£-66,556,295
70% SR : 15% LLR : 15% SO	40%	£-60,697,738	£-71,090,300	£-71,730,414	£-71,819,809	£-74,202,941
70% SR : 15% LLR : 15% SO	45%	£-69,100,647	£-78,726,289	£-79,466,002	£-79,555,399	£-81,943,297
70% SR : 15% LLR : 15% SO	50%	£-77,595,694	£-86,554,785	£-87,294,360	£-87,383,756	£-89,777,356

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£500 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£851,407	£13,539,978	£14,273,152	£14,360,071	£16,672,857
70% SR : 15% LLR : 15% SO	5%	£5,445,038	£19,365,240	£20,095,680	£20,182,599	£22,497,675
70% SR : 15% LLR : 15% SO	10%	£11,889,405	£25,341,318	£26,079,626	£26,167,775	£28,508,841
70% SR : 15% LLR : 15% SO	15%	£18,516,457	£31,484,440	£32,231,001	£32,320,397	£34,693,739
70% SR : 15% LLR : 15% SO	20%	£25,326,287	£37,793,977	£38,538,648	£38,628,044	£41,001,472
70% SR : 15% LLR : 15% SO	25%	£32,341,176	£44,196,006	£44,939,088	£45,028,485	£47,402,934
70% SR : 15% LLR : 15% SO	30%	£39,474,279	£50,690,522	£51,432,318	£51,521,713	£53,898,120
70% SR : 15% LLR : 15% SO	35%	£46,699,519	£57,277,522	£58,018,329	£58,107,726	£60,487,026
70% SR : 15% LLR : 15% SO	40%	£54,016,895	£63,957,006	£64,697,119	£64,786,516	£67,169,647
70% SR : 15% LLR : 15% SO	45%	£61,426,408	£70,728,969	£71,468,683	£71,558,079	£73,945,978
70% SR : 15% LLR : 15% SO	50%	£68,928,058	£77,593,409	£78,333,015	£78,422,411	£80,816,013

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£68,169,426	£82,560,812	£83,293,356	£83,380,904	£85,693,690
70% SR : 15% LLR : 15% SO	5%	£74,465,871	£88,386,073	£89,116,513	£89,203,432	£91,516,509
70% SR : 15% LLR : 15% SO	10%	£80,910,238	£94,362,151	£95,100,460	£95,188,608	£97,529,674
70% SR : 15% LLR : 15% SO	15%	£87,537,290	£100,505,273	£101,251,834	£101,341,230	£103,714,573
70% SR : 15% LLR : 15% SO	20%	£94,347,120	£106,814,811	£107,559,481	£107,648,878	£110,022,305
70% SR : 15% LLR : 15% SO	25%	£101,362,010	£113,216,840	£113,959,921	£114,049,318	£116,423,768
70% SR : 15% LLR : 15% SO	30%	£108,495,112	£119,711,355	£120,453,151	£120,542,547	£122,918,954
70% SR : 15% LLR : 15% SO	35%	£115,720,352	£126,298,356	£127,039,162	£127,128,559	£129,507,859
70% SR : 15% LLR : 15% SO	40%	£123,037,728	£132,977,839	£133,717,952	£133,807,349	£136,190,480
70% SR : 15% LLR : 15% SO	45%	£130,447,242	£139,749,602	£140,489,516	£140,578,912	£142,966,811
70% SR : 15% LLR : 15% SO	50%	£137,948,891	£146,614,243	£147,353,848	£147,443,244	£149,836,846

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£39,015,259	£53,406,645	£54,139,819	£54,226,737	£56,539,523
70% SR : 15% LLR : 15% SO	5%	£45,311,704	£59,231,906	£59,962,347	£60,049,266	£62,364,342
70% SR : 15% LLR : 15% SO	10%	£51,756,071	£65,207,985	£65,946,293	£66,034,441	£68,375,507
70% SR : 15% LLR : 15% SO	15%	£58,383,124	£71,351,107	£72,097,667	£72,187,063	£74,580,406
70% SR : 15% LLR : 15% SO	20%	£65,192,953	£77,660,644	£78,405,314	£78,494,711	£80,888,138
70% SR : 15% LLR : 15% SO	25%	£72,207,843	£84,062,673	£84,805,755	£84,895,152	£87,269,601
70% SR : 15% LLR : 15% SO	30%	£79,340,946	£90,557,189	£91,298,984	£91,388,380	£93,784,787
70% SR : 15% LLR : 15% SO	35%	£86,566,186	£97,144,189	£97,884,996	£97,974,392	£100,353,693
70% SR : 15% LLR : 15% SO	40%	£93,893,562	£103,823,673	£104,563,785	£104,653,182	£107,036,314
70% SR : 15% LLR : 15% SO	45%	£101,293,075	£110,595,636	£111,335,349	£111,424,745	£113,814,644
70% SR : 15% LLR : 15% SO	50%	£108,794,724	£117,460,076	£118,199,681	£118,289,077	£120,682,680

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,156,926	£43,548,312	£44,281,486	£44,368,404	£46,681,190
70% SR : 15% LLR : 15% SO	5%	£35,453,371	£49,373,573	£50,104,013	£50,190,932	£52,506,009
70% SR : 15% LLR : 15% SO	10%	£41,897,738	£55,349,651	£56,087,960	£56,176,108	£58,151,174
70% SR : 15% LLR : 15% SO	15%	£48,524,790	£61,492,773	£62,239,334	£62,328,730	£64,702,073
70% SR : 15% LLR : 15% SO	20%	£55,334,620	£67,802,311	£68,546,981	£68,636,378	£71,009,805
70% SR : 15% LLR : 15% SO	25%	£62,349,510	£74,204,340	£74,947,421	£75,036,818	£77,411,268
70% SR : 15% LLR : 15% SO	30%	£69,482,612	£80,698,855	£81,440,651	£81,530,047	£83,906,454
70% SR : 15% LLR : 15% SO	35%	£76,707,852	£87,285,856	£88,026,662	£88,116,059	£90,495,359
70% SR : 15% LLR : 15% SO	40%	£84,025,228	£93,965,339	£94,705,452	£94,794,849	£97,177,980
70% SR : 15% LLR : 15% SO	45%	£91,434,742	£100,737,302	£101,477,016	£101,566,412	£103,954,311
70% SR : 15% LLR : 15% SO	50%	£98,936,391	£107,601,743	£108,341,348	£108,430,744	£110,824,346

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,694,426	£36,085,812	£36,818,356	£36,905,904	£39,218,690
70% SR : 15% LLR : 15% SO	5%	£27,990,871	£41,911,073	£42,641,513	£42,728,432	£45,043,509
70% SR : 15% LLR : 15% SO	10%	£34,435,238	£47,887,151	£48,625,460	£48,713,608	£51,054,674
70% SR : 15% LLR : 15% SO	15%	£41,062,290	£54,030,273	£54,776,834	£54,866,230	£57,239,573
70% SR : 15% LLR : 15% SO	20%	£47,872,120	£60,339,811	£61,084,481	£61,173,878	£63,547,305
70% SR : 15% LLR : 15% SO	25%	£54,887,010	£66,741,840	£67,484,921	£67,574,318	£69,948,768
70% SR : 15% LLR : 15% SO	30%	£62,020,112	£73,236,355	£73,978,151	£74,067,547	£76,443,954
70% SR : 15% LLR : 15% SO	35%	£69,245,352	£79,823,356	£80,564,162	£80,653,559	£83,032,859
70% SR : 15% LLR : 15% SO	40%	£76,562,728	£86,502,839	£87,242,952	£87,332,349	£89,715,480
70% SR : 15% LLR : 15% SO	45%	£83,972,242	£93,274,802	£94,014,516	£94,103,912	£96,491,911
70% SR : 15% LLR : 15% SO	50%	£91,473,891	£100,139,243	£100,878,848	£100,968,244	£103,361,846

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£475 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£10,462,659	-£25,117,991	-£25,861,541	-£25,949,689	-£28,295,203
70% SR : 15% LLR : 15% SO	5%	-£16,443,278	-£30,589,885	-£31,340,292	-£31,429,689	-£33,805,670
70% SR : 15% LLR : 15% SO	10%	-£22,572,457	-£36,253,686	-£37,002,442	-£37,091,839	-£39,466,032
70% SR : 15% LLR : 15% SO	15%	-£28,877,777	-£42,010,836	-£42,757,396	-£42,846,792	-£45,220,135
70% SR : 15% LLR : 15% SO	20%	-£35,366,710	-£47,860,478	-£48,605,148	-£48,694,544	-£51,067,972
70% SR : 15% LLR : 15% SO	25%	-£41,947,780	-£53,802,610	-£54,546,692	-£54,635,089	-£57,009,538
70% SR : 15% LLR : 15% SO	30%	-£48,620,988	-£59,837,230	-£60,579,026	-£60,668,422	-£63,044,829
70% SR : 15% LLR : 15% SO	35%	-£55,386,332	-£65,964,335	-£66,705,142	-£66,794,539	-£69,173,840
70% SR : 15% LLR : 15% SO	40%	-£62,243,813	-£72,183,924	-£72,924,037	-£73,013,433	-£75,396,565
70% SR : 15% LLR : 15% SO	45%	-£69,193,430	-£78,495,992	-£79,235,704	-£79,325,101	-£81,712,999
70% SR : 15% LLR : 15% SO	50%	-£76,235,184	-£84,900,536	-£85,640,141	-£85,729,537	-£88,123,139

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£79,483,493	-£94,138,824	-£94,882,374	-£94,870,522	-£97,316,036
70% SR : 15% LLR : 15% SO	5%	-£85,464,111	-£99,610,718	-£100,361,125	-£100,450,522	-£102,826,503
70% SR : 15% LLR : 15% SO	10%	-£91,593,290	-£105,274,519	-£106,023,276	-£106,112,672	-£108,486,866
70% SR : 15% LLR : 15% SO	15%	-£97,898,610	-£111,031,669	-£111,778,229	-£111,867,625	-£114,240,968
70% SR : 15% LLR : 15% SO	20%	-£104,387,543	-£116,881,311	-£117,625,981	-£117,715,377	-£120,088,805
70% SR : 15% LLR : 15% SO	25%	-£110,968,614	-£122,823,444	-£123,566,526	-£123,655,922	-£126,030,372
70% SR : 15% LLR : 15% SO	30%	-£117,641,821	-£128,858,063	-£129,599,859	-£129,689,256	-£132,065,663
70% SR : 15% LLR : 15% SO	35%	-£124,407,165	-£134,985,169	-£135,725,975	-£135,815,372	-£138,194,673
70% SR : 15% LLR : 15% SO	40%	-£131,264,646	-£141,204,757	-£141,944,870	-£142,034,267	-£144,417,398
70% SR : 15% LLR : 15% SO	45%	-£138,214,263	-£147,516,825	-£148,256,538	-£148,345,935	-£150,733,833
70% SR : 15% LLR : 15% SO	50%	-£145,256,017	-£153,921,369	-£154,660,975	-£154,750,370	-£157,143,979

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£50,329,326	-£64,984,698	-£65,728,207	-£65,816,356	-£68,161,670
70% SR : 15% LLR : 15% SO	5%	-£56,309,944	-£70,456,551	-£71,206,958	-£71,296,355	-£73,672,337
70% SR : 15% LLR : 15% SO	10%	-£62,439,124	-£76,120,353	-£76,869,109	-£76,958,506	-£79,332,699
70% SR : 15% LLR : 15% SO	15%	-£68,744,444	-£81,877,502	-£82,624,063	-£82,713,459	-£85,086,802
70% SR : 15% LLR : 15% SO	20%	-£75,233,377	-£87,727,144	-£88,471,815	-£88,561,210	-£90,934,639
70% SR : 15% LLR : 15% SO	25%	-£81,814,447	-£93,669,277	-£94,414,359	-£94,501,756	-£96,876,205
70% SR : 15% LLR : 15% SO	30%	-£88,487,655	-£99,703,897	-£100,445,692	-£100,535,089	-£102,911,496
70% SR : 15% LLR : 15% SO	35%	-£95,252,998	-£105,831,002	-£106,571,809	-£106,661,205	-£109,040,507
70% SR : 15% LLR : 15% SO	40%	-£102,110,479	-£112,050,590	-£112,790,703	-£112,880,100	-£115,263,231
70% SR : 15% LLR : 15% SO	45%	-£109,060,097	-£118,362,658	-£119,102,371	-£119,191,768	-£121,579,666
70% SR : 15% LLR : 15% SO	50%	-£116,101,851	-£124,767,202	-£125,506,808	-£125,596,204	-£127,989,906

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£40,470,993	-£55,126,324	-£55,868,874	-£55,958,022	-£58,303,536
70% SR : 15% LLR : 15% SO	5%	-£46,451,611	-£60,598,218	-£61,348,625	-£61,438,022	-£63,814,003
70% SR : 15% LLR : 15% SO	10%	-£52,580,790	-£66,262,019	-£67,010,776	-£67,100,172	-£69,474,366
70% SR : 15% LLR : 15% SO	15%	-£58,886,110	-£72,019,169	-£72,765,729	-£72,855,125	-£75,228,468
70% SR : 15% LLR : 15% SO	20%	-£65,375,043	-£77,868,811	-£78,613,481	-£78,702,877	-£81,076,305
70% SR : 15% LLR : 15% SO	25%	-£71,956,114	-£83,810,944	-£84,554,026	-£84,643,422	-£87,017,872
70% SR : 15% LLR : 15% SO	30%	-£78,629,321	-£89,845,583	-£90,587,359	-£90,676,756	-£93,053,163
70% SR : 15% LLR : 15% SO	35%	-£85,394,665	-£95,972,689	-£96,713,475	-£96,802,872	-£99,182,173
70% SR : 15% LLR : 15% SO	40%	-£92,252,146	-£102,192,257	-£102,932,370	-£103,021,767	-£105,404,898
70% SR : 15% LLR : 15% SO	45%	-£99,201,763	-£108,504,325	-£109,244,038	-£109,333,435	-£111,721,333
70% SR : 15% LLR : 15% SO	50%	-£106,243,517	-£114,908,869	-£115,648,475	-£115,737,870	-£118,131,479

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£33,006,493	-£47,663,824	-£48,407,374	-£48,496,522	-£50,841,036
70% SR : 15% LLR : 15% SO	5%	-£38,989,111	-£53,135,718	-£53,886,125	-£53,975,522	-£56,351,503
70% SR : 15% LLR : 15% SO	10%	-£45,118,290	-£58,799,519	-£59,546,276	-£59,637,672	-£62,011,866
70% SR : 15% LLR : 15% SO	15%	-£51,423,610	-£64,556,669	-£65,303,229	-£65,392,625	-£67,765,968
70% SR : 15% LLR : 15% SO	20%	-£57,912,543	-£70,406,311	-£71,150,981	-£71,240,377	-£73,613,805
70% SR : 15% LLR : 15% SO	25%	-£64,493,614	-£76,348,444	-£77,091,526	-£77,180,922	-£79,555,372
70% SR : 15% LLR : 15% SO	30%	-£71,166,821	-£82,383,083	-£83,124,859	-£83,214,256	-£85,590,663
70% SR : 15% LLR : 15% SO	35%	-£77,932,165	-£88,510,189	-£89,250,975	-£89,340,372	-£91,719,673
70% SR : 15% LLR : 15% SO	40%	-£84,789,646	-£94,729,757	-£95,469,870	-£95,559,267	-£97,942,398
70% SR : 15% LLR : 15% SO	45%	-£91,739,263	-£101,041,825	-£101,781,538	-£101,870,935	-£104,258,833
70% SR : 15% LLR : 15% SO	50%	-£98,781,017	-£107,446,369	-£108,185,975	-£108,275,370	-£110,668,979

Appendix 5 - Residential appraisal results with LAR, LLR and SO (growth scenario)

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£675 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£598,328	£555,567	£550,826	£550,643	£545,888
70% LAR : 15% LLR : 15% SO	5%	£561,685	£520,960	£516,220	£516,037	£511,282
70% LAR : 15% LLR : 15% SO	10%	£525,041	£486,354	£481,613	£481,430	£476,675
70% LAR : 15% LLR : 15% SO	15%	£488,399	£451,748	£447,007	£446,824	£442,069
70% LAR : 15% LLR : 15% SO	20%	£451,755	£417,141	£412,401	£412,218	£407,463
70% LAR : 15% LLR : 15% SO	25%	£415,112	£382,535	£377,794	£377,611	£372,856
70% LAR : 15% LLR : 15% SO	30%	£378,469	£347,929	£343,188	£343,005	£338,250
70% LAR : 15% LLR : 15% SO	35%	£341,826	£313,322	£308,581	£308,399	£303,643
70% LAR : 15% LLR : 15% SO	40%	£305,182	£278,716	£273,974	£273,792	£269,037
70% LAR : 15% LLR : 15% SO	45%	£268,539	£244,109	£239,368	£239,186	£234,431
70% LAR : 15% LLR : 15% SO	50%	£231,897	£209,502	£204,762	£204,580	£199,824

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£267,028	£224,267	£219,526	£219,343	£214,588
70% LAR : 15% LLR : 15% SO	5%	£230,385	£189,660	£184,920	£184,737	£179,982
70% LAR : 15% LLR : 15% SO	10%	£193,741	£155,054	£150,313	£150,130	£145,375
70% LAR : 15% LLR : 15% SO	15%	£157,099	£120,448	£115,707	£115,524	£110,769
70% LAR : 15% LLR : 15% SO	20%	£120,455	£85,841	£81,101	£80,918	£76,163
70% LAR : 15% LLR : 15% SO	25%	£83,812	£51,235	£46,494	£46,311	£41,556
70% LAR : 15% LLR : 15% SO	30%	£47,169	£16,629	£11,888	£11,705	£6,950
70% LAR : 15% LLR : 15% SO	35%	£10,526	£-17,978	£-22,719	£-22,901	£-27,657
70% LAR : 15% LLR : 15% SO	40%	£-26,118	£-52,584	£-57,326	£-57,508	£-62,263
70% LAR : 15% LLR : 15% SO	45%	£-62,761	£-87,191	£-91,932	£-92,114	£-96,869
70% LAR : 15% LLR : 15% SO	50%	£-99,403	£-121,798	£-126,538	£-126,720	£-131,476

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£406,968	£364,207	£359,466	£359,283	£354,528
70% LAR : 15% LLR : 15% SO	5%	£370,325	£329,600	£324,860	£324,677	£319,922
70% LAR : 15% LLR : 15% SO	10%	£333,681	£294,994	£290,253	£290,070	£285,315
70% LAR : 15% LLR : 15% SO	15%	£297,039	£260,388	£255,647	£255,464	£250,709
70% LAR : 15% LLR : 15% SO	20%	£260,395	£225,781	£221,041	£220,858	£216,103
70% LAR : 15% LLR : 15% SO	25%	£223,752	£191,175	£186,434	£186,251	£181,496
70% LAR : 15% LLR : 15% SO	30%	£187,109	£156,569	£151,828	£151,645	£146,890
70% LAR : 15% LLR : 15% SO	35%	£150,466	£121,962	£117,221	£117,039	£112,283
70% LAR : 15% LLR : 15% SO	40%	£113,822	£87,356	£82,614	£82,432	£77,677
70% LAR : 15% LLR : 15% SO	45%	£77,179	£52,749	£48,008	£47,826	£43,071
70% LAR : 15% LLR : 15% SO	50%	£40,537	£18,142	£13,402	£13,220	£8,464

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£454,288	£411,527	£406,786	£406,603	£401,848
70% LAR : 15% LLR : 15% SO	5%	£417,645	£376,920	£372,180	£371,997	£367,242
70% LAR : 15% LLR : 15% SO	10%	£381,001	£342,314	£337,573	£337,390	£332,635
70% LAR : 15% LLR : 15% SO	15%	£344,359	£307,708	£302,967	£302,784	£298,029
70% LAR : 15% LLR : 15% SO	20%	£307,715	£273,101	£268,361	£268,178	£263,423
70% LAR : 15% LLR : 15% SO	25%	£271,072	£238,495	£233,754	£233,571	£228,816
70% LAR : 15% LLR : 15% SO	30%	£234,429	£203,889	£199,148	£198,965	£194,210
70% LAR : 15% LLR : 15% SO	35%	£197,786	£169,282	£164,541	£164,359	£159,603
70% LAR : 15% LLR : 15% SO	40%	£161,142	£134,676	£129,934	£129,752	£124,997
70% LAR : 15% LLR : 15% SO	45%	£124,499	£100,069	£95,328	£95,146	£90,391
70% LAR : 15% LLR : 15% SO	50%	£87,857	£65,462	£60,722	£60,540	£55,784

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£490,108	£447,347	£442,606	£442,423	£437,668
70% LAR : 15% LLR : 15% SO	5%	£453,465	£412,740	£408,000	£407,817	£403,062
70% LAR : 15% LLR : 15% SO	10%	£416,821	£378,134	£373,393	£373,210	£368,455
70% LAR : 15% LLR : 15% SO	15%	£380,179	£343,528	£338,787	£338,604	£333,849
70% LAR : 15% LLR : 15% SO	20%	£343,535	£308,921	£304,181	£303,998	£299,243
70% LAR : 15% LLR : 15% SO	25%	£306,892	£274,315	£269,574	£269,391	£264,636
70% LAR : 15% LLR : 15% SO	30%	£270,249	£239,709	£234,968	£234,785	£230,030
70% LAR : 15% LLR : 15% SO	35%	£233,606	£205,102	£200,361	£200,179	£195,423
70% LAR : 15% LLR : 15% SO	40%	£196,962	£170,496	£165,754	£165,572	£160,817
70% LAR : 15% LLR : 15% SO	45%	£160,319	£135,889	£131,148	£130,966	£126,211
70% LAR : 15% LLR : 15% SO	50%	£123,677	£101,282	£96,542	£96,360	£91,604

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£650 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£558,198	£516,031	£511,290	£511,107	£506,352
70% LAR : 15% LLR : 15% SO	5%	£523,465	£483,306	£478,565	£478,383	£473,627
70% LAR : 15% LLR : 15% SO	10%	£488,732	£450,582	£445,841	£445,658	£440,903
70% LAR : 15% LLR : 15% SO	15%	£454,001	£417,858	£413,117	£412,934	£408,179
70% LAR : 15% LLR : 15% SO	20%	£419,268	£385,133	£380,393	£380,210	£375,455
70% LAR : 15% LLR : 15% SO	25%	£384,535	£352,410	£347,669	£347,486	£342,731
70% LAR : 15% LLR : 15% SO	30%	£349,802	£319,685	£314,944	£314,762	£310,006
70% LAR : 15% LLR : 15% SO	35%	£315,069	£286,961	£282,221	£282,037	£277,282
70% LAR : 15% LLR : 15% SO	40%	£280,337	£254,237	£249,496	£249,314	£244,559
70% LAR : 15% LLR : 15% SO	45%	£245,604	£221,513	£216,772	£216,589	£211,834
70% LAR : 15% LLR : 15% SO	50%	£210,872	£188,789	£184,048	£183,865	£179,110

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£226,898	£184,731	£179,990	£179,807	£175,052
70% LAR : 15% LLR : 15% SO	5%	£192,165	£152,006	£147,265	£147,083	£142,327
70% LAR : 15% LLR : 15% SO	10%	£157,432	£119,282	£114,541	£114,358	£109,603
70% LAR : 15% LLR : 15% SO	15%	£122,701	£86,558	£81,817	£81,634	£76,879
70% LAR : 15% LLR : 15% SO	20%	£87,968	£53,833	£49,093	£48,910	£44,155
70% LAR : 15% LLR : 15% SO	25%	£53,235	£21,110	£16,369	£16,186	£11,431
70% LAR : 15% LLR : 15% SO	30%	£18,502	£-11,615	£-16,356	£-16,538	£-21,294
70% LAR : 15% LLR : 15% SO	35%	£-16,231	£-44,339	£-49,079	£-49,263	£-54,018
70% LAR : 15% LLR : 15% SO	40%	£-50,963	£-77,063	£-81,804	£-81,986	£-86,741
70% LAR : 15% LLR : 15% SO	45%	£-85,696	£-109,787	£-114,528	£-114,711	£-119,466
70% LAR : 15% LLR : 15% SO	50%	£-120,428	£-142,511	£-147,262	£-147,445	£-152,190

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£366,838	£324,671	£319,930	£319,747	£314,992
70% LAR : 15% LLR : 15% SO	5%	£332,105	£291,946	£287,205	£287,023	£282,267
70% LAR : 15% LLR : 15% SO	10%	£297,372	£259,222	£254,481	£254,298	£249,543
70% LAR : 15% LLR : 15% SO	15%	£262,641	£226,498	£221,757	£221,574	£216,819
70% LAR : 15% LLR : 15% SO	20%	£227,908	£193,773	£189,033	£188,850	£184,095
70% LAR : 15% LLR : 15% SO	25%	£193,175	£161,050	£156,309	£156,126	£151,371
70% LAR : 15% LLR : 15% SO	30%	£158,442	£128,325	£123,584	£123,402	£118,646
70% LAR : 15% LLR : 15% SO	35%	£123,709	£95,601	£90,861	£90,677	£85,922
70% LAR : 15% LLR : 15% SO	40%	£88,977	£62,877	£58,136	£57,954	£53,199
70% LAR : 15% LLR : 15% SO	45%	£54,244	£30,153	£25,412	£25,229	£20,474
70% LAR : 15% LLR : 15% SO	50%	£19,512	£-2,571	£-7,314	£-7,496	£-12,250

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£414,158	£371,991	£367,250	£367,067	£362,312
70% LAR : 15% LLR : 15% SO	5%	£379,425	£339,266	£334,525	£334,343	£329,587
70% LAR : 15% LLR : 15% SO	10%	£344,692	£306,542	£301,801	£301,618	£296,863
70% LAR : 15% LLR : 15% SO	15%	£309,961	£273,818	£269,077	£268,894	£264,139
70% LAR : 15% LLR : 15% SO	20%	£275,228	£241,093	£236,353	£236,170	£231,415
70% LAR : 15% LLR : 15% SO	25%	£240,495	£208,370	£203,629	£203,446	£198,691
70% LAR : 15% LLR : 15% SO	30%	£205,762	£175,645	£170,904	£170,722	£165,966
70% LAR : 15% LLR : 15% SO	35%	£171,029	£142,921	£138,181	£137,997	£133,242
70% LAR : 15% LLR : 15% SO	40%	£136,297	£110,197	£105,456	£105,274	£100,519
70% LAR : 15% LLR : 15% SO	45%	£101,564	£77,473	£72,732	£72,549	£67,794
70% LAR : 15% LLR : 15% SO	50%	£66,832	£44,749	£40,008	£39,825	£35,070

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£449,978	£407,811	£403,070	£402,887	£398,132
70% LAR : 15% LLR : 15% SO	5%	£415,245	£375,086	£370,345	£370,163	£365,407
70% LAR : 15% LLR : 15% SO	10%	£380,512	£342,362	£337,621	£337,438	£332,683
70% LAR : 15% LLR : 15% SO	15%	£345,781	£309,638	£304,897	£304,714	£299,959
70% LAR : 15% LLR : 15% SO	20%	£311,048	£276,913	£272,173	£271,990	£267,235
70% LAR : 15% LLR : 15% SO	25%	£276,315	£244,190	£239,449	£239,266	£234,511
70% LAR : 15% LLR : 15% SO	30%	£241,582	£211,465	£206,724	£206,542	£201,786
70% LAR : 15% LLR : 15% SO	35%	£206,849	£178,741	£174,001	£173,817	£169,062
70% LAR : 15% LLR : 15% SO	40%	£172,117	£146,017	£141,276	£141,094	£136,339
70% LAR : 15% LLR : 15% SO	45%	£137,384	£113,293	£108,552	£108,369	£103,614
70% LAR : 15% LLR : 15% SO	50%	£102,652	£80,569	£75,828	£75,645	£70,890

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£600 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£477,939	£436,957	£432,216	£432,033	£427,278
70% LAR : 15% LLR : 15% SO	5%	£447,045	£408,016	£403,275	£403,092	£398,337
70% LAR : 15% LLR : 15% SO	10%	£416,152	£379,073	£374,333	£374,150	£369,394
70% LAR : 15% LLR : 15% SO	15%	£385,258	£350,132	£345,391	£345,208	£340,453
70% LAR : 15% LLR : 15% SO	20%	£354,365	£321,191	£316,449	£316,267	£311,512
70% LAR : 15% LLR : 15% SO	25%	£323,471	£292,248	£287,508	£287,324	£282,569
70% LAR : 15% LLR : 15% SO	30%	£292,578	£263,307	£258,566	£258,383	£253,628
70% LAR : 15% LLR : 15% SO	35%	£261,684	£234,364	£229,624	£229,442	£224,687
70% LAR : 15% LLR : 15% SO	40%	£230,791	£205,423	£200,682	£200,499	£195,744
70% LAR : 15% LLR : 15% SO	45%	£199,897	£176,482	£171,741	£171,558	£166,803
70% LAR : 15% LLR : 15% SO	50%	£169,003	£147,539	£142,799	£142,616	£137,860

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£146,639	£105,657	£100,916	£100,733	£95,978
70% LAR : 15% LLR : 15% SO	5%	£115,745	£76,716	£71,975	£71,792	£67,037
70% LAR : 15% LLR : 15% SO	10%	£84,852	£47,773	£43,033	£42,850	£38,094
70% LAR : 15% LLR : 15% SO	15%	£53,958	£18,832	£14,091	£13,908	£9,153
70% LAR : 15% LLR : 15% SO	20%	£23,065	£-10,109	£-14,851	£-15,033	£-19,788
70% LAR : 15% LLR : 15% SO	25%	£-7,829	£-39,052	£-43,792	£-43,976	£-48,731
70% LAR : 15% LLR : 15% SO	30%	£-38,722	£-67,993	£-72,734	£-72,917	£-77,672
70% LAR : 15% LLR : 15% SO	35%	£-69,616	£-96,936	£-101,676	£-101,858	£-106,613
70% LAR : 15% LLR : 15% SO	40%	£-100,509	£-125,877	£-130,618	£-130,801	£-135,556
70% LAR : 15% LLR : 15% SO	45%	£-131,403	£-154,818	£-159,559	£-159,742	£-164,497
70% LAR : 15% LLR : 15% SO	50%	£-162,297	£-183,761	£-188,501	£-188,684	£-193,440

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£286,579	£245,597	£240,856	£240,673	£235,918
70% LAR : 15% LLR : 15% SO	5%	£255,685	£216,656	£211,915	£211,732	£206,977
70% LAR : 15% LLR : 15% SO	10%	£224,792	£187,713	£182,973	£182,790	£178,034
70% LAR : 15% LLR : 15% SO	15%	£193,898	£158,772	£154,031	£153,848	£149,093
70% LAR : 15% LLR : 15% SO	20%	£163,005	£129,831	£125,089	£124,907	£120,152
70% LAR : 15% LLR : 15% SO	25%	£132,111	£100,888	£96,148	£95,964	£91,209
70% LAR : 15% LLR : 15% SO	30%	£101,218	£71,947	£67,206	£67,023	£62,268
70% LAR : 15% LLR : 15% SO	35%	£70,324	£43,004	£38,264	£38,082	£33,327
70% LAR : 15% LLR : 15% SO	40%	£39,431	£14,063	£9,322	£9,139	£4,384
70% LAR : 15% LLR : 15% SO	45%	£8,537	£-14,878	£-19,619	£-19,802	£-24,557
70% LAR : 15% LLR : 15% SO	50%	£-22,357	£-43,821	£-48,561	£-48,744	£-53,500

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£333,899	£292,917	£288,176	£287,993	£283,238
70% LAR : 15% LLR : 15% SO	5%	£303,005	£263,976	£259,235	£259,052	£254,297
70% LAR : 15% LLR : 15% SO	10%	£272,112	£235,033	£230,293	£230,110	£225,354
70% LAR : 15% LLR : 15% SO	15%	£241,218	£206,092	£201,351	£201,168	£196,413
70% LAR : 15% LLR : 15% SO	20%	£210,325	£177,151	£172,409	£172,227	£167,472
70% LAR : 15% LLR : 15% SO	25%	£179,431	£148,208	£143,468	£143,284	£138,529
70% LAR : 15% LLR : 15% SO	30%	£148,538	£119,267	£114,526	£114,343	£109,588
70% LAR : 15% LLR : 15% SO	35%	£117,644	£90,324	£85,584	£85,402	£80,647
70% LAR : 15% LLR : 15% SO	40%	£86,751	£61,383	£56,642	£56,459	£51,704
70% LAR : 15% LLR : 15% SO	45%	£55,857	£32,442	£27,701	£27,518	£22,763
70% LAR : 15% LLR : 15% SO	50%	£24,963	£3,499	£-1,241	£-1,424	£-6,180

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£369,719	£328,737	£323,996	£323,813	£319,058
70% LAR : 15% LLR : 15% SO	5%	£338,825	£299,796	£295,055	£294,872	£290,117
70% LAR : 15% LLR : 15% SO	10%	£307,932	£270,853	£266,113	£265,930	£261,174
70% LAR : 15% LLR : 15% SO	15%	£277,038	£241,912	£237,171	£236,988	£232,233
70% LAR : 15% LLR : 15% SO	20%	£246,145	£212,971	£208,229	£208,047	£203,292
70% LAR : 15% LLR : 15% SO	25%	£215,251	£184,028	£179,288	£179,104	£174,349
70% LAR : 15% LLR : 15% SO	30%	£184,358	£155,087	£150,346	£150,163	£145,408
70% LAR : 15% LLR : 15% SO	35%	£153,464	£126,144	£121,404	£121,222	£116,467
70% LAR : 15% LLR : 15% SO	40%	£122,571	£97,203	£92,462	£92,279	£87,524
70% LAR : 15% LLR : 15% SO	45%	£91,677	£68,262	£63,521	£63,338	£58,583
70% LAR : 15% LLR : 15% SO	50%	£60,783	£39,319	£34,579	£34,396	£29,640

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£550 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£397,680	£357,884	£353,143	£352,961	£348,205
70% LAR : 15% LLR : 15% SO	5%	£370,478	£332,580	£327,839	£327,657	£322,902
70% LAR : 15% LLR : 15% SO	10%	£343,277	£307,276	£302,536	£302,352	£297,597
70% LAR : 15% LLR : 15% SO	15%	£316,076	£281,972	£277,231	£277,048	£272,293
70% LAR : 15% LLR : 15% SO	20%	£288,875	£256,668	£251,927	£251,744	£246,989
70% LAR : 15% LLR : 15% SO	25%	£261,674	£231,364	£226,623	£226,441	£221,686
70% LAR : 15% LLR : 15% SO	30%	£234,473	£206,060	£201,319	£201,137	£196,382
70% LAR : 15% LLR : 15% SO	35%	£207,271	£180,756	£176,016	£175,832	£171,077
70% LAR : 15% LLR : 15% SO	40%	£180,070	£155,452	£150,712	£150,528	£145,773
70% LAR : 15% LLR : 15% SO	45%	£152,869	£130,148	£125,407	£125,224	£120,469
70% LAR : 15% LLR : 15% SO	50%	£125,668	£104,844	£100,103	£99,921	£95,166

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£66,380	£26,584	£21,843	£21,661	£16,905
70% LAR : 15% LLR : 15% SO	5%	£39,178	£1,280	£-3,451	£-3,643	£-8,398
70% LAR : 15% LLR : 15% SO	10%	£11,977	£-24,024	£-28,764	£-28,948	£-33,703
70% LAR : 15% LLR : 15% SO	15%	£-15,224	£-49,328	£-54,069	£-54,252	£-59,007
70% LAR : 15% LLR : 15% SO	20%	£-42,425	£-74,632	£-79,373	£-79,556	£-84,311
70% LAR : 15% LLR : 15% SO	25%	£-69,626	£-99,936	£-104,677	£-104,859	£-109,614
70% LAR : 15% LLR : 15% SO	30%	£-96,827	£-125,240	£-129,981	£-130,163	£-134,918
70% LAR : 15% LLR : 15% SO	35%	£-124,029	£-150,544	£-155,284	£-155,466	£-160,223
70% LAR : 15% LLR : 15% SO	40%	£-151,230	£-175,848	£-180,588	£-180,772	£-185,527
70% LAR : 15% LLR : 15% SO	45%	£-178,431	£-201,152	£-205,893	£-206,076	£-210,831
70% LAR : 15% LLR : 15% SO	50%	£-205,632	£-226,456	£-231,197	£-231,379	£-236,134

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£206,320	£166,524	£161,783	£161,601	£156,845
70% LAR : 15% LLR : 15% SO	5%	£179,118	£141,220	£136,479	£136,297	£131,542
70% LAR : 15% LLR : 15% SO	10%	£151,917	£115,916	£111,176	£110,992	£106,237
70% LAR : 15% LLR : 15% SO	15%	£124,716	£90,612	£85,871	£85,688	£80,933
70% LAR : 15% LLR : 15% SO	20%	£97,515	£65,308	£60,567	£60,384	£55,629
70% LAR : 15% LLR : 15% SO	25%	£70,314	£40,004	£35,263	£35,081	£30,326
70% LAR : 15% LLR : 15% SO	30%	£43,113	£14,700	£9,959	£9,777	£5,022
70% LAR : 15% LLR : 15% SO	35%	£15,911	£-10,604	£-15,344	£-15,528	£-20,283
70% LAR : 15% LLR : 15% SO	40%	£-11,290	£-35,908	£-40,648	£-40,832	£-45,587
70% LAR : 15% LLR : 15% SO	45%	£-36,491	£-61,212	£-65,953	£-66,136	£-70,891
70% LAR : 15% LLR : 15% SO	50%	£-61,692	£-86,516	£-91,257	£-91,439	£-96,194

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£253,640	£213,844	£209,103	£208,921	£204,165
70% LAR : 15% LLR : 15% SO	5%	£226,438	£188,540	£183,799	£183,617	£178,862
70% LAR : 15% LLR : 15% SO	10%	£199,237	£163,236	£158,496	£158,312	£153,557
70% LAR : 15% LLR : 15% SO	15%	£172,036	£137,932	£133,191	£133,008	£128,253
70% LAR : 15% LLR : 15% SO	20%	£144,835	£112,628	£107,887	£107,704	£102,949
70% LAR : 15% LLR : 15% SO	25%	£117,634	£87,324	£82,583	£82,401	£77,646
70% LAR : 15% LLR : 15% SO	30%	£90,433	£62,020	£57,279	£57,097	£52,342
70% LAR : 15% LLR : 15% SO	35%	£63,231	£36,716	£31,976	£31,792	£27,037
70% LAR : 15% LLR : 15% SO	40%	£36,030	£11,412	£6,672	£6,488	£1,733
70% LAR : 15% LLR : 15% SO	45%	£8,829	£-13,892	£-18,633	£-18,816	£-23,571
70% LAR : 15% LLR : 15% SO	50%	£-18,372	£-39,196	£-43,937	£-44,119	£-48,874

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£289,460	£249,664	£244,923	£244,741	£239,985
70% LAR : 15% LLR : 15% SO	5%	£262,258	£224,360	£219,619	£219,437	£214,682
70% LAR : 15% LLR : 15% SO	10%	£235,057	£199,056	£194,316	£194,132	£189,377
70% LAR : 15% LLR : 15% SO	15%	£207,856	£173,752	£169,011	£168,828	£164,073
70% LAR : 15% LLR : 15% SO	20%	£180,655	£148,448	£143,707	£143,524	£138,769
70% LAR : 15% LLR : 15% SO	25%	£153,454	£123,144	£118,403	£118,221	£113,466
70% LAR : 15% LLR : 15% SO	30%	£126,253	£97,840	£93,099	£92,917	£88,162
70% LAR : 15% LLR : 15% SO	35%	£99,051	£72,536	£67,796	£67,612	£62,857
70% LAR : 15% LLR : 15% SO	40%	£71,850	£47,232	£42,492	£42,308	£37,553
70% LAR : 15% LLR : 15% SO	45%	£44,649	£21,928	£17,187	£17,004	£12,249
70% LAR : 15% LLR : 15% SO	50%	£17,448	£-3,376	£-8,117	£-8,299	£-13,054

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£500 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£317,421	£280,128	£275,388	£275,205	£270,450
70% LAR : 15% LLR : 15% SO	5%	£293,779	£258,266	£253,524	£253,342	£248,587
70% LAR : 15% LLR : 15% SO	10%	£270,136	£236,402	£231,662	£231,479	£226,724
70% LAR : 15% LLR : 15% SO	15%	£246,494	£214,539	£209,798	£209,615	£204,860
70% LAR : 15% LLR : 15% SO	20%	£222,852	£192,676	£187,935	£187,752	£182,997
70% LAR : 15% LLR : 15% SO	25%	£199,211	£170,812	£166,072	£165,890	£161,133
70% LAR : 15% LLR : 15% SO	30%	£175,569	£148,949	£144,208	£144,026	£139,271
70% LAR : 15% LLR : 15% SO	35%	£151,927	£127,087	£122,346	£122,163	£117,408
70% LAR : 15% LLR : 15% SO	40%	£128,285	£105,223	£100,483	£100,299	£95,544
70% LAR : 15% LLR : 15% SO	45%	£104,643	£83,360	£78,619	£78,436	£73,681
70% LAR : 15% LLR : 15% SO	50%	£81,001	£61,497	£56,756	£56,573	£51,818

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£13,679	-£61,172	-£55,912	-£56,095	-£60,850
70% LAR : 15% LLR : 15% SO	5%	-£37,521	-£73,034	-£77,776	-£77,958	-£82,713
70% LAR : 15% LLR : 15% SO	10%	-£61,164	-£94,898	-£99,638	-£99,821	-£104,576
70% LAR : 15% LLR : 15% SO	15%	-£84,806	-£116,761	-£121,502	-£121,685	-£126,440
70% LAR : 15% LLR : 15% SO	20%	-£108,448	-£138,624	-£143,365	-£143,548	-£148,303
70% LAR : 15% LLR : 15% SO	25%	-£132,089	-£160,488	-£165,228	-£165,410	-£170,167
70% LAR : 15% LLR : 15% SO	30%	-£155,731	-£182,351	-£187,092	-£187,274	-£192,029
70% LAR : 15% LLR : 15% SO	35%	-£179,373	-£204,213	-£208,954	-£209,137	-£213,892
70% LAR : 15% LLR : 15% SO	40%	-£203,015	-£226,077	-£230,817	-£231,001	-£235,756
70% LAR : 15% LLR : 15% SO	45%	-£226,657	-£247,940	-£252,681	-£252,864	-£257,619
70% LAR : 15% LLR : 15% SO	50%	-£250,299	-£269,803	-£274,544	-£274,727	-£279,482

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£126,061	£88,768	£84,028	£83,845	£79,090
70% LAR : 15% LLR : 15% SO	5%	£102,419	£66,906	£62,164	£61,982	£57,227
70% LAR : 15% LLR : 15% SO	10%	£78,776	£45,042	£40,302	£40,119	£35,364
70% LAR : 15% LLR : 15% SO	15%	£55,134	£23,179	£18,438	£18,255	£13,500
70% LAR : 15% LLR : 15% SO	20%	£31,492	£1,316	£-3,425	£-3,608	£-8,363
70% LAR : 15% LLR : 15% SO	25%	£7,851	£-20,548	£-25,288	£-25,470	£-30,227
70% LAR : 15% LLR : 15% SO	30%	-£15,791	£-42,411	£-47,152	£-47,334	£-52,089
70% LAR : 15% LLR : 15% SO	35%	-£39,433	£-64,273	£-69,014	£-69,197	£-73,952
70% LAR : 15% LLR : 15% SO	40%	-£63,075	£-86,137	£-90,877	£-91,061	£-95,816
70% LAR : 15% LLR : 15% SO	45%	-£86,717	£-108,000	£-112,741	£-112,924	£-117,679
70% LAR : 15% LLR : 15% SO	50%	-£110,359	£-129,863	£-134,604	£-134,787	£-139,542

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£173,381	£136,088	£131,348	£131,165	£126,410
70% LAR : 15% LLR : 15% SO	5%	£149,739	£114,226	£109,484	£109,302	£104,547
70% LAR : 15% LLR : 15% SO	10%	£126,096	£92,362	£87,622	£87,439	£82,684
70% LAR : 15% LLR : 15% SO	15%	£102,454	£70,499	£65,758	£65,575	£60,820
70% LAR : 15% LLR : 15% SO	20%	£78,812	£48,636	£43,895	£43,712	£38,957
70% LAR : 15% LLR : 15% SO	25%	£55,171	£26,772	£22,032	£21,850	£17,093
70% LAR : 15% LLR : 15% SO	30%	£31,529	£4,909	£168	£-14	£-4,769
70% LAR : 15% LLR : 15% SO	35%	£7,887	£-16,963	£-21,694	£-21,877	£-26,632
70% LAR : 15% LLR : 15% SO	40%	£-15,755	£-38,817	£-43,557	£-43,741	£-48,496
70% LAR : 15% LLR : 15% SO	45%	£-39,397	£-60,680	£-65,421	£-65,604	£-70,359
70% LAR : 15% LLR : 15% SO	50%	£-63,039	£-82,543	£-87,284	£-87,467	£-92,322

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£209,201	£171,908	£167,168	£166,985	£162,230
70% LAR : 15% LLR : 15% SO	5%	£185,559	£150,046	£145,304	£145,122	£140,367
70% LAR : 15% LLR : 15% SO	10%	£161,916	£128,182	£123,442	£123,259	£118,504
70% LAR : 15% LLR : 15% SO	15%	£138,274	£106,319	£101,578	£101,395	£96,640
70% LAR : 15% LLR : 15% SO	20%	£114,632	£84,456	£79,715	£79,532	£74,777
70% LAR : 15% LLR : 15% SO	25%	£90,991	£62,592	£57,852	£57,670	£52,913
70% LAR : 15% LLR : 15% SO	30%	£67,349	£40,729	£35,988	£35,806	£31,051
70% LAR : 15% LLR : 15% SO	35%	£43,707	£18,867	£14,126	£13,943	£9,188
70% LAR : 15% LLR : 15% SO	40%	£20,065	£-2,997	£-7,737	£-7,921	£-12,676
70% LAR : 15% LLR : 15% SO	45%	£-3,577	£-24,860	£-29,601	£-29,784	£-34,539
70% LAR : 15% LLR : 15% SO	50%	£-27,219	£-46,723	£-51,464	£-51,647	£-56,402

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£475 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£277,290	£240,592	£235,851	£235,668	£230,913
70% LAR : 15% LLR : 15% SO	5%	£255,373	£220,426	£215,686	£215,504	£210,749
70% LAR : 15% LLR : 15% SO	10%	£233,454	£200,262	£195,522	£195,338	£190,583
70% LAR : 15% LLR : 15% SO	15%	£211,536	£180,097	£175,356	£175,173	£170,418
70% LAR : 15% LLR : 15% SO	20%	£189,617	£159,931	£155,191	£155,007	£150,252
70% LAR : 15% LLR : 15% SO	25%	£167,698	£139,766	£135,025	£134,843	£130,088
70% LAR : 15% LLR : 15% SO	30%	£145,781	£119,602	£114,461	£114,278	£109,323
70% LAR : 15% LLR : 15% SO	35%	£123,862	£99,436	£94,280	£94,097	£89,357
70% LAR : 15% LLR : 15% SO	40%	£101,944	£79,271	£74,115	£73,932	£69,192
70% LAR : 15% LLR : 15% SO	45%	£80,025	£59,106	£53,950	£53,767	£49,027
70% LAR : 15% LLR : 15% SO	50%	£58,107	£38,941	£33,785	£33,602	£29,262

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£54,010	£90,708	£95,449	£95,632	£100,387
70% LAR : 15% LLR : 15% SO	5%	£75,927	£110,874	£115,614	£115,796	£120,551
70% LAR : 15% LLR : 15% SO	10%	£97,846	£131,038	£135,778	£135,962	£140,717
70% LAR : 15% LLR : 15% SO	15%	£119,764	£151,203	£155,944	£156,127	£160,882
70% LAR : 15% LLR : 15% SO	20%	£141,683	£171,369	£176,109	£176,293	£181,048
70% LAR : 15% LLR : 15% SO	25%	£163,602	£191,534	£196,275	£196,457	£201,212
70% LAR : 15% LLR : 15% SO	30%	£185,519	£211,698	£216,439	£216,622	£221,377
70% LAR : 15% LLR : 15% SO	35%	£207,438	£231,864	£236,604	£236,788	£241,543
70% LAR : 15% LLR : 15% SO	40%	£229,356	£252,029	£256,770	£256,952	£261,708
70% LAR : 15% LLR : 15% SO	45%	£251,275	£272,194	£276,935	£277,117	£281,873
70% LAR : 15% LLR : 15% SO	50%	£273,193	£292,359	£297,100	£297,283	£302,038

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£85,930	£49,232	£44,491	£44,308	£39,553
70% LAR : 15% LLR : 15% SO	5%	£64,013	£29,066	£24,326	£24,144	£19,389
70% LAR : 15% LLR : 15% SO	10%	£42,094	£8,902	£4,162	£3,978	£-777
70% LAR : 15% LLR : 15% SO	15%	£20,176	£-11,263	£-16,004	£-16,187	£-20,942
70% LAR : 15% LLR : 15% SO	20%	£-1,743	£-31,429	£-36,169	£-36,353	£-41,108
70% LAR : 15% LLR : 15% SO	25%	£-23,662	£-51,594	£-56,335	£-56,517	£-61,272
70% LAR : 15% LLR : 15% SO	30%	£-45,579	£-71,758	£-76,499	£-76,682	£-81,437
70% LAR : 15% LLR : 15% SO	35%	£-67,498	£-91,924	£-96,664	£-96,848	£-101,603
70% LAR : 15% LLR : 15% SO	40%	£-89,416	£-112,089	£-116,830	£-117,012	£-121,768
70% LAR : 15% LLR : 15% SO	45%	£-111,335	£-132,254	£-136,995	£-137,177	£-141,933
70% LAR : 15% LLR : 15% SO	50%	£-133,253	£-152,419	£-157,160	£-157,343	£-162,098

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£133,250	£96,552	£91,811	£91,628	£86,873
70% LAR : 15% LLR : 15% SO	5%	£111,333	£76,386	£71,646	£71,464	£66,709
70% LAR : 15% LLR : 15% SO	10%	£89,414	£56,222	£51,482	£51,298	£46,543
70% LAR : 15% LLR : 15% SO	15%	£67,496	£36,057	£31,316	£31,133	£26,378
70% LAR : 15% LLR : 15% SO	20%	£45,577	£15,891	£11,151	£10,967	£6,212
70% LAR : 15% LLR : 15% SO	25%	£23,658	£-4,274	£-9,015	£-9,197	£-13,952
70% LAR : 15% LLR : 15% SO	30%	£1,741	£-24,438	£-29,179	£-29,362	£-34,117
70% LAR : 15% LLR : 15% SO	35%	£-20,178	£-44,604	£-49,344	£-49,528	£-54,283
70% LAR : 15% LLR : 15% SO	40%	£-42,096	£-64,769	£-69,510	£-69,692	£-74,448
70% LAR : 15% LLR : 15% SO	45%	£-64,015	£-84,934	£-89,675	£-89,857	£-94,613
70% LAR : 15% LLR : 15% SO	50%	£-85,933	£-105,099	£-109,840	£-110,023	£-114,778

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£169,070	£132,372	£127,631	£127,448	£122,693
70% LAR : 15% LLR : 15% SO	5%	£147,153	£112,206	£107,466	£107,284	£102,529
70% LAR : 15% LLR : 15% SO	10%	£125,234	£92,042	£87,302	£87,118	£82,363
70% LAR : 15% LLR : 15% SO	15%	£103,316	£71,877	£67,136	£66,953	£62,198
70% LAR : 15% LLR : 15% SO	20%	£81,397	£51,711	£46,971	£46,787	£42,032
70% LAR : 15% LLR : 15% SO	25%	£59,478	£31,546	£26,805	£26,623	£21,868
70% LAR : 15% LLR : 15% SO	30%	£37,561	£11,382	£6,641	£6,458	£1,703
70% LAR : 15% LLR : 15% SO	35%	£15,642	£-8,784	£-13,524	£-13,708	£-18,463
70% LAR : 15% LLR : 15% SO	40%	£-6,276	£-28,949	£-33,690	£-33,872	£-38,628
70% LAR : 15% LLR : 15% SO	45%	£-28,195	£-49,114	£-53,855	£-54,037	£-58,793
70% LAR : 15% LLR : 15% SO	50%	£-50,113	£-69,279	£-74,020	£-74,203	£-78,958

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£675 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£897,623	£804,877	£800,747	£800,291	£790,192
70% LAR : 15% LLR : 15% SO	5%	£830,318	£741,934	£737,804	£737,347	£727,226
70% LAR : 15% LLR : 15% SO	10%	£763,013	£678,991	£674,860	£674,404	£664,259
70% LAR : 15% LLR : 15% SO	15%	£695,708	£616,047	£611,917	£611,460	£601,293
70% LAR : 15% LLR : 15% SO	20%	£628,403	£553,104	£548,974	£548,516	£538,326
70% LAR : 15% LLR : 15% SO	25%	£561,098	£490,160	£486,031	£485,573	£475,359
70% LAR : 15% LLR : 15% SO	30%	£493,792	£427,217	£423,087	£422,629	£412,393
70% LAR : 15% LLR : 15% SO	35%	£426,487	£364,273	£360,143	£359,686	£349,426
70% LAR : 15% LLR : 15% SO	40%	£359,183	£301,330	£297,200	£296,742	£286,460
70% LAR : 15% LLR : 15% SO	45%	£291,877	£238,386	£234,256	£233,799	£223,494
70% LAR : 15% LLR : 15% SO	50%	£224,572	£175,442	£171,313	£170,855	£160,528

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£345,456	£252,711	£248,581	£248,124	£238,026
70% LAR : 15% LLR : 15% SO	5%	£278,152	£189,767	£185,638	£185,180	£175,059
70% LAR : 15% LLR : 15% SO	10%	£210,847	£126,824	£122,694	£122,237	£112,092
70% LAR : 15% LLR : 15% SO	15%	£143,541	£63,880	£59,751	£59,293	£49,126
70% LAR : 15% LLR : 15% SO	20%	£76,236	£937	£-193	£-651	£-13,841
70% LAR : 15% LLR : 15% SO	25%	£8,931	£-62,007	£-66,136	£-66,594	£-76,807
70% LAR : 15% LLR : 15% SO	30%	£-58,374	£-124,950	£-129,080	£-129,538	£-139,774
70% LAR : 15% LLR : 15% SO	35%	£-125,679	£-187,894	£-192,024	£-192,480	£-202,740
70% LAR : 15% LLR : 15% SO	40%	£-192,984	£-250,837	£-254,967	£-255,424	£-265,707
70% LAR : 15% LLR : 15% SO	45%	£-260,290	£-313,781	£-317,911	£-318,367	£-328,673
70% LAR : 15% LLR : 15% SO	50%	£-327,596	£-376,724	£-380,854	£-381,311	£-391,639

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£578,690	£485,944	£481,814	£481,357	£471,259
70% LAR : 15% LLR : 15% SO	5%	£511,385	£423,000	£418,871	£418,413	£408,292
70% LAR : 15% LLR : 15% SO	10%	£444,080	£360,057	£355,927	£355,471	£345,326
70% LAR : 15% LLR : 15% SO	15%	£376,774	£297,113	£292,984	£292,527	£282,359
70% LAR : 15% LLR : 15% SO	20%	£309,469	£234,170	£230,040	£229,583	£219,393
70% LAR : 15% LLR : 15% SO	25%	£242,165	£171,227	£167,097	£166,640	£156,426
70% LAR : 15% LLR : 15% SO	30%	£174,859	£108,284	£104,153	£103,696	£93,459
70% LAR : 15% LLR : 15% SO	35%	£107,554	£45,340	£41,209	£40,753	£30,493
70% LAR : 15% LLR : 15% SO	40%	£40,249	£-117,603	£-121,733	£-122,191	£-132,474
70% LAR : 15% LLR : 15% SO	45%	£-27,057	£-280,547	£-284,677	£-285,134	£-295,439
70% LAR : 15% LLR : 15% SO	50%	£-94,361	£-443,491	£-447,620	£-448,078	£-458,406

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£657,556	£564,811	£560,681	£560,224	£550,126
70% LAR : 15% LLR : 15% SO	5%	£590,252	£501,867	£497,738	£497,280	£487,159
70% LAR : 15% LLR : 15% SO	10%	£522,947	£438,924	£434,794	£434,337	£424,192
70% LAR : 15% LLR : 15% SO	15%	£455,641	£375,980	£371,851	£371,393	£361,226
70% LAR : 15% LLR : 15% SO	20%	£388,336	£313,037	£308,907	£308,449	£298,259
70% LAR : 15% LLR : 15% SO	25%	£321,031	£250,093	£245,964	£245,506	£235,293
70% LAR : 15% LLR : 15% SO	30%	£253,726	£187,150	£183,020	£182,562	£172,326
70% LAR : 15% LLR : 15% SO	35%	£186,421	£124,206	£120,076	£119,620	£109,360
70% LAR : 15% LLR : 15% SO	40%	£119,116	£61,263	£57,133	£56,676	£46,393
70% LAR : 15% LLR : 15% SO	45%	£51,810	£-11,681	£-5,811	£-6,267	£-16,573
70% LAR : 15% LLR : 15% SO	50%	£-15,495	£-64,624	£-68,754	£-69,211	£-79,539

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£717,256	£624,511	£620,381	£619,924	£609,826
70% LAR : 15% LLR : 15% SO	5%	£649,952	£561,567	£557,438	£556,980	£546,859
70% LAR : 15% LLR : 15% SO	10%	£582,647	£498,624	£494,494	£494,037	£483,892
70% LAR : 15% LLR : 15% SO	15%	£515,341	£435,680	£431,551	£431,093	£420,926
70% LAR : 15% LLR : 15% SO	20%	£448,036	£372,737	£368,607	£368,149	£357,959
70% LAR : 15% LLR : 15% SO	25%	£380,731	£309,793	£305,664	£305,206	£294,993
70% LAR : 15% LLR : 15% SO	30%	£313,426	£246,850	£242,720	£242,262	£232,026
70% LAR : 15% LLR : 15% SO	35%	£246,121	£183,906	£179,776	£179,320	£169,060
70% LAR : 15% LLR : 15% SO	40%	£178,816	£120,963	£116,833	£116,376	£106,093
70% LAR : 15% LLR : 15% SO	45%	£111,510	£58,019	£53,889	£53,433	£43,127
70% LAR : 15% LLR : 15% SO	50%	£44,205	£-4,924	£-9,054	£-9,511	£-19,639

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£650 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£825,331	£733,654	£729,524	£729,066	£718,968
70% LAR : 15% LLR : 15% SO	5%	£761,470	£674,104	£669,973	£669,516	£659,395
70% LAR : 15% LLR : 15% SO	10%	£697,609	£614,552	£610,423	£609,966	£599,821
70% LAR : 15% LLR : 15% SO	15%	£633,748	£555,002	£550,873	£550,415	£540,248
70% LAR : 15% LLR : 15% SO	20%	£569,886	£495,452	£491,322	£490,865	£480,674
70% LAR : 15% LLR : 15% SO	25%	£506,026	£435,902	£431,772	£431,315	£421,101
70% LAR : 15% LLR : 15% SO	30%	£442,164	£376,352	£372,221	£371,765	£361,527
70% LAR : 15% LLR : 15% SO	35%	£378,303	£316,801	£312,671	£312,214	£301,955
70% LAR : 15% LLR : 15% SO	40%	£314,442	£257,251	£253,121	£252,663	£242,382
70% LAR : 15% LLR : 15% SO	45%	£250,581	£197,701	£193,571	£193,113	£182,808
70% LAR : 15% LLR : 15% SO	50%	£186,720	£138,150	£134,021	£133,563	£123,235

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£273,164	£181,487	£177,357	£176,899	£166,801
70% LAR : 15% LLR : 15% SO	5%	£209,303	£121,937	£117,807	£117,349	£107,228
70% LAR : 15% LLR : 15% SO	10%	£145,442	£62,386	£58,257	£57,799	£47,654
70% LAR : 15% LLR : 15% SO	15%	£81,581	£2,836	£-1,294	£-1,751	£-11,919
70% LAR : 15% LLR : 15% SO	20%	£17,719	£-56,715	£-60,845	£-61,301	£-71,492
70% LAR : 15% LLR : 15% SO	25%	£-46,141	£-116,265	£-120,395	£-120,852	£-131,065
70% LAR : 15% LLR : 15% SO	30%	£-110,002	£-175,815	£-179,945	£-180,402	£-190,639
70% LAR : 15% LLR : 15% SO	35%	£-173,864	£-235,365	£-239,496	£-239,953	£-250,212
70% LAR : 15% LLR : 15% SO	40%	£-237,724	£-294,916	£-299,046	£-299,503	£-309,785
70% LAR : 15% LLR : 15% SO	45%	£-301,586	£-354,466	£-358,596	£-359,053	£-369,359
70% LAR : 15% LLR : 15% SO	50%	£-365,446	£-414,017	£-418,146	£-418,604	£-428,932

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£506,398	£414,720	£410,590	£410,133	£400,034
70% LAR : 15% LLR : 15% SO	5%	£442,536	£355,170	£351,040	£350,583	£340,461
70% LAR : 15% LLR : 15% SO	10%	£378,676	£295,619	£291,490	£291,032	£280,888
70% LAR : 15% LLR : 15% SO	15%	£314,814	£236,069	£231,940	£231,482	£221,315
70% LAR : 15% LLR : 15% SO	20%	£250,953	£176,519	£172,388	£171,932	£161,741
70% LAR : 15% LLR : 15% SO	25%	£187,092	£116,968	£112,838	£112,382	£102,168
70% LAR : 15% LLR : 15% SO	30%	£123,231	£57,418	£53,288	£52,831	£42,594
70% LAR : 15% LLR : 15% SO	35%	£59,369	£-2,132	£-6,262	£-6,720	£-16,979
70% LAR : 15% LLR : 15% SO	40%	£-4,491	£-61,682	£-65,812	£-66,270	£-76,552
70% LAR : 15% LLR : 15% SO	45%	£-68,353	£-121,232	£-125,363	£-125,820	£-136,125
70% LAR : 15% LLR : 15% SO	50%	£-132,213	£-180,784	£-184,913	£-185,370	£-195,698

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£585,264	£493,587	£489,457	£488,999	£478,901
70% LAR : 15% LLR : 15% SO	5%	£521,403	£434,037	£429,907	£429,449	£419,328
70% LAR : 15% LLR : 15% SO	10%	£457,542	£374,486	£370,357	£369,899	£359,754
70% LAR : 15% LLR : 15% SO	15%	£393,681	£314,936	£310,806	£310,349	£300,181
70% LAR : 15% LLR : 15% SO	20%	£329,819	£255,385	£251,255	£250,799	£240,608
70% LAR : 15% LLR : 15% SO	25%	£265,958	£195,835	£191,705	£191,248	£181,035
70% LAR : 15% LLR : 15% SO	30%	£202,098	£136,285	£132,155	£131,698	£121,461
70% LAR : 15% LLR : 15% SO	35%	£138,236	£76,735	£72,604	£72,147	£61,888
70% LAR : 15% LLR : 15% SO	40%	£74,376	£17,184	£13,054	£12,597	£2,315
70% LAR : 15% LLR : 15% SO	45%	£10,514	£-42,368	£-46,498	£-46,953	£-57,259
70% LAR : 15% LLR : 15% SO	50%	£-53,346	£-101,917	£-106,046	£-106,504	£-116,932

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£644,964	£553,287	£549,157	£548,699	£538,601
70% LAR : 15% LLR : 15% SO	5%	£581,103	£493,737	£489,607	£489,149	£479,028
70% LAR : 15% LLR : 15% SO	10%	£517,242	£434,186	£430,057	£429,599	£419,454
70% LAR : 15% LLR : 15% SO	15%	£453,381	£374,636	£370,506	£370,049	£359,881
70% LAR : 15% LLR : 15% SO	20%	£389,519	£315,085	£310,955	£310,499	£300,308
70% LAR : 15% LLR : 15% SO	25%	£325,659	£255,535	£251,405	£250,948	£240,735
70% LAR : 15% LLR : 15% SO	30%	£261,798	£195,985	£191,855	£191,398	£181,161
70% LAR : 15% LLR : 15% SO	35%	£197,936	£136,435	£132,304	£131,847	£121,588
70% LAR : 15% LLR : 15% SO	40%	£134,076	£76,884	£72,754	£72,297	£62,015
70% LAR : 15% LLR : 15% SO	45%	£70,214	£17,334	£13,204	£12,747	£2,441
70% LAR : 15% LLR : 15% SO	50%	£6,354	£-42,217	£-46,346	£-46,804	£-57,132

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£600 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£680,746	£591,206	£587,075	£586,619	£576,519
70% LAR : 15% LLR : 15% SO	5%	£623,805	£538,473	£534,344	£533,886	£523,764
70% LAR : 15% LLR : 15% SO	10%	£566,865	£485,741	£481,611	£481,154	£471,010
70% LAR : 15% LLR : 15% SO	15%	£509,924	£433,009	£428,878	£428,422	£418,255
70% LAR : 15% LLR : 15% SO	20%	£452,983	£380,277	£376,147	£375,689	£365,499
70% LAR : 15% LLR : 15% SO	25%	£396,042	£327,544	£323,414	£322,958	£312,744
70% LAR : 15% LLR : 15% SO	30%	£339,102	£274,812	£270,682	£270,225	£259,989
70% LAR : 15% LLR : 15% SO	35%	£282,161	£222,080	£217,950	£217,492	£207,233
70% LAR : 15% LLR : 15% SO	40%	£225,221	£169,347	£165,217	£164,761	£154,478
70% LAR : 15% LLR : 15% SO	45%	£168,280	£116,616	£112,486	£112,028	£101,723
70% LAR : 15% LLR : 15% SO	50%	£111,339	£63,883	£59,753	£59,296	£48,967

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£128,580	£39,039	£34,909	£34,452	£24,353
70% LAR : 15% LLR : 15% SO	5%	£71,638	£-13,694	£-17,823	£-18,280	£-28,403
70% LAR : 15% LLR : 15% SO	10%	£14,698	£-66,425	£-70,556	£-71,013	£-81,157
70% LAR : 15% LLR : 15% SO	15%	£-42,243	£-119,158	£-123,288	£-123,745	£-133,912
70% LAR : 15% LLR : 15% SO	20%	£-99,183	£-171,890	£-176,020	£-176,477	£-186,667
70% LAR : 15% LLR : 15% SO	25%	£-156,124	£-224,622	£-228,753	£-229,209	£-239,423
70% LAR : 15% LLR : 15% SO	30%	£-213,065	£-277,355	£-281,484	£-281,942	£-292,178
70% LAR : 15% LLR : 15% SO	35%	£-270,006	£-330,087	£-334,217	£-334,674	£-344,933
70% LAR : 15% LLR : 15% SO	40%	£-326,946	£-382,819	£-386,949	£-387,406	£-397,689
70% LAR : 15% LLR : 15% SO	45%	£-383,887	£-435,551	£-439,681	£-440,139	£-450,444
70% LAR : 15% LLR : 15% SO	50%	£-440,827	£-488,284	£-492,414	£-492,870	£-503,199

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£361,813	£272,272	£268,142	£267,685	£257,586
70% LAR : 15% LLR : 15% SO	5%	£304,872	£219,540	£215,410	£214,953	£204,831
70% LAR : 15% LLR : 15% SO	10%	£247,931	£166,808	£162,678	£162,220	£152,076
70% LAR : 15% LLR : 15% SO	15%	£190,990	£114,075	£109,945	£109,489	£99,321
70% LAR : 15% LLR : 15% SO	20%	£134,050	£61,344	£57,213	£56,756	£46,566
70% LAR : 15% LLR : 15% SO	25%	£77,109	£8,611	£4,481	£4,024	£-6,189
70% LAR : 15% LLR : 15% SO	30%	£20,169	£-44,122	£-48,251	£-48,708	£-58,945
70% LAR : 15% LLR : 15% SO	35%	£-36,772	£-96,853	£-100,983	£-101,441	£-111,700
70% LAR : 15% LLR : 15% SO	40%	£-93,713	£-149,586	£-153,716	£-154,173	£-164,455
70% LAR : 15% LLR : 15% SO	45%	£-150,654	£-202,318	£-206,448	£-206,905	£-217,211
70% LAR : 15% LLR : 15% SO	50%	£-207,594	£-255,050	£-259,180	£-259,637	£-269,966

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£440,680	£351,139	£347,009	£346,552	£336,453
70% LAR : 15% LLR : 15% SO	5%	£383,738	£298,406	£294,277	£293,820	£283,697
70% LAR : 15% LLR : 15% SO	10%	£326,796	£245,675	£241,544	£241,087	£230,943
70% LAR : 15% LLR : 15% SO	15%	£269,854	£192,942	£188,812	£188,355	£178,188
70% LAR : 15% LLR : 15% SO	20%	£212,912	£140,210	£136,080	£135,623	£125,433
70% LAR : 15% LLR : 15% SO	25%	£155,970	£87,478	£83,347	£82,891	£72,677
70% LAR : 15% LLR : 15% SO	30%	£99,030	£34,745	£30,616	£30,158	£19,922
70% LAR : 15% LLR : 15% SO	35%	£42,094	£-17,987	£-22,117	£-22,574	£-32,833
70% LAR : 15% LLR : 15% SO	40%	£-14,946	£-70,719	£-74,849	£-75,306	£-85,589
70% LAR : 15% LLR : 15% SO	45%	£-71,787	£-123,451	£-127,581	£-128,039	£-138,344
70% LAR : 15% LLR : 15% SO	50%	£-128,727	£-176,184	£-180,314	£-180,770	£-191,099

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£500,380	£410,839	£406,709	£406,252	£396,153
70% LAR : 15% LLR : 15% SO	5%	£443,438	£358,106	£353,977	£353,520	£343,397
70% LAR : 15% LLR : 15% SO	10%	£386,496	£305,375	£301,244	£300,787	£290,643
70% LAR : 15% LLR : 15% SO	15%	£329,554	£252,642	£248,512	£248,055	£237,888
70% LAR : 15% LLR : 15% SO	20%	£272,612	£199,910	£195,780	£195,323	£185,133
70% LAR : 15% LLR : 15% SO	25%	£215,670	£147,178	£143,047	£142,591	£132,377
70% LAR : 15% LLR : 15% SO	30%	£158,728	£94,445	£90,316	£89,858	£79,622
70% LAR : 15% LLR : 15% SO	35%	£101,786	£41,713	£37,583	£37,126	£26,867
70% LAR : 15% LLR : 15% SO	40%	£44,844	£-11,019	£-15,149	£-15,606	£-25,889
70% LAR : 15% LLR : 15% SO	45%	£-12,987	£-63,751	£-67,881	£-68,339	£-78,644
70% LAR : 15% LLR : 15% SO	50%	£-69,027	£-116,484	£-120,614	£-121,070	£-131,399

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£550 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£536,161	£448,757	£444,627	£444,171	£434,072
70% LAR : 15% LLR : 15% SO	5%	£485,881	£402,586	£398,456	£397,999	£387,878
70% LAR : 15% LLR : 15% SO	10%	£435,599	£356,415	£352,285	£351,828	£341,683
70% LAR : 15% LLR : 15% SO	15%	£385,318	£310,244	£306,114	£305,657	£295,490
70% LAR : 15% LLR : 15% SO	20%	£335,036	£264,073	£259,943	£259,486	£249,295
70% LAR : 15% LLR : 15% SO	25%	£284,755	£217,902	£213,772	£213,314	£203,101
70% LAR : 15% LLR : 15% SO	30%	£234,474	£171,730	£167,601	£167,143	£156,907
70% LAR : 15% LLR : 15% SO	35%	£184,193	£125,559	£121,429	£120,973	£110,713
70% LAR : 15% LLR : 15% SO	40%	£133,912	£79,388	£75,258	£74,801	£64,519
70% LAR : 15% LLR : 15% SO	45%	£83,630	£33,217	£29,087	£28,630	£18,325
70% LAR : 15% LLR : 15% SO	50%	£33,349	£-13,137	£-17,326	£-17,789	£-28,264

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-16,005	£-103,408	£-107,540	£-107,396	£-118,094
70% LAR : 15% LLR : 15% SO	5%	£-66,286	£-149,580	£-153,710	£-154,168	£-164,289
70% LAR : 15% LLR : 15% SO	10%	£-116,568	£-195,752	£-199,881	£-200,339	£-210,484
70% LAR : 15% LLR : 15% SO	15%	£-166,849	£-241,923	£-246,053	£-246,510	£-256,677
70% LAR : 15% LLR : 15% SO	20%	£-217,130	£-288,094	£-292,224	£-292,681	£-302,872
70% LAR : 15% LLR : 15% SO	25%	£-267,411	£-334,265	£-338,395	£-338,852	£-349,066
70% LAR : 15% LLR : 15% SO	30%	£-317,693	£-380,436	£-384,566	£-385,023	£-395,260
70% LAR : 15% LLR : 15% SO	35%	£-367,974	£-426,607	£-430,738	£-431,194	£-441,454
70% LAR : 15% LLR : 15% SO	40%	£-418,255	£-472,778	£-476,908	£-477,366	£-487,648
70% LAR : 15% LLR : 15% SO	45%	£-468,536	£-518,950	£-523,079	£-523,537	£-533,842
70% LAR : 15% LLR : 15% SO	50%	£-518,817	£-565,121	£-569,251	£-569,708	£-580,431

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£217,228	£129,824	£125,694	£125,237	£115,139
70% LAR : 15% LLR : 15% SO	5%	£166,947	£83,653	£79,523	£79,065	£68,944
70% LAR : 15% LLR : 15% SO	10%	£116,666	£37,481	£33,352	£32,895	£22,750
70% LAR : 15% LLR : 15% SO	15%	£66,385	£-8,690	£-12,820	£-13,276	£-23,444
70% LAR : 15% LLR : 15% SO	20%	£16,103	£-54,860	£-58,991	£-59,447	£-69,638
70% LAR : 15% LLR : 15% SO	25%	£-34,178	£-101,031	£-105,161	£-105,619	£-115,833
70% LAR : 15% LLR : 15% SO	30%	£-84,460	£-147,203	£-151,332	£-151,790	£-162,026
70% LAR : 15% LLR : 15% SO	35%	£-134,741	£-193,374	£-197,504	£-197,961	£-208,221
70% LAR : 15% LLR : 15% SO	40%	£-185,021	£-239,545	£-243,675	£-244,133	£-254,414
70% LAR : 15% LLR : 15% SO	45%	£-235,303	£-285,717	£-289,846	£-290,303	£-300,609
70% LAR : 15% LLR : 15% SO	50%	£-285,584	£-331,888	£-336,018	£-336,475	£-347,197

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£296,095	£208,691	£204,560	£204,104	£194,006
70% LAR : 15% LLR : 15% SO	5%	£245,814	£162,520	£158,390	£157,932	£147,811
70% LAR : 15% LLR : 15% SO	10%	£195,532	£116,348	£112,219	£111,761	£101,616
70% LAR : 15% LLR : 15% SO	15%	£145,251	£70,177	£66,047	£65,590	£55,423
70% LAR : 15% LLR : 15% SO	20%	£94,970	£24,006	£19,876	£19,419	£9,228
70% LAR : 15% LLR : 15% SO	25%	£44,689	£-22,165	£-26,295	£-26,752	£-36,966
70% LAR : 15% LLR : 15% SO	30%	£-5,593	£-68,336	£-72,466	£-72,923	£-83,160
70% LAR : 15% LLR : 15% SO	35%	£-55,874	£-114,507	£-118,638	£-119,094	£-129,354
70% LAR : 15% LLR : 15% SO	40%	£-106,155	£-160,678	£-164,808	£-165,266	£-175,548
70% LAR : 15% LLR : 15% SO	45%	£-156,436	£-206,850	£-210,979	£-211,437	£-221,742
70% LAR : 15% LLR : 15% SO	50%	£-206,717	£-253,021	£-257,151	£-257,608	£-268,331

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£355,795	£268,391	£264,260	£263,804	£253,706
70% LAR : 15% LLR : 15% SO	5%	£305,514	£222,220	£218,090	£217,632	£207,511
70% LAR : 15% LLR : 15% SO	10%	£255,232	£176,048	£171,919	£171,461	£161,316
70% LAR : 15% LLR : 15% SO	15%	£204,951	£129,877	£125,747	£125,290	£115,123
70% LAR : 15% LLR : 15% SO	20%	£154,670	£83,706	£79,576	£79,119	£68,928
70% LAR : 15% LLR : 15% SO	25%	£104,389	£37,535	£33,405	£32,948	£22,734
70% LAR : 15% LLR : 15% SO	30%	£54,107	£-12,636	£-12,766	£-13,223	£-23,460
70% LAR : 15% LLR : 15% SO	35%	£3,826	£-54,807	£-58,938	£-59,394	£-69,654
70% LAR : 15% LLR : 15% SO	40%	£-46,455	£-100,978	£-105,108	£-105,566	£-115,848
70% LAR : 15% LLR : 15% SO	45%	£-96,736	£-147,150	£-151,279	£-151,737	£-162,042
70% LAR : 15% LLR : 15% SO	50%	£-147,017	£-193,321	£-197,451	£-197,908	£-208,231

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£500 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£391,676	£309,277	£305,147	£304,690	£294,591
70% LAR : 15% LLR : 15% SO	5%	£347,718	£269,286	£265,156	£264,698	£254,577
70% LAR : 15% LLR : 15% SO	10%	£303,860	£229,294	£225,165	£224,707	£214,562
70% LAR : 15% LLR : 15% SO	15%	£260,002	£189,303	£185,173	£184,716	£174,548
70% LAR : 15% LLR : 15% SO	20%	£216,144	£149,311	£145,181	£144,725	£134,534
70% LAR : 15% LLR : 15% SO	25%	£172,286	£109,320	£105,190	£104,733	£94,520
70% LAR : 15% LLR : 15% SO	30%	£128,428	£69,329	£65,199	£64,741	£54,505
70% LAR : 15% LLR : 15% SO	35%	£84,570	£29,338	£25,208	£24,750	£14,491
70% LAR : 15% LLR : 15% SO	40%	£40,712	£-10,805	£-14,993	£-15,457	£-25,884
70% LAR : 15% LLR : 15% SO	45%	£-3,191	£-51,363	£-55,551	£-56,014	£-66,466
70% LAR : 15% LLR : 15% SO	50%	£-47,670	£-91,919	£-96,108	£-96,572	£-107,046

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£160,590	£242,888	£247,820	£247,477	£257,576
70% LAR : 15% LLR : 15% SO	5%	£204,448	£282,881	£287,011	£287,468	£297,589
70% LAR : 15% LLR : 15% SO	10%	£248,306	£322,873	£327,002	£327,460	£337,604
70% LAR : 15% LLR : 15% SO	15%	£292,165	£362,864	£366,993	£367,451	£377,618
70% LAR : 15% LLR : 15% SO	20%	£336,023	£402,855	£406,985	£407,442	£417,633
70% LAR : 15% LLR : 15% SO	25%	£379,881	£442,846	£446,977	£447,433	£457,647
70% LAR : 15% LLR : 15% SO	30%	£423,739	£482,838	£486,968	£487,425	£497,662
70% LAR : 15% LLR : 15% SO	35%	£467,597	£522,829	£526,959	£527,417	£537,676
70% LAR : 15% LLR : 15% SO	40%	£511,455	£562,822	£566,952	£567,409	£577,691
70% LAR : 15% LLR : 15% SO	45%	£555,313	£602,813	£606,943	£607,401	£617,705
70% LAR : 15% LLR : 15% SO	50%	£599,171	£642,804	£646,934	£647,391	£657,719

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£72,643	£9,856	£13,786	£14,244	£24,342
70% LAR : 15% LLR : 15% SO	5%	£28,785	£49,647	£53,777	£54,235	£64,356
70% LAR : 15% LLR : 15% SO	10%	£15,073	£89,639	£93,769	£94,226	£104,371
70% LAR : 15% LLR : 15% SO	15%	£8,931	£129,631	£133,760	£134,217	£144,385
70% LAR : 15% LLR : 15% SO	20%	£-102,789	£169,622	£173,752	£174,209	£184,400
70% LAR : 15% LLR : 15% SO	25%	£-146,647	£209,613	£213,743	£214,200	£224,414
70% LAR : 15% LLR : 15% SO	30%	£-190,505	£249,604	£253,735	£254,192	£264,428
70% LAR : 15% LLR : 15% SO	35%	£-234,364	£289,596	£293,726	£294,183	£304,442
70% LAR : 15% LLR : 15% SO	40%	£-278,222	£329,587	£333,677	£334,134	£344,456
70% LAR : 15% LLR : 15% SO	45%	£-322,080	£369,578	£373,668	£374,125	£384,470
70% LAR : 15% LLR : 15% SO	50%	£-365,938	£409,569	£413,659	£414,116	£424,484

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£151,510	£69,211	£65,080	£64,623	£54,524
70% LAR : 15% LLR : 15% SO	5%	£107,652	£29,219	£25,089	£24,632	£14,511
70% LAR : 15% LLR : 15% SO	10%	£63,794	£-10,773	£-14,902	£-15,360	£-25,504
70% LAR : 15% LLR : 15% SO	15%	£19,936	£-50,764	£-54,893	£-55,351	£-65,518
70% LAR : 15% LLR : 15% SO	20%	£-23,923	£-90,755	£-94,885	£-95,342	£-105,533
70% LAR : 15% LLR : 15% SO	25%	£-67,781	£-130,746	£-134,877	£-135,333	£-145,547
70% LAR : 15% LLR : 15% SO	30%	£-111,639	£-170,738	£-174,868	£-175,325	£-185,562
70% LAR : 15% LLR : 15% SO	35%	£-155,497	£-210,729	£-214,859	£-215,317	£-225,576
70% LAR : 15% LLR : 15% SO	40%	£-199,355	£-250,720	£-254,850	£-255,307	£-265,591
70% LAR : 15% LLR : 15% SO	45%	£-243,213	£-290,711	£-294,841	£-295,298	£-305,605
70% LAR : 15% LLR : 15% SO	50%	£-287,071	£-330,702	£-334,832	£-335,289	£-345,619

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£211,210	£128,911	£124,780	£124,323	£114,224
70% LAR : 15% LLR : 15% SO	5%	£167,352	£88,919	£84,789	£84,332	£74,211
70% LAR : 15% LLR : 15% SO	10%	£123,494	£48,927	£44,798	£44,340	£34,196
70% LAR : 15% LLR : 15% SO	15%	£79,636	£8,936	£4,807	£4,349	£-5,818
70% LAR : 15% LLR : 15% SO	20%	£35,777	£-31,055	£-35,185	£-35,642	£-45,833
70% LAR : 15% LLR : 15% SO	25%	£-8,081	£-71,046	£-75,177	£-75,633	£-85,847
70% LAR : 15% LLR : 15% SO	30%	£-51,939	£-111,038	£-115,168	£-115,625	£-125,862
70% LAR : 15% LLR : 15% SO	35%	£-95,797	£-151,029	£-155,159	£-155,617	£-165,876
70% LAR : 15% LLR : 15% SO	40%	£-139,655	£-191,020	£-195,150	£-195,607	£-205,891
70% LAR : 15% LLR : 15% SO	45%	£-183,513	£-231,011	£-235,141	£-235,598	£-245,905
70% LAR : 15% LLR : 15% SO	50%	£-227,371	£-271,002	£-275,132	£-275,589	£-285,919

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£475 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£319,285	£238,053	£233,923	£233,466	£223,368
70% LAR : 15% LLR : 15% SO	5%	£278,537	£201,127	£196,998	£196,540	£186,419
70% LAR : 15% LLR : 15% SO	10%	£237,791	£164,202	£160,072	£159,615	£149,470
70% LAR : 15% LLR : 15% SO	15%	£197,045	£127,277	£123,146	£122,689	£112,522
70% LAR : 15% LLR : 15% SO	20%	£156,299	£90,351	£86,221	£85,764	£75,573
70% LAR : 15% LLR : 15% SO	25%	£115,552	£53,425	£49,295	£48,839	£38,625
70% LAR : 15% LLR : 15% SO	30%	£74,806	£16,500	£12,369	£11,913	£1,677
70% LAR : 15% LLR : 15% SO	35%	£34,060	£-20,715	£-24,903	£-25,367	£-35,771
70% LAR : 15% LLR : 15% SO	40%	£-6,781	£-58,163	£-62,351	£-62,815	£-73,243
70% LAR : 15% LLR : 15% SO	45%	£-48,104	£-95,611	£-99,800	£-100,263	£-110,714
70% LAR : 15% LLR : 15% SO	50%	£-89,426	£-133,059	£-137,247	£-137,711	£-148,185

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-232,882	£-314,114	£-318,243	£-318,701	£-328,799
70% LAR : 15% LLR : 15% SO	5%	£-273,629	£-351,040	£-355,169	£-355,626	£-365,747
70% LAR : 15% LLR : 15% SO	10%	£-314,376	£-387,964	£-392,095	£-392,552	£-402,697
70% LAR : 15% LLR : 15% SO	15%	£-355,122	£-424,890	£-429,020	£-429,478	£-439,645
70% LAR : 15% LLR : 15% SO	20%	£-395,868	£-461,816	£-465,946	£-466,402	£-476,593
70% LAR : 15% LLR : 15% SO	25%	£-436,614	£-498,741	£-502,872	£-503,328	£-513,542
70% LAR : 15% LLR : 15% SO	30%	£-477,360	£-535,667	£-539,797	£-540,254	£-550,490
70% LAR : 15% LLR : 15% SO	35%	£-518,107	£-572,592	£-577,070	£-577,533	£-587,938
70% LAR : 15% LLR : 15% SO	40%	£-558,854	£-609,518	£-614,518	£-614,982	£-625,409
70% LAR : 15% LLR : 15% SO	45%	£-599,600	£-646,443	£-651,965	£-652,430	£-662,881
70% LAR : 15% LLR : 15% SO	50%	£-641,593	£-683,368	£-689,414	£-689,877	£-700,352

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£351	£-60,881	£-85,010	£-85,467	£-95,566
70% LAR : 15% LLR : 15% SO	5%	£-40,395	£-117,806	£-121,936	£-122,393	£-132,514
70% LAR : 15% LLR : 15% SO	10%	£-81,142	£-174,731	£-178,861	£-179,319	£-189,463
70% LAR : 15% LLR : 15% SO	15%	£-121,888	£-231,656	£-235,787	£-236,244	£-246,388
70% LAR : 15% LLR : 15% SO	20%	£-162,635	£-288,581	£-292,711	£-293,169	£-303,312
70% LAR : 15% LLR : 15% SO	25%	£-203,381	£-345,506	£-349,636	£-350,094	£-360,237
70% LAR : 15% LLR : 15% SO	30%	£-244,127	£-402,431	£-406,561	£-407,019	£-416,961
70% LAR : 15% LLR : 15% SO	35%	£-284,873	£-459,356	£-463,486	£-463,944	£-473,886
70% LAR : 15% LLR : 15% SO	40%	£-325,620	£-516,281	£-520,411	£-520,869	£-529,811
70% LAR : 15% LLR : 15% SO	45%	£-366,366	£-573,206	£-577,336	£-577,794	£-586,736
70% LAR : 15% LLR : 15% SO	50%	£-407,113	£-630,131	£-634,261	£-634,719	£-643,661

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£79,218	£-2,014	£-6,143	£-6,601	£-16,699
70% LAR : 15% LLR : 15% SO	5%	£38,471	£-38,940	£-43,069	£-43,526	£-53,647
70% LAR : 15% LLR : 15% SO	10%	£-2,276	£-75,864	£-79,995	£-80,452	£-90,597
70% LAR : 15% LLR : 15% SO	15%	£-43,022	£-112,790	£-116,920	£-117,378	£-127,545
70% LAR : 15% LLR : 15% SO	20%	£-83,768	£-149,716	£-153,846	£-154,302	£-164,493
70% LAR : 15% LLR : 15% SO	25%	£-124,514	£-186,641	£-190,772	£-191,228	£-201,442
70% LAR : 15% LLR : 15% SO	30%	£-165,260	£-223,567	£-227,697	£-228,154	£-238,390
70% LAR : 15% LLR : 15% SO	35%	£-206,007	£-260,492	£-264,622	£-265,079	£-275,338
70% LAR : 15% LLR : 15% SO	40%	£-246,753	£-297,418	£-301,548	£-302,005	£-312,084
70% LAR : 15% LLR : 15% SO	45%	£-287,500	£-334,343	£-338,473	£-338,930	£-348,831
70% LAR : 15% LLR : 15% SO	50%	£-328,246	£-371,268	£-375,398	£-375,855	£-386,582

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£138,918	£57,686	£53,557	£53,099	£43,001
70% LAR : 15% LLR : 15% SO	5%	£98,171	£20,760	£16,631	£16,174	£6,053
70% LAR : 15% LLR : 15% SO	10%	£57,424	£-16,164	£-20,295	£-20,752	£-30,897
70% LAR : 15% LLR : 15% SO	15%	£16,678	£-53,090	£-57,220	£-57,678	£-67,845
70% LAR : 15% LLR : 15% SO	20%	£-24,068	£-90,016	£-94,146	£-94,602	£-104,793
70% LAR : 15% LLR : 15% SO	25%	£-64,814	£-126,941	£-131,072	£-131,528	£-141,742
70% LAR : 15% LLR : 15% SO	30%	£-105,560	£-163,867	£-167,997	£-168,454	£-178,690
70% LAR : 15% LLR : 15% SO	35%	£-146,307	£-200,792	£-204,922	£-205,379	£-215,438
70% LAR : 15% LLR : 15% SO	40%	£-187,053	£-237,718	£-241,848	£-242,305	£-252,086
70% LAR : 15% LLR : 15% SO	45%	£-227,800	£-274,643	£-278,773	£-279,230	£-289,834
70% LAR : 15% LLR : 15% SO	50%	£-268,546	£-311,568	£-315,698	£-316,155	£-326,582

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£675 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,795,246	£1,609,755	£1,601,495	£1,600,580	£1,580,384
70% LAR : 15% LLR : 15% SO	5%	£1,660,636	£1,483,868	£1,475,609	£1,474,694	£1,454,450
70% LAR : 15% LLR : 15% SO	10%	£1,526,026	£1,357,981	£1,349,721	£1,348,807	£1,328,518
70% LAR : 15% LLR : 15% SO	15%	£1,391,415	£1,232,094	£1,223,834	£1,222,920	£1,202,585
70% LAR : 15% LLR : 15% SO	20%	£1,256,806	£1,106,208	£1,097,947	£1,097,033	£1,076,652
70% LAR : 15% LLR : 15% SO	25%	£1,122,195	£980,320	£972,060	£971,146	£950,719
70% LAR : 15% LLR : 15% SO	30%	£987,584	£854,433	£846,173	£845,259	£824,786
70% LAR : 15% LLR : 15% SO	35%	£852,975	£728,546	£720,287	£719,372	£698,853
70% LAR : 15% LLR : 15% SO	40%	£718,364	£602,659	£594,400	£593,486	£572,920
70% LAR : 15% LLR : 15% SO	45%	£583,754	£476,772	£468,513	£467,598	£446,987
70% LAR : 15% LLR : 15% SO	50%	£449,144	£350,885	£342,626	£341,711	£321,054

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£759,933	£574,442	£566,183	£565,268	£545,071
70% LAR : 15% LLR : 15% SO	5%	£625,324	£448,556	£440,296	£439,381	£419,138
70% LAR : 15% LLR : 15% SO	10%	£490,713	£322,669	£314,408	£313,494	£293,206
70% LAR : 15% LLR : 15% SO	15%	£356,103	£196,782	£188,521	£187,607	£167,273
70% LAR : 15% LLR : 15% SO	20%	£221,493	£70,895	£62,635	£61,721	£41,339
70% LAR : 15% LLR : 15% SO	25%	£86,883	£-54,993	£-63,252	£-64,166	£-84,594
70% LAR : 15% LLR : 15% SO	30%	£-47,728	£-180,880	£-189,139	£-190,053	£-210,527
70% LAR : 15% LLR : 15% SO	35%	£-182,338	£-306,767	£-315,026	£-315,940	£-336,459
70% LAR : 15% LLR : 15% SO	40%	£-316,948	£-432,653	£-440,913	£-441,827	£-462,392
70% LAR : 15% LLR : 15% SO	45%	£-451,559	£-558,540	£-566,800	£-567,715	£-593,325
70% LAR : 15% LLR : 15% SO	50%	£-586,168	£-684,427	£-692,686	£-693,602	£-714,258

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,197,246	£1,011,755	£1,003,495	£1,002,580	£982,384
70% LAR : 15% LLR : 15% SO	5%	£1,062,636	£885,868	£877,609	£876,694	£856,450
70% LAR : 15% LLR : 15% SO	10%	£928,026	£759,981	£751,721	£750,807	£730,518
70% LAR : 15% LLR : 15% SO	15%	£793,415	£634,094	£625,834	£624,920	£604,585
70% LAR : 15% LLR : 15% SO	20%	£658,806	£508,208	£499,947	£499,033	£478,652
70% LAR : 15% LLR : 15% SO	25%	£524,195	£382,320	£374,060	£373,146	£352,719
70% LAR : 15% LLR : 15% SO	30%	£389,584	£256,433	£248,173	£247,259	£226,786
70% LAR : 15% LLR : 15% SO	35%	£254,975	£130,546	£122,287	£121,372	£100,853
70% LAR : 15% LLR : 15% SO	40%	£120,364	£4,659	£-3,800	£-4,514	£-25,080
70% LAR : 15% LLR : 15% SO	45%	£-14,246	£-121,228	£-129,487	£-130,402	£-151,013
70% LAR : 15% LLR : 15% SO	50%	£-148,856	£-247,115	£-255,374	£-256,289	£-276,946

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,345,121	£1,159,630	£1,151,370	£1,150,455	£1,130,259
70% LAR : 15% LLR : 15% SO	5%	£1,210,511	£1,033,743	£1,025,484	£1,024,569	£1,004,325
70% LAR : 15% LLR : 15% SO	10%	£1,075,901	£907,856	£899,596	£898,682	£878,393
70% LAR : 15% LLR : 15% SO	15%	£941,290	£781,969	£773,709	£772,795	£752,460
70% LAR : 15% LLR : 15% SO	20%	£806,681	£656,083	£647,822	£646,908	£626,527
70% LAR : 15% LLR : 15% SO	25%	£672,070	£530,195	£521,935	£521,021	£500,594
70% LAR : 15% LLR : 15% SO	30%	£537,459	£404,308	£396,048	£395,134	£374,661
70% LAR : 15% LLR : 15% SO	35%	£402,850	£278,421	£270,162	£269,247	£248,728
70% LAR : 15% LLR : 15% SO	40%	£268,239	£152,534	£144,275	£143,361	£122,795
70% LAR : 15% LLR : 15% SO	45%	£133,629	£26,647	£18,388	£17,473	£-3,138
70% LAR : 15% LLR : 15% SO	50%	£-91	£-99,240	£-107,499	£-108,414	£-128,071

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,457,058	£1,271,567	£1,263,308	£1,262,393	£1,242,196
70% LAR : 15% LLR : 15% SO	5%	£1,322,449	£1,145,681	£1,137,421	£1,136,506	£1,116,263
70% LAR : 15% LLR : 15% SO	10%	£1,187,838	£1,019,794	£1,011,533	£1,010,619	£990,331
70% LAR : 15% LLR : 15% SO	15%	£1,053,228	£893,907	£885,646	£884,732	£864,398
70% LAR : 15% LLR : 15% SO	20%	£918,618	£768,020	£759,760	£758,846	£738,464
70% LAR : 15% LLR : 15% SO	25%	£784,008	£642,132	£633,873	£632,959	£612,531
70% LAR : 15% LLR : 15% SO	30%	£649,397	£516,245	£507,986	£507,072	£486,598
70% LAR : 15% LLR : 15% SO	35%	£514,787	£390,358	£382,099	£381,185	£360,666
70% LAR : 15% LLR : 15% SO	40%	£380,177	£264,472	£256,212	£255,298	£234,733
70% LAR : 15% LLR : 15% SO	45%	£245,566	£138,585	£130,325	£129,410	£108,800
70% LAR : 15% LLR : 15% SO	50%	£110,957	£12,698	£4,439	£3,523	£-17,133

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£650 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,650,661	£1,467,307	£1,459,047	£1,458,133	£1,437,935
70% LAR : 15% LLR : 15% SO	5%	£1,522,939	£1,348,206	£1,339,947	£1,339,032	£1,318,789
70% LAR : 15% LLR : 15% SO	10%	£1,395,217	£1,229,106	£1,220,845	£1,219,931	£1,199,642
70% LAR : 15% LLR : 15% SO	15%	£1,267,495	£1,110,005	£1,101,745	£1,100,831	£1,080,496
70% LAR : 15% LLR : 15% SO	20%	£1,139,773	£990,904	£982,645	£981,730	£961,349
70% LAR : 15% LLR : 15% SO	25%	£1,012,050	£871,804	£863,544	£862,629	£842,203
70% LAR : 15% LLR : 15% SO	30%	£884,328	£752,703	£744,443	£743,529	£723,056
70% LAR : 15% LLR : 15% SO	35%	£756,607	£633,603	£625,342	£624,428	£603,909
70% LAR : 15% LLR : 15% SO	40%	£628,885	£514,501	£506,242	£505,328	£484,762
70% LAR : 15% LLR : 15% SO	45%	£501,163	£395,401	£387,141	£386,226	£365,616
70% LAR : 15% LLR : 15% SO	50%	£373,440	£276,300	£268,040	£267,126	£246,469

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£615,349	£431,994	£423,735	£422,821	£402,623
70% LAR : 15% LLR : 15% SO	5%	£487,627	£312,894	£304,634	£303,719	£283,476
70% LAR : 15% LLR : 15% SO	10%	£359,905	£193,793	£185,533	£184,619	£164,329
70% LAR : 15% LLR : 15% SO	15%	£232,183	£74,693	£66,432	£65,518	£45,184
70% LAR : 15% LLR : 15% SO	20%	£104,461	£-44,409	£-52,668	£-53,582	£-73,963
70% LAR : 15% LLR : 15% SO	25%	£-23,262	£-163,509	£-171,768	£-172,683	£-193,110
70% LAR : 15% LLR : 15% SO	30%	£-150,984	£-282,609	£-290,870	£-291,784	£-312,257
70% LAR : 15% LLR : 15% SO	35%	£-278,706	£-401,710	£-409,970	£-410,884	£-431,403
70% LAR : 15% LLR : 15% SO	40%	£-406,428	£-520,811	£-529,071	£-529,985	£-550,550
70% LAR : 15% LLR : 15% SO	45%	£-534,150	£-639,912	£-648,171	£-649,086	£-669,697
70% LAR : 15% LLR : 15% SO	50%	£-661,872	£-759,012	£-767,272	£-768,187	£-788,843

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,052,661	£869,307	£861,047	£860,133	£839,935
70% LAR : 15% LLR : 15% SO	5%	£924,939	£750,206	£741,947	£741,032	£720,789
70% LAR : 15% LLR : 15% SO	10%	£797,217	£631,106	£622,845	£621,931	£601,642
70% LAR : 15% LLR : 15% SO	15%	£669,495	£512,005	£503,745	£502,831	£482,496
70% LAR : 15% LLR : 15% SO	20%	£541,773	£392,904	£384,645	£383,730	£363,349
70% LAR : 15% LLR : 15% SO	25%	£414,050	£273,803	£265,544	£264,629	£244,203
70% LAR : 15% LLR : 15% SO	30%	£286,328	£154,703	£146,443	£145,529	£125,056
70% LAR : 15% LLR : 15% SO	35%	£158,607	£35,603	£27,342	£26,428	£5,909
70% LAR : 15% LLR : 15% SO	40%	£30,885	£-183,499	£-191,758	£-192,672	£-213,238
70% LAR : 15% LLR : 15% SO	45%	£-96,837	£-302,599	£-310,859	£-311,774	£-332,384
70% LAR : 15% LLR : 15% SO	50%	£-224,559	£-421,699	£-429,959	£-430,874	£-451,531

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,200,536	£1,017,182	£1,008,922	£1,008,008	£987,810
70% LAR : 15% LLR : 15% SO	5%	£1,072,814	£898,081	£889,822	£888,907	£868,664
70% LAR : 15% LLR : 15% SO	10%	£945,092	£778,981	£770,720	£769,806	£749,517
70% LAR : 15% LLR : 15% SO	15%	£817,370	£659,880	£651,620	£650,706	£630,371
70% LAR : 15% LLR : 15% SO	20%	£689,648	£540,779	£532,520	£531,605	£511,224
70% LAR : 15% LLR : 15% SO	25%	£561,925	£421,679	£413,419	£412,504	£392,078
70% LAR : 15% LLR : 15% SO	30%	£434,203	£302,578	£294,318	£293,403	£272,931
70% LAR : 15% LLR : 15% SO	35%	£306,482	£183,478	£175,217	£174,303	£153,784
70% LAR : 15% LLR : 15% SO	40%	£178,760	£64,376	£56,117	£55,203	£34,637
70% LAR : 15% LLR : 15% SO	45%	£51,038	£-154,724	£-162,984	£-163,899	£-184,509
70% LAR : 15% LLR : 15% SO	50%	£-76,688	£-273,825	£-282,085	£-282,999	£-303,656

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,312,474	£1,129,119	£1,120,860	£1,119,946	£1,099,748
70% LAR : 15% LLR : 15% SO	5%	£1,184,752	£1,010,019	£1,001,759	£1,000,844	£980,601
70% LAR : 15% LLR : 15% SO	10%	£1,057,030	£890,918	£882,658	£881,744	£861,454
70% LAR : 15% LLR : 15% SO	15%	£929,308	£771,818	£763,557	£762,643	£742,309
70% LAR : 15% LLR : 15% SO	20%	£801,586	£652,716	£644,457	£643,543	£623,162
70% LAR : 15% LLR : 15% SO	25%	£673,863	£533,616	£525,357	£524,442	£504,015
70% LAR : 15% LLR : 15% SO	30%	£546,141	£414,516	£406,255	£405,341	£384,868
70% LAR : 15% LLR : 15% SO	35%	£418,419	£295,415	£287,155	£286,241	£265,722
70% LAR : 15% LLR : 15% SO	40%	£290,697	£176,314	£168,054	£167,140	£146,575
70% LAR : 15% LLR : 15% SO	45%	£162,975	£57,213	£48,954	£48,039	£27,428
70% LAR : 15% LLR : 15% SO	50%	£35,252	£-161,887	£-170,147	£-171,062	£-191,718

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£600 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,361,492	£1,182,411	£1,174,151	£1,173,237	£1,153,040
70% LAR : 15% LLR : 15% SO	5%	£1,247,611	£1,076,947	£1,068,686	£1,067,772	£1,047,529
70% LAR : 15% LLR : 15% SO	10%	£1,133,730	£971,482	£963,222	£962,308	£942,019
70% LAR : 15% LLR : 15% SO	15%	£1,019,848	£866,017	£857,758	£856,844	£836,508
70% LAR : 15% LLR : 15% SO	20%	£905,966	£760,553	£752,294	£751,378	£730,997
70% LAR : 15% LLR : 15% SO	25%	£792,085	£655,089	£646,828	£645,914	£625,488
70% LAR : 15% LLR : 15% SO	30%	£678,203	£549,624	£541,364	£540,450	£519,977
70% LAR : 15% LLR : 15% SO	35%	£564,322	£444,160	£435,900	£434,986	£414,467
70% LAR : 15% LLR : 15% SO	40%	£450,441	£338,695	£330,435	£329,521	£308,956
70% LAR : 15% LLR : 15% SO	45%	£336,559	£233,230	£224,971	£224,057	£203,445
70% LAR : 15% LLR : 15% SO	50%	£222,678	£127,766	£119,507	£118,592	£97,936

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£326,180	£147,099	£138,838	£137,924	£117,727
70% LAR : 15% LLR : 15% SO	5%	£212,298	£41,634	£33,374	£32,460	£12,217
70% LAR : 15% LLR : 15% SO	10%	£98,417	£-63,831	£-72,090	£-73,004	£-93,294
70% LAR : 15% LLR : 15% SO	15%	£-15,464	£-169,295	£-177,555	£-178,469	£-198,804
70% LAR : 15% LLR : 15% SO	20%	£-129,347	£-274,760	£-283,019	£-283,934	£-304,315
70% LAR : 15% LLR : 15% SO	25%	£-243,228	£-380,224	£-388,484	£-389,398	£-409,825
70% LAR : 15% LLR : 15% SO	30%	£-357,109	£-485,688	£-493,949	£-494,863	£-515,335
70% LAR : 15% LLR : 15% SO	35%	£-470,991	£-591,152	£-599,413	£-600,327	£-620,846
70% LAR : 15% LLR : 15% SO	40%	£-584,872	£-696,616	£-704,877	£-705,791	£-726,357
70% LAR : 15% LLR : 15% SO	45%	£-698,753	£-802,080	£-810,341	£-811,255	£-831,867
70% LAR : 15% LLR : 15% SO	50%	£-812,635	£-907,544	£-915,805	£-916,721	£-937,377

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£763,492	£584,411	£576,151	£575,237	£555,040
70% LAR : 15% LLR : 15% SO	5%	£649,611	£478,947	£470,686	£469,772	£449,529
70% LAR : 15% LLR : 15% SO	10%	£535,730	£373,482	£365,222	£364,308	£344,019
70% LAR : 15% LLR : 15% SO	15%	£421,848	£268,017	£259,758	£258,844	£238,508
70% LAR : 15% LLR : 15% SO	20%	£307,966	£162,553	£154,294	£153,378	£132,997
70% LAR : 15% LLR : 15% SO	25%	£194,085	£57,089	£48,828	£47,914	£27,488
70% LAR : 15% LLR : 15% SO	30%	£80,203	£-48,376	£-56,636	£-57,550	£-78,023
70% LAR : 15% LLR : 15% SO	35%	£-33,678	£-153,840	£-162,100	£-163,014	£-183,533
70% LAR : 15% LLR : 15% SO	40%	£-147,559	£-259,305	£-267,565	£-268,479	£-289,044
70% LAR : 15% LLR : 15% SO	45%	£-261,441	£-364,770	£-373,029	£-373,943	£-394,555
70% LAR : 15% LLR : 15% SO	50%	£-375,322	£-470,234	£-478,493	£-479,408	£-500,064

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£911,367	£732,286	£724,026	£723,112	£702,915
70% LAR : 15% LLR : 15% SO	5%	£797,486	£626,822	£618,561	£617,647	£597,404
70% LAR : 15% LLR : 15% SO	10%	£683,605	£521,357	£513,097	£512,183	£491,894
70% LAR : 15% LLR : 15% SO	15%	£569,723	£415,892	£407,633	£406,719	£386,383
70% LAR : 15% LLR : 15% SO	20%	£455,841	£310,428	£302,169	£301,253	£280,872
70% LAR : 15% LLR : 15% SO	25%	£341,960	£204,964	£196,703	£195,789	£175,363
70% LAR : 15% LLR : 15% SO	30%	£228,078	£99,499	£91,239	£90,325	£69,852
70% LAR : 15% LLR : 15% SO	35%	£114,197	£-5,985	£-14,225	£-15,139	£-35,658
70% LAR : 15% LLR : 15% SO	40%	£316	£-111,430	£-119,680	£-120,604	£-141,169
70% LAR : 15% LLR : 15% SO	45%	£-113,568	£-216,895	£-225,154	£-226,068	£-246,680
70% LAR : 15% LLR : 15% SO	50%	£-227,447	£-322,359	£-330,619	£-331,533	£-352,189

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,023,305	£844,224	£835,963	£835,049	£814,852
70% LAR : 15% LLR : 15% SO	5%	£909,423	£738,759	£730,499	£729,585	£709,342
70% LAR : 15% LLR : 15% SO	10%	£795,542	£633,294	£625,035	£624,121	£603,831
70% LAR : 15% LLR : 15% SO	15%	£681,661	£527,830	£519,570	£518,656	£498,321
70% LAR : 15% LLR : 15% SO	20%	£567,778	£422,365	£414,106	£413,191	£392,810
70% LAR : 15% LLR : 15% SO	25%	£453,897	£316,901	£308,641	£307,727	£287,300
70% LAR : 15% LLR : 15% SO	30%	£340,016	£211,437	£203,176	£202,262	£181,790
70% LAR : 15% LLR : 15% SO	35%	£226,134	£105,973	£97,712	£96,798	£76,279
70% LAR : 15% LLR : 15% SO	40%	£112,253	£1,507	£-71,752	£-68,666	£-29,232
70% LAR : 15% LLR : 15% SO	45%	£-1,528	£-104,957	£-113,216	£-114,131	£-134,742
70% LAR : 15% LLR : 15% SO	50%	£-115,510	£-210,421	£-218,681	£-219,596	£-240,252

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£550 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,072,323	£897,515	£889,255	£888,340	£868,143
70% LAR : 15% LLR : 15% SO	5%	£971,760	£805,173	£796,913	£795,998	£775,755
70% LAR : 15% LLR : 15% SO	10%	£871,197	£712,830	£704,571	£703,656	£683,367
70% LAR : 15% LLR : 15% SO	15%	£770,635	£620,488	£612,228	£611,314	£590,978
70% LAR : 15% LLR : 15% SO	20%	£670,073	£528,146	£519,885	£518,971	£498,590
70% LAR : 15% LLR : 15% SO	25%	£569,511	£435,803	£427,544	£426,630	£406,202
70% LAR : 15% LLR : 15% SO	30%	£468,948	£343,461	£335,201	£334,287	£313,814
70% LAR : 15% LLR : 15% SO	35%	£368,386	£251,119	£242,859	£241,944	£221,425
70% LAR : 15% LLR : 15% SO	40%	£267,823	£158,776	£150,517	£149,602	£129,037
70% LAR : 15% LLR : 15% SO	45%	£167,260	£66,434	£58,175	£57,260	£36,649
70% LAR : 15% LLR : 15% SO	50%	£66,699	£-26,275	£-34,652	£-35,579	£-56,528

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£37,010	£-137,788	£-146,057	£-146,372	£-167,168
70% LAR : 15% LLR : 15% SO	5%	£-63,552	£-230,140	£-238,400	£-239,314	£-259,557
70% LAR : 15% LLR : 15% SO	10%	£-164,115	£-322,482	£-330,742	£-331,657	£-351,945
70% LAR : 15% LLR : 15% SO	15%	£-264,678	£-414,825	£-423,084	£-423,998	£-444,334
70% LAR : 15% LLR : 15% SO	20%	£-365,239	£-507,167	£-515,427	£-516,341	£-536,722
70% LAR : 15% LLR : 15% SO	25%	£-465,802	£-599,509	£-607,769	£-608,683	£-629,110
70% LAR : 15% LLR : 15% SO	30%	£-566,364	£-691,851	£-700,111	£-701,026	£-721,498
70% LAR : 15% LLR : 15% SO	35%	£-666,927	£-784,194	£-792,453	£-793,368	£-813,887
70% LAR : 15% LLR : 15% SO	40%	£-767,489	£-876,537	£-884,796	£-885,710	£-906,275
70% LAR : 15% LLR : 15% SO	45%	£-868,052	£-968,879	£-977,138	£-978,053	£-998,663
70% LAR : 15% LLR : 15% SO	50%	£-968,614	£-1,061,221	£-1,069,480	£-1,070,394	£-1,091,841

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£474,323	£299,515	£291,255	£290,340	£270,143
70% LAR : 15% LLR : 15% SO	5%	£373,760	£207,173	£198,913	£197,998	£177,755
70% LAR : 15% LLR : 15% SO	10%	£273,197	£114,830	£106,571	£105,656	£85,367
70% LAR : 15% LLR : 15% SO	15%	£172,635	£22,488	£14,228	£13,314	£-7,022
70% LAR : 15% LLR : 15% SO	20%	£72,073	£-69,854	£-78,115	£-79,029	£-99,410
70% LAR : 15% LLR : 15% SO	25%	£-28,489	£-162,197	£-170,456	£-171,370	£-191,798
70% LAR : 15% LLR : 15% SO	30%	£-129,052	£-254,539	£-262,799	£-263,713	£-284,186
70% LAR : 15% LLR : 15% SO	35%	£-229,614	£-346,881	£-355,141	£-356,056	£-376,575
70% LAR : 15% LLR : 15% SO	40%	£-330,177	£-439,224	£-447,483	£-448,398	£-469,963
70% LAR : 15% LLR : 15% SO	45%	£-430,740	£-531,566	£-539,825	£-540,740	£-561,351
70% LAR : 15% LLR : 15% SO	50%	£-531,303	£-624,275	£-632,652	£-633,579	£-654,528

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£622,198	£447,390	£439,130	£438,215	£418,018
70% LAR : 15% LLR : 15% SO	5%	£521,635	£355,048	£346,788	£345,873	£325,630
70% LAR : 15% LLR : 15% SO	10%	£421,072	£262,705	£254,446	£253,531	£233,242
70% LAR : 15% LLR : 15% SO	15%	£320,510	£170,363	£162,103	£161,189	£140,853
70% LAR : 15% LLR : 15% SO	20%	£219,948	£78,021	£69,760	£68,846	£48,465
70% LAR : 15% LLR : 15% SO	25%	£119,386	£-14,322	£-22,581	£-23,495	£-43,923
70% LAR : 15% LLR : 15% SO	30%	£18,823	£-106,664	£-114,924	£-115,838	£-136,311
70% LAR : 15% LLR : 15% SO	35%	£-81,739	£-199,006	£-207,266	£-208,181	£-228,700
70% LAR : 15% LLR : 15% SO	40%	£-182,302	£-291,349	£-299,608	£-300,523	£-321,088
70% LAR : 15% LLR : 15% SO	45%	£-282,865	£-383,691	£-391,950	£-392,865	£-413,476
70% LAR : 15% LLR : 15% SO	50%	£-383,428	£-476,033	£-484,292	£-485,207	£-506,653

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£734,135	£559,327	£551,068	£550,153	£529,956
70% LAR : 15% LLR : 15% SO	5%	£633,573	£466,985	£458,725	£457,811	£437,568
70% LAR : 15% LLR : 15% SO	10%	£533,010	£374,643	£366,383	£365,468	£345,180
70% LAR : 15% LLR : 15% SO	15%	£432,447	£282,300	£274,041	£273,127	£252,791
70% LAR : 15% LLR : 15% SO	20%	£331,886	£189,958	£181,698	£180,784	£160,403
70% LAR : 15% LLR : 15% SO	25%	£231,323	£97,616	£89,356	£88,442	£68,015
70% LAR : 15% LLR : 15% SO	30%	£130,761	£5,274	£-2,986	£-3,901	£-24,373
70% LAR : 15% LLR : 15% SO	35%	£30,198	£-87,069	£-95,328	£-96,243	£-116,762
70% LAR : 15% LLR : 15% SO	40%	£-70,364	£-179,412	£-187,671	£-188,585	£-209,150
70% LAR : 15% LLR : 15% SO	45%	£-170,927	£-271,755	£-280,013	£-280,928	£-301,538
70% LAR : 15% LLR : 15% SO	50%	£-271,489	£-364,097	£-372,356	£-373,270	£-394,716

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£500 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£783,153	£618,554	£610,294	£609,380	£589,182
70% LAR : 15% LLR : 15% SO	5%	£695,437	£538,571	£530,312	£529,397	£509,154
70% LAR : 15% LLR : 15% SO	10%	£607,721	£458,589	£450,328	£449,414	£429,125
70% LAR : 15% LLR : 15% SO	15%	£520,004	£378,605	£370,346	£369,432	£349,096
70% LAR : 15% LLR : 15% SO	20%	£432,288	£298,623	£290,363	£289,448	£269,067
70% LAR : 15% LLR : 15% SO	25%	£344,572	£218,640	£210,380	£209,466	£189,038
70% LAR : 15% LLR : 15% SO	30%	£256,855	£138,657	£130,397	£129,483	£109,010
70% LAR : 15% LLR : 15% SO	35%	£169,139	£58,674	£50,415	£49,500	£28,981
70% LAR : 15% LLR : 15% SO	40%	£81,422	£-21,610	£-29,866	£-30,913	£-51,770
70% LAR : 15% LLR : 15% SO	45%	£-6,382	£-102,724	£-111,101	£-112,028	£-132,931
70% LAR : 15% LLR : 15% SO	50%	£-95,340	£-183,839	£-192,216	£-193,143	£-214,093

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£252,160	£416,759	£425,018	£425,332	£446,130
70% LAR : 15% LLR : 15% SO	5%	£339,876	£496,741	£505,001	£505,916	£526,159
70% LAR : 15% LLR : 15% SO	10%	£427,592	£576,724	£584,984	£585,898	£606,188
70% LAR : 15% LLR : 15% SO	15%	£515,308	£656,707	£664,967	£665,881	£686,217
70% LAR : 15% LLR : 15% SO	20%	£603,024	£736,690	£744,949	£745,864	£766,245
70% LAR : 15% LLR : 15% SO	25%	£690,741	£816,672	£824,933	£825,847	£846,274
70% LAR : 15% LLR : 15% SO	30%	£778,458	£896,656	£904,915	£905,829	£926,303
70% LAR : 15% LLR : 15% SO	35%	£866,174	£976,639	£984,897	£985,813	£1,006,332
70% LAR : 15% LLR : 15% SO	40%	£953,890	£1,056,622	£1,064,859	£1,065,773	£1,085,802
70% LAR : 15% LLR : 15% SO	45%	£1,041,605	£1,136,605	£1,144,844	£1,145,758	£1,165,787
70% LAR : 15% LLR : 15% SO	50%	£1,129,320	£1,216,588	£1,224,827	£1,225,741	£1,245,816

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£185,153	£20,554	£12,294	£11,380	£8,818
70% LAR : 15% LLR : 15% SO	5%	£97,437	£59,429	£67,688	£68,603	£88,646
70% LAR : 15% LLR : 15% SO	10%	£9,721	£-139,411	£-147,672	£-148,586	£-168,875
70% LAR : 15% LLR : 15% SO	15%	£-77,996	£-219,395	£-227,654	£-228,568	£-248,904
70% LAR : 15% LLR : 15% SO	20%	£-165,712	£-299,377	£-307,637	£-308,552	£-328,933
70% LAR : 15% LLR : 15% SO	25%	£-253,428	£-379,360	£-387,620	£-388,534	£-408,962
70% LAR : 15% LLR : 15% SO	30%	£-341,144	£-459,343	£-467,603	£-468,517	£-488,990
70% LAR : 15% LLR : 15% SO	35%	£-428,860	£-539,326	£-547,585	£-548,500	£-568,019
70% LAR : 15% LLR : 15% SO	40%	£-516,576	£-619,310	£-627,568	£-628,483	£-647,510
70% LAR : 15% LLR : 15% SO	45%	£-604,292	£-699,293	£-707,549	£-708,464	£-727,991
70% LAR : 15% LLR : 15% SO	50%	£-692,008	£-779,276	£-787,532	£-788,447	£-807,520

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£333,028	£168,429	£160,169	£159,255	£139,057
70% LAR : 15% LLR : 15% SO	5%	£245,312	£88,446	£80,187	£79,272	£59,029
70% LAR : 15% LLR : 15% SO	10%	£157,596	£8,464	£203	£-711	£-21,000
70% LAR : 15% LLR : 15% SO	15%	£69,879	£-71,520	£-79,779	£-80,693	£-101,029
70% LAR : 15% LLR : 15% SO	20%	£-17,837	£-151,502	£-159,762	£-160,677	£-181,058
70% LAR : 15% LLR : 15% SO	25%	£-105,553	£-231,485	£-239,745	£-240,659	£-261,087
70% LAR : 15% LLR : 15% SO	30%	£-193,270	£-311,468	£-319,728	£-320,642	£-341,115
70% LAR : 15% LLR : 15% SO	35%	£-280,986	£-391,451	£-399,710	£-400,625	£-421,144
70% LAR : 15% LLR : 15% SO	40%	£-368,703	£-471,435	£-480,111	£-481,038	£-501,895
70% LAR : 15% LLR : 15% SO	45%	£-456,419	£-551,418	£-560,094	£-561,021	£-581,924
70% LAR : 15% LLR : 15% SO	50%	£-544,135	£-631,401	£-640,077	£-641,004	£-661,953

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£444,965	£280,966	£272,107	£271,193	£250,995
70% LAR : 15% LLR : 15% SO	5%	£357,249	£200,984	£192,124	£191,209	£170,966
70% LAR : 15% LLR : 15% SO	10%	£269,533	£120,401	£112,141	£111,227	£90,937
70% LAR : 15% LLR : 15% SO	15%	£181,817	£40,418	£32,158	£31,244	£10,908
70% LAR : 15% LLR : 15% SO	20%	£94,101	£-39,565	£-47,824	£-48,739	£-69,120
70% LAR : 15% LLR : 15% SO	25%	£6,384	£-119,547	£-127,808	£-128,722	£-149,149
70% LAR : 15% LLR : 15% SO	30%	£-81,333	£-199,531	£-207,790	£-208,704	£-229,178
70% LAR : 15% LLR : 15% SO	35%	£-169,049	£-279,513	£-287,772	£-288,686	£-309,207
70% LAR : 15% LLR : 15% SO	40%	£-256,765	£-359,497	£-367,754	£-368,668	£-389,236
70% LAR : 15% LLR : 15% SO	45%	£-344,481	£-439,480	£-447,741	£-448,655	£-469,265
70% LAR : 15% LLR : 15% SO	50%	£-432,197	£-519,463	£-527,724	£-528,638	£-549,294

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£475 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£638,568	£476,106	£467,846	£466,932	£446,735
70% LAR : 15% LLR : 15% SO	5%	£557,076	£402,255	£393,996	£393,081	£372,837
70% LAR : 15% LLR : 15% SO	10%	£475,583	£328,404	£320,144	£319,230	£298,941
70% LAR : 15% LLR : 15% SO	15%	£394,091	£254,552	£246,293	£245,379	£225,044
70% LAR : 15% LLR : 15% SO	20%	£312,597	£180,702	£172,442	£171,527	£151,146
70% LAR : 15% LLR : 15% SO	25%	£231,105	£106,851	£98,591	£97,676	£77,250
70% LAR : 15% LLR : 15% SO	30%	£149,613	£32,999	£24,740	£23,826	£3,352
70% LAR : 15% LLR : 15% SO	35%	£68,120	£-41,429	£-49,806	£-50,733	£-71,543
70% LAR : 15% LLR : 15% SO	40%	£-13,562	£-116,326	£-124,703	£-125,630	£-146,485
70% LAR : 15% LLR : 15% SO	45%	£-96,208	£-191,222	£-199,599	£-200,526	£-221,428
70% LAR : 15% LLR : 15% SO	50%	£-178,854	£-266,118	£-274,494	£-275,422	£-296,371

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-396,744	£-559,206	£-567,467	£-566,361	£-588,577
70% LAR : 15% LLR : 15% SO	5%	£-478,237	£-633,057	£-641,317	£-642,232	£-662,475
70% LAR : 15% LLR : 15% SO	10%	£-559,729	£-706,909	£-715,168	£-716,082	£-736,372
70% LAR : 15% LLR : 15% SO	15%	£-641,222	£-780,760	£-789,020	£-789,934	£-810,268
70% LAR : 15% LLR : 15% SO	20%	£-722,715	£-854,611	£-862,871	£-863,785	£-884,166
70% LAR : 15% LLR : 15% SO	25%	£-804,208	£-928,462	£-936,721	£-937,636	£-958,063
70% LAR : 15% LLR : 15% SO	30%	£-885,700	£-1,002,313	£-1,010,573	£-1,011,487	£-1,031,960
70% LAR : 15% LLR : 15% SO	35%	£-967,192	£-1,076,164	£-1,084,424	£-1,085,338	£-1,106,855
70% LAR : 15% LLR : 15% SO	40%	£-1,048,685	£-1,150,015	£-1,158,275	£-1,159,189	£-1,181,748
70% LAR : 15% LLR : 15% SO	45%	£-1,130,177	£-1,223,866	£-1,232,126	£-1,233,040	£-1,256,741
70% LAR : 15% LLR : 15% SO	50%	£-1,211,670	£-1,301,431	£-1,309,691	£-1,310,605	£-1,331,683

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£40,568	£-121,894	£-130,154	£-131,068	£-151,265
70% LAR : 15% LLR : 15% SO	5%	£-40,924	£-195,745	£-204,004	£-204,919	£-225,163
70% LAR : 15% LLR : 15% SO	10%	£-122,417	£-269,596	£-277,856	£-278,770	£-299,059
70% LAR : 15% LLR : 15% SO	15%	£-203,909	£-343,448	£-351,707	£-352,621	£-372,956
70% LAR : 15% LLR : 15% SO	20%	£-285,403	£-417,299	£-425,558	£-426,473	£-446,854
70% LAR : 15% LLR : 15% SO	25%	£-366,895	£-491,149	£-499,409	£-500,324	£-520,750
70% LAR : 15% LLR : 15% SO	30%	£-448,387	£-565,001	£-573,260	£-574,174	£-594,648
70% LAR : 15% LLR : 15% SO	35%	£-529,880	£-638,852	£-647,111	£-648,025	£-669,543
70% LAR : 15% LLR : 15% SO	40%	£-611,372	£-712,703	£-720,962	£-721,876	£-744,485
70% LAR : 15% LLR : 15% SO	45%	£-692,865	£-786,554	£-794,813	£-795,727	£-819,428
70% LAR : 15% LLR : 15% SO	50%	£-774,357	£-860,405	£-868,664	£-869,578	£-894,371

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£188,443	£25,981	£17,721	£16,807	£-3,390
70% LAR : 15% LLR : 15% SO	5%	£106,951	£-47,870	£-56,129	£-57,044	£-77,238
70% LAR : 15% LLR : 15% SO	10%	£25,458	£-121,721	£-129,981	£-130,895	£-151,184
70% LAR : 15% LLR : 15% SO	15%	£-56,034	£-195,573	£-203,832	£-204,746	£-225,081
70% LAR : 15% LLR : 15% SO	20%	£-137,528	£-269,424	£-277,683	£-278,597	£-298,979
70% LAR : 15% LLR : 15% SO	25%	£-219,020	£-343,274	£-351,534	£-352,448	£-372,875
70% LAR : 15% LLR : 15% SO	30%	£-300,512	£-417,126	£-425,385	£-426,299	£-446,773
70% LAR : 15% LLR : 15% SO	35%	£-382,005	£-490,977	£-499,236	£-500,150	£-521,668
70% LAR : 15% LLR : 15% SO	40%	£-463,497	£-564,828	£-573,087	£-574,001	£-596,610
70% LAR : 15% LLR : 15% SO	45%	£-544,990	£-638,679	£-646,938	£-647,852	£-671,553
70% LAR : 15% LLR : 15% SO	50%	£-626,482	£-712,530	£-720,789	£-721,703	£-746,496

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£300,381	£137,919	£129,658	£128,744	£108,548
70% LAR : 15% LLR : 15% SO	5%	£218,888	£64,068	£55,808	£54,893	£34,650
70% LAR : 15% LLR : 15% SO	10%	£137,396	£-9,784	£-18,043	£-18,957	£-39,247
70% LAR : 15% LLR : 15% SO	15%	£55,903	£-83,635	£-91,895	£-92,809	£-113,143
70% LAR : 15% LLR : 15% SO	20%	£-25,590	£-157,486	£-165,746	£-166,660	£-187,041
70% LAR : 15% LLR : 15% SO	25%	£-107,083	£-231,337	£-239,596	£-240,511	£-260,938
70% LAR : 15% LLR : 15% SO	30%	£-188,575	£-305,188	£-313,448	£-314,362	£-334,835
70% LAR : 15% LLR : 15% SO	35%	£-270,067	£-379,039	£-387,298	£-388,212	£-409,730
70% LAR : 15% LLR : 15% SO	40%	£-351,559	£-452,890	£-461,149	£-462,063	£-484,673
70% LAR : 15% LLR : 15% SO	45%	£-433,051	£-526,741	£-534,999	£-535,913	£-559,616
70% LAR : 15% LLR : 15% SO	50%	£-514,543	£-600,592	£-608,851	£-609,765	£-634,558

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£675 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,648,450	£3,274,345	£3,258,136	£3,256,334	£3,215,605
70% LAR : 15% LLR : 15% SO	5%	£3,390,088	£3,033,493	£3,017,343	£3,015,542	£2,974,861
70% LAR : 15% LLR : 15% SO	10%	£3,130,054	£2,790,986	£2,774,890	£2,773,089	£2,732,439
70% LAR : 15% LLR : 15% SO	15%	£2,868,347	£2,546,823	£2,530,774	£2,528,973	£2,488,339
70% LAR : 15% LLR : 15% SO	20%	£2,604,969	£2,301,006	£2,284,997	£2,283,196	£2,242,561
70% LAR : 15% LLR : 15% SO	25%	£2,339,918	£2,053,532	£2,037,559	£2,035,757	£1,995,103
70% LAR : 15% LLR : 15% SO	30%	£2,073,196	£1,804,405	£1,788,459	£1,786,657	£1,745,989
70% LAR : 15% LLR : 15% SO	35%	£1,804,801	£1,553,623	£1,537,697	£1,535,896	£1,495,165
70% LAR : 15% LLR : 15% SO	40%	£1,534,735	£1,301,185	£1,285,275	£1,283,473	£1,242,664
70% LAR : 15% LLR : 15% SO	45%	£1,262,995	£1,047,093	£1,031,192	£1,029,389	£988,496
70% LAR : 15% LLR : 15% SO	50%	£989,585	£791,345	£775,447	£773,645	£732,650

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,268,034	£1,893,929	£1,877,719	£1,875,917	£1,835,188
70% LAR : 15% LLR : 15% SO	5%	£2,009,671	£1,653,076	£1,636,927	£1,635,125	£1,594,445
70% LAR : 15% LLR : 15% SO	10%	£1,749,638	£1,410,569	£1,394,473	£1,392,672	£1,352,023
70% LAR : 15% LLR : 15% SO	15%	£1,487,931	£1,166,406	£1,150,358	£1,148,556	£1,107,922
70% LAR : 15% LLR : 15% SO	20%	£1,224,553	£920,589	£904,580	£902,779	£862,144
70% LAR : 15% LLR : 15% SO	25%	£959,502	£673,115	£657,142	£655,340	£614,687
70% LAR : 15% LLR : 15% SO	30%	£692,780	£423,988	£408,042	£406,240	£365,553
70% LAR : 15% LLR : 15% SO	35%	£424,384	£173,206	£157,280	£155,479	£114,739
70% LAR : 15% LLR : 15% SO	40%	£154,318	£-79,232	£-95,141	£-96,943	£-137,752
70% LAR : 15% LLR : 15% SO	45%	£-117,421	£-333,324	£-349,225	£-351,027	£-391,921
70% LAR : 15% LLR : 15% SO	50%	£-390,832	£-589,071	£-604,970	£-606,771	£-647,767

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,851,117	£2,477,012	£2,460,802	£2,459,000	£2,418,271
70% LAR : 15% LLR : 15% SO	5%	£2,592,755	£2,236,160	£2,220,010	£2,218,209	£2,177,528
70% LAR : 15% LLR : 15% SO	10%	£2,332,721	£1,993,652	£1,977,556	£1,975,755	£1,935,106
70% LAR : 15% LLR : 15% SO	15%	£2,071,014	£1,749,489	£1,733,441	£1,731,640	£1,691,006
70% LAR : 15% LLR : 15% SO	20%	£1,807,636	£1,503,672	£1,487,664	£1,485,862	£1,445,228
70% LAR : 15% LLR : 15% SO	25%	£1,542,585	£1,256,199	£1,240,226	£1,238,423	£1,197,770
70% LAR : 15% LLR : 15% SO	30%	£1,275,863	£1,007,071	£991,126	£989,324	£948,636
70% LAR : 15% LLR : 15% SO	35%	£1,007,468	£756,289	£740,364	£738,562	£697,822
70% LAR : 15% LLR : 15% SO	40%	£737,402	£503,852	£487,942	£486,140	£445,331
70% LAR : 15% LLR : 15% SO	45%	£465,662	£249,760	£233,858	£232,056	£191,163
70% LAR : 15% LLR : 15% SO	50%	£192,252	£-5,968	£-21,887	£-23,688	£-84,884

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,048,284	£2,674,179	£2,657,969	£2,656,167	£2,615,438
70% LAR : 15% LLR : 15% SO	5%	£2,789,921	£2,433,326	£2,417,177	£2,415,375	£2,374,695
70% LAR : 15% LLR : 15% SO	10%	£2,529,888	£2,190,819	£2,174,723	£2,172,922	£2,132,273
70% LAR : 15% LLR : 15% SO	15%	£2,268,181	£1,946,656	£1,930,608	£1,928,806	£1,888,172
70% LAR : 15% LLR : 15% SO	20%	£2,004,803	£1,700,839	£1,684,830	£1,683,029	£1,642,394
70% LAR : 15% LLR : 15% SO	25%	£1,739,752	£1,453,365	£1,437,392	£1,435,590	£1,394,937
70% LAR : 15% LLR : 15% SO	30%	£1,473,030	£1,204,238	£1,188,292	£1,186,490	£1,145,803
70% LAR : 15% LLR : 15% SO	35%	£1,204,634	£953,456	£937,530	£935,729	£894,989
70% LAR : 15% LLR : 15% SO	40%	£934,568	£701,018	£685,109	£683,307	£642,498
70% LAR : 15% LLR : 15% SO	45%	£662,829	£446,926	£431,025	£429,223	£388,329
70% LAR : 15% LLR : 15% SO	50%	£389,418	£191,179	£175,280	£173,479	£132,463

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,197,534	£2,823,429	£2,807,219	£2,805,417	£2,764,688
70% LAR : 15% LLR : 15% SO	5%	£2,939,171	£2,582,576	£2,566,427	£2,564,625	£2,523,945
70% LAR : 15% LLR : 15% SO	10%	£2,679,138	£2,340,069	£2,323,973	£2,322,172	£2,281,523
70% LAR : 15% LLR : 15% SO	15%	£2,417,431	£2,095,906	£2,079,858	£2,078,056	£2,037,422
70% LAR : 15% LLR : 15% SO	20%	£2,154,053	£1,850,089	£1,834,080	£1,832,279	£1,791,644
70% LAR : 15% LLR : 15% SO	25%	£1,889,002	£1,602,615	£1,586,642	£1,584,840	£1,544,187
70% LAR : 15% LLR : 15% SO	30%	£1,622,280	£1,353,488	£1,337,542	£1,335,740	£1,295,053
70% LAR : 15% LLR : 15% SO	35%	£1,353,884	£1,102,706	£1,086,780	£1,084,979	£1,044,239
70% LAR : 15% LLR : 15% SO	40%	£1,083,818	£850,268	£834,359	£832,557	£791,748
70% LAR : 15% LLR : 15% SO	45%	£812,079	£596,176	£580,275	£578,473	£537,579
70% LAR : 15% LLR : 15% SO	50%	£538,668	£340,429	£324,530	£322,729	£281,733

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£650 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,355,996	£2,986,213	£2,970,003	£2,968,201	£2,927,473
70% LAR : 15% LLR : 15% SO	5%	£3,111,577	£2,759,097	£2,742,948	£2,741,146	£2,700,465
70% LAR : 15% LLR : 15% SO	10%	£2,865,485	£2,530,327	£2,514,231	£2,512,430	£2,471,780
70% LAR : 15% LLR : 15% SO	15%	£2,617,721	£2,299,901	£2,283,852	£2,282,050	£2,241,417
70% LAR : 15% LLR : 15% SO	20%	£2,368,287	£2,067,620	£2,051,812	£2,050,010	£2,009,375
70% LAR : 15% LLR : 15% SO	25%	£2,117,179	£1,834,084	£1,818,110	£1,816,309	£1,775,656
70% LAR : 15% LLR : 15% SO	30%	£1,864,399	£1,598,693	£1,582,748	£1,580,945	£1,540,258
70% LAR : 15% LLR : 15% SO	35%	£1,609,947	£1,361,647	£1,345,723	£1,343,921	£1,303,181
70% LAR : 15% LLR : 15% SO	40%	£1,353,823	£1,122,947	£1,107,037	£1,105,236	£1,064,427
70% LAR : 15% LLR : 15% SO	45%	£1,096,027	£882,592	£866,690	£864,889	£823,995
70% LAR : 15% LLR : 15% SO	50%	£836,559	£640,581	£624,682	£622,881	£581,885

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,975,579	£1,605,797	£1,589,586	£1,587,785	£1,547,056
70% LAR : 15% LLR : 15% SO	5%	£1,731,160	£1,378,680	£1,362,532	£1,360,729	£1,320,049
70% LAR : 15% LLR : 15% SO	10%	£1,485,068	£1,149,910	£1,133,814	£1,132,013	£1,091,364
70% LAR : 15% LLR : 15% SO	15%	£1,237,305	£919,484	£903,436	£901,634	£861,001
70% LAR : 15% LLR : 15% SO	20%	£987,870	£687,403	£671,396	£669,593	£628,959
70% LAR : 15% LLR : 15% SO	25%	£736,762	£453,668	£437,694	£435,892	£395,239
70% LAR : 15% LLR : 15% SO	30%	£483,982	£218,276	£202,331	£200,529	£159,841
70% LAR : 15% LLR : 15% SO	35%	£229,530	£-18,770	£-34,694	£-36,495	£-77,238
70% LAR : 15% LLR : 15% SO	40%	£-26,594	£-257,470	£-273,380	£-275,181	£-315,990
70% LAR : 15% LLR : 15% SO	45%	£-294,390	£-497,625	£-513,728	£-515,528	£-556,422
70% LAR : 15% LLR : 15% SO	50%	£-543,857	£-738,635	£-756,734	£-757,536	£-798,531

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,558,663	£2,188,880	£2,172,669	£2,170,868	£2,130,139
70% LAR : 15% LLR : 15% SO	5%	£2,314,243	£1,961,764	£1,945,615	£1,943,813	£1,903,132
70% LAR : 15% LLR : 15% SO	10%	£2,068,152	£1,732,993	£1,716,898	£1,715,096	£1,674,447
70% LAR : 15% LLR : 15% SO	15%	£1,820,388	£1,502,567	£1,486,519	£1,484,717	£1,444,084
70% LAR : 15% LLR : 15% SO	20%	£1,570,953	£1,270,487	£1,254,479	£1,252,677	£1,212,042
70% LAR : 15% LLR : 15% SO	25%	£1,319,846	£1,036,751	£1,020,777	£1,018,976	£978,322
70% LAR : 15% LLR : 15% SO	30%	£1,067,066	£801,360	£785,414	£783,612	£742,924
70% LAR : 15% LLR : 15% SO	35%	£812,614	£564,314	£548,389	£546,588	£505,848
70% LAR : 15% LLR : 15% SO	40%	£556,490	£325,613	£309,704	£307,902	£267,094
70% LAR : 15% LLR : 15% SO	45%	£298,693	£85,258	£69,357	£67,556	£26,661
70% LAR : 15% LLR : 15% SO	50%	£39,226	£-186,752	£-172,661	£-174,462	£-215,448

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,755,829	£2,386,047	£2,369,836	£2,368,035	£2,327,306
70% LAR : 15% LLR : 15% SO	5%	£2,511,410	£2,158,930	£2,142,782	£2,140,979	£2,100,299
70% LAR : 15% LLR : 15% SO	10%	£2,265,318	£1,930,160	£1,914,064	£1,912,263	£1,871,614
70% LAR : 15% LLR : 15% SO	15%	£2,017,555	£1,699,734	£1,683,686	£1,681,884	£1,641,251
70% LAR : 15% LLR : 15% SO	20%	£1,768,120	£1,467,653	£1,451,646	£1,449,843	£1,409,209
70% LAR : 15% LLR : 15% SO	25%	£1,517,012	£1,233,918	£1,217,944	£1,216,142	£1,175,489
70% LAR : 15% LLR : 15% SO	30%	£1,264,232	£998,526	£982,581	£980,779	£940,091
70% LAR : 15% LLR : 15% SO	35%	£1,009,780	£761,480	£745,556	£743,755	£703,014
70% LAR : 15% LLR : 15% SO	40%	£753,656	£522,780	£506,870	£505,069	£464,260
70% LAR : 15% LLR : 15% SO	45%	£495,860	£282,425	£266,524	£264,722	£223,828
70% LAR : 15% LLR : 15% SO	50%	£236,393	£40,415	£24,516	£22,714	£-18,261

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,905,079	£2,535,297	£2,519,086	£2,517,285	£2,476,556
70% LAR : 15% LLR : 15% SO	5%	£2,660,660	£2,308,180	£2,292,032	£2,290,229	£2,249,549
70% LAR : 15% LLR : 15% SO	10%	£2,414,568	£2,079,410	£2,063,314	£2,061,513	£2,020,864
70% LAR : 15% LLR : 15% SO	15%	£2,166,805	£1,848,984	£1,832,936	£1,831,134	£1,790,501
70% LAR : 15% LLR : 15% SO	20%	£1,917,370	£1,616,903	£1,600,896	£1,599,093	£1,558,459
70% LAR : 15% LLR : 15% SO	25%	£1,666,262	£1,383,168	£1,367,194	£1,365,392	£1,324,739
70% LAR : 15% LLR : 15% SO	30%	£1,413,482	£1,147,776	£1,131,831	£1,130,029	£1,089,341
70% LAR : 15% LLR : 15% SO	35%	£1,159,030	£910,730	£894,806	£893,005	£852,264
70% LAR : 15% LLR : 15% SO	40%	£902,906	£672,030	£656,120	£654,319	£613,510
70% LAR : 15% LLR : 15% SO	45%	£645,110	£431,675	£415,774	£413,972	£373,078
70% LAR : 15% LLR : 15% SO	50%	£385,643	£189,665	£173,766	£171,964	£130,969

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£600 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,771,087	£2,409,948	£2,393,738	£2,391,936	£2,351,207
70% LAR : 15% LLR : 15% SO	5%	£2,554,682	£2,210,433	£2,194,283	£2,192,482	£2,151,801
70% LAR : 15% LLR : 15% SO	10%	£2,336,605	£2,009,262	£1,993,167	£1,991,365	£1,950,717
70% LAR : 15% LLR : 15% SO	15%	£2,116,856	£1,806,437	£1,790,389	£1,788,587	£1,747,954
70% LAR : 15% LLR : 15% SO	20%	£1,895,435	£1,601,957	£1,585,949	£1,584,147	£1,543,512
70% LAR : 15% LLR : 15% SO	25%	£1,672,342	£1,395,821	£1,379,847	£1,378,046	£1,337,393
70% LAR : 15% LLR : 15% SO	30%	£1,447,577	£1,188,031	£1,172,085	£1,170,284	£1,129,586
70% LAR : 15% LLR : 15% SO	35%	£1,221,139	£978,886	£962,661	£960,859	£920,119
70% LAR : 15% LLR : 15% SO	40%	£993,030	£767,485	£751,576	£749,773	£708,966
70% LAR : 15% LLR : 15% SO	45%	£763,248	£554,731	£538,829	£537,028	£496,134
70% LAR : 15% LLR : 15% SO	50%	£531,795	£340,321	£324,422	£322,620	£281,625

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,390,670	£1,029,531	£1,013,322	£1,011,520	£970,791
70% LAR : 15% LLR : 15% SO	5%	£1,174,266	£830,016	£813,867	£812,065	£771,385
70% LAR : 15% LLR : 15% SO	10%	£956,188	£628,845	£612,750	£610,948	£570,300
70% LAR : 15% LLR : 15% SO	15%	£736,439	£426,021	£409,972	£408,170	£367,537
70% LAR : 15% LLR : 15% SO	20%	£515,018	£221,540	£205,532	£203,730	£163,095
70% LAR : 15% LLR : 15% SO	25%	£291,926	£15,405	£-570	£-2,371	£-43,024
70% LAR : 15% LLR : 15% SO	30%	£67,160	£-192,385	£-208,332	£-210,133	£-250,822
70% LAR : 15% LLR : 15% SO	35%	£-159,277	£-401,831	£-417,756	£-419,558	£-460,297
70% LAR : 15% LLR : 15% SO	40%	£-387,387	£-612,931	£-628,841	£-630,643	£-671,451
70% LAR : 15% LLR : 15% SO	45%	£-617,169	£-825,685	£-841,588	£-843,389	£-884,283
70% LAR : 15% LLR : 15% SO	50%	£-848,622	£-1,040,095	£-1,055,994	£-1,057,796	£-1,098,792

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,973,754	£1,612,615	£1,596,405	£1,594,603	£1,553,874
70% LAR : 15% LLR : 15% SO	5%	£1,757,349	£1,413,100	£1,396,950	£1,395,149	£1,354,468
70% LAR : 15% LLR : 15% SO	10%	£1,539,272	£1,211,929	£1,195,834	£1,194,032	£1,153,383
70% LAR : 15% LLR : 15% SO	15%	£1,319,523	£1,009,104	£993,056	£991,253	£950,620
70% LAR : 15% LLR : 15% SO	20%	£1,098,101	£804,623	£788,616	£786,813	£746,179
70% LAR : 15% LLR : 15% SO	25%	£875,009	£598,488	£582,514	£580,713	£540,059
70% LAR : 15% LLR : 15% SO	30%	£650,243	£390,698	£374,751	£372,950	£332,261
70% LAR : 15% LLR : 15% SO	35%	£423,806	£181,252	£165,328	£163,525	£122,786
70% LAR : 15% LLR : 15% SO	40%	£195,696	£-29,848	£-45,758	£-47,560	£-88,368
70% LAR : 15% LLR : 15% SO	45%	£-34,986	£-242,603	£-258,504	£-260,305	£-301,200
70% LAR : 15% LLR : 15% SO	50%	£-265,538	£-457,012	£-472,911	£-474,713	£-515,709

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,170,920	£1,809,781	£1,793,572	£1,791,770	£1,751,041
70% LAR : 15% LLR : 15% SO	5%	£1,954,516	£1,610,266	£1,594,117	£1,592,315	£1,551,635
70% LAR : 15% LLR : 15% SO	10%	£1,736,438	£1,409,095	£1,393,000	£1,391,198	£1,350,550
70% LAR : 15% LLR : 15% SO	15%	£1,516,689	£1,206,271	£1,190,222	£1,188,420	£1,147,787
70% LAR : 15% LLR : 15% SO	20%	£1,295,268	£1,001,790	£985,782	£983,980	£943,345
70% LAR : 15% LLR : 15% SO	25%	£1,072,176	£795,655	£779,680	£777,879	£737,226
70% LAR : 15% LLR : 15% SO	30%	£847,410	£587,865	£571,918	£570,117	£529,428
70% LAR : 15% LLR : 15% SO	35%	£620,973	£378,419	£362,494	£360,692	£319,953
70% LAR : 15% LLR : 15% SO	40%	£392,863	£167,319	£151,409	£149,607	£108,799
70% LAR : 15% LLR : 15% SO	45%	£163,081	£-45,436	£-61,338	£-63,139	£-104,033
70% LAR : 15% LLR : 15% SO	50%	£-88,372	£-269,845	£-275,744	£-277,546	£-318,542

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,320,170	£1,959,031	£1,942,822	£1,941,020	£1,900,291
70% LAR : 15% LLR : 15% SO	5%	£2,103,766	£1,759,516	£1,743,367	£1,741,565	£1,700,885
70% LAR : 15% LLR : 15% SO	10%	£1,885,688	£1,558,345	£1,542,250	£1,540,448	£1,499,800
70% LAR : 15% LLR : 15% SO	15%	£1,665,939	£1,355,521	£1,339,472	£1,337,670	£1,297,037
70% LAR : 15% LLR : 15% SO	20%	£1,444,518	£1,151,040	£1,135,032	£1,133,230	£1,092,595
70% LAR : 15% LLR : 15% SO	25%	£1,221,426	£944,905	£928,930	£927,129	£886,476
70% LAR : 15% LLR : 15% SO	30%	£996,660	£737,115	£721,168	£719,367	£678,678
70% LAR : 15% LLR : 15% SO	35%	£770,223	£527,669	£511,744	£509,942	£469,203
70% LAR : 15% LLR : 15% SO	40%	£542,113	£316,569	£300,659	£298,857	£258,049
70% LAR : 15% LLR : 15% SO	45%	£312,331	£103,814	£87,912	£86,111	£45,217
70% LAR : 15% LLR : 15% SO	50%	£80,878	£-110,595	£-126,494	£-128,296	£-168,292

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£550 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,186,177	£1,833,683	£1,817,473	£1,815,671	£1,774,942
70% LAR : 15% LLR : 15% SO	5%	£1,996,748	£1,660,744	£1,644,594	£1,642,793	£1,602,112
70% LAR : 15% LLR : 15% SO	10%	£1,805,646	£1,486,149	£1,470,054	£1,468,252	£1,427,604
70% LAR : 15% LLR : 15% SO	15%	£1,612,872	£1,309,901	£1,293,852	£1,292,050	£1,251,417
70% LAR : 15% LLR : 15% SO	20%	£1,418,425	£1,131,996	£1,115,988	£1,114,186	£1,073,551
70% LAR : 15% LLR : 15% SO	25%	£1,222,307	£952,437	£936,463	£934,662	£894,008
70% LAR : 15% LLR : 15% SO	30%	£1,024,516	£771,223	£755,277	£753,474	£712,787
70% LAR : 15% LLR : 15% SO	35%	£825,054	£588,353	£572,429	£570,627	£529,887
70% LAR : 15% LLR : 15% SO	40%	£623,919	£403,829	£387,920	£386,118	£345,310
70% LAR : 15% LLR : 15% SO	45%	£421,112	£217,651	£201,749	£199,948	£159,054
70% LAR : 15% LLR : 15% SO	50%	£216,633	£29,817	£13,919	£12,117	£-29,288

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£805,761	£453,266	£437,057	£435,254	£394,525
70% LAR : 15% LLR : 15% SO	5%	£616,332	£280,327	£264,178	£262,376	£221,696
70% LAR : 15% LLR : 15% SO	10%	£425,229	£105,733	£89,638	£87,835	£47,187
70% LAR : 15% LLR : 15% SO	15%	£232,455	£-70,516	£-86,564	£-88,367	£-129,000
70% LAR : 15% LLR : 15% SO	20%	£38,009	£-248,421	£-264,428	£-266,231	£-306,865
70% LAR : 15% LLR : 15% SO	25%	£-158,110	£-427,380	£-443,954	£-445,755	£-486,408
70% LAR : 15% LLR : 15% SO	30%	£-355,900	£-609,194	£-625,140	£-626,942	£-667,630
70% LAR : 15% LLR : 15% SO	35%	£-555,363	£-792,063	£-807,988	£-809,790	£-850,529
70% LAR : 15% LLR : 15% SO	40%	£-756,498	£-976,587	£-992,497	£-994,299	£-1,036,107
70% LAR : 15% LLR : 15% SO	45%	£-959,305	£-1,162,766	£-1,178,667	£-1,180,469	£-1,221,363
70% LAR : 15% LLR : 15% SO	50%	£-1,163,784	£-1,350,600	£-1,366,498	£-1,368,300	£-1,409,704

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,388,844	£1,036,349	£1,020,140	£1,018,338	£977,609
70% LAR : 15% LLR : 15% SO	5%	£1,199,415	£863,411	£847,261	£845,460	£804,779
70% LAR : 15% LLR : 15% SO	10%	£1,008,313	£688,816	£672,721	£670,919	£630,270
70% LAR : 15% LLR : 15% SO	15%	£815,538	£512,567	£496,519	£494,717	£454,084
70% LAR : 15% LLR : 15% SO	20%	£621,092	£334,663	£318,655	£316,853	£276,218
70% LAR : 15% LLR : 15% SO	25%	£424,974	£155,104	£139,129	£137,328	£96,675
70% LAR : 15% LLR : 15% SO	30%	£227,183	£-26,110	£-42,057	£-43,859	£-84,547
70% LAR : 15% LLR : 15% SO	35%	£27,720	£-208,980	£-224,905	£-226,707	£-267,446
70% LAR : 15% LLR : 15% SO	40%	£-173,415	£-393,504	£-409,414	£-411,216	£-452,024
70% LAR : 15% LLR : 15% SO	45%	£-376,221	£-579,893	£-595,584	£-597,385	£-638,279
70% LAR : 15% LLR : 15% SO	50%	£-580,709	£-767,517	£-783,415	£-785,217	£-826,621

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,586,011	£1,233,516	£1,217,307	£1,215,504	£1,174,775
70% LAR : 15% LLR : 15% SO	5%	£1,396,582	£1,060,577	£1,044,428	£1,042,626	£1,001,946
70% LAR : 15% LLR : 15% SO	10%	£1,205,479	£885,983	£869,888	£868,085	£827,437
70% LAR : 15% LLR : 15% SO	15%	£1,012,705	£709,734	£693,686	£691,883	£651,250
70% LAR : 15% LLR : 15% SO	20%	£818,259	£531,829	£515,822	£514,019	£473,385
70% LAR : 15% LLR : 15% SO	25%	£622,140	£352,270	£336,296	£334,495	£293,842
70% LAR : 15% LLR : 15% SO	30%	£424,350	£171,056	£155,110	£153,308	£112,620
70% LAR : 15% LLR : 15% SO	35%	£224,887	£-11,813	£-27,738	£-29,540	£-70,279
70% LAR : 15% LLR : 15% SO	40%	£23,752	£-196,337	£-212,247	£-214,049	£-254,857
70% LAR : 15% LLR : 15% SO	45%	£-179,055	£-382,516	£-398,417	£-400,219	£-441,113
70% LAR : 15% LLR : 15% SO	50%	£-383,534	£-570,350	£-586,249	£-588,050	£-629,454

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,735,261	£1,382,766	£1,366,557	£1,364,754	£1,324,025
70% LAR : 15% LLR : 15% SO	5%	£1,545,832	£1,209,827	£1,193,678	£1,191,875	£1,151,196
70% LAR : 15% LLR : 15% SO	10%	£1,354,729	£1,035,233	£1,019,138	£1,017,335	£976,687
70% LAR : 15% LLR : 15% SO	15%	£1,161,955	£868,984	£842,936	£841,133	£800,500
70% LAR : 15% LLR : 15% SO	20%	£967,509	£681,079	£665,072	£663,269	£622,635
70% LAR : 15% LLR : 15% SO	25%	£771,390	£501,520	£485,546	£483,745	£443,092
70% LAR : 15% LLR : 15% SO	30%	£573,600	£320,306	£304,360	£302,558	£261,870
70% LAR : 15% LLR : 15% SO	35%	£374,137	£137,437	£121,512	£119,710	£78,971
70% LAR : 15% LLR : 15% SO	40%	£173,002	£-47,087	£-62,997	£-64,799	£-105,607
70% LAR : 15% LLR : 15% SO	45%	£-29,805	£-233,266	£-249,167	£-250,969	£-291,863
70% LAR : 15% LLR : 15% SO	50%	£-234,264	£-421,100	£-436,999	£-438,800	£-480,204

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£500 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,601,268	£1,269,423	£1,253,214	£1,251,411	£1,210,683
70% LAR : 15% LLR : 15% SO	5%	£1,437,871	£1,121,532	£1,105,383	£1,103,580	£1,062,900
70% LAR : 15% LLR : 15% SO	10%	£1,272,802	£971,985	£955,889	£954,087	£913,439
70% LAR : 15% LLR : 15% SO	15%	£1,106,059	£820,784	£804,734	£802,933	£762,300
70% LAR : 15% LLR : 15% SO	20%	£937,645	£667,926	£651,918	£650,117	£609,481
70% LAR : 15% LLR : 15% SO	25%	£767,560	£513,415	£497,440	£495,639	£454,966
70% LAR : 15% LLR : 15% SO	30%	£595,802	£357,248	£341,301	£339,500	£298,811
70% LAR : 15% LLR : 15% SO	35%	£422,371	£199,426	£183,501	£181,699	£140,959
70% LAR : 15% LLR : 15% SO	40%	£247,269	£39,949	£24,039	£22,238	£-18,834
70% LAR : 15% LLR : 15% SO	45%	£70,495	£-122,897	£-139,024	£-140,850	£-182,322
70% LAR : 15% LLR : 15% SO	50%	£-109,480	£-287,987	£-304,111	£-305,938	£-347,514

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£220,852	£-110,993	£-127,203	£-129,005	£-169,734
70% LAR : 15% LLR : 15% SO	5%	£57,454	£-258,884	£-275,034	£-276,836	£-317,517
70% LAR : 15% LLR : 15% SO	10%	£-107,615	£-408,431	£-424,527	£-426,330	£-466,978
70% LAR : 15% LLR : 15% SO	15%	£-274,358	£-559,633	£-575,682	£-577,484	£-618,117
70% LAR : 15% LLR : 15% SO	20%	£-442,771	£-712,491	£-728,498	£-730,300	£-770,935
70% LAR : 15% LLR : 15% SO	25%	£-612,857	£-867,002	£-882,976	£-884,777	£-925,431
70% LAR : 15% LLR : 15% SO	30%	£-784,615	£-1,023,169	£-1,039,116	£-1,040,917	£-1,081,605
70% LAR : 15% LLR : 15% SO	35%	£-958,046	£-1,180,991	£-1,196,915	£-1,198,718	£-1,239,458
70% LAR : 15% LLR : 15% SO	40%	£-1,133,148	£-1,340,468	£-1,356,378	£-1,358,179	£-1,399,251
70% LAR : 15% LLR : 15% SO	45%	£-1,309,922	£-1,503,314	£-1,519,440	£-1,521,267	£-1,562,739
70% LAR : 15% LLR : 15% SO	50%	£-1,489,896	£-1,668,403	£-1,684,528	£-1,686,354	£-1,727,930

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£803,935	£472,090	£455,880	£454,078	£413,349
70% LAR : 15% LLR : 15% SO	5%	£640,538	£324,199	£308,049	£306,247	£265,566
70% LAR : 15% LLR : 15% SO	10%	£475,468	£174,652	£158,556	£156,754	£116,105
70% LAR : 15% LLR : 15% SO	15%	£308,726	£23,450	£7,401	£5,600	£-35,033
70% LAR : 15% LLR : 15% SO	20%	£140,312	£-129,407	£-145,415	£-147,216	£-187,852
70% LAR : 15% LLR : 15% SO	25%	£-29,774	£-283,919	£-299,893	£-301,694	£-342,347
70% LAR : 15% LLR : 15% SO	30%	£-201,531	£-440,086	£-456,032	£-457,833	£-498,522
70% LAR : 15% LLR : 15% SO	35%	£-374,962	£-597,907	£-613,832	£-615,634	£-656,375
70% LAR : 15% LLR : 15% SO	40%	£-550,065	£-757,385	£-773,294	£-775,095	£-816,167
70% LAR : 15% LLR : 15% SO	45%	£-726,839	£-920,230	£-936,367	£-938,164	£-979,656
70% LAR : 15% LLR : 15% SO	50%	£-906,813	£-1,085,320	£-1,101,444	£-1,103,271	£-1,144,947

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,001,102	£669,257	£653,047	£651,245	£610,516
70% LAR : 15% LLR : 15% SO	5%	£837,704	£521,366	£505,216	£503,414	£462,733
70% LAR : 15% LLR : 15% SO	10%	£672,635	£371,819	£355,723	£353,920	£313,272
70% LAR : 15% LLR : 15% SO	15%	£505,892	£220,617	£204,568	£202,766	£162,133
70% LAR : 15% LLR : 15% SO	20%	£337,479	£67,759	£51,752	£49,950	£9,315
70% LAR : 15% LLR : 15% SO	25%	£167,393	£-86,752	£-102,726	£-104,527	£-145,181
70% LAR : 15% LLR : 15% SO	30%	£-4,365	£-242,919	£-258,866	£-260,667	£-301,355
70% LAR : 15% LLR : 15% SO	35%	£-177,796	£-400,741	£-416,665	£-418,468	£-459,208
70% LAR : 15% LLR : 15% SO	40%	£-352,898	£-560,218	£-576,128	£-577,929	£-619,001
70% LAR : 15% LLR : 15% SO	45%	£-529,672	£-723,964	£-739,190	£-741,017	£-782,489
70% LAR : 15% LLR : 15% SO	50%	£-709,646	£-888,153	£-904,278	£-906,104	£-947,680

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,150,352	£818,507	£802,297	£800,495	£759,766
70% LAR : 15% LLR : 15% SO	5%	£986,954	£670,616	£654,466	£652,664	£611,983
70% LAR : 15% LLR : 15% SO	10%	£821,885	£521,069	£504,973	£503,170	£462,522
70% LAR : 15% LLR : 15% SO	15%	£655,142	£369,867	£353,818	£352,016	£311,383
70% LAR : 15% LLR : 15% SO	20%	£486,729	£217,009	£201,002	£199,200	£158,565
70% LAR : 15% LLR : 15% SO	25%	£316,643	£62,498	£46,524	£44,723	£4,069
70% LAR : 15% LLR : 15% SO	30%	£144,885	£-93,669	£-109,616	£-111,417	£-152,105
70% LAR : 15% LLR : 15% SO	35%	£-28,546	£-251,481	£-267,415	£-269,218	£-309,958
70% LAR : 15% LLR : 15% SO	40%	£-203,648	£-410,968	£-426,878	£-428,679	£-469,751
70% LAR : 15% LLR : 15% SO	45%	£-380,422	£-573,814	£-589,940	£-591,767	£-633,239
70% LAR : 15% LLR : 15% SO	50%	£-560,396	£-738,903	£-755,028	£-756,854	£-798,430

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£475 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,308,814	£981,291	£965,080	£963,279	£922,549
70% LAR : 15% LLR : 15% SO	5%	£1,158,035	£845,832	£829,682	£827,881	£787,200
70% LAR : 15% LLR : 15% SO	10%	£1,005,584	£708,717	£692,621	£690,820	£650,172
70% LAR : 15% LLR : 15% SO	15%	£851,461	£569,948	£553,900	£552,097	£511,464
70% LAR : 15% LLR : 15% SO	20%	£695,666	£429,523	£413,515	£411,714	£371,079
70% LAR : 15% LLR : 15% SO	25%	£538,199	£287,444	£271,470	£269,669	£229,016
70% LAR : 15% LLR : 15% SO	30%	£379,060	£143,710	£127,763	£125,962	£85,273
70% LAR : 15% LLR : 15% SO	35%	£218,249	£-1,704	£-17,853	£-19,681	£-80,998
70% LAR : 15% LLR : 15% SO	40%	£55,765	£-150,828	£-166,964	£-168,791	£-210,177
70% LAR : 15% LLR : 15% SO	45%	£-109,924	£-301,632	£-317,758	£-319,586	£-361,058
70% LAR : 15% LLR : 15% SO	50%	£-278,099	£-454,113	£-470,237	£-472,065	£-513,640

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-1,603	£-399,126	£-415,336	£-417,137	£-457,867
70% LAR : 15% LLR : 15% SO	5%	£-222,381	£-534,585	£-550,735	£-552,536	£-593,217
70% LAR : 15% LLR : 15% SO	10%	£-374,832	£-671,899	£-687,795	£-689,597	£-730,245
70% LAR : 15% LLR : 15% SO	15%	£-528,955	£-810,469	£-826,517	£-828,319	£-868,952
70% LAR : 15% LLR : 15% SO	20%	£-684,750	£-950,894	£-966,902	£-968,703	£-1,009,337
70% LAR : 15% LLR : 15% SO	25%	£-842,217	£-1,092,973	£-1,108,947	£-1,110,748	£-1,151,401
70% LAR : 15% LLR : 15% SO	30%	£-1,001,357	£-1,236,707	£-1,252,654	£-1,254,455	£-1,295,144
70% LAR : 15% LLR : 15% SO	35%	£-1,162,168	£-1,382,121	£-1,398,270	£-1,400,098	£-1,441,415
70% LAR : 15% LLR : 15% SO	40%	£-1,324,651	£-1,531,245	£-1,547,380	£-1,549,208	£-1,590,593
70% LAR : 15% LLR : 15% SO	45%	£-1,490,341	£-1,682,049	£-1,698,175	£-1,700,002	£-1,741,475
70% LAR : 15% LLR : 15% SO	50%	£-1,658,515	£-1,834,530	£-1,850,654	£-1,852,481	£-1,894,067

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£511,481	£183,958	£167,747	£165,946	£125,216
70% LAR : 15% LLR : 15% SO	5%	£360,702	£48,498	£32,349	£30,547	£-10,133
70% LAR : 15% LLR : 15% SO	10%	£208,251	£-68,616	£-104,712	£-106,513	£-147,162
70% LAR : 15% LLR : 15% SO	15%	£54,128	£-227,385	£-243,434	£-245,236	£-285,869
70% LAR : 15% LLR : 15% SO	20%	£-101,667	£-367,810	£-383,818	£-385,619	£-426,254
70% LAR : 15% LLR : 15% SO	25%	£-259,134	£-508,889	£-525,863	£-527,665	£-568,318
70% LAR : 15% LLR : 15% SO	30%	£-418,273	£-653,624	£-669,570	£-671,371	£-712,060
70% LAR : 15% LLR : 15% SO	35%	£-579,085	£-799,037	£-815,187	£-817,014	£-858,331
70% LAR : 15% LLR : 15% SO	40%	£-741,568	£-948,162	£-964,297	£-966,125	£-1,007,510
70% LAR : 15% LLR : 15% SO	45%	£-907,257	£-1,098,966	£-1,115,092	£-1,116,919	£-1,156,391
70% LAR : 15% LLR : 15% SO	50%	£-1,076,432	£-1,251,446	£-1,267,571	£-1,269,398	£-1,310,973

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£708,647	£381,124	£364,914	£363,113	£322,383
70% LAR : 15% LLR : 15% SO	5%	£557,869	£245,665	£229,515	£227,714	£187,033
70% LAR : 15% LLR : 15% SO	10%	£405,418	£108,551	£92,455	£90,653	£50,005
70% LAR : 15% LLR : 15% SO	15%	£251,295	£-30,219	£-46,267	£-48,069	£-88,702
70% LAR : 15% LLR : 15% SO	20%	£95,500	£-170,644	£-186,652	£-188,453	£-229,087
70% LAR : 15% LLR : 15% SO	25%	£-61,967	£-312,723	£-328,697	£-330,498	£-371,151
70% LAR : 15% LLR : 15% SO	30%	£-221,107	£-456,457	£-472,404	£-474,205	£-514,894
70% LAR : 15% LLR : 15% SO	35%	£-381,918	£-601,871	£-618,020	£-619,848	£-661,165
70% LAR : 15% LLR : 15% SO	40%	£-544,401	£-750,995	£-767,130	£-768,958	£-810,343
70% LAR : 15% LLR : 15% SO	45%	£-710,091	£-901,799	£-917,925	£-919,752	£-961,225
70% LAR : 15% LLR : 15% SO	50%	£-878,265	£-1,054,280	£-1,070,404	£-1,072,231	£-1,113,807

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£857,897	£530,374	£514,164	£512,363	£471,633
70% LAR : 15% LLR : 15% SO	5%	£707,119	£394,915	£378,765	£376,964	£336,283
70% LAR : 15% LLR : 15% SO	10%	£554,668	£257,801	£241,705	£239,903	£199,255
70% LAR : 15% LLR : 15% SO	15%	£400,545	£119,031	£102,983	£101,181	£60,548
70% LAR : 15% LLR : 15% SO	20%	£244,750	£-21,394	£-37,402	£-39,203	£-79,837
70% LAR : 15% LLR : 15% SO	25%	£87,283	£-163,473	£-179,447	£-181,248	£-221,901
70% LAR : 15% LLR : 15% SO	30%	£-71,857	£-307,207	£-323,154	£-324,955	£-365,644
70% LAR : 15% LLR : 15% SO	35%	£-232,668	£-452,621	£-468,770	£-470,598	£-511,915
70% LAR : 15% LLR : 15% SO	40%	£-395,151	£-601,745	£-617,880	£-619,708	£-661,093
70% LAR : 15% LLR : 15% SO	45%	£-560,841	£-752,549	£-768,675	£-770,502	£-811,975
70% LAR : 15% LLR : 15% SO	50%	£-729,015	£-905,030	£-921,154	£-922,981	£-964,557

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£675 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£24,635,625	£22,432,634	£22,432,634	£22,422,019	£22,205,427
70% LAR : 15% LLR : 15% SO	5%	£22,973,709	£20,871,938	£20,871,938	£20,861,322	£20,644,045
70% LAR : 15% LLR : 15% SO	10%	£21,311,785	£19,311,212	£19,311,212	£19,300,597	£19,082,634
70% LAR : 15% LLR : 15% SO	15%	£19,649,855	£17,750,458	£17,750,458	£17,739,844	£17,521,195
70% LAR : 15% LLR : 15% SO	20%	£17,987,917	£16,189,678	£16,189,678	£16,179,062	£15,959,727
70% LAR : 15% LLR : 15% SO	25%	£16,325,972	£14,628,870	£14,628,870	£14,618,254	£14,398,233
70% LAR : 15% LLR : 15% SO	30%	£14,664,019	£13,068,035	£13,068,035	£13,057,420	£12,836,713
70% LAR : 15% LLR : 15% SO	35%	£13,002,060	£11,507,175	£11,507,175	£11,496,560	£11,275,166
70% LAR : 15% LLR : 15% SO	40%	£11,340,094	£9,946,290	£9,946,290	£9,935,675	£9,713,595
70% LAR : 15% LLR : 15% SO	45%	£9,678,121	£8,385,380	£8,385,380	£8,374,765	£8,151,999
70% LAR : 15% LLR : 15% SO	50%	£8,016,140	£6,824,445	£6,824,445	£6,813,831	£6,590,379

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,169,911	£12,966,919	£12,966,919	£12,956,305	£12,739,713
70% LAR : 15% LLR : 15% SO	5%	£13,507,995	£11,406,223	£11,406,223	£11,395,608	£11,178,331
70% LAR : 15% LLR : 15% SO	10%	£11,846,071	£9,845,497	£9,845,497	£9,834,883	£9,616,920
70% LAR : 15% LLR : 15% SO	15%	£10,184,140	£8,284,744	£8,284,744	£8,274,129	£8,055,480
70% LAR : 15% LLR : 15% SO	20%	£8,522,202	£6,723,963	£6,723,963	£6,713,348	£6,494,012
70% LAR : 15% LLR : 15% SO	25%	£6,860,258	£5,163,156	£5,163,156	£5,152,540	£4,932,519
70% LAR : 15% LLR : 15% SO	30%	£5,198,305	£3,602,321	£3,602,321	£3,591,706	£3,370,999
70% LAR : 15% LLR : 15% SO	35%	£3,536,346	£2,041,461	£2,041,461	£2,030,845	£1,809,452
70% LAR : 15% LLR : 15% SO	40%	£1,874,380	£480,575	£480,575	£469,961	£247,881
70% LAR : 15% LLR : 15% SO	45%	£212,406	£-1,080,335	£-1,080,335	£-1,090,949	£-1,313,715
70% LAR : 15% LLR : 15% SO	50%	£-1,448,975	£-2,641,269	£-2,641,269	£-2,651,684	£-2,876,336

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,168,197	£16,965,205	£16,965,205	£16,954,590	£16,737,999
70% LAR : 15% LLR : 15% SO	5%	£17,506,280	£15,404,509	£15,404,509	£15,393,893	£15,176,616
70% LAR : 15% LLR : 15% SO	10%	£15,844,357	£13,843,783	£13,843,783	£13,833,168	£13,615,205
70% LAR : 15% LLR : 15% SO	15%	£14,182,426	£12,283,030	£12,283,030	£12,272,415	£12,053,766
70% LAR : 15% LLR : 15% SO	20%	£12,520,488	£10,722,249	£10,722,249	£10,711,633	£10,492,298
70% LAR : 15% LLR : 15% SO	25%	£10,858,543	£9,161,441	£9,161,441	£9,150,826	£8,930,804
70% LAR : 15% LLR : 15% SO	30%	£9,196,591	£7,600,606	£7,600,606	£7,589,992	£7,369,284
70% LAR : 15% LLR : 15% SO	35%	£7,534,632	£6,039,747	£6,039,747	£6,029,131	£5,807,738
70% LAR : 15% LLR : 15% SO	40%	£5,872,665	£4,478,861	£4,478,861	£4,468,246	£4,246,167
70% LAR : 15% LLR : 15% SO	45%	£4,210,692	£2,917,951	£2,917,951	£2,907,336	£2,684,570
70% LAR : 15% LLR : 15% SO	50%	£2,548,711	£1,357,017	£1,357,017	£1,346,402	£1,122,950

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,520,197	£18,317,205	£18,317,205	£18,306,590	£18,089,999
70% LAR : 15% LLR : 15% SO	5%	£18,858,280	£16,756,509	£16,756,509	£16,745,893	£16,528,616
70% LAR : 15% LLR : 15% SO	10%	£17,196,357	£15,195,783	£15,195,783	£15,185,168	£14,967,205
70% LAR : 15% LLR : 15% SO	15%	£15,534,426	£13,635,030	£13,635,030	£13,624,415	£13,405,766
70% LAR : 15% LLR : 15% SO	20%	£13,872,488	£12,074,249	£12,074,249	£12,063,633	£11,844,298
70% LAR : 15% LLR : 15% SO	25%	£12,210,543	£10,513,441	£10,513,441	£10,502,826	£10,282,804
70% LAR : 15% LLR : 15% SO	30%	£10,548,591	£8,952,606	£8,952,606	£8,941,992	£8,721,284
70% LAR : 15% LLR : 15% SO	35%	£8,886,632	£7,391,747	£7,391,747	£7,381,131	£7,159,738
70% LAR : 15% LLR : 15% SO	40%	£7,224,665	£5,830,861	£5,830,861	£5,820,246	£5,598,167
70% LAR : 15% LLR : 15% SO	45%	£5,562,692	£4,269,951	£4,269,951	£4,259,336	£4,036,570
70% LAR : 15% LLR : 15% SO	50%	£3,900,711	£2,709,017	£2,709,017	£2,698,402	£2,474,950

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£21,543,625	£19,340,634	£19,340,634	£19,330,019	£19,113,427
70% LAR : 15% LLR : 15% SO	5%	£19,881,709	£17,779,938	£17,779,938	£17,769,322	£17,552,045
70% LAR : 15% LLR : 15% SO	10%	£18,219,785	£16,219,212	£16,219,212	£16,208,597	£15,990,634
70% LAR : 15% LLR : 15% SO	15%	£16,557,855	£14,658,458	£14,658,458	£14,647,844	£14,429,195
70% LAR : 15% LLR : 15% SO	20%	£14,895,917	£13,097,678	£13,097,678	£13,087,062	£12,867,727
70% LAR : 15% LLR : 15% SO	25%	£13,233,972	£11,536,870	£11,536,870	£11,526,254	£11,306,233
70% LAR : 15% LLR : 15% SO	30%	£11,572,019	£9,976,035	£9,976,035	£9,965,420	£9,744,713
70% LAR : 15% LLR : 15% SO	35%	£9,910,060	£8,415,175	£8,415,175	£8,404,560	£8,183,166
70% LAR : 15% LLR : 15% SO	40%	£8,248,094	£6,854,290	£6,854,290	£6,843,675	£6,621,595
70% LAR : 15% LLR : 15% SO	45%	£6,586,121	£5,293,380	£5,293,380	£5,282,765	£5,059,999
70% LAR : 15% LLR : 15% SO	50%	£4,924,140	£3,732,445	£3,732,445	£3,721,831	£3,498,379

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£650 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,881,341	£20,704,275	£20,704,275	£20,693,659	£20,477,069
70% LAR : 15% LLR : 15% SO	5%	£21,303,087	£19,226,005	£19,226,005	£19,215,391	£18,998,114
70% LAR : 15% LLR : 15% SO	10%	£19,724,827	£17,747,708	£17,747,708	£17,737,092	£17,519,129
70% LAR : 15% LLR : 15% SO	15%	£18,146,561	£16,269,381	£16,269,381	£16,258,766	£16,040,117
70% LAR : 15% LLR : 15% SO	20%	£16,568,286	£14,791,027	£14,791,027	£14,780,412	£14,561,077
70% LAR : 15% LLR : 15% SO	25%	£14,990,005	£13,312,646	£13,312,646	£13,302,032	£13,082,010
70% LAR : 15% LLR : 15% SO	30%	£13,411,717	£11,834,240	£11,834,240	£11,823,624	£11,602,917
70% LAR : 15% LLR : 15% SO	35%	£11,833,421	£10,355,806	£10,355,806	£10,345,192	£10,123,798
70% LAR : 15% LLR : 15% SO	40%	£10,255,118	£8,877,348	£8,877,348	£8,866,733	£8,644,653
70% LAR : 15% LLR : 15% SO	45%	£8,676,808	£7,398,866	£7,398,866	£7,388,250	£7,165,484
70% LAR : 15% LLR : 15% SO	50%	£7,098,491	£5,920,359	£5,920,359	£5,909,743	£5,686,291

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£13,415,627	£11,238,561	£11,238,561	£11,227,945	£11,011,354
70% LAR : 15% LLR : 15% SO	5%	£11,837,373	£9,760,291	£9,760,291	£9,749,676	£9,532,399
70% LAR : 15% LLR : 15% SO	10%	£10,259,113	£8,281,993	£8,281,993	£8,271,378	£8,053,415
70% LAR : 15% LLR : 15% SO	15%	£8,680,846	£6,803,667	£6,803,667	£6,793,052	£6,574,402
70% LAR : 15% LLR : 15% SO	20%	£7,102,572	£5,325,313	£5,325,313	£5,314,698	£5,095,363
70% LAR : 15% LLR : 15% SO	25%	£5,524,291	£3,846,932	£3,846,932	£3,836,317	£3,616,296
70% LAR : 15% LLR : 15% SO	30%	£3,946,003	£2,368,525	£2,368,525	£2,357,910	£2,137,202
70% LAR : 15% LLR : 15% SO	35%	£2,367,706	£890,092	£890,092	£879,477	£658,084
70% LAR : 15% LLR : 15% SO	40%	£789,404	£588,366	£588,366	£598,981	£321,061
70% LAR : 15% LLR : 15% SO	45%	£188,906	£2,066,849	£2,066,849	£2,077,464	£2,300,230
70% LAR : 15% LLR : 15% SO	50%	£2,367,223	£3,545,356	£3,545,356	£3,555,871	£3,779,423

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£17,413,912	£15,236,847	£15,236,847	£15,226,231	£15,009,640
70% LAR : 15% LLR : 15% SO	5%	£15,835,659	£13,758,577	£13,758,577	£13,747,962	£13,530,685
70% LAR : 15% LLR : 15% SO	10%	£14,257,399	£12,280,279	£12,280,279	£12,269,663	£12,051,700
70% LAR : 15% LLR : 15% SO	15%	£12,679,132	£10,801,953	£10,801,953	£10,791,337	£10,572,688
70% LAR : 15% LLR : 15% SO	20%	£11,100,858	£9,323,598	£9,323,598	£9,312,984	£9,093,648
70% LAR : 15% LLR : 15% SO	25%	£9,522,577	£7,845,218	£7,845,218	£7,834,603	£7,614,582
70% LAR : 15% LLR : 15% SO	30%	£7,944,288	£6,366,811	£6,366,811	£6,356,195	£6,135,488
70% LAR : 15% LLR : 15% SO	35%	£6,365,992	£4,888,378	£4,888,378	£4,877,763	£4,656,369
70% LAR : 15% LLR : 15% SO	40%	£4,787,689	£3,409,919	£3,409,919	£3,399,305	£3,177,225
70% LAR : 15% LLR : 15% SO	45%	£3,209,380	£1,931,437	£1,931,437	£1,920,822	£1,698,056
70% LAR : 15% LLR : 15% SO	50%	£1,631,063	£452,930	£452,930	£442,315	£218,863

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,765,912	£16,588,847	£16,588,847	£16,578,231	£16,361,640
70% LAR : 15% LLR : 15% SO	5%	£17,187,659	£15,110,577	£15,110,577	£15,099,962	£14,882,685
70% LAR : 15% LLR : 15% SO	10%	£15,609,399	£13,632,279	£13,632,279	£13,621,663	£13,403,700
70% LAR : 15% LLR : 15% SO	15%	£14,031,132	£12,153,953	£12,153,953	£12,143,337	£11,924,688
70% LAR : 15% LLR : 15% SO	20%	£12,452,858	£10,675,598	£10,675,598	£10,664,984	£10,445,648
70% LAR : 15% LLR : 15% SO	25%	£10,874,577	£9,197,218	£9,197,218	£9,186,603	£8,966,582
70% LAR : 15% LLR : 15% SO	30%	£9,296,288	£7,718,811	£7,718,811	£7,708,195	£7,487,488
70% LAR : 15% LLR : 15% SO	35%	£7,717,992	£6,240,378	£6,240,378	£6,229,763	£6,008,369
70% LAR : 15% LLR : 15% SO	40%	£6,139,689	£4,761,919	£4,761,919	£4,751,305	£4,529,225
70% LAR : 15% LLR : 15% SO	45%	£4,561,380	£3,283,437	£3,283,437	£3,272,822	£3,050,056
70% LAR : 15% LLR : 15% SO	50%	£2,983,063	£1,804,930	£1,804,930	£1,794,315	£1,570,863

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,789,341	£17,612,275	£17,612,275	£17,601,659	£17,385,069
70% LAR : 15% LLR : 15% SO	5%	£18,211,087	£16,134,005	£16,134,005	£16,123,391	£15,906,114
70% LAR : 15% LLR : 15% SO	10%	£16,632,827	£14,655,708	£14,655,708	£14,645,092	£14,427,129
70% LAR : 15% LLR : 15% SO	15%	£15,054,561	£13,177,381	£13,177,381	£13,166,766	£12,948,117
70% LAR : 15% LLR : 15% SO	20%	£13,476,286	£11,699,027	£11,699,027	£11,688,412	£11,469,077
70% LAR : 15% LLR : 15% SO	25%	£11,898,005	£10,220,646	£10,220,646	£10,210,032	£9,990,010
70% LAR : 15% LLR : 15% SO	30%	£10,319,717	£8,742,240	£8,742,240	£8,731,624	£8,510,917
70% LAR : 15% LLR : 15% SO	35%	£8,741,421	£7,263,806	£7,263,806	£7,253,192	£7,031,798
70% LAR : 15% LLR : 15% SO	40%	£7,163,118	£5,785,348	£5,785,348	£5,774,733	£5,552,653
70% LAR : 15% LLR : 15% SO	45%	£5,584,808	£4,306,866	£4,306,866	£4,296,250	£4,073,484
70% LAR : 15% LLR : 15% SO	50%	£4,006,491	£2,828,359	£2,828,359	£2,817,743	£2,594,291

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£600 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,372,772	£17,247,557	£17,247,557	£17,236,941	£17,020,351
70% LAR : 15% LLR : 15% SO	5%	£17,962,613	£15,934,897	£15,934,897	£15,924,283	£15,707,005
70% LAR : 15% LLR : 15% SO	10%	£16,552,447	£14,622,209	£14,622,209	£14,611,594	£14,393,631
70% LAR : 15% LLR : 15% SO	15%	£15,142,274	£13,309,492	£13,309,492	£13,298,878	£13,080,229
70% LAR : 15% LLR : 15% SO	20%	£13,732,094	£11,996,749	£11,996,749	£11,986,133	£11,766,798
70% LAR : 15% LLR : 15% SO	25%	£12,321,906	£10,683,977	£10,683,977	£10,673,363	£10,453,341
70% LAR : 15% LLR : 15% SO	30%	£10,911,712	£9,371,181	£9,371,181	£9,360,565	£9,139,857
70% LAR : 15% LLR : 15% SO	35%	£9,501,510	£8,058,357	£8,058,357	£8,047,742	£7,826,349
70% LAR : 15% LLR : 15% SO	40%	£8,091,302	£6,745,509	£6,745,509	£6,734,894	£6,512,814
70% LAR : 15% LLR : 15% SO	45%	£6,681,086	£5,432,636	£5,432,636	£5,422,021	£5,199,255
70% LAR : 15% LLR : 15% SO	50%	£5,270,863	£4,119,739	£4,119,739	£4,109,124	£3,885,672

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,907,058	£7,781,843	£7,781,843	£7,771,227	£7,554,636
70% LAR : 15% LLR : 15% SO	5%	£8,496,899	£6,469,183	£6,469,183	£6,458,568	£6,241,290
70% LAR : 15% LLR : 15% SO	10%	£7,086,733	£5,156,495	£5,156,495	£5,145,879	£4,927,916
70% LAR : 15% LLR : 15% SO	15%	£5,676,560	£3,843,778	£3,843,778	£3,833,163	£3,614,514
70% LAR : 15% LLR : 15% SO	20%	£4,266,380	£2,531,035	£2,531,035	£2,520,419	£2,301,084
70% LAR : 15% LLR : 15% SO	25%	£2,856,192	£1,218,263	£1,218,263	£1,207,648	£987,627
70% LAR : 15% LLR : 15% SO	30%	£1,445,998	£94,534	£94,534	£93,919	£325,857
70% LAR : 15% LLR : 15% SO	35%	£35,796	£-1,407,357	£-1,407,357	£-1,417,972	£-1,639,365
70% LAR : 15% LLR : 15% SO	40%	£-1,374,412	£-2,720,206	£-2,720,206	£-2,730,820	£-2,952,900
70% LAR : 15% LLR : 15% SO	45%	£-2,784,628	£-4,033,079	£-4,033,079	£-4,043,693	£-4,266,459
70% LAR : 15% LLR : 15% SO	50%	£-4,194,851	£-5,345,976	£-5,345,976	£-5,356,590	£-5,580,042

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£13,905,343	£11,780,129	£11,780,129	£11,769,513	£11,552,922
70% LAR : 15% LLR : 15% SO	5%	£12,495,184	£10,467,469	£10,467,469	£10,456,854	£10,239,576
70% LAR : 15% LLR : 15% SO	10%	£11,085,019	£9,154,781	£9,154,781	£9,144,165	£8,926,202
70% LAR : 15% LLR : 15% SO	15%	£9,674,845	£7,842,064	£7,842,064	£7,831,449	£7,612,800
70% LAR : 15% LLR : 15% SO	20%	£8,264,665	£6,529,320	£6,529,320	£6,518,705	£6,299,369
70% LAR : 15% LLR : 15% SO	25%	£6,854,478	£5,216,549	£5,216,549	£5,205,934	£4,985,913
70% LAR : 15% LLR : 15% SO	30%	£5,444,284	£3,903,752	£3,903,752	£3,893,136	£3,672,429
70% LAR : 15% LLR : 15% SO	35%	£4,034,082	£2,590,929	£2,590,929	£2,580,314	£2,358,920
70% LAR : 15% LLR : 15% SO	40%	£2,623,873	£1,278,080	£1,278,080	£1,267,465	£1,045,386
70% LAR : 15% LLR : 15% SO	45%	£1,213,657	£-34,793	£-34,793	£-45,408	£-268,173
70% LAR : 15% LLR : 15% SO	50%	£-196,565	£-1,247,690	£-1,247,690	£-1,258,305	£-1,581,757

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,257,343	£13,132,129	£13,132,129	£13,121,513	£12,904,922
70% LAR : 15% LLR : 15% SO	5%	£13,847,184	£11,819,469	£11,819,469	£11,808,854	£11,591,576
70% LAR : 15% LLR : 15% SO	10%	£12,437,019	£10,506,781	£10,506,781	£10,496,165	£10,278,202
70% LAR : 15% LLR : 15% SO	15%	£11,026,845	£9,194,064	£9,194,064	£9,183,449	£8,964,800
70% LAR : 15% LLR : 15% SO	20%	£9,616,665	£7,881,320	£7,881,320	£7,870,705	£7,651,369
70% LAR : 15% LLR : 15% SO	25%	£8,206,478	£6,568,549	£6,568,549	£6,557,934	£6,337,913
70% LAR : 15% LLR : 15% SO	30%	£6,796,284	£5,255,752	£5,255,752	£5,245,136	£5,024,429
70% LAR : 15% LLR : 15% SO	35%	£5,386,082	£3,942,929	£3,942,929	£3,932,314	£3,710,920
70% LAR : 15% LLR : 15% SO	40%	£3,975,873	£2,630,080	£2,630,080	£2,619,465	£2,397,386
70% LAR : 15% LLR : 15% SO	45%	£2,565,657	£1,317,207	£1,317,207	£1,306,592	£1,083,827
70% LAR : 15% LLR : 15% SO	50%	£1,155,435	£4,310	£4,310	£-6,305	£-228,757

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,280,772	£14,155,557	£14,155,557	£14,144,941	£13,928,351
70% LAR : 15% LLR : 15% SO	5%	£14,870,613	£12,842,897	£12,842,897	£12,832,283	£12,615,005
70% LAR : 15% LLR : 15% SO	10%	£13,460,447	£11,530,209	£11,530,209	£11,519,594	£11,301,631
70% LAR : 15% LLR : 15% SO	15%	£12,050,274	£10,217,492	£10,217,492	£10,206,878	£9,988,229
70% LAR : 15% LLR : 15% SO	20%	£10,640,094	£8,904,749	£8,904,749	£8,894,133	£8,674,798
70% LAR : 15% LLR : 15% SO	25%	£9,229,906	£7,591,977	£7,591,977	£7,581,363	£7,361,341
70% LAR : 15% LLR : 15% SO	30%	£7,819,712	£6,279,181	£6,279,181	£6,268,565	£6,047,857
70% LAR : 15% LLR : 15% SO	35%	£6,409,510	£4,966,357	£4,966,357	£4,955,742	£4,734,349
70% LAR : 15% LLR : 15% SO	40%	£4,999,302	£3,653,509	£3,653,509	£3,642,894	£3,420,814
70% LAR : 15% LLR : 15% SO	45%	£3,589,086	£2,340,636	£2,340,636	£2,330,021	£2,107,255
70% LAR : 15% LLR : 15% SO	50%	£2,178,863	£1,027,739	£1,027,739	£1,017,124	£793,672

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£550 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,864,203	£13,790,838	£13,790,838	£13,790,223	£13,563,633
70% LAR : 15% LLR : 15% SO	5%	£14,615,944	£12,637,686	£12,637,686	£12,627,071	£12,409,793
70% LAR : 15% LLR : 15% SO	10%	£13,367,677	£11,484,504	£11,484,504	£11,473,889	£11,255,926
70% LAR : 15% LLR : 15% SO	15%	£12,119,403	£10,331,295	£10,331,295	£10,320,679	£10,102,030
70% LAR : 15% LLR : 15% SO	20%	£10,871,122	£9,178,057	£9,178,057	£9,167,442	£8,948,107
70% LAR : 15% LLR : 15% SO	25%	£9,622,834	£8,024,793	£8,024,793	£8,014,178	£7,794,157
70% LAR : 15% LLR : 15% SO	30%	£8,374,538	£6,871,503	£6,871,503	£6,860,887	£6,640,179
70% LAR : 15% LLR : 15% SO	35%	£7,126,238	£5,718,186	£5,718,186	£5,707,571	£5,486,177
70% LAR : 15% LLR : 15% SO	40%	£5,877,926	£4,564,845	£4,564,845	£4,554,229	£4,332,149
70% LAR : 15% LLR : 15% SO	45%	£4,629,610	£3,406,654	£3,406,654	£3,395,888	£3,169,971
70% LAR : 15% LLR : 15% SO	50%	£3,380,138	£2,241,769	£2,241,769	£2,231,004	£2,004,390

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,398,489	£4,325,124	£4,325,124	£4,314,509	£4,097,918
70% LAR : 15% LLR : 15% SO	5%	£5,150,229	£3,171,971	£3,171,971	£3,161,357	£2,944,079
70% LAR : 15% LLR : 15% SO	10%	£3,901,962	£2,018,790	£2,018,790	£2,008,174	£1,790,211
70% LAR : 15% LLR : 15% SO	15%	£2,653,689	£865,581	£865,581	£854,965	£636,316
70% LAR : 15% LLR : 15% SO	20%	£1,405,407	£-287,858	£-287,858	£-298,272	£-517,607
70% LAR : 15% LLR : 15% SO	25%	£157,120	£-1,440,922	£-1,440,922	£-1,451,536	£-1,671,558
70% LAR : 15% LLR : 15% SO	30%	£-1,091,176	£-2,994,212	£-2,994,212	£-2,604,827	£-2,825,535
70% LAR : 15% LLR : 15% SO	35%	£-2,339,478	£-3,747,529	£-3,747,529	£-3,758,143	£-3,979,537
70% LAR : 15% LLR : 15% SO	40%	£-3,587,788	£-4,900,870	£-4,900,870	£-4,911,485	£-5,133,565
70% LAR : 15% LLR : 15% SO	45%	£-4,835,104	£-6,059,050	£-6,059,050	£-6,069,926	£-6,295,743
70% LAR : 15% LLR : 15% SO	50%	£-6,085,576	£-7,223,946	£-7,223,946	£-7,234,711	£-7,461,324

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,396,774	£8,323,410	£8,323,410	£8,312,795	£8,096,204
70% LAR : 15% LLR : 15% SO	5%	£9,148,515	£7,170,257	£7,170,257	£7,159,642	£6,942,365
70% LAR : 15% LLR : 15% SO	10%	£7,900,248	£6,017,076	£6,017,076	£6,006,460	£5,788,497
70% LAR : 15% LLR : 15% SO	15%	£6,651,974	£4,863,866	£4,863,866	£4,853,251	£4,634,601
70% LAR : 15% LLR : 15% SO	20%	£5,403,693	£3,710,628	£3,710,628	£3,700,014	£3,480,678
70% LAR : 15% LLR : 15% SO	25%	£4,155,405	£2,557,364	£2,557,364	£2,546,750	£2,326,728
70% LAR : 15% LLR : 15% SO	30%	£2,907,110	£1,404,074	£1,404,074	£1,393,458	£1,172,751
70% LAR : 15% LLR : 15% SO	35%	£1,658,808	£250,757	£250,757	£240,142	£18,749
70% LAR : 15% LLR : 15% SO	40%	£410,498	£-902,584	£-902,584	£-913,200	£-1,135,279
70% LAR : 15% LLR : 15% SO	45%	£-857,819	£-2,060,775	£-2,060,775	£-2,071,540	£-2,297,458
70% LAR : 15% LLR : 15% SO	50%	£-2,087,290	£-3,225,660	£-3,225,660	£-3,236,425	£-3,463,039

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,748,774	£9,675,410	£9,675,410	£9,664,795	£9,448,204
70% LAR : 15% LLR : 15% SO	5%	£10,500,515	£8,522,257	£8,522,257	£8,511,642	£8,294,365
70% LAR : 15% LLR : 15% SO	10%	£9,252,248	£7,369,076	£7,369,076	£7,358,460	£7,140,497
70% LAR : 15% LLR : 15% SO	15%	£8,003,974	£6,215,866	£6,215,866	£6,205,251	£5,986,601
70% LAR : 15% LLR : 15% SO	20%	£6,755,693	£5,062,628	£5,062,628	£5,052,014	£4,832,678
70% LAR : 15% LLR : 15% SO	25%	£5,507,405	£3,909,364	£3,909,364	£3,898,750	£3,678,728
70% LAR : 15% LLR : 15% SO	30%	£4,259,110	£2,756,074	£2,756,074	£2,745,458	£2,524,751
70% LAR : 15% LLR : 15% SO	35%	£3,010,808	£1,602,757	£1,602,757	£1,592,142	£1,370,749
70% LAR : 15% LLR : 15% SO	40%	£1,762,498	£449,416	£449,416	£438,800	£216,721
70% LAR : 15% LLR : 15% SO	45%	£514,181	£-708,775	£-708,775	£-719,540	£-945,458
70% LAR : 15% LLR : 15% SO	50%	£-735,290	£-1,873,660	£-1,873,660	£-1,884,425	£-2,111,039

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,772,203	£10,698,838	£10,698,838	£10,688,223	£10,471,633
70% LAR : 15% LLR : 15% SO	5%	£11,523,944	£9,545,686	£9,545,686	£9,535,071	£9,317,793
70% LAR : 15% LLR : 15% SO	10%	£10,275,677	£8,392,504	£8,392,504	£8,381,889	£8,163,926
70% LAR : 15% LLR : 15% SO	15%	£9,027,403	£7,239,295	£7,239,295	£7,228,679	£7,010,030
70% LAR : 15% LLR : 15% SO	20%	£7,779,122	£6,086,057	£6,086,057	£6,075,442	£5,856,107
70% LAR : 15% LLR : 15% SO	25%	£6,530,834	£4,932,793	£4,932,793	£4,922,178	£4,702,157
70% LAR : 15% LLR : 15% SO	30%	£5,282,538	£3,779,503	£3,779,503	£3,768,887	£3,548,179
70% LAR : 15% LLR : 15% SO	35%	£4,034,236	£2,626,186	£2,626,186	£2,615,571	£2,394,177
70% LAR : 15% LLR : 15% SO	40%	£2,785,926	£1,472,845	£1,472,845	£1,462,229	£1,240,149
70% LAR : 15% LLR : 15% SO	45%	£1,537,610	£314,654	£314,654	£303,888	£77,971
70% LAR : 15% LLR : 15% SO	50%	£288,138	£-850,231	£-850,231	£-860,996	£-1,067,610

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£500 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,355,634	£10,400,794	£10,400,794	£10,390,178	£10,173,588
70% LAR : 15% LLR : 15% SO	5%	£11,263,659	£9,398,282	£9,398,282	£9,387,667	£9,170,390
70% LAR : 15% LLR : 15% SO	10%	£10,171,677	£8,395,742	£8,395,742	£8,385,127	£8,167,164
70% LAR : 15% LLR : 15% SO	15%	£9,079,687	£7,393,173	£7,393,173	£7,382,557	£7,163,908
70% LAR : 15% LLR : 15% SO	20%	£7,987,690	£6,390,577	£6,390,577	£6,379,961	£6,160,626
70% LAR : 15% LLR : 15% SO	25%	£6,895,696	£5,387,954	£5,387,954	£5,377,338	£5,157,317
70% LAR : 15% LLR : 15% SO	30%	£5,803,676	£4,385,304	£4,385,304	£4,374,689	£4,154,027
70% LAR : 15% LLR : 15% SO	35%	£4,711,658	£3,373,447	£3,373,447	£3,362,881	£3,150,755
70% LAR : 15% LLR : 15% SO	40%	£3,619,640	£2,360,945	£2,360,945	£2,350,180	£2,147,483
70% LAR : 15% LLR : 15% SO	45%	£2,527,622	£1,348,419	£1,348,419	£1,337,654	£1,144,211
70% LAR : 15% LLR : 15% SO	50%	£1,435,604	£335,869	£335,869	£325,103	£98,489

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,889,920	£935,080	£935,080	£924,464	£707,873
70% LAR : 15% LLR : 15% SO	5%	£1,797,944	£67,432	£67,432	£78,047	£295,324
70% LAR : 15% LLR : 15% SO	10%	£705,963	£-1,069,973	£-1,069,973	£-1,080,587	£-1,298,550
70% LAR : 15% LLR : 15% SO	15%	£-386,027	£-2,072,541	£-2,072,541	£-2,083,157	£-2,301,806
70% LAR : 15% LLR : 15% SO	20%	£-1,478,024	£-3,075,137	£-3,075,137	£-3,085,753	£-3,305,088
70% LAR : 15% LLR : 15% SO	25%	£-2,570,028	£-4,077,760	£-4,077,760	£-4,088,376	£-4,308,397
70% LAR : 15% LLR : 15% SO	30%	£-3,662,038	£-5,080,411	£-5,080,411	£-5,091,025	£-5,311,687
70% LAR : 15% LLR : 15% SO	35%	£-4,754,056	£-6,092,267	£-6,092,267	£-6,103,033	£-6,325,559
70% LAR : 15% LLR : 15% SO	40%	£-5,846,074	£-7,104,123	£-7,104,123	£-7,115,534	£-7,340,756
70% LAR : 15% LLR : 15% SO	45%	£-6,938,092	£-8,115,979	£-8,115,979	£-8,128,061	£-8,355,979
70% LAR : 15% LLR : 15% SO	50%	£-8,030,110	£-9,127,835	£-9,127,835	£-9,140,612	£-9,367,225

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,888,205	£4,933,366	£4,933,366	£4,922,750	£4,706,159
70% LAR : 15% LLR : 15% SO	5%	£5,796,230	£3,930,853	£3,930,853	£3,920,239	£3,702,962
70% LAR : 15% LLR : 15% SO	10%	£4,704,248	£2,928,313	£2,928,313	£2,917,698	£2,699,735
70% LAR : 15% LLR : 15% SO	15%	£3,612,259	£1,925,744	£1,925,744	£1,915,129	£1,696,480
70% LAR : 15% LLR : 15% SO	20%	£2,520,262	£923,148	£923,148	£912,533	£693,197
70% LAR : 15% LLR : 15% SO	25%	£1,428,268	£-79,475	£-79,475	£-80,090	£-310,112
70% LAR : 15% LLR : 15% SO	30%	£36,247	£-1,082,125	£-1,082,125	£-1,092,739	£-1,316,102
70% LAR : 15% LLR : 15% SO	35%	£-755,771	£-2,093,981	£-2,093,981	£-2,104,747	£-2,329,273
70% LAR : 15% LLR : 15% SO	40%	£-1,850,026	£-3,106,483	£-3,106,483	£-3,117,248	£-3,342,471
70% LAR : 15% LLR : 15% SO	45%	£-2,955,056	£-4,119,010	£-4,119,010	£-4,129,775	£-4,355,693
70% LAR : 15% LLR : 15% SO	50%	£-4,059,086	£-5,131,560	£-5,131,560	£-5,142,326	£-5,368,940

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,240,205	£6,285,366	£6,285,366	£6,274,750	£6,058,159
70% LAR : 15% LLR : 15% SO	5%	£7,148,230	£5,282,853	£5,282,853	£5,272,239	£5,054,962
70% LAR : 15% LLR : 15% SO	10%	£6,056,248	£4,280,313	£4,280,313	£4,269,698	£4,051,735
70% LAR : 15% LLR : 15% SO	15%	£4,964,259	£3,277,744	£3,277,744	£3,267,129	£3,048,480
70% LAR : 15% LLR : 15% SO	20%	£3,872,262	£2,275,148	£2,275,148	£2,264,533	£2,045,197
70% LAR : 15% LLR : 15% SO	25%	£2,780,268	£1,272,525	£1,272,525	£1,261,910	£1,041,888
70% LAR : 15% LLR : 15% SO	30%	£1,688,247	£269,875	£269,875	£259,261	£35,898
70% LAR : 15% LLR : 15% SO	35%	£596,229	£-741,981	£-741,981	£-752,747	£-977,273
70% LAR : 15% LLR : 15% SO	40%	£-499,026	£-1,754,483	£-1,754,483	£-1,765,248	£-1,990,471
70% LAR : 15% LLR : 15% SO	45%	£-1,601,056	£-2,767,010	£-2,767,010	£-2,777,775	£-3,003,693
70% LAR : 15% LLR : 15% SO	50%	£-2,704,086	£-3,779,560	£-3,779,560	£-3,790,326	£-4,016,940

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,263,634	£7,308,794	£7,308,794	£7,298,178	£7,081,588
70% LAR : 15% LLR : 15% SO	5%	£8,171,659	£6,306,282	£6,306,282	£6,295,667	£6,078,390
70% LAR : 15% LLR : 15% SO	10%	£7,079,677	£5,303,742	£5,303,742	£5,293,127	£5,075,164
70% LAR : 15% LLR : 15% SO	15%	£5,987,687	£4,301,173	£4,301,173	£4,290,557	£4,071,908
70% LAR : 15% LLR : 15% SO	20%	£4,895,690	£3,298,577	£3,298,577	£3,287,961	£3,068,626
70% LAR : 15% LLR : 15% SO	25%	£3,803,696	£2,295,954	£2,295,954	£2,285,338	£2,065,317
70% LAR : 15% LLR : 15% SO	30%	£2,711,676	£1,293,304	£1,293,304	£1,282,689	£1,059,327
70% LAR : 15% LLR : 15% SO	35%	£1,619,658	£281,447	£281,447	£270,681	£46,155
70% LAR : 15% LLR : 15% SO	40%	£525,403	£-731,955	£-731,955	£-741,820	£-967,042
70% LAR : 15% LLR : 15% SO	45%	£-577,628	£-1,743,581	£-1,743,581	£-1,754,346	£-1,980,264
70% LAR : 15% LLR : 15% SO	50%	£-1,680,667	£-2,756,131	£-2,756,131	£-2,766,897	£-2,993,511

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£475 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,601,350	£8,672,435	£8,672,435	£8,661,820	£8,445,229
70% LAR : 15% LLR : 15% SO	5%	£9,585,149	£7,744,579	£7,744,579	£7,733,963	£7,516,686
70% LAR : 15% LLR : 15% SO	10%	£8,568,942	£6,816,693	£6,816,693	£6,806,078	£6,588,115
70% LAR : 15% LLR : 15% SO	15%	£7,552,728	£5,888,780	£5,888,780	£5,878,165	£5,659,515
70% LAR : 15% LLR : 15% SO	20%	£6,536,507	£4,960,838	£4,960,838	£4,950,224	£4,730,888
70% LAR : 15% LLR : 15% SO	25%	£5,520,278	£4,027,405	£4,027,405	£4,016,639	£3,793,505
70% LAR : 15% LLR : 15% SO	30%	£4,504,042	£3,090,448	£3,090,448	£3,079,682	£2,855,852
70% LAR : 15% LLR : 15% SO	35%	£3,482,145	£2,153,464	£2,153,464	£2,142,689	£1,918,172
70% LAR : 15% LLR : 15% SO	40%	£2,455,745	£1,216,456	£1,216,456	£1,205,690	£980,468
70% LAR : 15% LLR : 15% SO	45%	£1,429,339	£279,421	£279,421	£268,655	£42,738
70% LAR : 15% LLR : 15% SO	50%	£402,926	£-666,944	£-666,944	£-677,861	£-907,681

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,135,635	£-793,280	£-793,280	£-803,894	£-1,020,485
70% LAR : 15% LLR : 15% SO	5%	£119,435	£-1,721,136	£-1,721,136	£-1,731,751	£-1,949,028
70% LAR : 15% LLR : 15% SO	10%	£-696,772	£-2,649,021	£-2,649,021	£-2,659,637	£-2,877,600
70% LAR : 15% LLR : 15% SO	15%	£-1,912,986	£-3,576,934	£-3,576,934	£-3,587,550	£-3,806,199
70% LAR : 15% LLR : 15% SO	20%	£-2,929,208	£-4,504,876	£-4,504,876	£-4,515,491	£-4,734,826
70% LAR : 15% LLR : 15% SO	25%	£-3,945,437	£-5,438,309	£-5,438,309	£-5,449,075	£-5,672,209
70% LAR : 15% LLR : 15% SO	30%	£-4,961,672	£-6,375,266	£-6,375,266	£-6,386,032	£-6,609,863
70% LAR : 15% LLR : 15% SO	35%	£-5,983,589	£-7,312,250	£-7,312,250	£-7,323,015	£-7,547,542
70% LAR : 15% LLR : 15% SO	40%	£-7,009,969	£-8,249,259	£-8,249,259	£-8,260,025	£-8,485,246
70% LAR : 15% LLR : 15% SO	45%	£-8,036,375	£-9,186,293	£-9,186,293	£-9,197,059	£-9,422,976
70% LAR : 15% LLR : 15% SO	50%	£-9,062,789	£-10,123,658	£-10,123,658	£-10,134,575	£-10,379,396

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,133,921	£3,205,006	£3,205,006	£3,194,391	£2,977,801
70% LAR : 15% LLR : 15% SO	5%	£4,117,721	£2,277,150	£2,277,150	£2,266,534	£2,049,257
70% LAR : 15% LLR : 15% SO	10%	£3,101,513	£1,349,265	£1,349,265	£1,338,649	£1,120,686
70% LAR : 15% LLR : 15% SO	15%	£2,085,300	£421,352	£421,352	£410,736	£192,087
70% LAR : 15% LLR : 15% SO	20%	£1,069,078	£-506,590	£-506,590	£-517,205	£-736,540
70% LAR : 15% LLR : 15% SO	25%	£52,849	£-1,440,024	£-1,440,024	£-1,450,789	£-1,673,323
70% LAR : 15% LLR : 15% SO	30%	£-963,387	£-2,376,980	£-2,376,980	£-2,387,746	£-2,611,577
70% LAR : 15% LLR : 15% SO	35%	£-1,985,283	£-3,313,964	£-3,313,964	£-3,324,729	£-3,549,256
70% LAR : 15% LLR : 15% SO	40%	£-3,011,883	£-4,250,973	£-4,250,973	£-4,261,739	£-4,486,960
70% LAR : 15% LLR : 15% SO	45%	£-4,038,090	£-5,188,007	£-5,188,007	£-5,198,773	£-5,424,690
70% LAR : 15% LLR : 15% SO	50%	£-5,064,503	£-6,124,372	£-6,124,372	£-6,135,138	£-6,372,110

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,485,921	£4,657,006	£4,657,006	£4,546,391	£4,329,801
70% LAR : 15% LLR : 15% SO	5%	£5,469,721	£3,629,150	£3,629,150	£3,618,534	£3,401,257
70% LAR : 15% LLR : 15% SO	10%	£4,453,513	£2,701,265	£2,701,265	£2,690,649	£2,472,686
70% LAR : 15% LLR : 15% SO	15%	£3,437,300	£1,773,352	£1,773,352	£1,762,736	£1,544,087
70% LAR : 15% LLR : 15% SO	20%	£2,421,078	£845,410	£845,410	£834,795	£615,460
70% LAR : 15% LLR : 15% SO	25%	£1,404,849	£-88,024	£-88,024	£-89,789	£-321,923
70% LAR : 15% LLR : 15% SO	30%	£388,613	£-1,024,980	£-1,024,980	£-1,035,746	£-1,259,577
70% LAR : 15% LLR : 15% SO	35%	£-633,283	£-1,961,964	£-1,961,964	£-1,972,729	£-2,197,256
70% LAR : 15% LLR : 15% SO	40%	£-1,659,683	£-2,898,973	£-2,898,973	£-2,909,739	£-3,134,960
70% LAR : 15% LLR : 15% SO	45%	£-2,686,090	£-3,836,007	£-3,836,007	£-3,846,773	£-4,072,680
70% LAR : 15% LLR : 15% SO	50%	£-3,712,503	£-4,772,372	£-4,772,372	£-4,783,138	£-5,029,110

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,509,350	£5,680,435	£5,680,435	£5,569,820	£5,353,229
70% LAR : 15% LLR : 15% SO	5%	£6,493,149	£4,652,579	£4,652,579	£4,641,963	£4,424,686
70% LAR : 15% LLR : 15% SO	10%	£5,476,942	£3,724,693	£3,724,693	£3,714,078	£3,496,115
70% LAR : 15% LLR : 15% SO	15%	£4,460,728	£2,796,780	£2,796,780	£2,786,165	£2,567,515
70% LAR : 15% LLR : 15% SO	20%	£3,444,507	£1,868,838	£1,868,838	£1,858,224	£1,638,888
70% LAR : 15% LLR : 15% SO	25%	£2,428,278	£935,405	£935,405	£924,639	£701,505
70% LAR : 15% LLR : 15% SO	30%	£1,412,042	£-1,552	£-1,552	£-12,318	£-238,148
70% LAR : 15% LLR : 15% SO	35%	£390,145	£-938,536	£-938,536	£-949,310	£-1,173,828
70% LAR : 15% LLR : 15% SO	40%	£-636,295	£-1,875,544	£-1,875,544	£-1,886,310	£-2,111,532
70% LAR : 15% LLR : 15% SO	45%	£-1,662,661	£-2,812,579	£-2,812,579	£-2,823,345	£-3,049,262
70% LAR : 15% LLR : 15% SO	50%	£-2,689,074	£-3,750,944	£-3,750,944	£-3,761,710	£-3,999,681

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£675 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£33,109,075	£29,560,420	£29,402,973	£29,385,557	£28,989,867
70% LAR : 15% LLR : 15% SO	5%	£30,685,340	£27,303,027	£27,146,165	£27,128,750	£26,733,534
70% LAR : 15% LLR : 15% SO	10%	£28,245,363	£25,029,555	£24,873,218	£24,855,802	£24,460,895
70% LAR : 15% LLR : 15% SO	15%	£25,789,144	£22,740,008	£22,584,129	£22,566,713	£22,171,954
70% LAR : 15% LLR : 15% SO	20%	£23,316,684	£20,434,385	£20,278,901	£20,261,484	£19,866,711
70% LAR : 15% LLR : 15% SO	25%	£20,827,963	£18,112,686	£17,957,534	£17,940,117	£17,545,168
70% LAR : 15% LLR : 15% SO	30%	£18,323,041	£15,774,915	£15,620,030	£15,602,614	£15,207,324
70% LAR : 15% LLR : 15% SO	35%	£15,801,858	£13,421,067	£13,266,390	£13,248,974	£12,853,181
70% LAR : 15% LLR : 15% SO	40%	£13,264,433	£11,041,326	£10,894,606	£10,866,944	£10,464,875
70% LAR : 15% LLR : 15% SO	45%	£10,707,693	£8,635,420	£8,478,784	£8,461,122	£8,058,214
70% LAR : 15% LLR : 15% SO	50%	£8,115,478	£6,213,213	£6,056,601	£6,038,939	£5,635,026

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£24,928,828	£21,380,173	£21,222,726	£21,205,310	£20,809,620
70% LAR : 15% LLR : 15% SO	5%	£22,505,093	£19,122,780	£18,965,919	£18,948,503	£18,553,287
70% LAR : 15% LLR : 15% SO	10%	£20,065,116	£16,849,308	£16,692,971	£16,675,555	£16,280,648
70% LAR : 15% LLR : 15% SO	15%	£17,608,897	£14,559,761	£14,403,882	£14,386,466	£13,991,708
70% LAR : 15% LLR : 15% SO	20%	£15,136,437	£12,254,138	£12,098,654	£12,081,237	£11,686,464
70% LAR : 15% LLR : 15% SO	25%	£12,647,736	£9,932,440	£9,777,287	£9,759,871	£9,364,921
70% LAR : 15% LLR : 15% SO	30%	£10,142,794	£7,594,668	£7,439,783	£7,422,367	£7,027,077
70% LAR : 15% LLR : 15% SO	35%	£7,621,611	£5,240,821	£5,086,143	£5,068,727	£4,672,934
70% LAR : 15% LLR : 15% SO	40%	£5,084,186	£2,861,079	£2,704,359	£2,686,939	£2,284,628
70% LAR : 15% LLR : 15% SO	45%	£2,527,446	£455,173	£298,537	£280,875	£-122,033
70% LAR : 15% LLR : 15% SO	50%	£-64,769	£-1,967,034	£-2,129,646	£-2,141,308	£-2,545,220

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£28,384,137	£24,835,482	£24,678,035	£24,660,618	£24,264,928
70% LAR : 15% LLR : 15% SO	5%	£25,960,401	£22,578,088	£22,421,227	£22,403,812	£22,008,595
70% LAR : 15% LLR : 15% SO	10%	£23,520,424	£20,304,617	£20,148,279	£20,130,864	£19,735,957
70% LAR : 15% LLR : 15% SO	15%	£21,064,206	£18,015,070	£17,859,190	£17,841,775	£17,447,016
70% LAR : 15% LLR : 15% SO	20%	£18,591,746	£15,709,446	£15,553,962	£15,536,546	£15,141,772
70% LAR : 15% LLR : 15% SO	25%	£16,103,045	£13,387,748	£13,232,596	£13,215,179	£12,820,229
70% LAR : 15% LLR : 15% SO	30%	£13,598,103	£11,049,977	£10,895,092	£10,877,676	£10,482,385
70% LAR : 15% LLR : 15% SO	35%	£11,076,919	£8,696,129	£8,541,452	£8,524,036	£8,128,242
70% LAR : 15% LLR : 15% SO	40%	£8,539,495	£6,316,388	£6,159,688	£6,142,006	£5,739,936
70% LAR : 15% LLR : 15% SO	45%	£5,982,755	£3,910,482	£3,753,846	£3,736,184	£3,333,276
70% LAR : 15% LLR : 15% SO	50%	£3,390,540	£1,488,275	£1,331,663	£1,314,001	£910,088

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£29,552,532	£26,003,877	£25,846,430	£25,829,013	£25,433,324
70% LAR : 15% LLR : 15% SO	5%	£27,128,797	£23,746,483	£23,589,622	£23,572,207	£23,176,990
70% LAR : 15% LLR : 15% SO	10%	£24,688,819	£21,473,012	£21,316,674	£21,299,259	£20,904,352
70% LAR : 15% LLR : 15% SO	15%	£22,232,601	£19,183,465	£19,027,585	£19,010,170	£18,615,411
70% LAR : 15% LLR : 15% SO	20%	£19,760,141	£16,877,842	£16,722,358	£16,704,941	£16,310,167
70% LAR : 15% LLR : 15% SO	25%	£17,271,440	£14,556,143	£14,400,991	£14,383,574	£13,988,625
70% LAR : 15% LLR : 15% SO	30%	£14,766,498	£12,218,372	£12,063,487	£12,046,071	£11,650,780
70% LAR : 15% LLR : 15% SO	35%	£12,245,314	£9,864,524	£9,709,847	£9,692,431	£9,296,637
70% LAR : 15% LLR : 15% SO	40%	£9,707,890	£7,484,783	£7,328,963	£7,310,401	£6,908,331
70% LAR : 15% LLR : 15% SO	45%	£7,151,150	£5,078,877	£4,922,241	£4,904,579	£4,501,671
70% LAR : 15% LLR : 15% SO	50%	£4,558,935	£2,656,670	£2,500,058	£2,482,396	£2,078,483

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£30,436,976	£26,888,322	£26,730,874	£26,713,458	£26,317,768
70% LAR : 15% LLR : 15% SO	5%	£28,013,241	£24,630,928	£24,474,067	£24,456,651	£24,061,435
70% LAR : 15% LLR : 15% SO	10%	£25,573,264	£22,357,456	£22,201,119	£22,183,703	£21,788,796
70% LAR : 15% LLR : 15% SO	15%	£23,117,045	£20,067,909	£19,912,030	£19,894,614	£19,499,856
70% LAR : 15% LLR : 15% SO	20%	£20,644,586	£17,762,286	£17,606,802	£17,589,385	£17,194,612
70% LAR : 15% LLR : 15% SO	25%	£18,155,885	£15,440,588	£15,285,435	£15,268,019	£14,873,069
70% LAR : 15% LLR : 15% SO	30%	£15,650,942	£13,102,816	£12,947,931	£12,930,515	£12,535,225
70% LAR : 15% LLR : 15% SO	35%	£13,129,759	£10,748,969	£10,594,291	£10,576,876	£10,181,082
70% LAR : 15% LLR : 15% SO	40%	£10,592,334	£8,369,228	£8,212,507	£8,194,845	£7,792,776
70% LAR : 15% LLR : 15% SO	45%	£8,035,595	£5,963,321	£5,806,885	£5,789,023	£5,386,115
70% LAR : 15% LLR : 15% SO	50%	£5,443,379	£3,541,115	£3,384,503	£3,366,840	£2,962,928

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

T6 - 200 Flats

Value Area	£650 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£30,354,689	£26,846,740	£26,689,293	£26,671,876	£26,276,186
70% LAR : 15% LLR : 15% SO	5%	£28,062,227	£24,718,680	£24,561,820	£24,544,404	£24,149,187
70% LAR : 15% LLR : 15% SO	10%	£25,753,525	£22,574,543	£22,418,206	£22,400,790	£22,005,884
70% LAR : 15% LLR : 15% SO	15%	£23,428,582	£20,414,330	£20,268,452	£20,241,035	£19,846,276
70% LAR : 15% LLR : 15% SO	20%	£21,087,396	£18,238,042	£18,082,558	£18,065,141	£17,670,369
70% LAR : 15% LLR : 15% SO	25%	£18,729,970	£16,045,678	£15,890,525	£15,873,109	£15,478,158
70% LAR : 15% LLR : 15% SO	30%	£16,356,302	£13,837,240	£13,682,356	£13,664,940	£13,269,649
70% LAR : 15% LLR : 15% SO	35%	£13,966,393	£11,603,671	£11,446,804	£11,429,142	£11,027,748
70% LAR : 15% LLR : 15% SO	40%	£11,560,243	£9,344,718	£9,187,997	£9,170,335	£8,768,266
70% LAR : 15% LLR : 15% SO	45%	£9,118,247	£7,069,462	£6,912,828	£6,895,165	£6,492,256
70% LAR : 15% LLR : 15% SO	50%	£6,658,642	£4,777,908	£4,621,296	£4,603,634	£4,199,721

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,174,442	£18,666,493	£18,509,046	£18,491,629	£18,095,939
70% LAR : 15% LLR : 15% SO	5%	£19,881,981	£16,538,433	£16,381,573	£16,364,157	£15,968,940
70% LAR : 15% LLR : 15% SO	10%	£17,573,278	£14,394,296	£14,237,959	£14,220,543	£13,825,637
70% LAR : 15% LLR : 15% SO	15%	£15,248,335	£12,234,083	£12,078,205	£12,060,788	£11,666,030
70% LAR : 15% LLR : 15% SO	20%	£12,907,149	£10,057,795	£9,902,311	£9,884,894	£9,490,122
70% LAR : 15% LLR : 15% SO	25%	£10,549,723	£7,865,431	£7,710,278	£7,692,862	£7,297,912
70% LAR : 15% LLR : 15% SO	30%	£8,176,055	£5,656,993	£5,502,109	£5,484,693	£5,089,402
70% LAR : 15% LLR : 15% SO	35%	£5,786,146	£3,423,424	£3,266,557	£3,248,895	£2,847,501
70% LAR : 15% LLR : 15% SO	40%	£3,379,996	£1,164,471	£1,007,750	£990,088	£588,019
70% LAR : 15% LLR : 15% SO	45%	£938,000	£-1,110,785	£-1,267,419	£-1,285,062	£-1,687,990
70% LAR : 15% LLR : 15% SO	50%	£-1,621,606	£-3,402,339	£-3,558,951	£-3,576,613	£-3,990,526

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£25,629,751	£22,121,801	£21,964,354	£21,946,938	£21,551,248
70% LAR : 15% LLR : 15% SO	5%	£23,337,289	£19,993,742	£19,836,881	£19,819,466	£19,424,249
70% LAR : 15% LLR : 15% SO	10%	£21,028,586	£17,849,605	£17,693,267	£17,675,852	£17,280,946
70% LAR : 15% LLR : 15% SO	15%	£18,703,643	£15,689,392	£15,533,513	£15,516,097	£15,121,338
70% LAR : 15% LLR : 15% SO	20%	£16,362,458	£13,513,103	£13,357,619	£13,340,203	£12,945,430
70% LAR : 15% LLR : 15% SO	25%	£14,005,031	£11,320,740	£11,165,587	£11,148,171	£10,753,220
70% LAR : 15% LLR : 15% SO	30%	£11,631,364	£9,112,302	£8,957,418	£8,940,001	£8,544,711
70% LAR : 15% LLR : 15% SO	35%	£9,241,455	£6,878,733	£6,721,866	£6,704,204	£6,302,810
70% LAR : 15% LLR : 15% SO	40%	£6,835,304	£4,619,779	£4,463,059	£4,445,397	£4,043,328
70% LAR : 15% LLR : 15% SO	45%	£4,393,308	£2,344,524	£2,187,889	£2,170,226	£1,767,318
70% LAR : 15% LLR : 15% SO	50%	£1,933,704	£2,970	£-1,033,642	£-1,051,984	£-1,625,217

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£26,798,146	£23,290,197	£23,132,749	£23,115,333	£22,719,643
70% LAR : 15% LLR : 15% SO	5%	£24,505,684	£21,162,137	£21,005,277	£20,987,861	£20,592,644
70% LAR : 15% LLR : 15% SO	10%	£22,196,981	£19,018,000	£18,861,662	£18,844,247	£18,449,341
70% LAR : 15% LLR : 15% SO	15%	£19,872,038	£16,857,787	£16,701,908	£16,684,492	£16,289,733
70% LAR : 15% LLR : 15% SO	20%	£17,530,853	£14,681,498	£14,526,014	£14,508,598	£14,113,825
70% LAR : 15% LLR : 15% SO	25%	£15,173,427	£12,489,135	£12,333,982	£12,316,566	£11,921,615
70% LAR : 15% LLR : 15% SO	30%	£12,799,759	£10,280,697	£10,125,813	£10,108,397	£9,713,106
70% LAR : 15% LLR : 15% SO	35%	£10,409,850	£8,047,128	£7,890,261	£7,872,599	£7,471,205
70% LAR : 15% LLR : 15% SO	40%	£8,003,699	£5,788,174	£5,631,454	£5,613,792	£5,211,723
70% LAR : 15% LLR : 15% SO	45%	£5,561,703	£3,512,919	£3,356,294	£3,338,621	£2,935,713
70% LAR : 15% LLR : 15% SO	50%	£3,102,099	£1,221,365	£1,064,753	£1,047,091	£694,178

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£27,682,590	£24,174,641	£24,017,194	£23,999,777	£23,604,087
70% LAR : 15% LLR : 15% SO	5%	£25,390,129	£22,046,581	£21,889,721	£21,872,305	£21,477,088
70% LAR : 15% LLR : 15% SO	10%	£23,081,426	£19,902,444	£19,746,107	£19,728,691	£19,333,785
70% LAR : 15% LLR : 15% SO	15%	£20,756,483	£17,742,231	£17,586,353	£17,568,936	£17,174,178
70% LAR : 15% LLR : 15% SO	20%	£18,415,297	£15,565,943	£15,410,459	£15,393,042	£14,998,270
70% LAR : 15% LLR : 15% SO	25%	£16,057,871	£13,373,579	£13,218,426	£13,201,010	£12,806,060
70% LAR : 15% LLR : 15% SO	30%	£13,684,203	£11,165,142	£11,010,258	£10,992,841	£10,597,550
70% LAR : 15% LLR : 15% SO	35%	£11,294,294	£8,931,573	£8,774,706	£8,757,044	£8,355,649
70% LAR : 15% LLR : 15% SO	40%	£8,888,144	£6,672,619	£6,515,898	£6,498,236	£6,096,167
70% LAR : 15% LLR : 15% SO	45%	£6,446,148	£4,397,363	£4,240,729	£4,223,066	£3,820,158
70% LAR : 15% LLR : 15% SO	50%	£3,986,544	£2,105,809	£1,949,197	£1,931,535	£1,527,622

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£600 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£24,845,918	£21,419,379	£21,261,930	£21,244,515	£20,848,825
70% LAR : 15% LLR : 15% SO	5%	£22,817,225	£19,551,189	£19,394,329	£19,376,913	£18,981,696
70% LAR : 15% LLR : 15% SO	10%	£20,772,291	£17,666,924	£17,510,586	£17,493,170	£17,098,264
70% LAR : 15% LLR : 15% SO	15%	£18,711,116	£15,766,582	£15,610,703	£15,593,286	£15,198,529
70% LAR : 15% LLR : 15% SO	20%	£16,633,699	£13,849,172	£13,691,487	£13,673,825	£13,273,465
70% LAR : 15% LLR : 15% SO	25%	£14,540,043	£11,901,645	£11,744,296	£11,726,633	£11,326,094
70% LAR : 15% LLR : 15% SO	30%	£12,430,144	£9,937,814	£9,780,739	£9,763,076	£9,362,192
70% LAR : 15% LLR : 15% SO	35%	£10,287,364	£7,957,683	£7,800,817	£7,783,154	£7,381,761
70% LAR : 15% LLR : 15% SO	40%	£8,127,162	£5,961,252	£5,804,531	£5,786,869	£5,384,801
70% LAR : 15% LLR : 15% SO	45%	£5,950,489	£3,948,520	£3,791,884	£3,774,222	£3,371,313
70% LAR : 15% LLR : 15% SO	50%	£3,757,345	£1,919,488	£1,762,875	£1,745,212	£1,341,300

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,665,671	£13,238,132	£13,081,684	£13,064,268	£12,668,578
70% LAR : 15% LLR : 15% SO	5%	£14,636,978	£11,370,942	£11,214,082	£11,196,666	£10,801,449
70% LAR : 15% LLR : 15% SO	10%	£12,592,044	£9,486,677	£9,330,339	£9,312,923	£8,918,017
70% LAR : 15% LLR : 15% SO	15%	£10,530,869	£7,586,335	£7,430,456	£7,413,039	£7,018,282
70% LAR : 15% LLR : 15% SO	20%	£8,453,453	£5,668,925	£5,511,240	£5,493,578	£5,093,218
70% LAR : 15% LLR : 15% SO	25%	£6,359,796	£3,721,398	£3,564,049	£3,546,387	£3,145,847
70% LAR : 15% LLR : 15% SO	30%	£4,249,897	£1,757,567	£1,600,492	£1,582,830	£1,181,945
70% LAR : 15% LLR : 15% SO	35%	£2,107,117	£-222,564	£-379,430	£-397,093	£-798,486
70% LAR : 15% LLR : 15% SO	40%	£-53,085	£-2,218,995	£-2,375,716	£-2,393,378	£-2,795,446
70% LAR : 15% LLR : 15% SO	45%	£-2,229,758	£-4,231,727	£-4,388,363	£-4,406,025	£-4,809,934
70% LAR : 15% LLR : 15% SO	50%	£-4,422,902	£-6,260,759	£-6,417,372	£-6,435,034	£-6,838,947

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,120,979	£16,894,440	£16,536,992	£16,519,577	£16,123,887
70% LAR : 15% LLR : 15% SO	5%	£18,092,287	£14,826,251	£14,669,391	£14,651,975	£14,256,758
70% LAR : 15% LLR : 15% SO	10%	£16,047,353	£12,941,985	£12,785,648	£12,768,231	£12,373,325
70% LAR : 15% LLR : 15% SO	15%	£13,986,178	£11,041,644	£10,885,764	£10,868,348	£10,473,590
70% LAR : 15% LLR : 15% SO	20%	£11,908,761	£9,124,233	£8,966,549	£8,948,886	£8,548,527
70% LAR : 15% LLR : 15% SO	25%	£9,815,105	£7,176,706	£7,019,357	£7,001,695	£6,601,156
70% LAR : 15% LLR : 15% SO	30%	£7,705,206	£5,212,876	£5,055,800	£5,038,138	£4,637,254
70% LAR : 15% LLR : 15% SO	35%	£5,562,426	£3,232,745	£3,075,879	£3,058,216	£2,656,822
70% LAR : 15% LLR : 15% SO	40%	£3,402,224	£1,236,313	£1,079,593	£1,061,931	£659,863
70% LAR : 15% LLR : 15% SO	45%	£1,225,551	£-776,419	£-933,064	£-950,716	£-1,353,625
70% LAR : 15% LLR : 15% SO	50%	£-967,593	£-2,805,451	£-2,962,064	£-2,979,726	£-3,383,639

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£21,289,374	£17,862,835	£17,705,387	£17,687,972	£17,292,282
70% LAR : 15% LLR : 15% SO	5%	£19,260,682	£15,994,646	£15,837,786	£15,820,370	£15,425,153
70% LAR : 15% LLR : 15% SO	10%	£17,215,748	£14,110,381	£13,954,043	£13,936,627	£13,541,720
70% LAR : 15% LLR : 15% SO	15%	£15,154,573	£12,210,039	£12,054,159	£12,036,743	£11,641,985
70% LAR : 15% LLR : 15% SO	20%	£13,077,156	£10,292,628	£10,134,944	£10,117,282	£9,716,922
70% LAR : 15% LLR : 15% SO	25%	£10,983,500	£8,345,101	£8,187,752	£8,170,090	£7,769,551
70% LAR : 15% LLR : 15% SO	30%	£8,873,601	£6,381,271	£6,224,195	£6,206,533	£5,805,649
70% LAR : 15% LLR : 15% SO	35%	£6,730,821	£4,401,140	£4,244,274	£4,226,611	£3,825,217
70% LAR : 15% LLR : 15% SO	40%	£4,570,619	£2,404,708	£2,247,988	£2,230,326	£1,828,258
70% LAR : 15% LLR : 15% SO	45%	£2,393,946	£391,976	£235,341	£217,679	£-1,685,230
70% LAR : 15% LLR : 15% SO	50%	£200,802	£-1,637,056	£-1,793,669	£-1,811,331	£-2,215,244

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,173,819	£18,747,280	£18,589,832	£18,572,416	£18,176,726
70% LAR : 15% LLR : 15% SO	5%	£20,145,126	£16,879,090	£16,722,230	£16,704,815	£16,309,597
70% LAR : 15% LLR : 15% SO	10%	£18,100,192	£14,994,825	£14,838,488	£14,821,071	£14,426,165
70% LAR : 15% LLR : 15% SO	15%	£16,039,017	£13,094,483	£12,938,604	£12,921,187	£12,526,430
70% LAR : 15% LLR : 15% SO	20%	£13,961,601	£11,177,073	£11,019,388	£11,001,726	£10,601,367
70% LAR : 15% LLR : 15% SO	25%	£11,867,944	£9,229,546	£9,072,197	£9,054,535	£8,653,995
70% LAR : 15% LLR : 15% SO	30%	£9,758,045	£7,265,715	£7,108,640	£7,090,978	£6,690,093
70% LAR : 15% LLR : 15% SO	35%	£7,615,265	£5,285,584	£5,128,718	£5,111,055	£4,709,662
70% LAR : 15% LLR : 15% SO	40%	£5,455,063	£3,289,153	£3,132,432	£3,114,770	£2,712,702
70% LAR : 15% LLR : 15% SO	45%	£3,278,390	£1,276,421	£1,119,785	£1,102,123	£699,214
70% LAR : 15% LLR : 15% SO	50%	£1,085,247	£-752,611	£-909,224	£-926,886	£-1,330,799

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£550 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,337,145	£15,992,016	£15,832,932	£15,815,269	£15,413,980
70% LAR : 15% LLR : 15% SO	5%	£17,562,366	£14,362,967	£14,203,887	£14,186,225	£13,785,415
70% LAR : 15% LLR : 15% SO	10%	£15,771,345	£12,717,024	£12,558,474	£12,540,811	£12,140,317
70% LAR : 15% LLR : 15% SO	15%	£13,964,082	£11,054,775	£10,896,691	£10,879,028	£10,478,684
70% LAR : 15% LLR : 15% SO	20%	£12,129,101	£9,376,225	£9,218,540	£9,200,877	£8,800,518
70% LAR : 15% LLR : 15% SO	25%	£10,274,777	£7,681,372	£7,524,023	£7,506,360	£7,105,821
70% LAR : 15% LLR : 15% SO	30%	£8,403,982	£5,970,216	£5,813,139	£5,795,477	£5,394,593
70% LAR : 15% LLR : 15% SO	35%	£6,516,715	£4,242,759	£4,085,893	£4,068,229	£3,666,836
70% LAR : 15% LLR : 15% SO	40%	£4,612,978	£2,499,001	£2,342,281	£2,324,619	£1,922,550
70% LAR : 15% LLR : 15% SO	45%	£2,692,770	£738,944	£581,203	£563,291	£154,680
70% LAR : 15% LLR : 15% SO	50%	£756,091	£-1,075,600	£-1,236,675	£-1,254,841	£-1,670,266

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,156,898	£7,811,770	£7,652,685	£7,635,022	£7,233,733
70% LAR : 15% LLR : 15% SO	5%	£9,382,119	£6,182,720	£6,023,641	£6,005,978	£5,605,169
70% LAR : 15% LLR : 15% SO	10%	£7,591,098	£4,536,777	£4,378,227	£4,360,564	£3,960,070
70% LAR : 15% LLR : 15% SO	15%	£5,783,835	£2,874,528	£2,716,444	£2,698,781	£2,298,437
70% LAR : 15% LLR : 15% SO	20%	£3,948,854	£1,195,978	£1,038,293	£1,020,630	£620,271
70% LAR : 15% LLR : 15% SO	25%	£2,094,530	£-498,875	£-656,224	£-673,886	£-1,074,426
70% LAR : 15% LLR : 15% SO	30%	£223,735	£-2,210,031	£-2,367,108	£-2,384,770	£-2,785,654
70% LAR : 15% LLR : 15% SO	35%	£-1,663,532	£-3,937,488	£-4,084,354	£-4,112,017	£-4,513,411
70% LAR : 15% LLR : 15% SO	40%	£-3,567,269	£-5,581,246	£-5,837,966	£-5,855,628	£-6,257,697
70% LAR : 15% LLR : 15% SO	45%	£-5,487,477	£-7,441,303	£-7,599,044	£-7,616,955	£-8,025,567
70% LAR : 15% LLR : 15% SO	50%	£-7,424,156	£-9,255,846	£-9,416,922	£-9,435,086	£-9,850,513

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,612,207	£11,267,078	£11,107,994	£11,090,331	£10,689,042
70% LAR : 15% LLR : 15% SO	5%	£12,837,428	£9,638,029	£9,478,949	£9,461,287	£9,060,477
70% LAR : 15% LLR : 15% SO	10%	£11,046,406	£7,992,086	£7,833,535	£7,815,872	£7,415,378
70% LAR : 15% LLR : 15% SO	15%	£9,239,144	£6,329,837	£6,171,753	£6,154,090	£5,753,745
70% LAR : 15% LLR : 15% SO	20%	£7,404,163	£4,651,287	£4,493,602	£4,475,939	£4,075,579
70% LAR : 15% LLR : 15% SO	25%	£5,549,839	£2,956,433	£2,799,084	£2,781,422	£2,380,883
70% LAR : 15% LLR : 15% SO	30%	£3,679,044	£1,245,278	£1,088,201	£1,070,539	£669,655
70% LAR : 15% LLR : 15% SO	35%	£1,791,777	£-482,180	£-639,046	£-656,709	£-1,058,102
70% LAR : 15% LLR : 15% SO	40%	£-111,960	£-2,225,937	£-2,382,657	£-2,400,319	£-2,802,388
70% LAR : 15% LLR : 15% SO	45%	£-2,032,168	£-3,985,995	£-4,143,735	£-4,161,648	£-4,570,258
70% LAR : 15% LLR : 15% SO	50%	£-3,968,848	£-5,800,538	£-5,961,613	£-5,979,779	£-6,395,205

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,780,602	£12,435,473	£12,276,389	£12,258,726	£11,857,437
70% LAR : 15% LLR : 15% SO	5%	£14,005,823	£10,806,424	£10,647,344	£10,629,682	£10,228,872
70% LAR : 15% LLR : 15% SO	10%	£12,214,801	£9,160,481	£9,001,931	£8,984,267	£8,583,773
70% LAR : 15% LLR : 15% SO	15%	£10,407,539	£7,498,232	£7,340,148	£7,322,485	£6,922,140
70% LAR : 15% LLR : 15% SO	20%	£8,572,558	£5,819,682	£5,661,997	£5,644,334	£5,243,974
70% LAR : 15% LLR : 15% SO	25%	£6,718,234	£4,124,828	£3,967,479	£3,949,817	£3,549,278
70% LAR : 15% LLR : 15% SO	30%	£4,847,439	£2,413,673	£2,256,596	£2,238,934	£1,838,050
70% LAR : 15% LLR : 15% SO	35%	£2,960,172	£686,215	£529,349	£511,686	£110,293
70% LAR : 15% LLR : 15% SO	40%	£1,056,435	£-1,057,542	£-1,214,262	£-1,231,924	£-1,630,989
70% LAR : 15% LLR : 15% SO	45%	£-983,773	£-2,817,600	£-2,975,340	£-2,993,253	£-3,401,863
70% LAR : 15% LLR : 15% SO	50%	£-2,800,453	£-4,632,143	£-4,793,218	£-4,811,384	£-5,226,810

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,665,047	£13,319,918	£13,160,833	£13,143,170	£12,741,681
70% LAR : 15% LLR : 15% SO	5%	£14,890,267	£11,690,868	£11,531,789	£11,514,127	£11,113,317
70% LAR : 15% LLR : 15% SO	10%	£13,099,246	£10,044,925	£9,886,375	£9,868,712	£9,468,218
70% LAR : 15% LLR : 15% SO	15%	£11,291,983	£8,382,676	£8,224,992	£8,206,929	£7,806,585
70% LAR : 15% LLR : 15% SO	20%	£9,457,002	£6,704,126	£6,546,441	£6,528,778	£6,128,419
70% LAR : 15% LLR : 15% SO	25%	£7,602,678	£5,009,273	£4,851,924	£4,834,262	£4,433,722
70% LAR : 15% LLR : 15% SO	30%	£5,731,883	£3,298,117	£3,141,041	£3,123,378	£2,722,494
70% LAR : 15% LLR : 15% SO	35%	£3,844,616	£1,570,660	£1,413,794	£1,396,131	£994,737
70% LAR : 15% LLR : 15% SO	40%	£1,940,880	£-173,098	£-329,817	£-347,479	£-749,549
70% LAR : 15% LLR : 15% SO	45%	£20,671	£-1,933,155	£-2,090,896	£-2,108,808	£-2,517,419
70% LAR : 15% LLR : 15% SO	50%	£-1,916,008	£-3,747,698	£-3,908,774	£-3,926,840	£-4,342,365

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£500 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£13,815,788	£10,625,022	£10,465,346	£10,447,684	£10,046,394
70% LAR : 15% LLR : 15% SO	5%	£12,274,752	£9,233,327	£9,074,246	£9,056,584	£8,655,775
70% LAR : 15% LLR : 15% SO	10%	£10,717,245	£7,825,328	£7,666,778	£7,649,115	£7,248,621
70% LAR : 15% LLR : 15% SO	15%	£9,143,268	£6,401,025	£6,242,941	£6,225,277	£5,824,933
70% LAR : 15% LLR : 15% SO	20%	£7,552,819	£4,960,419	£4,802,735	£4,785,073	£4,384,712
70% LAR : 15% LLR : 15% SO	25%	£5,945,899	£3,503,511	£3,346,162	£3,328,500	£2,927,960
70% LAR : 15% LLR : 15% SO	30%	£4,322,508	£2,030,300	£1,873,224	£1,855,562	£1,454,678
70% LAR : 15% LLR : 15% SO	35%	£2,682,645	£538,401	£379,314	£361,402	£-46,319
70% LAR : 15% LLR : 15% SO	40%	£1,026,313	£-1,001,929	£-1,163,116	£-1,181,281	£-1,594,809
70% LAR : 15% LLR : 15% SO	45%	£-673,664	£-2,566,642	£-2,727,741	£-2,745,908	£-3,160,299
70% LAR : 15% LLR : 15% SO	50%	£-2,410,292	£-4,148,120	£-4,309,195	£-4,327,361	£-4,742,787

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,635,541	£2,444,775	£2,285,099	£2,267,437	£1,866,147
70% LAR : 15% LLR : 15% SO	5%	£4,094,505	£1,053,080	£893,999	£876,337	£475,528
70% LAR : 15% LLR : 15% SO	10%	£2,536,998	£-354,919	£-513,469	£-531,131	£-931,626
70% LAR : 15% LLR : 15% SO	15%	£963,021	£-1,779,222	£-1,937,306	£-1,954,969	£-2,355,314
70% LAR : 15% LLR : 15% SO	20%	£-627,428	£-3,219,828	£-3,377,512	£-3,395,174	£-3,795,535
70% LAR : 15% LLR : 15% SO	25%	£-2,234,348	£-4,676,736	£-4,834,085	£-4,851,747	£-5,252,287
70% LAR : 15% LLR : 15% SO	30%	£-3,857,739	£-6,149,947	£-6,307,022	£-6,324,685	£-6,725,569
70% LAR : 15% LLR : 15% SO	35%	£-5,497,601	£-7,641,846	£-7,800,932	£-7,818,845	£-8,226,566
70% LAR : 15% LLR : 15% SO	40%	£-7,153,934	£-9,162,176	£-9,343,363	£-9,361,528	£-9,775,056
70% LAR : 15% LLR : 15% SO	45%	£-8,853,911	£-10,745,888	£-10,907,988	£-10,926,154	£-11,340,546
70% LAR : 15% LLR : 15% SO	50%	£-10,590,539	£-12,328,367	£-12,489,442	£-12,507,608	£-12,923,093

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,090,849	£5,900,083	£5,740,408	£5,722,746	£5,321,456
70% LAR : 15% LLR : 15% SO	5%	£7,549,814	£4,508,389	£4,349,308	£4,331,646	£3,930,837
70% LAR : 15% LLR : 15% SO	10%	£5,992,307	£3,100,389	£2,941,839	£2,924,177	£2,523,683
70% LAR : 15% LLR : 15% SO	15%	£4,418,330	£1,676,087	£1,518,002	£1,500,339	£1,099,995
70% LAR : 15% LLR : 15% SO	20%	£2,827,881	£235,481	£77,796	£60,134	£-340,226
70% LAR : 15% LLR : 15% SO	25%	£1,220,961	£-1,221,427	£-1,378,776	£-1,396,438	£-1,796,978
70% LAR : 15% LLR : 15% SO	30%	£-402,430	£-2,694,638	£-2,851,714	£-2,869,376	£-3,270,260
70% LAR : 15% LLR : 15% SO	35%	£-2,042,293	£-4,186,537	£-4,345,624	£-4,363,536	£-4,771,257
70% LAR : 15% LLR : 15% SO	40%	£-3,698,625	£-5,726,867	£-5,888,054	£-5,906,219	£-6,319,748
70% LAR : 15% LLR : 15% SO	45%	£-5,395,602	£-7,291,580	£-7,452,680	£-7,470,946	£-7,885,237
70% LAR : 15% LLR : 15% SO	50%	£-7,135,230	£-8,873,058	£-9,034,133	£-9,052,300	£-9,467,725

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,259,244	£7,068,478	£6,908,803	£6,891,141	£6,489,851
70% LAR : 15% LLR : 15% SO	5%	£8,718,209	£5,676,784	£5,517,703	£5,500,041	£5,099,232
70% LAR : 15% LLR : 15% SO	10%	£7,160,702	£4,268,784	£4,110,234	£4,092,572	£3,692,078
70% LAR : 15% LLR : 15% SO	15%	£5,586,725	£2,844,482	£2,686,397	£2,668,734	£2,268,390
70% LAR : 15% LLR : 15% SO	20%	£3,996,276	£1,403,876	£1,246,191	£1,228,529	£828,169
70% LAR : 15% LLR : 15% SO	25%	£2,389,356	£-3,032	£-210,381	£-228,043	£-628,583
70% LAR : 15% LLR : 15% SO	30%	£765,965	£-1,526,243	£-1,683,319	£-1,700,981	£-2,101,865
70% LAR : 15% LLR : 15% SO	35%	£-873,898	£-3,018,142	£-3,177,229	£-3,195,141	£-3,602,862
70% LAR : 15% LLR : 15% SO	40%	£-2,530,230	£-4,558,472	£-4,719,659	£-4,737,824	£-5,151,353
70% LAR : 15% LLR : 15% SO	45%	£-4,230,207	£-6,123,185	£-6,284,284	£-6,302,451	£-6,716,842
70% LAR : 15% LLR : 15% SO	50%	£-5,966,835	£-7,704,663	£-7,865,739	£-7,883,905	£-8,299,330

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,143,689	£7,952,923	£7,793,247	£7,775,585	£7,374,295
70% LAR : 15% LLR : 15% SO	5%	£9,602,653	£6,561,228	£6,402,148	£6,384,486	£5,983,677
70% LAR : 15% LLR : 15% SO	10%	£8,045,147	£5,153,229	£4,994,679	£4,977,017	£4,576,522
70% LAR : 15% LLR : 15% SO	15%	£6,471,169	£3,728,926	£3,570,842	£3,553,179	£3,152,834
70% LAR : 15% LLR : 15% SO	20%	£4,880,720	£2,288,321	£2,130,636	£2,112,974	£1,712,613
70% LAR : 15% LLR : 15% SO	25%	£3,273,800	£831,412	£674,063	£656,401	£255,862
70% LAR : 15% LLR : 15% SO	30%	£1,650,409	£-641,799	£-798,874	£-816,536	£-1,217,421
70% LAR : 15% LLR : 15% SO	35%	£10,547	£-2,133,698	£-2,292,784	£-2,310,897	£-2,718,418
70% LAR : 15% LLR : 15% SO	40%	£-1,645,786	£-3,674,028	£-3,835,215	£-3,853,380	£-4,266,308
70% LAR : 15% LLR : 15% SO	45%	£-3,345,763	£-5,238,740	£-5,399,840	£-5,418,006	£-5,832,398
70% LAR : 15% LLR : 15% SO	50%	£-5,052,391	£-6,820,219	£-6,981,294	£-6,999,460	£-7,414,885

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£475 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,032,838	£7,883,199	£7,723,524	£7,705,862	£7,304,572
70% LAR : 15% LLR : 15% SO	5%	£9,611,685	£6,609,615	£6,450,536	£6,432,873	£6,032,063
70% LAR : 15% LLR : 15% SO	10%	£8,174,061	£5,319,727	£5,161,177	£5,143,515	£4,743,021
70% LAR : 15% LLR : 15% SO	15%	£6,719,966	£4,013,536	£3,855,451	£3,837,789	£3,437,443
70% LAR : 15% LLR : 15% SO	20%	£5,249,400	£2,691,041	£2,533,356	£2,515,694	£2,115,334
70% LAR : 15% LLR : 15% SO	25%	£3,762,363	£1,352,243	£1,194,895	£1,177,233	£776,678
70% LAR : 15% LLR : 15% SO	30%	£2,258,854	£13,355	£174,908	£193,074	£605,384
70% LAR : 15% LLR : 15% SO	35%	£738,875	£1,423,100	£1,584,437	£1,602,603	£2,015,438
70% LAR : 15% LLR : 15% SO	40%	£-829,372	£-2,849,610	£-3,010,796	£-3,028,962	£-3,442,491
70% LAR : 15% LLR : 15% SO	45%	£-2,425,799	£-4,292,884	£-4,453,984	£-4,472,150	£-4,886,542
70% LAR : 15% LLR : 15% SO	50%	£-4,039,168	£-5,752,924	£-5,913,999	£-5,932,166	£-6,347,591

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,852,591	£-297,045	£-456,723	£-474,385	£-875,675
70% LAR : 15% LLR : 15% SO	5%	£1,431,438	£-1,570,632	£-1,729,711	£-1,747,373	£-2,148,183
70% LAR : 15% LLR : 15% SO	10%	£-6,166	£-2,860,520	£-3,019,070	£-3,036,732	£-3,437,226
70% LAR : 15% LLR : 15% SO	15%	£-1,460,281	£-4,166,711	£-4,324,796	£-4,342,458	£-4,742,804
70% LAR : 15% LLR : 15% SO	20%	£-2,930,847	£-5,489,206	£-5,646,891	£-5,664,553	£-6,064,913
70% LAR : 15% LLR : 15% SO	25%	£-4,417,884	£-6,828,004	£-6,985,352	£-7,003,014	£-7,403,569
70% LAR : 15% LLR : 15% SO	30%	£-5,921,393	£-8,193,602	£-8,355,155	£-8,373,321	£-8,785,631
70% LAR : 15% LLR : 15% SO	35%	£-7,441,372	£-9,603,347	£-9,764,684	£-9,782,850	£-10,195,685
70% LAR : 15% LLR : 15% SO	40%	£-9,009,619	£-11,029,857	£-11,191,043	£-11,209,209	£-11,622,738
70% LAR : 15% LLR : 15% SO	45%	£-10,606,046	£-12,473,131	£-12,634,231	£-12,652,397	£-13,066,789
70% LAR : 15% LLR : 15% SO	50%	£-12,219,415	£-13,933,171	£-14,094,246	£-14,112,413	£-14,527,838

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,307,900	£3,158,261	£2,998,585	£2,980,923	£2,579,634
70% LAR : 15% LLR : 15% SO	5%	£4,886,747	£1,884,677	£1,725,597	£1,707,935	£1,307,125
70% LAR : 15% LLR : 15% SO	10%	£3,449,123	£594,789	£436,239	£418,577	£18,083
70% LAR : 15% LLR : 15% SO	15%	£1,995,028	£-771,402	£-869,488	£-887,150	£-1,287,495
70% LAR : 15% LLR : 15% SO	20%	£524,462	£-2,033,897	£-2,191,582	£-2,209,244	£-2,609,604
70% LAR : 15% LLR : 15% SO	25%	£-962,576	£-3,372,695	£-3,530,043	£-3,547,705	£-3,948,260
70% LAR : 15% LLR : 15% SO	30%	£-2,466,084	£-4,738,294	£-4,899,846	£-4,918,012	£-5,330,322
70% LAR : 15% LLR : 15% SO	35%	£-3,986,063	£-6,148,038	£-6,309,375	£-6,327,542	£-6,740,376
70% LAR : 15% LLR : 15% SO	40%	£-5,554,310	£-7,574,548	£-7,735,735	£-7,753,902	£-8,167,429
70% LAR : 15% LLR : 15% SO	45%	£-7,150,738	£-9,017,823	£-9,178,922	£-9,197,089	£-9,611,480
70% LAR : 15% LLR : 15% SO	50%	£-8,764,107	£-10,477,862	£-10,638,938	£-10,657,104	£-11,072,529

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,476,295	£4,326,656	£4,166,980	£4,149,318	£3,748,029
70% LAR : 15% LLR : 15% SO	5%	£6,055,142	£3,053,072	£2,893,992	£2,876,330	£2,475,520
70% LAR : 15% LLR : 15% SO	10%	£4,617,518	£1,763,184	£1,604,634	£1,586,972	£1,186,478
70% LAR : 15% LLR : 15% SO	15%	£3,163,423	£456,993	£298,908	£281,245	£-119,100
70% LAR : 15% LLR : 15% SO	20%	£1,692,857	£-885,502	£-1,023,187	£-1,040,849	£-1,441,209
70% LAR : 15% LLR : 15% SO	25%	£205,820	£-2,204,300	£-2,361,648	£-2,379,310	£-2,779,865
70% LAR : 15% LLR : 15% SO	30%	£-1,297,689	£-3,569,899	£-3,731,451	£-3,749,817	£-4,161,927
70% LAR : 15% LLR : 15% SO	35%	£-2,817,688	£-4,979,643	£-5,140,980	£-5,159,147	£-5,571,981
70% LAR : 15% LLR : 15% SO	40%	£-4,385,915	£-6,406,153	£-6,567,339	£-6,585,506	£-6,990,034
70% LAR : 15% LLR : 15% SO	45%	£-5,982,343	£-7,849,428	£-8,010,527	£-8,028,694	£-8,443,085
70% LAR : 15% LLR : 15% SO	50%	£-7,598,712	£-9,309,467	£-9,470,543	£-9,488,709	£-9,904,134

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,360,739	£5,211,101	£5,051,425	£5,033,763	£4,632,473
70% LAR : 15% LLR : 15% SO	5%	£6,939,586	£3,937,516	£3,778,437	£3,760,775	£3,359,965
70% LAR : 15% LLR : 15% SO	10%	£5,501,962	£2,647,628	£2,489,078	£2,471,416	£2,070,922
70% LAR : 15% LLR : 15% SO	15%	£4,047,867	£1,341,437	£1,183,352	£1,165,690	£765,345
70% LAR : 15% LLR : 15% SO	20%	£2,577,302	£18,942	£-138,742	£-156,405	£-556,765
70% LAR : 15% LLR : 15% SO	25%	£1,090,264	£-1,319,856	£-1,477,204	£-1,494,866	£-1,895,421
70% LAR : 15% LLR : 15% SO	30%	£-143,244	£-2,885,454	£-3,042,007	£-3,059,773	£-3,477,483
70% LAR : 15% LLR : 15% SO	35%	£-1,933,224	£-4,095,199	£-4,256,536	£-4,274,702	£-4,687,537
70% LAR : 15% LLR : 15% SO	40%	£-3,501,471	£-5,521,709	£-5,682,895	£-5,701,061	£-6,114,589
70% LAR : 15% LLR : 15% SO	45%	£-5,097,898	£-6,964,983	£-7,126,083	£-7,144,249	£-7,558,641
70% LAR : 15% LLR : 15% SO	50%	£-6,711,267	£-8,425,023	£-8,586,098	£-8,604,264	£-9,019,690

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£675 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£59,496,225	£53,507,808	£52,845,067	£52,815,533	£52,133,989
70% LAR : 15% LLR : 15% SO	5%	£54,816,935	£49,107,128	£48,452,329	£48,422,793	£47,738,482
70% LAR : 15% LLR : 15% SO	10%	£50,133,735	£44,706,343	£44,059,332	£44,029,797	£43,342,719
70% LAR : 15% LLR : 15% SO	15%	£45,450,488	£40,305,453	£39,666,086	£39,636,552	£38,946,705
70% LAR : 15% LLR : 15% SO	20%	£40,767,195	£35,904,461	£35,272,595	£35,243,061	£34,550,447
70% LAR : 15% LLR : 15% SO	25%	£36,083,854	£31,503,368	£30,878,806	£30,849,331	£30,145,427
70% LAR : 15% LLR : 15% SO	30%	£31,400,469	£27,099,484	£26,453,476	£26,423,823	£25,715,495
70% LAR : 15% LLR : 15% SO	35%	£26,712,251	£22,644,927	£22,026,121	£21,996,168	£21,285,334
70% LAR : 15% LLR : 15% SO	40%	£21,991,947	£18,210,273	£17,598,540	£17,568,588	£16,854,946
70% LAR : 15% LLR : 15% SO	45%	£17,271,597	£13,775,525	£13,170,740	£13,140,787	£12,415,941
70% LAR : 15% LLR : 15% SO	50%	£12,551,199	£9,305,393	£8,698,974	£8,668,598	£7,939,166

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£36,305,225	£30,316,808	£29,654,067	£29,624,533	£28,942,989
70% LAR : 15% LLR : 15% SO	5%	£31,625,935	£25,916,128	£25,261,329	£25,231,793	£24,547,482
70% LAR : 15% LLR : 15% SO	10%	£26,942,735	£21,515,343	£20,868,332	£20,838,797	£20,151,719
70% LAR : 15% LLR : 15% SO	15%	£22,259,488	£17,114,453	£16,475,086	£16,445,552	£15,755,705
70% LAR : 15% LLR : 15% SO	20%	£17,576,195	£12,713,461	£12,081,595	£12,052,061	£11,359,447
70% LAR : 15% LLR : 15% SO	25%	£12,892,854	£8,312,368	£7,687,866	£7,658,331	£6,954,427
70% LAR : 15% LLR : 15% SO	30%	£8,209,469	£3,888,484	£3,262,476	£3,232,941	£2,524,495
70% LAR : 15% LLR : 15% SO	35%	£3,521,251	£-546,073	£-1,164,879	£-1,194,832	£-1,905,666
70% LAR : 15% LLR : 15% SO	40%	£-1,199,053	£-4,980,727	£-5,592,460	£-5,622,412	£-6,336,054
70% LAR : 15% LLR : 15% SO	45%	£-5,919,403	£-9,415,475	£-10,020,260	£-10,050,213	£-10,775,959
70% LAR : 15% LLR : 15% SO	50%	£-10,639,801	£-13,888,607	£-14,492,026	£-14,522,402	£-15,251,834

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£46,101,025	£40,112,608	£39,449,867	£39,420,333	£38,738,789
70% LAR : 15% LLR : 15% SO	5%	£41,421,735	£35,711,928	£35,057,129	£35,027,593	£34,343,282
70% LAR : 15% LLR : 15% SO	10%	£36,738,535	£31,311,143	£30,664,132	£30,634,597	£29,947,519
70% LAR : 15% LLR : 15% SO	15%	£32,055,288	£26,910,253	£26,270,886	£26,241,352	£25,551,505
70% LAR : 15% LLR : 15% SO	20%	£27,371,995	£22,509,261	£21,877,395	£21,847,861	£21,155,247
70% LAR : 15% LLR : 15% SO	25%	£22,688,654	£18,108,168	£17,483,666	£17,454,131	£16,750,227
70% LAR : 15% LLR : 15% SO	30%	£18,005,269	£13,684,284	£13,058,276	£13,028,823	£12,320,295
70% LAR : 15% LLR : 15% SO	35%	£13,317,051	£9,249,727	£8,630,921	£8,600,968	£7,890,134
70% LAR : 15% LLR : 15% SO	40%	£8,596,747	£4,815,073	£4,203,340	£4,173,388	£3,459,746
70% LAR : 15% LLR : 15% SO	45%	£3,876,397	£380,325	£-224,460	£-254,413	£-979,259
70% LAR : 15% LLR : 15% SO	50%	£-844,001	£-4,089,807	£-4,696,226	£-4,726,602	£-5,456,034

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£49,413,425	£43,425,008	£42,762,267	£42,732,733	£42,051,189
70% LAR : 15% LLR : 15% SO	5%	£44,734,135	£39,024,328	£38,369,529	£38,339,993	£37,655,682
70% LAR : 15% LLR : 15% SO	10%	£40,050,935	£34,623,543	£33,976,532	£33,946,997	£33,259,919
70% LAR : 15% LLR : 15% SO	15%	£35,367,688	£30,222,653	£29,583,286	£29,553,752	£28,863,905
70% LAR : 15% LLR : 15% SO	20%	£30,684,395	£25,821,661	£25,189,795	£25,160,261	£24,467,647
70% LAR : 15% LLR : 15% SO	25%	£26,001,054	£21,420,568	£20,796,066	£20,766,531	£20,062,627
70% LAR : 15% LLR : 15% SO	30%	£21,317,669	£16,996,684	£16,370,676	£16,340,723	£15,632,695
70% LAR : 15% LLR : 15% SO	35%	£16,629,451	£12,562,127	£11,943,321	£11,913,368	£11,202,534
70% LAR : 15% LLR : 15% SO	40%	£11,909,147	£8,127,473	£7,515,740	£7,485,788	£6,772,146
70% LAR : 15% LLR : 15% SO	45%	£7,188,797	£3,692,725	£3,087,940	£3,057,987	£2,333,141
70% LAR : 15% LLR : 15% SO	50%	£2,468,399	£-877,407	£-1,383,826	£-1,414,202	£-2,143,634

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£51,920,825	£45,932,408	£45,269,667	£45,240,133	£44,558,589
70% LAR : 15% LLR : 15% SO	5%	£47,241,535	£41,531,728	£40,876,929	£40,847,393	£40,163,082
70% LAR : 15% LLR : 15% SO	10%	£42,558,335	£37,130,943	£36,483,932	£36,454,397	£35,767,319
70% LAR : 15% LLR : 15% SO	15%	£37,875,088	£32,730,053	£32,090,686	£32,061,152	£31,371,305
70% LAR : 15% LLR : 15% SO	20%	£33,191,795	£28,329,061	£27,697,195	£27,667,661	£26,975,047
70% LAR : 15% LLR : 15% SO	25%	£28,508,454	£23,927,968	£23,303,466	£23,273,931	£22,570,027
70% LAR : 15% LLR : 15% SO	30%	£23,825,069	£19,504,084	£18,878,076	£18,848,123	£18,140,095
70% LAR : 15% LLR : 15% SO	35%	£19,136,851	£15,069,527	£14,450,721	£14,420,768	£13,709,934
70% LAR : 15% LLR : 15% SO	40%	£14,416,547	£10,534,873	£10,023,140	£9,993,188	£9,279,546
70% LAR : 15% LLR : 15% SO	45%	£9,696,197	£6,000,125	£5,595,340	£5,565,387	£4,840,541
70% LAR : 15% LLR : 15% SO	50%	£4,975,799	£1,729,993	£1,123,574	£1,093,198	£363,766

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£650 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£54,656,954	£48,736,246	£48,073,505	£48,043,971	£47,362,426
70% LAR : 15% LLR : 15% SO	5%	£50,204,831	£44,563,183	£43,908,383	£43,878,848	£43,194,536
70% LAR : 15% LLR : 15% SO	10%	£45,752,661	£40,390,014	£39,743,004	£39,713,470	£39,026,390
70% LAR : 15% LLR : 15% SO	15%	£41,300,446	£36,216,742	£36,577,374	£35,547,840	£34,857,993
70% LAR : 15% LLR : 15% SO	20%	£36,848,184	£32,043,367	£31,408,952	£31,379,000	£30,676,584
70% LAR : 15% LLR : 15% SO	25%	£32,395,875	£27,845,165	£27,211,826	£27,181,874	£26,476,652
70% LAR : 15% LLR : 15% SO	30%	£27,941,911	£23,640,472	£23,014,485	£22,984,512	£22,276,484
70% LAR : 15% LLR : 15% SO	35%	£23,454,864	£19,435,679	£18,816,872	£18,786,920	£18,076,085
70% LAR : 15% LLR : 15% SO	40%	£18,967,769	£15,230,789	£14,619,056	£14,589,103	£13,875,461
70% LAR : 15% LLR : 15% SO	45%	£14,480,629	£11,004,437	£10,391,094	£10,360,718	£9,634,132
70% LAR : 15% LLR : 15% SO	50%	£9,971,174	£6,755,978	£6,149,559	£6,119,183	£5,389,750

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£31,465,954	£25,545,246	£24,882,505	£24,852,971	£24,171,426
70% LAR : 15% LLR : 15% SO	5%	£27,013,831	£21,372,183	£20,717,383	£20,687,848	£20,003,536
70% LAR : 15% LLR : 15% SO	10%	£22,561,661	£17,199,014	£16,552,004	£16,522,470	£15,835,390
70% LAR : 15% LLR : 15% SO	15%	£18,109,446	£13,025,742	£12,386,374	£12,356,840	£11,666,993
70% LAR : 15% LLR : 15% SO	20%	£13,657,184	£8,852,367	£8,217,952	£8,188,000	£7,485,584
70% LAR : 15% LLR : 15% SO	25%	£9,204,875	£4,654,165	£4,020,826	£3,990,874	£3,285,652
70% LAR : 15% LLR : 15% SO	30%	£4,750,911	£449,472	£-176,535	£-206,488	£-914,516
70% LAR : 15% LLR : 15% SO	35%	£263,864	£-3,755,321	£-4,374,128	£-4,404,080	£-5,114,915
70% LAR : 15% LLR : 15% SO	40%	£-223,231	£-7,960,211	£-8,571,944	£-8,601,897	£-9,315,539
70% LAR : 15% LLR : 15% SO	45%	£-8,710,371	£-12,165,563	£-12,799,906	£-12,830,282	£-13,556,868
70% LAR : 15% LLR : 15% SO	50%	£-13,219,826	£-16,458,022	£-17,041,441	£-17,071,817	£-17,801,290

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£41,261,754	£35,341,046	£34,678,305	£34,648,771	£33,967,226
70% LAR : 15% LLR : 15% SO	5%	£36,809,631	£31,167,983	£30,513,183	£30,483,648	£29,799,336
70% LAR : 15% LLR : 15% SO	10%	£32,357,461	£26,994,814	£26,347,804	£26,318,270	£25,631,190
70% LAR : 15% LLR : 15% SO	15%	£27,905,246	£22,821,542	£22,182,174	£22,152,640	£21,462,793
70% LAR : 15% LLR : 15% SO	20%	£23,452,984	£18,648,167	£18,013,752	£17,983,800	£17,281,384
70% LAR : 15% LLR : 15% SO	25%	£19,000,675	£14,449,965	£13,816,626	£13,786,674	£13,081,452
70% LAR : 15% LLR : 15% SO	30%	£14,546,711	£10,245,272	£9,619,265	£9,589,312	£8,881,284
70% LAR : 15% LLR : 15% SO	35%	£10,059,664	£6,040,479	£5,421,672	£5,391,720	£4,680,885
70% LAR : 15% LLR : 15% SO	40%	£5,572,569	£1,835,589	£1,223,856	£1,193,903	£480,261
70% LAR : 15% LLR : 15% SO	45%	£1,085,429	£-2,380,763	£-3,094,108	£-3,034,482	£-3,761,068
70% LAR : 15% LLR : 15% SO	50%	£-3,424,026	£-6,639,222	£-7,245,641	£-7,276,017	£-8,005,450

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£44,574,154	£38,653,446	£37,990,705	£37,961,171	£37,279,626
70% LAR : 15% LLR : 15% SO	5%	£40,122,031	£34,480,383	£33,825,583	£33,796,048	£33,111,736
70% LAR : 15% LLR : 15% SO	10%	£35,669,861	£30,307,214	£29,660,204	£29,630,670	£28,943,590
70% LAR : 15% LLR : 15% SO	15%	£31,217,646	£26,133,942	£25,494,574	£25,465,040	£24,775,193
70% LAR : 15% LLR : 15% SO	20%	£26,765,384	£21,960,567	£21,326,152	£21,296,200	£20,593,784
70% LAR : 15% LLR : 15% SO	25%	£22,313,075	£17,782,365	£17,129,026	£17,099,074	£16,393,852
70% LAR : 15% LLR : 15% SO	30%	£17,859,111	£13,557,672	£12,931,665	£12,901,712	£12,193,684
70% LAR : 15% LLR : 15% SO	35%	£13,372,064	£9,352,879	£8,734,072	£8,704,120	£7,993,285
70% LAR : 15% LLR : 15% SO	40%	£8,884,969	£5,147,989	£4,536,256	£4,506,303	£3,792,661
70% LAR : 15% LLR : 15% SO	45%	£4,397,829	£921,637	£308,294	£277,918	£-446,868
70% LAR : 15% LLR : 15% SO	50%	£-1,111,626	£-3,326,822	£-3,933,241	£-3,963,617	£-4,693,050

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£47,081,554	£41,160,846	£40,498,105	£40,468,571	£39,787,026
70% LAR : 15% LLR : 15% SO	5%	£42,629,431	£36,987,783	£36,325,983	£36,303,448	£35,619,136
70% LAR : 15% LLR : 15% SO	10%	£38,177,261	£32,814,614	£32,167,604	£32,138,070	£31,450,990
70% LAR : 15% LLR : 15% SO	15%	£33,725,046	£28,641,342	£28,001,974	£27,972,440	£27,282,593
70% LAR : 15% LLR : 15% SO	20%	£29,272,784	£24,467,967	£23,833,552	£23,803,600	£23,101,184
70% LAR : 15% LLR : 15% SO	25%	£24,820,475	£20,294,765	£19,636,426	£19,606,474	£18,901,252
70% LAR : 15% LLR : 15% SO	30%	£20,366,511	£16,065,072	£15,439,065	£15,409,112	£14,701,084
70% LAR : 15% LLR : 15% SO	35%	£15,879,464	£11,860,279	£11,241,472	£11,211,520	£10,500,685
70% LAR : 15% LLR : 15% SO	40%	£11,392,369	£7,655,389	£7,043,656	£7,013,703	£6,300,061
70% LAR : 15% LLR : 15% SO	45%	£6,905,229	£3,429,037	£2,815,694	£2,785,318	£2,058,732
70% LAR : 15% LLR : 15% SO	50%	£2,395,774	£-8,184,422	£-8,425,841	£-8,456,217	£-9,183,650

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£600 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£44,970,681	£39,193,120	£38,530,380	£38,500,845	£37,819,301
70% LAR : 15% LLR : 15% SO	5%	£40,982,727	£35,477,367	£34,822,567	£34,793,033	£34,101,354
70% LAR : 15% LLR : 15% SO	10%	£36,994,727	£31,746,717	£31,090,551	£31,060,598	£30,363,797
70% LAR : 15% LLR : 15% SO	15%	£33,006,679	£28,003,961	£27,355,546	£27,325,593	£26,625,985
70% LAR : 15% LLR : 15% SO	20%	£29,010,374	£24,261,100	£23,620,293	£23,590,340	£22,887,926
70% LAR : 15% LLR : 15% SO	25%	£24,991,977	£20,518,137	£19,884,798	£19,854,846	£19,149,824
70% LAR : 15% LLR : 15% SO	30%	£20,973,532	£16,775,075	£16,149,068	£16,119,115	£15,411,067
70% LAR : 15% LLR : 15% SO	35%	£16,955,042	£13,022,809	£12,395,246	£12,364,870	£11,643,976
70% LAR : 15% LLR : 15% SO	40%	£12,936,503	£9,241,466	£8,621,076	£8,590,699	£7,866,959
70% LAR : 15% LLR : 15% SO	45%	£8,877,913	£5,460,025	£4,846,681	£4,816,306	£4,089,718
70% LAR : 15% LLR : 15% SO	50%	£4,817,523	£1,662,435	£1,047,435	£1,016,628	£276,874

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£21,779,681	£16,002,120	£15,339,380	£15,309,845	£14,628,301
70% LAR : 15% LLR : 15% SO	5%	£17,791,727	£12,286,367	£11,631,567	£11,602,033	£10,910,354
70% LAR : 15% LLR : 15% SO	10%	£13,803,727	£8,555,717	£7,899,551	£7,869,598	£7,172,797
70% LAR : 15% LLR : 15% SO	15%	£9,815,679	£4,812,961	£4,164,546	£4,134,593	£3,434,985
70% LAR : 15% LLR : 15% SO	20%	£5,819,374	£1,070,100	£429,293	£399,340	£-303,074
70% LAR : 15% LLR : 15% SO	25%	£1,800,977	£-2,672,863	£-3,306,202	£-3,336,154	£-4,041,376
70% LAR : 15% LLR : 15% SO	30%	£-2,217,468	£-6,415,925	£-7,041,932	£-7,071,885	£-7,779,913
70% LAR : 15% LLR : 15% SO	35%	£-6,235,958	£-10,168,191	£-10,795,754	£-10,826,130	£-11,547,024
70% LAR : 15% LLR : 15% SO	40%	£-10,254,497	£-13,949,534	£-14,569,924	£-14,600,301	£-15,324,041
70% LAR : 15% LLR : 15% SO	45%	£-14,313,087	£-17,730,975	£-18,344,319	£-18,374,694	£-19,101,282
70% LAR : 15% LLR : 15% SO	50%	£-18,373,477	£-21,528,565	£-22,143,565	£-22,174,372	£-22,914,126

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£31,575,481	£25,797,920	£25,135,180	£25,105,645	£24,424,101
70% LAR : 15% LLR : 15% SO	5%	£27,587,527	£22,082,167	£21,427,367	£21,397,833	£20,706,154
70% LAR : 15% LLR : 15% SO	10%	£23,599,527	£18,351,517	£17,695,351	£17,665,398	£16,968,597
70% LAR : 15% LLR : 15% SO	15%	£19,611,479	£14,608,761	£13,960,346	£13,930,393	£13,230,785
70% LAR : 15% LLR : 15% SO	20%	£15,615,174	£10,865,900	£10,225,093	£10,195,140	£9,492,726
70% LAR : 15% LLR : 15% SO	25%	£11,596,777	£7,122,937	£6,489,598	£6,459,646	£5,754,424
70% LAR : 15% LLR : 15% SO	30%	£7,578,332	£3,379,875	£2,753,868	£2,723,915	£2,015,887
70% LAR : 15% LLR : 15% SO	35%	£3,559,842	£-372,391	£-999,964	£-1,030,330	£-1,751,224
70% LAR : 15% LLR : 15% SO	40%	£-458,697	£-4,153,734	£-4,774,124	£-4,804,501	£-5,528,241
70% LAR : 15% LLR : 15% SO	45%	£-4,517,267	£-7,935,175	£-8,548,519	£-8,578,894	£-9,305,482
70% LAR : 15% LLR : 15% SO	50%	£-8,577,677	£-11,732,765	£-12,347,765	£-12,378,572	£-13,118,326

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£34,887,881	£29,110,320	£28,447,580	£28,418,045	£27,736,501
70% LAR : 15% LLR : 15% SO	5%	£30,899,927	£25,394,567	£24,739,767	£24,710,233	£24,018,554
70% LAR : 15% LLR : 15% SO	10%	£26,911,927	£21,663,917	£21,007,751	£20,977,798	£20,280,997
70% LAR : 15% LLR : 15% SO	15%	£22,923,879	£17,921,161	£17,272,746	£17,242,793	£16,543,185
70% LAR : 15% LLR : 15% SO	20%	£18,927,574	£14,178,300	£13,537,493	£13,507,540	£12,805,126
70% LAR : 15% LLR : 15% SO	25%	£14,909,177	£10,435,337	£9,801,998	£9,772,046	£9,066,824
70% LAR : 15% LLR : 15% SO	30%	£10,890,732	£6,692,275	£6,066,268	£6,036,315	£5,328,287
70% LAR : 15% LLR : 15% SO	35%	£6,872,242	£2,940,009	£2,312,446	£2,282,070	£1,561,176
70% LAR : 15% LLR : 15% SO	40%	£2,853,703	£-941,334	£-1,461,724	£-1,492,101	£-2,215,841
70% LAR : 15% LLR : 15% SO	45%	£-1,204,887	£-4,622,775	£-5,236,119	£-5,266,494	£-5,993,082
70% LAR : 15% LLR : 15% SO	50%	£-5,265,277	£-8,420,365	£-9,035,365	£-9,066,172	£-9,806,926

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£37,995,281	£31,617,720	£30,954,980	£30,925,445	£30,243,901
70% LAR : 15% LLR : 15% SO	5%	£33,407,327	£27,901,967	£27,247,167	£27,217,633	£26,525,954
70% LAR : 15% LLR : 15% SO	10%	£29,419,327	£24,171,317	£23,515,151	£23,485,198	£22,788,397
70% LAR : 15% LLR : 15% SO	15%	£25,431,279	£20,428,561	£19,780,146	£19,750,193	£19,050,585
70% LAR : 15% LLR : 15% SO	20%	£21,434,974	£16,685,700	£16,044,893	£16,014,940	£15,312,526
70% LAR : 15% LLR : 15% SO	25%	£17,416,577	£12,942,737	£12,309,398	£12,279,446	£11,574,224
70% LAR : 15% LLR : 15% SO	30%	£13,398,132	£9,199,675	£8,573,668	£8,543,715	£7,835,687
70% LAR : 15% LLR : 15% SO	35%	£9,379,642	£5,447,409	£4,819,846	£4,789,470	£4,068,576
70% LAR : 15% LLR : 15% SO	40%	£5,361,103	£1,666,066	£1,045,676	£1,015,299	£291,559
70% LAR : 15% LLR : 15% SO	45%	£1,302,513	£-2,115,375	£-2,728,719	£-2,759,994	£-3,485,682
70% LAR : 15% LLR : 15% SO	50%	£-2,757,877	£-5,912,965	£-6,527,365	£-6,558,172	£-7,299,526

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£550 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£35,284,410	£29,596,728	£28,924,610	£28,894,657	£28,203,468
70% LAR : 15% LLR : 15% SO	5%	£31,736,873	£26,298,815	£25,634,749	£25,604,797	£24,910,802
70% LAR : 15% LLR : 15% SO	10%	£28,169,917	£23,000,795	£22,344,628	£22,314,677	£21,617,874
70% LAR : 15% LLR : 15% SO	15%	£24,602,914	£19,702,669	£19,054,254	£19,024,302	£18,324,693
70% LAR : 15% LLR : 15% SO	20%	£21,035,864	£16,404,440	£15,763,632	£15,733,680	£15,025,643
70% LAR : 15% LLR : 15% SO	25%	£17,468,767	£13,086,890	£12,444,587	£12,414,211	£11,699,009
70% LAR : 15% LLR : 15% SO	30%	£13,901,623	£9,755,427	£9,120,560	£9,090,185	£8,372,137
70% LAR : 15% LLR : 15% SO	35%	£10,300,621	£6,423,864	£5,796,301	£5,765,924	£5,045,031
70% LAR : 15% LLR : 15% SO	40%	£6,696,754	£3,092,174	£2,463,004	£2,432,198	£1,698,216
70% LAR : 15% LLR : 15% SO	45%	£3,092,838	£-287,090	£-917,915	£-949,156	£-1,696,453
70% LAR : 15% LLR : 15% SO	50%	£-563,253	£-3,710,209	£-4,333,911	£-4,365,153	£-5,121,537

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,093,410	£6,405,728	£5,733,610	£5,703,657	£5,012,468
70% LAR : 15% LLR : 15% SO	5%	£8,545,873	£3,107,815	£2,443,749	£2,413,797	£1,719,802
70% LAR : 15% LLR : 15% SO	10%	£4,978,917	£-190,205	£-846,372	£-876,323	£-1,573,126
70% LAR : 15% LLR : 15% SO	15%	£1,411,914	£-3,488,331	£-4,136,746	£-4,166,698	£-4,866,307
70% LAR : 15% LLR : 15% SO	20%	£-2,155,136	£-6,786,560	£-7,427,368	£-7,457,320	£-8,165,357
70% LAR : 15% LLR : 15% SO	25%	£-5,722,233	£-10,104,110	£-10,746,413	£-10,776,789	£-11,491,991
70% LAR : 15% LLR : 15% SO	30%	£-9,289,377	£-13,435,573	£-14,070,440	£-14,100,815	£-14,818,863
70% LAR : 15% LLR : 15% SO	35%	£-12,890,379	£-16,767,136	£-17,394,699	£-17,425,076	£-18,145,969
70% LAR : 15% LLR : 15% SO	40%	£-16,494,246	£-20,098,826	£-20,727,996	£-20,758,802	£-21,492,784
70% LAR : 15% LLR : 15% SO	45%	£-20,098,162	£-23,476,090	£-24,108,915	£-24,140,156	£-24,897,453
70% LAR : 15% LLR : 15% SO	50%	£-23,754,293	£-26,901,209	£-27,524,911	£-27,556,153	£-28,312,697

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£21,889,210	£16,201,528	£15,529,410	£15,499,457	£14,808,268
70% LAR : 15% LLR : 15% SO	5%	£18,341,673	£12,903,615	£12,239,549	£12,209,597	£11,515,602
70% LAR : 15% LLR : 15% SO	10%	£14,774,717	£9,605,595	£8,949,428	£8,919,477	£8,222,674
70% LAR : 15% LLR : 15% SO	15%	£11,207,714	£6,307,469	£5,659,054	£5,629,102	£4,929,493
70% LAR : 15% LLR : 15% SO	20%	£7,640,664	£3,009,240	£2,368,432	£2,338,480	£1,630,443
70% LAR : 15% LLR : 15% SO	25%	£4,073,567	£-308,310	£-950,613	£-980,989	£-1,686,191
70% LAR : 15% LLR : 15% SO	30%	£506,423	£-3,639,773	£-4,274,640	£-4,305,015	£-5,023,063
70% LAR : 15% LLR : 15% SO	35%	£-3,094,579	£-6,971,336	£-7,598,899	£-7,629,276	£-8,350,169
70% LAR : 15% LLR : 15% SO	40%	£-6,698,446	£-10,303,026	£-10,932,196	£-10,963,002	£-11,696,984
70% LAR : 15% LLR : 15% SO	45%	£-10,302,362	£-13,682,290	£-14,313,115	£-14,344,356	£-15,091,653
70% LAR : 15% LLR : 15% SO	50%	£-13,956,453	£-17,105,499	£-17,729,111	£-17,760,353	£-18,516,737

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£25,201,610	£19,513,928	£18,841,810	£18,811,857	£18,120,668
70% LAR : 15% LLR : 15% SO	5%	£21,654,073	£16,216,015	£15,551,949	£15,521,997	£14,828,002
70% LAR : 15% LLR : 15% SO	10%	£18,087,117	£12,917,995	£12,261,828	£12,231,877	£11,535,074
70% LAR : 15% LLR : 15% SO	15%	£14,520,114	£9,619,869	£8,971,454	£8,941,502	£8,241,893
70% LAR : 15% LLR : 15% SO	20%	£10,953,064	£6,321,640	£5,680,832	£5,650,880	£4,942,843
70% LAR : 15% LLR : 15% SO	25%	£7,385,967	£3,004,090	£2,361,787	£2,331,411	£1,616,209
70% LAR : 15% LLR : 15% SO	30%	£3,818,823	£-327,373	£-962,240	£-992,615	£-1,710,663
70% LAR : 15% LLR : 15% SO	35%	£217,821	£-3,658,936	£-4,286,499	£-4,316,876	£-5,037,769
70% LAR : 15% LLR : 15% SO	40%	£-3,386,046	£-6,990,626	£-7,619,796	£-7,650,602	£-8,384,584
70% LAR : 15% LLR : 15% SO	45%	£-6,990,962	£-10,369,890	£-11,000,715	£-11,031,956	£-11,779,353
70% LAR : 15% LLR : 15% SO	50%	£-10,646,063	£-13,793,009	£-14,416,711	£-14,447,953	£-15,204,337

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£27,709,010	£22,021,328	£21,349,210	£21,319,257	£20,628,068
70% LAR : 15% LLR : 15% SO	5%	£24,161,473	£18,723,415	£18,059,349	£18,029,397	£17,335,402
70% LAR : 15% LLR : 15% SO	10%	£20,594,517	£15,425,395	£14,769,228	£14,739,277	£14,042,474
70% LAR : 15% LLR : 15% SO	15%	£17,027,514	£12,127,269	£11,478,854	£11,448,902	£10,749,293
70% LAR : 15% LLR : 15% SO	20%	£13,460,464	£8,829,040	£8,188,232	£8,158,280	£7,450,243
70% LAR : 15% LLR : 15% SO	25%	£9,893,367	£5,511,490	£4,869,187	£4,838,811	£4,123,609
70% LAR : 15% LLR : 15% SO	30%	£6,326,223	£2,180,027	£1,545,160	£1,514,785	£796,737
70% LAR : 15% LLR : 15% SO	35%	£2,725,221	£-1,151,536	£-1,779,099	£-1,809,476	£-2,530,369
70% LAR : 15% LLR : 15% SO	40%	£-978,646	£-4,483,226	£-5,112,396	£-5,143,202	£-5,877,184
70% LAR : 15% LLR : 15% SO	45%	£-4,482,562	£-7,862,490	£-8,493,315	£-8,524,556	£-9,271,653
70% LAR : 15% LLR : 15% SO	50%	£-8,136,653	£-11,285,609	£-11,909,311	£-11,940,553	£-12,696,897

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£500 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£25,524,071	£20,149,673	£19,477,554	£19,447,601	£18,756,412
70% LAR : 15% LLR : 15% SO	5%	£22,392,822	£17,271,575	£16,606,826	£16,576,449	£15,872,634
70% LAR : 15% LLR : 15% SO	10%	£19,261,526	£14,373,760	£13,708,308	£13,677,931	£12,971,269
70% LAR : 15% LLR : 15% SO	15%	£16,130,182	£11,467,123	£10,809,533	£10,779,156	£10,069,648
70% LAR : 15% LLR : 15% SO	20%	£12,981,280	£8,560,382	£7,910,506	£7,880,130	£7,167,774
70% LAR : 15% LLR : 15% SO	25%	£9,818,121	£5,653,536	£5,011,234	£4,980,859	£4,265,657
70% LAR : 15% LLR : 15% SO	30%	£6,654,914	£2,739,016	£2,095,166	£2,064,359	£1,336,152
70% LAR : 15% LLR : 15% SO	35%	£3,491,661	£-208,765	£-854,215	£-885,457	£-1,626,898
70% LAR : 15% LLR : 15% SO	40%	£292,602	£-3,195,407	£-3,833,479	£-3,864,721	£-4,609,089
70% LAR : 15% LLR : 15% SO	45%	£-2,953,354	£-6,203,404	£-6,843,156	£-6,874,839	£-7,632,710
70% LAR : 15% LLR : 15% SO	50%	£-6,230,176	£-9,238,532	£-9,871,060	£-9,902,744	£-10,663,584

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,333,071	£-3,041,327	£-3,713,446	£-3,743,399	£-4,434,588
70% LAR : 15% LLR : 15% SO	5%	£-798,178	£-5,919,425	£-6,584,174	£-6,614,551	£-7,318,366
70% LAR : 15% LLR : 15% SO	10%	£-3,929,474	£-8,817,240	£-9,482,692	£-9,513,069	£-10,219,731
70% LAR : 15% LLR : 15% SO	15%	£-7,060,818	£-11,723,877	£-12,381,467	£-12,411,844	£-13,121,352
70% LAR : 15% LLR : 15% SO	20%	£-10,209,720	£-14,630,618	£-15,280,494	£-15,310,870	£-16,023,226
70% LAR : 15% LLR : 15% SO	25%	£-13,372,879	£-17,537,464	£-18,179,766	£-18,210,141	£-18,925,343
70% LAR : 15% LLR : 15% SO	30%	£-16,536,086	£-20,451,984	£-21,095,834	£-21,126,641	£-21,854,848
70% LAR : 15% LLR : 15% SO	35%	£-19,699,339	£-23,399,765	£-24,045,215	£-24,076,457	£-24,817,898
70% LAR : 15% LLR : 15% SO	40%	£-22,898,398	£-26,386,407	£-27,024,479	£-27,055,721	£-27,800,089
70% LAR : 15% LLR : 15% SO	45%	£-26,144,354	£-29,394,404	£-30,034,156	£-30,065,639	£-30,823,710
70% LAR : 15% LLR : 15% SO	50%	£-29,421,176	£-32,428,532	£-33,062,060	£-33,093,744	£-33,854,684

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,128,871	£6,754,473	£6,082,354	£6,052,401	£5,361,212
70% LAR : 15% LLR : 15% SO	5%	£8,997,622	£3,876,375	£3,211,626	£3,181,249	£2,477,434
70% LAR : 15% LLR : 15% SO	10%	£5,866,326	£978,560	£313,108	£282,731	£-423,931
70% LAR : 15% LLR : 15% SO	15%	£2,734,982	£-1,928,077	£-2,585,667	£-2,616,044	£-3,325,552
70% LAR : 15% LLR : 15% SO	20%	£-413,920	£-4,834,818	£-5,484,694	£-5,515,070	£-6,227,426
70% LAR : 15% LLR : 15% SO	25%	£-3,577,079	£-7,741,664	£-8,383,966	£-8,414,341	£-9,129,543
70% LAR : 15% LLR : 15% SO	30%	£-6,740,286	£-10,656,184	£-11,300,034	£-11,330,841	£-12,039,048
70% LAR : 15% LLR : 15% SO	35%	£-9,903,539	£-13,603,965	£-14,249,415	£-14,280,657	£-15,022,098
70% LAR : 15% LLR : 15% SO	40%	£-13,102,598	£-16,590,607	£-17,228,679	£-17,259,921	£-18,004,289
70% LAR : 15% LLR : 15% SO	45%	£-16,349,554	£-19,598,604	£-20,238,356	£-20,270,039	£-21,027,910
70% LAR : 15% LLR : 15% SO	50%	£-19,626,376	£-22,633,732	£-23,266,260	£-23,297,944	£-24,058,784

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,441,271	£10,066,873	£9,394,754	£9,364,601	£8,673,612
70% LAR : 15% LLR : 15% SO	5%	£12,310,022	£7,188,775	£6,524,026	£6,493,649	£5,789,834
70% LAR : 15% LLR : 15% SO	10%	£9,178,726	£4,290,960	£3,625,508	£3,595,131	£2,888,469
70% LAR : 15% LLR : 15% SO	15%	£6,047,382	£1,384,323	£726,733	£696,356	£-13,152
70% LAR : 15% LLR : 15% SO	20%	£2,898,480	£-1,522,418	£-2,172,294	£-2,202,670	£-2,915,026
70% LAR : 15% LLR : 15% SO	25%	£-264,679	£-4,429,264	£-5,071,566	£-5,101,941	£-5,817,143
70% LAR : 15% LLR : 15% SO	30%	£-3,427,886	£-7,343,784	£-7,987,634	£-8,018,441	£-8,746,648
70% LAR : 15% LLR : 15% SO	35%	£-6,591,139	£-10,291,565	£-10,937,015	£-10,968,257	£-11,709,898
70% LAR : 15% LLR : 15% SO	40%	£-9,790,198	£-13,278,207	£-13,916,279	£-13,947,521	£-14,691,889
70% LAR : 15% LLR : 15% SO	45%	£-13,036,154	£-16,286,204	£-16,925,956	£-16,957,639	£-17,715,510
70% LAR : 15% LLR : 15% SO	50%	£-16,312,976	£-19,321,332	£-19,953,860	£-19,985,544	£-20,746,384

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£17,948,671	£12,574,273	£11,902,154	£11,872,201	£11,181,012
70% LAR : 15% LLR : 15% SO	5%	£14,817,422	£9,696,175	£9,031,426	£9,001,049	£8,297,234
70% LAR : 15% LLR : 15% SO	10%	£11,686,126	£6,798,360	£6,132,908	£6,102,531	£5,395,869
70% LAR : 15% LLR : 15% SO	15%	£8,554,782	£3,891,723	£3,234,133	£3,203,756	£2,494,248
70% LAR : 15% LLR : 15% SO	20%	£5,405,880	£984,982	£335,106	£304,730	£-407,626
70% LAR : 15% LLR : 15% SO	25%	£2,242,721	£-1,921,864	£-2,564,166	£-2,594,541	£-3,309,743
70% LAR : 15% LLR : 15% SO	30%	£-920,486	£-4,836,384	£-5,480,234	£-5,511,041	£-6,239,248
70% LAR : 15% LLR : 15% SO	35%	£-4,083,739	£-7,784,165	£-8,429,615	£-8,460,857	£-9,202,298
70% LAR : 15% LLR : 15% SO	40%	£-7,282,798	£-10,770,807	£-11,408,879	£-11,440,121	£-12,184,489
70% LAR : 15% LLR : 15% SO	45%	£-10,529,754	£-13,778,804	£-14,418,556	£-14,450,239	£-15,208,110
70% LAR : 15% LLR : 15% SO	50%	£-13,806,576	£-16,813,932	£-17,446,460	£-17,478,144	£-18,238,984

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£475 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,634,215	£15,313,349	£14,631,720	£14,601,343	£13,900,374
70% LAR : 15% LLR : 15% SO	5%	£17,714,202	£12,617,368	£11,943,905	£11,913,529	£11,209,713
70% LAR : 15% LLR : 15% SO	10%	£14,788,187	£9,921,279	£9,255,827	£9,225,450	£8,518,789
70% LAR : 15% LLR : 15% SO	15%	£11,838,719	£7,225,082	£6,567,491	£6,537,115	£5,827,606
70% LAR : 15% LLR : 15% SO	20%	£8,889,203	£4,528,780	£3,878,904	£3,848,528	£3,130,131
70% LAR : 15% LLR : 15% SO	25%	£5,939,642	£1,811,034	£1,159,643	£1,128,837	£403,515
70% LAR : 15% LLR : 15% SO	30%	£2,987,562	£-933,506	£-1,586,467	£-1,617,709	£-2,356,223
70% LAR : 15% LLR : 15% SO	35%	£-647	£-3,703,776	£-4,349,226	£-4,380,469	£-5,121,909
70% LAR : 15% LLR : 15% SO	40%	£-3,031,181	£-6,497,129	£-7,144,231	£-7,175,915	£-7,930,817
70% LAR : 15% LLR : 15% SO	45%	£-6,083,685	£-9,312,525	£-9,952,277	£-9,983,961	£-10,741,832
70% LAR : 15% LLR : 15% SO	50%	£-9,163,009	£-12,128,023	£-12,760,551	£-12,792,235	£-13,553,074

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-2,556,795	£-7,877,651	£-8,559,280	£-8,589,657	£-9,290,626
70% LAR : 15% LLR : 15% SO	5%	£-5,476,798	£-10,573,632	£-11,247,095	£-11,277,471	£-11,981,287
70% LAR : 15% LLR : 15% SO	10%	£-8,402,813	£-13,269,721	£-13,935,173	£-13,965,550	£-14,672,211
70% LAR : 15% LLR : 15% SO	15%	£-11,352,281	£-15,965,918	£-16,623,509	£-16,653,885	£-17,363,394
70% LAR : 15% LLR : 15% SO	20%	£-14,301,797	£-18,662,220	£-19,312,096	£-19,342,472	£-20,060,869
70% LAR : 15% LLR : 15% SO	25%	£-17,251,358	£-21,379,966	£-22,031,357	£-22,062,163	£-22,787,485
70% LAR : 15% LLR : 15% SO	30%	£-20,203,438	£-24,124,506	£-24,777,467	£-24,808,709	£-25,547,223
70% LAR : 15% LLR : 15% SO	35%	£-23,191,647	£-26,894,776	£-27,540,226	£-27,571,469	£-28,312,909
70% LAR : 15% LLR : 15% SO	40%	£-26,222,181	£-29,688,129	£-30,335,231	£-30,366,915	£-31,121,817
70% LAR : 15% LLR : 15% SO	45%	£-29,274,695	£-32,503,525	£-33,143,277	£-33,174,961	£-33,932,632
70% LAR : 15% LLR : 15% SO	50%	£-32,354,009	£-35,319,023	£-35,951,551	£-35,983,235	£-36,744,074

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,239,015	£1,918,149	£1,236,620	£1,206,143	£505,174
70% LAR : 15% LLR : 15% SO	5%	£4,319,002	£-777,832	£-1,451,295	£-1,481,671	£-2,185,487
70% LAR : 15% LLR : 15% SO	10%	£1,392,987	£-3,473,921	£-4,139,373	£-4,169,750	£-4,876,411
70% LAR : 15% LLR : 15% SO	15%	£-1,556,481	£-6,170,118	£-6,827,709	£-6,858,085	£-7,567,594
70% LAR : 15% LLR : 15% SO	20%	£-4,505,997	£-8,866,420	£-9,516,296	£-9,546,672	£-10,265,069
70% LAR : 15% LLR : 15% SO	25%	£-7,455,558	£-11,584,166	£-12,235,557	£-12,266,363	£-12,991,685
70% LAR : 15% LLR : 15% SO	30%	£-10,407,638	£-14,328,706	£-14,981,667	£-15,012,909	£-15,751,423
70% LAR : 15% LLR : 15% SO	35%	£-13,395,847	£-17,098,976	£-17,744,426	£-17,775,669	£-18,517,109
70% LAR : 15% LLR : 15% SO	40%	£-16,426,381	£-19,892,329	£-20,539,431	£-20,571,115	£-21,328,017
70% LAR : 15% LLR : 15% SO	45%	£-19,479,895	£-22,707,725	£-23,347,477	£-23,379,161	£-24,137,932
70% LAR : 15% LLR : 15% SO	50%	£-22,558,209	£-25,523,223	£-26,155,751	£-26,187,435	£-26,948,274

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,551,415	£5,230,549	£4,548,920	£4,518,543	£3,817,574
70% LAR : 15% LLR : 15% SO	5%	£7,631,402	£2,534,568	£1,861,105	£1,830,729	£1,126,913
70% LAR : 15% LLR : 15% SO	10%	£4,705,387	£-161,521	£-826,973	£-857,350	£-1,564,011
70% LAR : 15% LLR : 15% SO	15%	£1,755,919	£-2,857,718	£-3,515,309	£-3,545,685	£-4,255,194
70% LAR : 15% LLR : 15% SO	20%	£-1,193,597	£-5,554,020	£-6,203,896	£-6,234,272	£-6,952,669
70% LAR : 15% LLR : 15% SO	25%	£-4,143,158	£-8,271,766	£-8,923,157	£-8,953,963	£-9,679,285
70% LAR : 15% LLR : 15% SO	30%	£-7,095,238	£-11,016,306	£-11,669,267	£-11,700,509	£-12,439,023
70% LAR : 15% LLR : 15% SO	35%	£-10,083,447	£-13,788,576	£-14,432,026	£-14,463,269	£-15,204,709
70% LAR : 15% LLR : 15% SO	40%	£-13,113,981	£-16,579,929	£-17,227,031	£-17,258,715	£-18,013,617
70% LAR : 15% LLR : 15% SO	45%	£-16,166,495	£-19,395,325	£-20,035,077	£-20,066,761	£-20,824,632
70% LAR : 15% LLR : 15% SO	50%	£-19,246,909	£-22,210,823	£-22,843,351	£-22,875,035	£-23,635,674

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£13,058,815	£7,737,949	£7,056,320	£7,025,943	£6,324,974
70% LAR : 15% LLR : 15% SO	5%	£10,138,802	£5,041,968	£4,368,505	£4,338,129	£3,634,313
70% LAR : 15% LLR : 15% SO	10%	£7,212,787	£2,345,879	£1,680,427	£1,650,050	£943,389
70% LAR : 15% LLR : 15% SO	15%	£4,263,319	£-350,318	£-1,007,909	£-1,038,285	£-1,747,794
70% LAR : 15% LLR : 15% SO	20%	£1,313,803	£-3,046,620	£-3,696,496	£-3,726,872	£-4,445,269
70% LAR : 15% LLR : 15% SO	25%	£-1,635,758	£-5,764,366	£-6,415,757	£-6,446,563	£-7,171,885
70% LAR : 15% LLR : 15% SO	30%	£-4,587,838	£-8,508,906	£-9,161,867	£-9,193,109	£-9,931,623
70% LAR : 15% LLR : 15% SO	35%	£-7,576,047	£-11,279,176	£-11,924,626	£-11,955,869	£-12,697,309
70% LAR : 15% LLR : 15% SO	40%	£-10,606,581	£-14,072,529	£-14,719,631	£-14,751,315	£-15,506,217
70% LAR : 15% LLR : 15% SO	45%	£-13,659,095	£-16,887,925	£-17,527,677	£-17,559,361	£-18,317,232
70% LAR : 15% LLR : 15% SO	50%	£-16,738,409	£-19,703,423	£-20,335,951	£-20,367,635	£-21,128,474

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£675 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£84,722,733	-£91,388,189	-£91,784,723	-£91,829,872	-£92,825,136
70% LAR : 15% LLR : 15% SO	5%	-£82,490,857	-£88,850,979	-£89,246,033	-£89,291,183	-£90,285,254
70% LAR : 15% LLR : 15% SO	10%	-£80,299,884	-£86,354,257	-£86,747,995	-£86,793,145	-£87,786,434
70% LAR : 15% LLR : 15% SO	15%	-£78,149,816	-£83,898,024	-£84,290,607	-£84,335,757	-£85,328,675
70% LAR : 15% LLR : 15% SO	20%	-£76,040,652	-£81,482,277	-£81,873,867	-£81,919,017	-£82,911,972
70% LAR : 15% LLR : 15% SO	25%	-£73,972,391	-£79,107,016	-£79,497,771	-£79,542,921	-£80,536,322
70% LAR : 15% LLR : 15% SO	30%	-£71,945,034	-£76,772,239	-£77,162,317	-£77,207,467	-£78,201,725
70% LAR : 15% LLR : 15% SO	35%	-£69,958,590	-£74,477,945	-£74,867,503	-£74,912,652	-£75,908,176
70% LAR : 15% LLR : 15% SO	40%	-£68,013,031	-£72,224,131	-£72,613,325	-£72,658,474	-£73,655,673
70% LAR : 15% LLR : 15% SO	45%	-£66,108,385	-£70,010,797	-£70,399,780	-£70,444,930	-£71,444,214
70% LAR : 15% LLR : 15% SO	50%	-£64,244,644	-£67,837,942	-£68,226,868	-£68,272,018	-£69,273,796

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£105,173,350	-£111,836,806	-£112,235,341	-£112,280,489	-£113,276,763
70% LAR : 15% LLR : 15% SO	5%	-£102,941,474	-£109,301,596	-£109,696,650	-£109,741,800	-£110,735,871
70% LAR : 15% LLR : 15% SO	10%	-£100,750,502	-£106,804,874	-£107,198,613	-£107,243,762	-£108,237,052
70% LAR : 15% LLR : 15% SO	15%	-£98,600,433	-£104,348,641	-£104,741,225	-£104,786,374	-£105,779,292
70% LAR : 15% LLR : 15% SO	20%	-£96,491,269	-£101,932,894	-£102,324,485	-£102,369,634	-£103,362,589
70% LAR : 15% LLR : 15% SO	25%	-£94,423,008	-£99,557,633	-£99,948,389	-£99,993,538	-£100,986,939
70% LAR : 15% LLR : 15% SO	30%	-£92,395,651	-£97,222,856	-£97,612,935	-£97,658,084	-£98,652,342
70% LAR : 15% LLR : 15% SO	35%	-£90,409,198	-£94,928,562	-£95,318,120	-£95,363,269	-£96,358,793
70% LAR : 15% LLR : 15% SO	40%	-£88,463,648	-£92,674,748	-£93,063,942	-£93,109,091	-£94,106,291
70% LAR : 15% LLR : 15% SO	45%	-£86,559,002	-£90,461,414	-£90,850,398	-£90,895,547	-£91,894,831
70% LAR : 15% LLR : 15% SO	50%	-£84,695,261	-£88,288,559	-£88,677,486	-£88,722,636	-£89,724,414

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£96,535,079	-£103,200,535	-£103,597,069	-£103,642,216	-£104,637,481
70% LAR : 15% LLR : 15% SO	5%	-£94,303,203	-£100,663,324	-£101,058,379	-£101,103,528	-£102,097,600
70% LAR : 15% LLR : 15% SO	10%	-£92,112,230	-£98,166,603	-£98,560,341	-£98,605,491	-£99,598,780
70% LAR : 15% LLR : 15% SO	15%	-£89,962,162	-£95,710,369	-£96,102,953	-£96,148,103	-£97,141,021
70% LAR : 15% LLR : 15% SO	20%	-£87,852,997	-£93,294,623	-£93,686,213	-£93,731,362	-£94,724,318
70% LAR : 15% LLR : 15% SO	25%	-£85,784,736	-£90,919,362	-£91,310,117	-£91,355,266	-£92,348,668
70% LAR : 15% LLR : 15% SO	30%	-£83,757,380	-£88,584,585	-£88,974,663	-£89,019,812	-£90,014,071
70% LAR : 15% LLR : 15% SO	35%	-£81,770,926	-£86,290,290	-£86,679,848	-£86,724,998	-£87,720,521
70% LAR : 15% LLR : 15% SO	40%	-£79,825,377	-£84,036,476	-£84,425,670	-£84,470,820	-£85,468,019
70% LAR : 15% LLR : 15% SO	45%	-£77,920,730	-£81,823,143	-£82,212,126	-£82,257,276	-£83,256,560
70% LAR : 15% LLR : 15% SO	50%	-£76,056,990	-£79,650,288	-£80,039,214	-£80,084,363	-£81,086,142

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£93,614,091	-£100,279,547	-£100,676,081	-£100,721,230	-£101,716,494
70% LAR : 15% LLR : 15% SO	5%	-£91,382,215	-£97,742,337	-£98,137,391	-£98,182,541	-£99,176,612
70% LAR : 15% LLR : 15% SO	10%	-£89,191,243	-£95,245,615	-£95,639,353	-£95,684,503	-£96,677,792
70% LAR : 15% LLR : 15% SO	15%	-£87,041,174	-£92,789,382	-£93,181,965	-£93,227,115	-£94,220,033
70% LAR : 15% LLR : 15% SO	20%	-£84,932,010	-£90,373,635	-£90,765,225	-£90,810,375	-£91,803,330
70% LAR : 15% LLR : 15% SO	25%	-£82,863,749	-£87,998,374	-£88,389,129	-£88,434,279	-£89,427,680
70% LAR : 15% LLR : 15% SO	30%	-£80,836,392	-£85,663,597	-£86,053,675	-£86,098,825	-£87,093,083
70% LAR : 15% LLR : 15% SO	35%	-£78,849,938	-£83,369,303	-£83,758,861	-£83,804,010	-£84,799,534
70% LAR : 15% LLR : 15% SO	40%	-£76,904,389	-£81,115,489	-£81,504,683	-£81,549,832	-£82,547,031
70% LAR : 15% LLR : 15% SO	45%	-£74,999,743	-£78,902,155	-£79,291,138	-£79,336,288	-£80,335,572
70% LAR : 15% LLR : 15% SO	50%	-£73,136,002	-£76,729,300	-£77,118,226	-£77,163,376	-£78,166,164

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£91,402,990	-£98,068,436	-£98,464,970	-£98,510,119	-£99,505,383
70% LAR : 15% LLR : 15% SO	5%	-£89,171,104	-£95,531,225	-£95,926,280	-£95,971,429	-£96,965,501
70% LAR : 15% LLR : 15% SO	10%	-£86,980,131	-£93,034,504	-£93,428,242	-£93,473,392	-£94,466,681
70% LAR : 15% LLR : 15% SO	15%	-£84,830,063	-£90,578,271	-£90,970,854	-£91,016,004	-£92,008,922
70% LAR : 15% LLR : 15% SO	20%	-£82,720,899	-£88,162,524	-£88,554,114	-£88,599,264	-£89,592,219
70% LAR : 15% LLR : 15% SO	25%	-£80,652,638	-£85,787,263	-£86,178,018	-£86,223,168	-£87,216,569
70% LAR : 15% LLR : 15% SO	30%	-£78,625,281	-£83,452,486	-£83,842,564	-£83,887,714	-£84,881,972
70% LAR : 15% LLR : 15% SO	35%	-£76,638,827	-£81,158,192	-£81,547,750	-£81,592,899	-£82,588,423
70% LAR : 15% LLR : 15% SO	40%	-£74,693,278	-£78,904,378	-£79,293,572	-£79,338,721	-£80,335,920
70% LAR : 15% LLR : 15% SO	45%	-£72,789,632	-£76,691,044	-£77,080,027	-£77,125,177	-£78,124,461
70% LAR : 15% LLR : 15% SO	50%	-£70,924,891	-£74,518,189	-£74,807,115	-£74,852,265	-£75,954,043

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£650 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£85,433,455	£92,088,408	£92,484,942	£92,530,090	£93,525,354
70% LAR : 15% LLR : 15% SO	5%	£83,181,916	£89,531,824	£89,926,879	£89,972,028	£90,966,100
70% LAR : 15% LLR : 15% SO	10%	£80,971,281	£87,015,731	£87,409,470	£87,454,619	£88,447,909
70% LAR : 15% LLR : 15% SO	15%	£78,801,550	£84,540,125	£84,932,710	£84,977,859	£85,970,776
70% LAR : 15% LLR : 15% SO	20%	£76,672,722	£82,105,007	£82,496,597	£82,541,747	£83,534,701
70% LAR : 15% LLR : 15% SO	25%	£74,584,798	£79,710,374	£80,101,129	£80,146,278	£81,139,680
70% LAR : 15% LLR : 15% SO	30%	£72,537,778	£77,356,224	£77,746,303	£77,791,452	£78,785,709
70% LAR : 15% LLR : 15% SO	35%	£70,531,662	£75,042,557	£75,432,115	£75,477,265	£76,472,788
70% LAR : 15% LLR : 15% SO	40%	£68,566,450	£72,769,372	£73,158,565	£73,203,714	£74,200,913
70% LAR : 15% LLR : 15% SO	45%	£66,642,141	£70,536,665	£70,925,648	£70,970,798	£71,970,082
70% LAR : 15% LLR : 15% SO	50%	£64,758,737	£68,344,437	£68,733,364	£68,778,513	£69,780,292

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£105,884,073	£112,539,025	£112,935,559	£112,980,708	£113,975,972
70% LAR : 15% LLR : 15% SO	5%	£103,632,533	£109,982,442	£110,377,496	£110,422,646	£111,416,717
70% LAR : 15% LLR : 15% SO	10%	£101,421,898	£107,466,348	£107,860,087	£107,905,236	£108,898,526
70% LAR : 15% LLR : 15% SO	15%	£99,252,167	£104,990,742	£105,383,327	£105,428,477	£106,421,394
70% LAR : 15% LLR : 15% SO	20%	£97,123,339	£102,555,624	£102,947,214	£102,992,364	£103,985,318
70% LAR : 15% LLR : 15% SO	25%	£95,035,416	£100,160,991	£100,551,747	£100,596,895	£101,590,297
70% LAR : 15% LLR : 15% SO	30%	£92,988,395	£97,806,842	£98,196,920	£98,242,069	£99,236,327
70% LAR : 15% LLR : 15% SO	35%	£90,982,279	£95,493,174	£95,882,733	£95,927,882	£96,923,405
70% LAR : 15% LLR : 15% SO	40%	£89,017,067	£93,219,989	£93,609,183	£93,654,331	£94,651,530
70% LAR : 15% LLR : 15% SO	45%	£87,092,759	£90,987,262	£91,376,266	£91,421,415	£92,420,699
70% LAR : 15% LLR : 15% SO	50%	£85,209,364	£88,795,055	£89,183,981	£89,229,130	£90,230,909

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£97,245,801	£103,900,753	£104,297,288	£104,342,436	£105,337,700
70% LAR : 15% LLR : 15% SO	5%	£94,994,262	£101,344,170	£101,739,225	£101,784,374	£102,778,446
70% LAR : 15% LLR : 15% SO	10%	£92,783,626	£98,828,077	£99,221,815	£99,266,965	£100,260,254
70% LAR : 15% LLR : 15% SO	15%	£90,613,895	£96,352,471	£96,745,056	£96,790,205	£97,783,122
70% LAR : 15% LLR : 15% SO	20%	£88,485,068	£93,917,353	£94,308,943	£94,354,092	£95,347,046
70% LAR : 15% LLR : 15% SO	25%	£86,397,144	£91,522,719	£91,913,475	£91,958,623	£92,952,026
70% LAR : 15% LLR : 15% SO	30%	£84,350,124	£89,168,570	£89,558,648	£89,603,798	£90,598,055
70% LAR : 15% LLR : 15% SO	35%	£82,344,008	£86,854,903	£87,244,461	£87,289,610	£88,285,134
70% LAR : 15% LLR : 15% SO	40%	£80,378,796	£84,581,717	£84,970,911	£85,016,060	£86,013,259
70% LAR : 15% LLR : 15% SO	45%	£78,454,487	£82,349,011	£82,737,994	£82,783,144	£83,782,428
70% LAR : 15% LLR : 15% SO	50%	£76,571,083	£80,156,763	£80,545,709	£80,590,859	£81,592,637

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£94,324,813	£100,979,766	£101,376,300	£101,421,448	£102,416,712
70% LAR : 15% LLR : 15% SO	5%	£92,073,274	£98,423,182	£98,818,237	£98,863,386	£99,857,458
70% LAR : 15% LLR : 15% SO	10%	£89,862,639	£95,907,089	£96,300,828	£96,345,977	£97,339,267
70% LAR : 15% LLR : 15% SO	15%	£87,692,908	£93,431,483	£93,824,068	£93,869,217	£94,862,134
70% LAR : 15% LLR : 15% SO	20%	£85,564,080	£90,996,365	£91,387,955	£91,433,105	£92,426,059
70% LAR : 15% LLR : 15% SO	25%	£83,476,156	£88,601,732	£89,092,487	£89,137,636	£90,031,038
70% LAR : 15% LLR : 15% SO	30%	£81,429,136	£86,247,582	£86,637,661	£86,682,810	£87,677,067
70% LAR : 15% LLR : 15% SO	35%	£79,423,020	£83,933,915	£84,323,473	£84,368,623	£85,364,146
70% LAR : 15% LLR : 15% SO	40%	£77,457,908	£81,660,730	£82,049,923	£82,095,072	£83,092,271
70% LAR : 15% LLR : 15% SO	45%	£75,533,499	£79,428,023	£79,817,007	£79,862,156	£80,861,440
70% LAR : 15% LLR : 15% SO	50%	£73,650,095	£77,235,795	£77,624,722	£77,669,871	£78,671,650

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£92,113,702	£98,766,654	£99,165,189	£99,210,337	£100,205,601
70% LAR : 15% LLR : 15% SO	5%	£89,862,163	£96,212,071	£96,607,126	£96,652,275	£97,646,347
70% LAR : 15% LLR : 15% SO	10%	£87,651,528	£93,695,978	£94,090,716	£94,134,866	£95,128,155
70% LAR : 15% LLR : 15% SO	15%	£85,481,797	£91,220,372	£91,612,957	£91,658,106	£92,651,023
70% LAR : 15% LLR : 15% SO	20%	£83,352,969	£88,785,254	£89,176,844	£89,221,993	£90,214,947
70% LAR : 15% LLR : 15% SO	25%	£81,265,045	£86,390,621	£86,781,376	£86,826,525	£87,819,927
70% LAR : 15% LLR : 15% SO	30%	£79,218,025	£84,036,471	£84,426,549	£84,471,699	£85,465,956
70% LAR : 15% LLR : 15% SO	35%	£77,211,909	£81,722,804	£82,112,362	£82,157,512	£83,153,035
70% LAR : 15% LLR : 15% SO	40%	£75,246,697	£79,449,618	£79,838,812	£79,883,961	£80,881,160
70% LAR : 15% LLR : 15% SO	45%	£73,322,389	£77,216,912	£77,605,895	£77,651,045	£78,650,329
70% LAR : 15% LLR : 15% SO	50%	£71,438,984	£75,024,664	£74,413,611	£74,458,760	£76,460,539

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£600 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£86,854,899	-£93,488,845	-£93,885,379	-£93,930,529	-£94,925,791
70% LAR : 15% LLR : 15% SO	5%	-£84,561,029	-£90,890,557	-£91,285,611	-£91,330,761	-£92,324,832
70% LAR : 15% LLR : 15% SO	10%	-£82,308,064	-£88,332,758	-£88,726,497	-£88,771,646	-£89,764,936
70% LAR : 15% LLR : 15% SO	15%	-£80,096,002	-£85,815,448	-£86,208,032	-£86,253,181	-£87,246,099
70% LAR : 15% LLR : 15% SO	20%	-£77,924,843	-£83,338,624	-£83,730,215	-£83,775,363	-£84,768,318
70% LAR : 15% LLR : 15% SO	25%	-£75,794,589	-£80,902,285	-£81,293,041	-£81,338,190	-£82,331,592
70% LAR : 15% LLR : 15% SO	30%	-£73,705,239	-£78,506,431	-£78,996,509	-£79,041,659	-£79,935,917
70% LAR : 15% LLR : 15% SO	35%	-£71,656,791	-£76,151,059	-£76,540,617	-£76,585,766	-£77,581,291
70% LAR : 15% LLR : 15% SO	40%	-£69,649,248	-£73,836,168	-£74,225,362	-£74,270,511	-£75,267,710
70% LAR : 15% LLR : 15% SO	45%	-£67,682,610	-£71,561,757	-£71,950,740	-£71,995,890	-£72,995,174
70% LAR : 15% LLR : 15% SO	50%	-£65,756,874	-£69,327,824	-£69,716,751	-£69,761,900	-£70,763,679

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£107,305,516	-£113,839,462	-£114,335,896	-£114,381,146	-£115,376,409
70% LAR : 15% LLR : 15% SO	5%	-£105,011,646	-£111,341,174	-£111,736,228	-£111,781,378	-£112,775,449
70% LAR : 15% LLR : 15% SO	10%	-£102,758,681	-£108,783,376	-£109,177,114	-£109,222,264	-£110,215,553
70% LAR : 15% LLR : 15% SO	15%	-£100,546,619	-£106,266,065	-£106,658,650	-£106,703,798	-£107,696,716
70% LAR : 15% LLR : 15% SO	20%	-£98,375,460	-£103,789,242	-£104,180,832	-£104,225,980	-£105,218,935
70% LAR : 15% LLR : 15% SO	25%	-£96,245,206	-£101,352,903	-£101,743,658	-£101,788,808	-£102,782,209
70% LAR : 15% LLR : 15% SO	30%	-£94,155,856	-£98,957,048	-£99,347,127	-£99,392,276	-£100,386,534
70% LAR : 15% LLR : 15% SO	35%	-£92,107,409	-£96,601,676	-£96,991,234	-£97,036,384	-£98,031,908
70% LAR : 15% LLR : 15% SO	40%	-£90,099,866	-£94,286,786	-£94,675,980	-£94,721,128	-£95,718,327
70% LAR : 15% LLR : 15% SO	45%	-£88,133,227	-£92,012,374	-£92,401,358	-£92,446,507	-£93,445,791
70% LAR : 15% LLR : 15% SO	50%	-£86,207,491	-£89,778,442	-£90,167,368	-£90,212,517	-£91,214,296

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£98,667,244	-£105,301,190	-£105,697,725	-£105,742,874	-£106,738,137
70% LAR : 15% LLR : 15% SO	5%	-£96,373,375	-£102,702,902	-£103,097,957	-£103,143,106	-£104,137,178
70% LAR : 15% LLR : 15% SO	10%	-£94,120,409	-£100,145,104	-£100,538,842	-£100,583,992	-£101,577,282
70% LAR : 15% LLR : 15% SO	15%	-£91,908,347	-£97,627,793	-£98,020,378	-£98,065,526	-£99,058,444
70% LAR : 15% LLR : 15% SO	20%	-£89,737,188	-£95,150,970	-£95,542,560	-£95,587,709	-£96,580,664
70% LAR : 15% LLR : 15% SO	25%	-£87,606,935	-£92,714,631	-£93,105,386	-£93,150,536	-£94,143,937
70% LAR : 15% LLR : 15% SO	30%	-£85,517,584	-£90,318,777	-£90,708,855	-£90,754,004	-£91,748,263
70% LAR : 15% LLR : 15% SO	35%	-£83,469,137	-£87,963,405	-£88,352,963	-£88,398,112	-£89,393,637
70% LAR : 15% LLR : 15% SO	40%	-£81,461,594	-£85,648,514	-£86,037,708	-£86,082,856	-£87,089,056
70% LAR : 15% LLR : 15% SO	45%	-£79,494,955	-£83,374,103	-£83,763,086	-£83,808,235	-£84,807,520
70% LAR : 15% LLR : 15% SO	50%	-£77,569,220	-£81,140,170	-£81,529,096	-£81,574,246	-£82,576,824

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£95,746,257	-£102,380,203	-£102,776,737	-£102,821,887	-£103,817,149
70% LAR : 15% LLR : 15% SO	5%	-£93,452,387	-£99,781,915	-£100,176,969	-£100,222,119	-£101,216,190
70% LAR : 15% LLR : 15% SO	10%	-£91,199,422	-£97,224,116	-£97,617,855	-£97,663,004	-£98,656,294
70% LAR : 15% LLR : 15% SO	15%	-£88,987,360	-£94,706,806	-£95,099,390	-£95,144,539	-£96,137,457
70% LAR : 15% LLR : 15% SO	20%	-£86,816,201	-£92,229,982	-£92,621,573	-£92,666,721	-£93,659,676
70% LAR : 15% LLR : 15% SO	25%	-£84,685,947	-£89,793,643	-£90,184,399	-£90,229,548	-£91,222,950
70% LAR : 15% LLR : 15% SO	30%	-£82,596,597	-£87,397,789	-£87,787,867	-£87,833,017	-£88,827,275
70% LAR : 15% LLR : 15% SO	35%	-£80,548,149	-£85,042,417	-£85,431,975	-£85,477,124	-£86,472,849
70% LAR : 15% LLR : 15% SO	40%	-£78,540,606	-£82,727,526	-£83,116,720	-£83,161,869	-£84,159,068
70% LAR : 15% LLR : 15% SO	45%	-£76,573,968	-£80,453,115	-£80,842,098	-£80,887,248	-£81,886,532
70% LAR : 15% LLR : 15% SO	50%	-£74,648,232	-£78,219,182	-£78,608,109	-£78,653,258	-£79,655,037

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£93,535,145	-£100,169,092	-£100,565,626	-£100,610,775	-£101,606,038
70% LAR : 15% LLR : 15% SO	5%	-£91,241,276	-£97,570,804	-£97,965,858	-£98,011,007	-£99,005,079
70% LAR : 15% LLR : 15% SO	10%	-£88,988,311	-£95,013,005	-£95,406,744	-£95,451,893	-£96,445,183
70% LAR : 15% LLR : 15% SO	15%	-£86,776,249	-£92,495,694	-£92,888,279	-£92,933,428	-£93,926,346
70% LAR : 15% LLR : 15% SO	20%	-£84,605,090	-£90,018,871	-£90,410,461	-£90,455,610	-£91,448,565
70% LAR : 15% LLR : 15% SO	25%	-£82,474,836	-£87,582,532	-£87,973,288	-£88,018,437	-£89,011,839
70% LAR : 15% LLR : 15% SO	30%	-£80,385,486	-£85,186,678	-£85,576,756	-£85,621,906	-£86,616,164
70% LAR : 15% LLR : 15% SO	35%	-£78,337,038	-£82,831,306	-£83,220,864	-£83,266,013	-£84,281,538
70% LAR : 15% LLR : 15% SO	40%	-£76,329,495	-£80,516,415	-£80,905,609	-£80,950,758	-£81,947,957
70% LAR : 15% LLR : 15% SO	45%	-£74,362,957	-£78,242,004	-£78,630,987	-£78,676,137	-£79,675,421
70% LAR : 15% LLR : 15% SO	50%	-£72,437,121	-£76,008,071	-£76,366,998	-£76,412,147	-£77,443,926

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£550 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£88,276,343	-£94,889,283	-£95,285,816	-£95,330,966	-£96,326,229
70% LAR : 15% LLR : 15% SO	5%	-£85,964,418	-£92,273,205	-£92,668,260	-£92,713,409	-£93,707,481
70% LAR : 15% LLR : 15% SO	10%	-£83,693,397	-£89,697,619	-£90,091,357	-£90,136,507	-£91,129,797
70% LAR : 15% LLR : 15% SO	15%	-£81,463,279	-£87,162,520	-£87,555,104	-£87,600,253	-£88,593,171
70% LAR : 15% LLR : 15% SO	20%	-£79,274,066	-£84,667,908	-£85,059,498	-£85,104,647	-£86,097,602
70% LAR : 15% LLR : 15% SO	25%	-£77,125,757	-£82,213,781	-£82,604,537	-£82,649,685	-£83,643,087
70% LAR : 15% LLR : 15% SO	30%	-£75,018,351	-£79,800,138	-£80,190,217	-£80,235,366	-£81,229,624
70% LAR : 15% LLR : 15% SO	35%	-£72,951,849	-£77,426,977	-£77,816,537	-£77,861,685	-£78,857,209
70% LAR : 15% LLR : 15% SO	40%	-£70,926,251	-£75,094,299	-£75,483,493	-£75,528,642	-£76,525,841
70% LAR : 15% LLR : 15% SO	45%	-£68,941,556	-£72,802,099	-£73,191,083	-£73,236,232	-£74,235,516
70% LAR : 15% LLR : 15% SO	50%	-£66,997,766	-£70,550,378	-£70,939,305	-£70,984,454	-£71,986,233

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£108,726,960	-£115,339,900	-£115,736,434	-£115,781,583	-£116,776,846
70% LAR : 15% LLR : 15% SO	5%	-£106,415,035	-£112,723,823	-£113,118,877	-£113,164,027	-£114,158,098
70% LAR : 15% LLR : 15% SO	10%	-£104,144,014	-£110,148,236	-£110,541,975	-£110,587,124	-£111,580,414
70% LAR : 15% LLR : 15% SO	15%	-£101,913,897	-£107,613,137	-£108,005,721	-£108,050,870	-£109,043,789
70% LAR : 15% LLR : 15% SO	20%	-£99,724,683	-£105,118,525	-£105,510,115	-£105,555,264	-£106,548,220
70% LAR : 15% LLR : 15% SO	25%	-£97,576,374	-£102,664,399	-£103,055,154	-£103,100,303	-£104,093,704
70% LAR : 15% LLR : 15% SO	30%	-£95,468,968	-£100,250,755	-£100,640,834	-£100,685,984	-£101,680,241
70% LAR : 15% LLR : 15% SO	35%	-£93,402,466	-£97,877,595	-£98,267,154	-£98,312,302	-£99,307,827
70% LAR : 15% LLR : 15% SO	40%	-£91,376,868	-£95,544,916	-£95,934,110	-£95,979,259	-£96,976,458
70% LAR : 15% LLR : 15% SO	45%	-£89,392,174	-£93,252,716	-£93,641,700	-£93,686,849	-£94,686,133
70% LAR : 15% LLR : 15% SO	50%	-£87,448,384	-£91,000,996	-£91,389,922	-£91,435,071	-£92,436,850

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£100,088,889	-£106,701,628	-£107,098,152	-£107,143,311	-£108,138,574
70% LAR : 15% LLR : 15% SO	5%	-£97,776,764	-£104,085,551	-£104,480,606	-£104,525,755	-£105,519,827
70% LAR : 15% LLR : 15% SO	10%	-£95,505,743	-£101,509,965	-£101,903,703	-£101,948,853	-£102,942,142
70% LAR : 15% LLR : 15% SO	15%	-£93,275,625	-£98,974,866	-£99,367,449	-£99,412,599	-£100,405,517
70% LAR : 15% LLR : 15% SO	20%	-£91,086,412	-£96,480,253	-£96,871,843	-£96,916,993	-£97,909,948
70% LAR : 15% LLR : 15% SO	25%	-£88,938,103	-£94,026,127	-£94,416,882	-£94,462,031	-£95,455,432
70% LAR : 15% LLR : 15% SO	30%	-£86,830,697	-£91,612,484	-£92,002,563	-£92,047,712	-£93,041,969
70% LAR : 15% LLR : 15% SO	35%	-£84,764,195	-£89,239,323	-£89,628,882	-£89,674,031	-£90,689,555
70% LAR : 15% LLR : 15% SO	40%	-£82,738,598	-£86,906,644	-£87,295,838	-£87,340,988	-£88,338,187
70% LAR : 15% LLR : 15% SO	45%	-£80,753,902	-£84,614,445	-£85,003,428	-£85,048,578	-£86,047,862
70% LAR : 15% LLR : 15% SO	50%	-£78,810,112	-£82,362,724	-£82,751,650	-£82,796,800	-£83,788,576

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£97,167,701	-£103,780,641	-£104,177,174	-£104,222,324	-£105,217,587
70% LAR : 15% LLR : 15% SO	5%	-£94,855,776	-£101,164,564	-£101,559,618	-£101,604,767	-£102,598,839
70% LAR : 15% LLR : 15% SO	10%	-£92,584,755	-£98,588,977	-£98,982,715	-£99,027,865	-£100,021,155
70% LAR : 15% LLR : 15% SO	15%	-£90,354,637	-£96,053,878	-£96,446,462	-£96,491,611	-£97,484,529
70% LAR : 15% LLR : 15% SO	20%	-£88,165,424	-£93,559,266	-£93,950,856	-£93,996,005	-£94,988,960
70% LAR : 15% LLR : 15% SO	25%	-£86,017,115	-£91,105,139	-£91,495,895	-£91,541,043	-£92,534,445
70% LAR : 15% LLR : 15% SO	30%	-£83,909,709	-£88,691,496	-£89,081,575	-£89,126,724	-£90,120,982
70% LAR : 15% LLR : 15% SO	35%	-£81,843,207	-£86,318,335	-£86,707,895	-£86,753,043	-£87,748,567
70% LAR : 15% LLR : 15% SO	40%	-£79,817,609	-£83,985,657	-£84,374,851	-£84,420,000	-£85,417,199
70% LAR : 15% LLR : 15% SO	45%	-£77,832,914	-£81,693,457	-£82,082,441	-£82,127,590	-£83,136,874
70% LAR : 15% LLR : 15% SO	50%	-£75,889,124	-£79,441,736	-£79,830,663	-£79,875,812	-£80,877,691

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£94,856,590	-£101,569,530	-£101,966,063	-£102,011,213	-£103,006,475
70% LAR : 15% LLR : 15% SO	5%	-£92,644,665	-£98,953,452	-£99,348,507	-£99,393,656	-£100,387,728
70% LAR : 15% LLR : 15% SO	10%	-£90,373,644	-£96,377,866	-£96,771,604	-£96,816,754	-£97,810,043
70% LAR : 15% LLR : 15% SO	15%	-£88,143,526	-£93,842,767	-£94,235,351	-£94,280,501	-£95,273,418
70% LAR : 15% LLR : 15% SO	20%	-£85,954,313	-£91,348,154	-£91,739,745	-£91,784,894	-£92,777,849
70% LAR : 15% LLR : 15% SO	25%	-£83,806,004	-£88,894,028	-£89,284,784	-£89,329,932	-£90,323,334
70% LAR : 15% LLR : 15% SO	30%	-£81,698,598	-£86,480,385	-£86,870,464	-£86,915,613	-£87,909,817
70% LAR : 15% LLR : 15% SO	35%	-£79,632,096	-£84,107,224	-£84,496,783	-£84,541,932	-£85,537,456
70% LAR : 15% LLR : 15% SO	40%	-£77,606,498	-£81,774,546	-£82,163,740	-£82,208,889	-£83,206,988
70% LAR : 15% LLR : 15% SO	45%	-£75,621,803	-£79,482,346	-£79,871,329	-£79,916,479	-£80,915,763
70% LAR : 15% LLR : 15% SO	50%	-£73,678,013	-£77,230,625	-£77,619,551	-£77,664,701	-£78,666,480

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£500 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£89,697,786	-£95,993,046	-£96,389,580	-£96,434,729	-£97,429,992
70% LAR : 15% LLR : 15% SO	5%	-£87,389,809	-£93,395,692	-£93,790,747	-£93,835,896	-£94,829,968
70% LAR : 15% LLR : 15% SO	10%	-£85,122,737	-£90,838,828	-£91,232,568	-£91,277,716	-£92,271,007
70% LAR : 15% LLR : 15% SO	15%	-£82,896,568	-£88,322,454	-£88,715,038	-£88,760,187	-£89,753,104
70% LAR : 15% LLR : 15% SO	20%	-£80,711,303	-£85,846,565	-£86,238,155	-£86,283,305	-£87,276,259
70% LAR : 15% LLR : 15% SO	25%	-£78,566,941	-£83,411,161	-£83,801,917	-£83,847,066	-£84,840,468
70% LAR : 15% LLR : 15% SO	30%	-£76,463,483	-£81,016,242	-£81,406,320	-£81,451,470	-£82,445,727
70% LAR : 15% LLR : 15% SO	35%	-£74,400,929	-£78,661,805	-£79,051,363	-£79,096,513	-£80,092,036
70% LAR : 15% LLR : 15% SO	40%	-£72,379,279	-£76,347,849	-£76,737,043	-£76,782,192	-£77,779,992
70% LAR : 15% LLR : 15% SO	45%	-£70,398,533	-£74,074,373	-£74,463,356	-£74,508,506	-£75,507,790
70% LAR : 15% LLR : 15% SO	50%	-£68,458,691	-£71,841,376	-£72,230,302	-£72,275,451	-£73,277,230

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£110,148,404	-£116,443,663	-£116,840,197	-£116,885,346	-£117,880,609
70% LAR : 15% LLR : 15% SO	5%	-£107,840,427	-£113,846,310	-£114,241,364	-£114,286,514	-£115,280,585
70% LAR : 15% LLR : 15% SO	10%	-£105,573,354	-£111,289,446	-£111,683,185	-£111,728,334	-£112,721,624
70% LAR : 15% LLR : 15% SO	15%	-£103,347,185	-£108,773,071	-£109,166,655	-£109,210,804	-£110,203,721
70% LAR : 15% LLR : 15% SO	20%	-£101,161,920	-£106,297,182	-£106,688,772	-£106,733,922	-£107,726,876
70% LAR : 15% LLR : 15% SO	25%	-£99,017,558	-£103,861,779	-£104,252,534	-£104,297,683	-£105,291,085
70% LAR : 15% LLR : 15% SO	30%	-£96,914,100	-£101,466,860	-£101,856,938	-£101,902,087	-£102,896,344
70% LAR : 15% LLR : 15% SO	35%	-£94,851,547	-£99,112,423	-£99,501,981	-£99,547,130	-£100,542,654
70% LAR : 15% LLR : 15% SO	40%	-£92,829,896	-£96,798,466	-£97,187,660	-£97,232,810	-£98,230,009
70% LAR : 15% LLR : 15% SO	45%	-£90,849,150	-£94,524,990	-£94,913,974	-£94,959,123	-£95,959,407
70% LAR : 15% LLR : 15% SO	50%	-£88,909,308	-£92,291,993	-£92,680,919	-£92,726,069	-£93,727,847

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£101,510,132	-£107,805,392	-£108,201,825	-£108,247,075	-£109,242,338
70% LAR : 15% LLR : 15% SO	5%	-£99,202,155	-£105,208,038	-£105,603,093	-£105,648,242	-£106,642,514
70% LAR : 15% LLR : 15% SO	10%	-£96,935,082	-£102,651,174	-£103,044,914	-£103,090,062	-£104,083,353
70% LAR : 15% LLR : 15% SO	15%	-£94,708,914	-£100,134,800	-£100,527,383	-£100,572,533	-£101,565,540
70% LAR : 15% LLR : 15% SO	20%	-£92,523,649	-£97,658,911	-£98,050,501	-£98,095,650	-£99,088,804
70% LAR : 15% LLR : 15% SO	25%	-£90,379,286	-£95,223,507	-£95,614,262	-£95,659,412	-£96,652,813
70% LAR : 15% LLR : 15% SO	30%	-£88,275,829	-£92,828,588	-£93,218,666	-£93,263,816	-£94,258,073
70% LAR : 15% LLR : 15% SO	35%	-£86,213,275	-£90,474,151	-£90,863,709	-£90,908,859	-£91,904,382
70% LAR : 15% LLR : 15% SO	40%	-£84,191,625	-£88,160,195	-£88,549,389	-£88,594,538	-£89,591,737
70% LAR : 15% LLR : 15% SO	45%	-£82,210,878	-£85,886,719	-£86,275,702	-£86,320,852	-£87,320,136
70% LAR : 15% LLR : 15% SO	50%	-£80,271,036	-£83,653,721	-£84,042,644	-£84,087,797	-£85,089,576

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£98,589,144	-£104,884,404	-£105,280,938	-£105,326,087	-£106,321,350
70% LAR : 15% LLR : 15% SO	5%	-£96,281,167	-£102,287,050	-£102,682,105	-£102,727,254	-£103,721,326
70% LAR : 15% LLR : 15% SO	10%	-£94,014,095	-£99,730,186	-£100,123,926	-£100,169,074	-£101,162,365
70% LAR : 15% LLR : 15% SO	15%	-£91,787,926	-£97,213,812	-£97,606,396	-£97,651,545	-£98,644,462
70% LAR : 15% LLR : 15% SO	20%	-£89,602,661	-£94,737,923	-£95,129,513	-£95,174,663	-£96,167,817
70% LAR : 15% LLR : 15% SO	25%	-£87,458,299	-£92,302,519	-£92,693,275	-£92,738,424	-£93,731,826
70% LAR : 15% LLR : 15% SO	30%	-£85,354,841	-£89,907,600	-£90,297,678	-£90,342,828	-£91,337,085
70% LAR : 15% LLR : 15% SO	35%	-£83,292,287	-£87,553,163	-£87,942,721	-£87,987,871	-£88,983,394
70% LAR : 15% LLR : 15% SO	40%	-£81,270,637	-£85,239,207	-£85,628,401	-£85,673,551	-£86,670,750
70% LAR : 15% LLR : 15% SO	45%	-£79,289,891	-£82,965,731	-£83,354,714	-£83,399,864	-£84,399,148
70% LAR : 15% LLR : 15% SO	50%	-£77,350,049	-£80,732,734	-£81,121,660	-£81,166,809	-£82,168,588

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£96,378,033	-£102,673,293	-£103,069,827	-£103,114,976	-£104,110,239
70% LAR : 15% LLR : 15% SO	5%	-£94,070,056	-£100,075,939	-£100,470,994	-£100,516,143	-£101,510,215
70% LAR : 15% LLR : 15% SO	10%	-£91,802,984	-£97,519,075	-£97,912,815	-£97,957,963	-£98,951,254
70% LAR : 15% LLR : 15% SO	15%	-£89,576,815	-£95,002,701	-£95,395,284	-£95,440,434	-£96,433,351
70% LAR : 15% LLR : 15% SO	20%	-£87,391,550	-£92,526,812	-£92,918,402	-£92,963,551	-£93,956,506
70% LAR : 15% LLR : 15% SO	25%	-£85,247,188	-£90,091,408	-£90,482,164	-£90,527,313	-£91,520,714
70% LAR : 15% LLR : 15% SO	30%	-£83,143,730	-£87,696,489	-£88,086,567	-£88,131,717	-£89,125,974
70% LAR : 15% LLR : 15% SO	35%	-£81,081,176	-£85,342,052	-£85,731,610	-£85,776,760	-£86,772,283
70% LAR : 15% LLR : 15% SO	40%	-£79,059,526	-£83,026,096	-£83,417,290	-£83,462,439	-£84,459,539
70% LAR : 15% LLR : 15% SO	45%	-£77,078,780	-£80,754,620	-£81,143,603	-£81,188,753	-£82,188,037
70% LAR : 15% LLR : 15% SO	50%	-£75,138,938	-£78,521,623	-£78,910,549	-£78,955,698	-£79,987,477

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£475 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Growth Scenario
Build cost inflation		Growth Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£90,408,508	-£96,693,265	-£97,089,798	-£97,134,948	-£98,130,210
70% LAR : 15% LLR : 15% SO	5%	-£88,111,781	-£94,106,994	-£94,502,050	-£94,547,199	-£95,541,271
70% LAR : 15% LLR : 15% SO	10%	-£85,855,958	-£91,561,215	-£91,954,953	-£92,000,102	-£92,993,392
70% LAR : 15% LLR : 15% SO	15%	-£83,641,039	-£89,055,923	-£89,448,507	-£89,493,657	-£90,486,574
70% LAR : 15% LLR : 15% SO	20%	-£81,467,024	-£86,591,118	-£86,982,708	-£87,027,857	-£88,020,812
70% LAR : 15% LLR : 15% SO	25%	-£79,333,912	-£84,166,798	-£84,557,554	-£84,602,703	-£85,596,105
70% LAR : 15% LLR : 15% SO	30%	-£77,241,704	-£81,782,983	-£82,173,041	-£82,218,190	-£83,212,449
70% LAR : 15% LLR : 15% SO	35%	-£75,190,400	-£79,439,609	-£79,829,167	-£79,874,317	-£80,869,840
70% LAR : 15% LLR : 15% SO	40%	-£73,180,001	-£77,136,737	-£77,525,931	-£77,571,080	-£78,568,279
70% LAR : 15% LLR : 15% SO	45%	-£71,210,504	-£74,874,344	-£75,263,328	-£75,308,477	-£76,307,762
70% LAR : 15% LLR : 15% SO	50%	-£69,281,912	-£72,652,430	-£73,041,357	-£73,086,506	-£74,088,285

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£110,898,126	-£117,143,882	-£117,540,415	-£117,585,566	-£118,580,828
70% LAR : 15% LLR : 15% SO	5%	-£108,562,398	-£114,557,612	-£114,952,667	-£114,997,817	-£115,991,888
70% LAR : 15% LLR : 15% SO	10%	-£106,306,575	-£112,011,832	-£112,406,570	-£112,450,720	-£113,444,009
70% LAR : 15% LLR : 15% SO	15%	-£104,091,657	-£109,506,541	-£109,899,124	-£109,944,274	-£110,937,191
70% LAR : 15% LLR : 15% SO	20%	-£101,917,841	-£107,041,735	-£107,433,325	-£107,478,475	-£108,471,430
70% LAR : 15% LLR : 15% SO	25%	-£99,784,530	-£104,617,416	-£105,008,171	-£105,053,321	-£106,046,722
70% LAR : 15% LLR : 15% SO	30%	-£97,692,322	-£102,233,580	-£102,623,658	-£102,668,808	-£103,663,066
70% LAR : 15% LLR : 15% SO	35%	-£95,641,018	-£99,890,226	-£100,279,785	-£100,324,934	-£101,320,457
70% LAR : 15% LLR : 15% SO	40%	-£93,630,618	-£97,587,355	-£97,976,548	-£98,021,697	-£99,018,896
70% LAR : 15% LLR : 15% SO	45%	-£91,661,122	-£95,324,962	-£95,713,945	-£95,759,095	-£96,759,379
70% LAR : 15% LLR : 15% SO	50%	-£89,732,529	-£93,103,048	-£93,491,974	-£93,537,123	-£94,538,802

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£102,220,854	-£108,505,610	-£108,902,144	-£108,947,293	-£109,942,556
70% LAR : 15% LLR : 15% SO	5%	-£99,924,127	-£105,919,340	-£106,314,395	-£106,359,545	-£107,353,616
70% LAR : 15% LLR : 15% SO	10%	-£97,668,304	-£103,373,560	-£103,767,299	-£103,812,448	-£104,805,738
70% LAR : 15% LLR : 15% SO	15%	-£95,453,385	-£100,868,269	-£101,260,853	-£101,306,002	-£102,298,919
70% LAR : 15% LLR : 15% SO	20%	-£93,279,370	-£98,403,463	-£98,795,054	-£98,840,203	-£99,833,158
70% LAR : 15% LLR : 15% SO	25%	-£91,146,258	-£95,979,144	-£96,369,900	-£96,415,049	-£97,408,450
70% LAR : 15% LLR : 15% SO	30%	-£89,054,050	-£93,595,308	-£93,985,387	-£94,030,536	-£95,024,794
70% LAR : 15% LLR : 15% SO	35%	-£87,002,746	-£91,251,955	-£91,641,513	-£91,686,662	-£92,682,186
70% LAR : 15% LLR : 15% SO	40%	-£84,992,346	-£88,949,083	-£89,338,277	-£89,383,425	-£90,390,624
70% LAR : 15% LLR : 15% SO	45%	-£83,022,850	-£86,686,690	-£87,075,674	-£87,120,823	-£88,120,107
70% LAR : 15% LLR : 15% SO	50%	-£81,094,258	-£84,464,776	-£84,853,702	-£84,898,852	-£85,900,631

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£99,299,866	-£105,584,623	-£105,981,156	-£106,026,306	-£107,021,568
70% LAR : 15% LLR : 15% SO	5%	-£97,003,139	-£102,998,352	-£103,393,408	-£103,438,557	-£104,432,629
70% LAR : 15% LLR : 15% SO	10%	-£94,747,316	-£100,452,573	-£100,846,311	-£100,891,461	-£101,884,750
70% LAR : 15% LLR : 15% SO	15%	-£92,532,397	-£97,947,281	-£98,339,865	-£98,385,015	-£99,377,932
70% LAR : 15% LLR : 15% SO	20%	-£90,358,382	-£95,482,476	-£95,874,066	-£95,919,215	-£96,912,170
70% LAR : 15% LLR : 15% SO	25%	-£88,225,271	-£93,058,156	-£93,448,912	-£93,494,061	-£94,487,463
70% LAR : 15% LLR : 15% SO	30%	-£86,133,062	-£90,674,321	-£91,064,399	-£91,109,548	-£92,103,807
70% LAR : 15% LLR : 15% SO	35%	-£84,081,758	-£88,330,967	-£88,720,525	-£88,765,675	-£89,761,198
70% LAR : 15% LLR : 15% SO	40%	-£82,071,359	-£86,028,095	-£86,417,289	-£86,462,438	-£87,459,637
70% LAR : 15% LLR : 15% SO	45%	-£80,101,862	-£83,765,703	-£84,154,686	-£84,199,835	-£85,199,120
70% LAR : 15% LLR : 15% SO	50%	-£78,173,270	-£81,543,788	-£81,932,715	-£81,977,864	-£82,979,643

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£97,088,755	-£103,373,512	-£103,770,045	-£103,815,195	-£104,810,457
70% LAR : 15% LLR : 15% SO	5%	-£94,792,028	-£100,787,241	-£101,182,297	-£101,227,446	-£102,221,518
70% LAR : 15% LLR : 15% SO	10%	-£92,536,205	-£98,241,462	-£98,635,200	-£98,680,349	-£99,673,639
70% LAR : 15% LLR : 15% SO	15%	-£90,321,286	-£95,736,170	-£96,128,754	-£96,173,903	-£97,166,821
70% LAR : 15% LLR : 15% SO	20%	-£88,147,271	-£93,271,365	-£93,662,955	-£93,708,104	-£94,701,059
70% LAR : 15% LLR : 15% SO	25%	-£86,014,159	-£90,847,045	-£91,237,801	-£91,282,950	-£92,276,352
70% LAR : 15% LLR : 15% SO	30%	-£83,921,951	-£88,463,210	-£88,853,288	-£88,898,437	-£89,892,695
70% LAR : 15% LLR : 15% SO	35%	-£81,870,647	-£86,119,895	-£86,509,414	-£86,554,564	-£87,550,087
70% LAR : 15% LLR : 15% SO	40%	-£79,860,248	-£83,816,984	-£84,206,178	-£84,251,327	-£85,248,526
70% LAR : 15% LLR : 15% SO	45%	-£77,890,751	-£81,554,591	-£81,943,575	-£81,988,724	-£82,988,006
70% LAR : 15% LLR : 15% SO	50%	-£75,962,159	-£79,332,677	-£79,721,604	-£79,766,753	-£80,768,532

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£675 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation	
Build cost inflation	
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£82,292,165	£72,897,918	£72,424,815	£72,370,885	£70,878,488
70% LAR : 15% LLR : 15% SO	5%	£74,770,458	£65,745,544	£65,274,204	£65,220,274	£63,728,861
70% LAR : 15% LLR : 15% SO	10%	£67,184,814	£58,514,572	£58,040,634	£57,985,940	£56,483,151
70% LAR : 15% LLR : 15% SO	15%	£59,514,590	£51,208,548	£50,735,999	£50,681,305	£49,179,055
70% LAR : 15% LLR : 15% SO	20%	£51,787,499	£43,830,576	£43,354,748	£43,299,281	£41,782,713
70% LAR : 15% LLR : 15% SO	25%	£43,964,517	£36,359,096	£35,884,283	£35,828,815	£34,311,595
70% LAR : 15% LLR : 15% SO	30%	£36,059,962	£28,798,589	£28,319,810	£28,263,857	£26,729,744
70% LAR : 15% LLR : 15% SO	35%	£28,057,960	£21,149,471	£20,671,329	£20,615,077	£19,079,396
70% LAR : 15% LLR : 15% SO	40%	£19,932,191	£13,441,626	£12,963,933	£12,907,681	£11,369,528
70% LAR : 15% LLR : 15% SO	45%	£11,745,959	£5,675,060	£5,197,624	£5,141,371	£3,589,953
70% LAR : 15% LLR : 15% SO	50%	£3,501,225	£-2,256,068	£-2,750,896	£-2,809,571	£-4,410,995

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£30,294,407	£20,900,161	£20,427,057	£20,373,127	£18,880,730
70% LAR : 15% LLR : 15% SO	5%	£22,772,700	£13,747,786	£13,276,447	£13,222,516	£11,731,103
70% LAR : 15% LLR : 15% SO	10%	£15,187,056	£6,516,815	£6,042,877	£5,988,182	£4,485,393
70% LAR : 15% LLR : 15% SO	15%	£7,516,833	£-789,210	£-1,261,759	£-1,316,453	£-2,818,703
70% LAR : 15% LLR : 15% SO	20%	£-210,258	£-8,167,182	£-8,643,009	£-8,698,477	£-10,215,045
70% LAR : 15% LLR : 15% SO	25%	£-8,033,241	£-15,638,662	£-16,113,475	£-16,168,943	£-17,686,163
70% LAR : 15% LLR : 15% SO	30%	£-15,937,796	£-23,199,169	£-23,677,948	£-23,734,200	£-25,268,014
70% LAR : 15% LLR : 15% SO	35%	£-23,939,808	£-30,848,287	£-31,326,429	£-31,382,681	£-32,918,362
70% LAR : 15% LLR : 15% SO	40%	£-32,065,566	£-38,556,131	£-39,033,824	£-39,090,077	£-40,628,230
70% LAR : 15% LLR : 15% SO	45%	£-40,251,799	£-46,322,698	£-46,800,134	£-46,856,386	£-48,407,905
70% LAR : 15% LLR : 15% SO	50%	£-48,496,533	£-54,253,826	£-54,748,654	£-54,807,328	£-56,408,753

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£52,258,084	£42,863,838	£42,390,734	£42,336,804	£40,844,407
70% LAR : 15% LLR : 15% SO	5%	£44,736,377	£35,711,463	£35,240,124	£35,186,194	£33,694,780
70% LAR : 15% LLR : 15% SO	10%	£37,150,734	£28,480,492	£28,006,554	£27,951,860	£26,449,070
70% LAR : 15% LLR : 15% SO	15%	£29,480,510	£21,174,467	£20,701,918	£20,647,224	£19,144,974
70% LAR : 15% LLR : 15% SO	20%	£21,753,419	£13,796,496	£13,320,668	£13,265,200	£11,748,632
70% LAR : 15% LLR : 15% SO	25%	£13,930,436	£6,325,015	£5,850,202	£5,794,734	£4,277,514
70% LAR : 15% LLR : 15% SO	30%	£6,025,881	£-1,235,492	£-1,714,271	£-1,770,523	£-3,304,336
70% LAR : 15% LLR : 15% SO	35%	£-1,976,131	£-8,884,610	£-9,362,752	£-9,419,004	£-10,954,685
70% LAR : 15% LLR : 15% SO	40%	£-10,101,899	£-16,592,454	£-17,070,147	£-17,126,400	£-18,684,553
70% LAR : 15% LLR : 15% SO	45%	£-18,295,121	£-24,359,020	£-24,836,457	£-24,892,709	£-26,444,128
70% LAR : 15% LLR : 15% SO	50%	£-26,532,856	£-32,290,148	£-32,764,977	£-32,843,651	£-34,445,076

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£59,684,990	£50,290,743	£49,817,640	£49,763,710	£48,271,313
70% LAR : 15% LLR : 15% SO	5%	£52,163,283	£43,138,369	£42,667,030	£42,613,099	£41,121,686
70% LAR : 15% LLR : 15% SO	10%	£44,577,639	£35,907,397	£35,433,459	£35,379,765	£33,875,976
70% LAR : 15% LLR : 15% SO	15%	£36,907,415	£28,601,373	£28,128,824	£28,074,130	£26,571,880
70% LAR : 15% LLR : 15% SO	20%	£29,180,325	£21,223,401	£20,747,573	£20,692,106	£19,175,538
70% LAR : 15% LLR : 15% SO	25%	£21,357,342	£13,751,921	£13,277,108	£13,221,640	£11,704,420
70% LAR : 15% LLR : 15% SO	30%	£13,452,787	£6,191,414	£5,712,635	£5,656,383	£4,122,569
70% LAR : 15% LLR : 15% SO	35%	£5,450,775	£-1,457,704	£-1,935,846	£-1,992,088	£-3,527,779
70% LAR : 15% LLR : 15% SO	40%	£-2,674,983	£-9,165,648	£-9,643,242	£-9,699,494	£-11,237,647
70% LAR : 15% LLR : 15% SO	45%	£-10,861,216	£-16,932,115	£-17,409,551	£-17,465,803	£-19,017,222
70% LAR : 15% LLR : 15% SO	50%	£-19,105,959	£-24,863,243	£-25,359,071	£-25,416,745	£-27,018,170

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£65,306,963	£55,912,717	£55,439,613	£55,385,683	£53,893,286
70% LAR : 15% LLR : 15% SO	5%	£57,785,256	£48,760,342	£48,289,003	£48,235,072	£46,743,659
70% LAR : 15% LLR : 15% SO	10%	£50,199,612	£41,529,371	£41,055,433	£41,000,739	£39,497,949
70% LAR : 15% LLR : 15% SO	15%	£42,629,389	£34,223,346	£33,750,797	£33,696,103	£32,193,853
70% LAR : 15% LLR : 15% SO	20%	£34,802,298	£26,845,374	£26,369,547	£26,314,079	£24,797,511
70% LAR : 15% LLR : 15% SO	25%	£26,979,315	£19,373,894	£18,899,081	£18,843,613	£17,326,393
70% LAR : 15% LLR : 15% SO	30%	£19,074,760	£11,813,387	£11,334,608	£11,278,356	£9,744,543
70% LAR : 15% LLR : 15% SO	35%	£11,072,748	£4,164,269	£3,686,127	£3,629,875	£2,094,194
70% LAR : 15% LLR : 15% SO	40%	£2,946,990	£-3,543,575	£-4,021,268	£-4,077,521	£-5,615,674
70% LAR : 15% LLR : 15% SO	45%	£-5,299,243	£-11,310,142	£-11,787,578	£-11,843,830	£-13,355,249
70% LAR : 15% LLR : 15% SO	50%	£-13,483,977	£-19,241,270	£-19,726,098	£-19,784,772	£-21,396,187

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£650 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£74,028,911	£64,581,439	£64,104,135	£64,049,442	£62,543,797
70% LAR : 15% LLR : 15% SO	5%	£66,882,370	£57,790,969	£57,315,446	£57,260,753	£55,756,831
70% LAR : 15% LLR : 15% SO	10%	£59,666,594	£50,942,898	£50,468,959	£50,414,266	£48,911,477
70% LAR : 15% LLR : 15% SO	15%	£52,393,951	£44,014,094	£43,537,058	£43,481,590	£41,965,077
70% LAR : 15% LLR : 15% SO	20%	£45,023,686	£37,004,330	£36,528,502	£36,473,035	£34,956,467
70% LAR : 15% LLR : 15% SO	25%	£37,581,384	£29,907,220	£29,427,609	£29,371,357	£27,839,807
70% LAR : 15% LLR : 15% SO	30%	£30,040,863	£22,724,072	£22,245,291	£22,189,039	£20,655,226
70% LAR : 15% LLR : 15% SO	35%	£22,392,648	£15,482,196	£15,004,055	£14,947,802	£13,412,121
70% LAR : 15% LLR : 15% SO	40%	£14,672,160	£8,181,596	£7,703,902	£7,647,649	£6,109,496
70% LAR : 15% LLR : 15% SO	45%	£6,893,172	£784,776	£302,230	£245,181	£-1,339,544
70% LAR : 15% LLR : 15% SO	50%	£-986,798	£-6,881,479	£-7,382,188	£-7,441,693	£-9,063,278

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,031,153	£12,583,681	£12,106,378	£12,051,684	£10,546,039
70% LAR : 15% LLR : 15% SO	5%	£14,884,613	£5,793,212	£5,317,688	£5,262,995	£3,759,073
70% LAR : 15% LLR : 15% SO	10%	£7,668,836	£-1,054,860	£-1,528,799	£-1,583,492	£-3,086,281
70% LAR : 15% LLR : 15% SO	15%	£396,193	£-7,983,664	£-8,460,700	£-8,516,168	£-10,032,681
70% LAR : 15% LLR : 15% SO	20%	£-6,974,072	£-14,993,428	£-15,469,256	£-15,524,723	£-17,041,291
70% LAR : 15% LLR : 15% SO	25%	£-14,416,374	£-22,090,538	£-22,570,149	£-22,626,401	£-24,158,950
70% LAR : 15% LLR : 15% SO	30%	£-21,956,895	£-29,273,686	£-29,752,466	£-29,808,719	£-31,342,532
70% LAR : 15% LLR : 15% SO	35%	£-29,605,110	£-36,515,562	£-36,993,703	£-37,049,956	£-38,585,637
70% LAR : 15% LLR : 15% SO	40%	£-37,325,598	£-43,816,162	£-44,293,856	£-44,350,108	£-45,888,262
70% LAR : 15% LLR : 15% SO	45%	£-45,104,596	£-51,212,982	£-51,695,528	£-51,752,576	£-53,337,301
70% LAR : 15% LLR : 15% SO	50%	£-52,984,566	£-58,679,237	£-59,179,946	£-59,439,451	£-61,061,036

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£43,994,830	£34,547,359	£34,070,055	£34,015,362	£32,509,716
70% LAR : 15% LLR : 15% SO	5%	£36,848,290	£27,756,889	£27,281,365	£27,226,672	£25,722,751
70% LAR : 15% LLR : 15% SO	10%	£29,632,513	£20,908,817	£20,434,878	£20,380,185	£18,877,396
70% LAR : 15% LLR : 15% SO	15%	£22,359,870	£13,980,013	£13,502,977	£13,447,509	£11,930,996
70% LAR : 15% LLR : 15% SO	20%	£14,989,605	£6,970,249	£6,494,421	£6,438,954	£4,922,386
70% LAR : 15% LLR : 15% SO	25%	£7,547,303	£-126,861	£-606,471	£-662,724	£-1,195,273
70% LAR : 15% LLR : 15% SO	30%	£6,782	£-7,310,009	£-7,788,789	£-7,845,042	£-9,378,855
70% LAR : 15% LLR : 15% SO	35%	£-7,841,433	£-14,551,885	£-15,030,026	£-15,086,279	£-16,621,960
70% LAR : 15% LLR : 15% SO	40%	£-15,361,921	£-21,852,485	£-22,330,179	£-22,386,431	£-23,924,584
70% LAR : 15% LLR : 15% SO	45%	£-23,149,909	£-29,249,305	£-29,731,851	£-29,789,999	£-31,373,624
70% LAR : 15% LLR : 15% SO	50%	£-31,020,879	£-36,615,559	£-37,116,269	£-37,475,774	£-39,097,359

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£51,421,736	£41,974,264	£41,496,960	£41,442,267	£39,936,622
70% LAR : 15% LLR : 15% SO	5%	£44,275,196	£35,183,794	£34,708,271	£34,653,578	£33,149,656
70% LAR : 15% LLR : 15% SO	10%	£37,059,419	£28,335,723	£27,861,784	£27,807,091	£26,304,302
70% LAR : 15% LLR : 15% SO	15%	£29,786,776	£21,406,919	£20,929,883	£20,874,415	£19,357,902
70% LAR : 15% LLR : 15% SO	20%	£22,416,511	£14,397,155	£13,921,327	£13,865,860	£12,349,292
70% LAR : 15% LLR : 15% SO	25%	£14,974,209	£7,300,045	£6,820,434	£6,764,182	£5,231,632
70% LAR : 15% LLR : 15% SO	30%	£7,433,688	£116,897	£-361,884	£-418,136	£-1,951,949
70% LAR : 15% LLR : 15% SO	35%	£-214,527	£-7,124,979	£-7,603,120	£-7,659,373	£-9,195,054
70% LAR : 15% LLR : 15% SO	40%	£-7,935,015	£-14,425,579	£-14,903,273	£-14,959,526	£-16,497,679
70% LAR : 15% LLR : 15% SO	45%	£-15,714,003	£-21,922,399	£-22,304,945	£-22,361,994	£-23,946,719
70% LAR : 15% LLR : 15% SO	50%	£-23,593,973	£-29,498,654	£-29,989,363	£-30,048,868	£-31,670,453

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£57,043,709	£47,596,237	£47,118,934	£47,064,241	£45,558,595
70% LAR : 15% LLR : 15% SO	5%	£49,897,169	£40,805,768	£40,330,244	£40,275,551	£38,771,630
70% LAR : 15% LLR : 15% SO	10%	£42,681,392	£33,957,696	£33,483,757	£33,429,064	£31,926,275
70% LAR : 15% LLR : 15% SO	15%	£35,408,749	£27,028,892	£26,551,856	£26,496,388	£24,979,875
70% LAR : 15% LLR : 15% SO	20%	£28,038,484	£20,019,128	£19,543,300	£19,487,833	£17,971,265
70% LAR : 15% LLR : 15% SO	25%	£20,596,182	£12,922,018	£12,442,407	£12,386,155	£10,853,606
70% LAR : 15% LLR : 15% SO	30%	£13,055,661	£5,738,870	£5,260,090	£5,203,837	£3,670,024
70% LAR : 15% LLR : 15% SO	35%	£5,407,446	£-1,503,006	£-1,981,747	£-2,037,400	£-3,573,081
70% LAR : 15% LLR : 15% SO	40%	£-2,313,042	£-8,803,606	£-9,281,300	£-9,337,552	£-10,875,706
70% LAR : 15% LLR : 15% SO	45%	£-10,092,030	£-16,300,426	£-16,682,872	£-16,740,020	£-18,324,745
70% LAR : 15% LLR : 15% SO	50%	£-17,972,000	£-23,866,661	£-24,267,390	£-24,426,895	£-26,048,480

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£600 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,414,520	£47,813,429	£47,331,594	£47,276,127	£45,756,186
70% LAR : 15% LLR : 15% SO	5%	£5,028,194	£41,788,745	£41,308,707	£41,253,239	£39,735,040
70% LAR : 15% LLR : 15% SO	10%	£4,574,696	£35,704,368	£35,221,095	£35,164,844	£33,632,459
70% LAR : 15% LLR : 15% SO	15%	£38,039,516	£29,515,428	£29,033,573	£28,977,320	£27,445,485
70% LAR : 15% LLR : 15% SO	20%	£31,425,469	£23,267,756	£22,787,120	£22,730,868	£21,198,978
70% LAR : 15% LLR : 15% SO	25%	£24,712,250	£16,961,353	£16,481,743	£16,425,491	£14,892,942
70% LAR : 15% LLR : 15% SO	30%	£17,926,785	£10,596,224	£10,117,443	£10,061,192	£8,527,379
70% LAR : 15% LLR : 15% SO	35%	£11,082,818	£4,155,870	£3,672,611	£3,615,563	£2,063,446
70% LAR : 15% LLR : 15% SO	40%	£4,180,350	£-2,445,463	£-2,940,631	£-2,999,306	£-4,593,725
70% LAR : 15% LLR : 15% SO	45%	£-2,882,149	£-9,268,410	£-9,775,438	£-9,835,784	£-11,472,541
70% LAR : 15% LLR : 15% SO	50%	£-10,208,668	£-16,367,756	£-16,895,667	£-16,958,612	£-18,667,103

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,416,762	£4,184,328	£4,666,164	£4,721,631	£6,241,571
70% LAR : 15% LLR : 15% SO	5%	£-969,554	£-10,209,013	£-10,689,051	£-10,744,518	£-12,262,718
70% LAR : 15% LLR : 15% SO	10%	£-7,423,062	£-16,293,390	£-16,776,663	£-16,832,914	£-18,365,299
70% LAR : 15% LLR : 15% SO	15%	£-13,958,242	£-22,482,330	£-22,964,185	£-23,020,438	£-24,552,273
70% LAR : 15% LLR : 15% SO	20%	£-20,572,289	£-28,730,002	£-29,210,638	£-29,266,889	£-30,798,780
70% LAR : 15% LLR : 15% SO	25%	£-27,285,508	£-35,036,405	£-35,516,015	£-35,572,267	£-37,104,816
70% LAR : 15% LLR : 15% SO	30%	£-34,070,973	£-41,401,534	£-41,880,314	£-41,936,566	£-43,470,379
70% LAR : 15% LLR : 15% SO	35%	£-40,914,940	£-47,841,888	£-48,325,147	£-48,382,194	£-49,934,312
70% LAR : 15% LLR : 15% SO	40%	£-47,817,408	£-54,443,221	£-54,938,389	£-54,997,064	£-56,591,483
70% LAR : 15% LLR : 15% SO	45%	£-54,879,907	£-61,265,167	£-61,773,195	£-61,833,542	£-63,470,299
70% LAR : 15% LLR : 15% SO	50%	£-62,206,426	£-68,365,514	£-68,893,425	£-68,956,370	£-70,664,861

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£27,380,439	£17,779,349	£17,297,513	£17,242,046	£15,722,106
70% LAR : 15% LLR : 15% SO	5%	£20,994,113	£11,754,664	£11,274,626	£11,219,159	£9,700,959
70% LAR : 15% LLR : 15% SO	10%	£14,540,616	£5,670,287	£5,187,015	£5,130,763	£3,598,379
70% LAR : 15% LLR : 15% SO	15%	£8,005,435	£-518,853	£-1,000,508	£-1,056,761	£-2,588,596
70% LAR : 15% LLR : 15% SO	20%	£1,391,388	£-6,766,325	£-7,246,961	£-7,303,212	£-8,835,103
70% LAR : 15% LLR : 15% SO	25%	£-5,321,831	£-13,072,727	£-13,552,338	£-13,608,590	£-15,141,139
70% LAR : 15% LLR : 15% SO	30%	£-12,107,296	£-19,437,857	£-19,916,637	£-19,972,889	£-21,506,702
70% LAR : 15% LLR : 15% SO	35%	£-18,951,263	£-25,878,211	£-26,361,470	£-26,418,517	£-27,970,635
70% LAR : 15% LLR : 15% SO	40%	£-25,853,731	£-32,479,544	£-32,974,712	£-33,033,387	£-34,627,906
70% LAR : 15% LLR : 15% SO	45%	£-32,816,230	£-39,302,490	£-39,809,518	£-39,869,865	£-41,506,621
70% LAR : 15% LLR : 15% SO	50%	£-40,242,749	£-46,401,837	£-46,929,744	£-46,992,693	£-48,701,184

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£34,807,345	£25,206,254	£24,724,419	£24,668,952	£23,149,011
70% LAR : 15% LLR : 15% SO	5%	£28,421,019	£19,181,570	£18,701,532	£18,646,064	£17,127,865
70% LAR : 15% LLR : 15% SO	10%	£21,967,521	£13,097,193	£12,613,920	£12,557,669	£11,025,284
70% LAR : 15% LLR : 15% SO	15%	£15,432,341	£6,908,253	£6,426,398	£6,370,145	£4,838,310
70% LAR : 15% LLR : 15% SO	20%	£8,818,294	£660,581	£179,945	£123,694	£-1,408,197
70% LAR : 15% LLR : 15% SO	25%	£2,105,075	£-5,845,822	£-6,125,432	£-6,181,684	£-7,714,233
70% LAR : 15% LLR : 15% SO	30%	£-4,680,390	£-12,010,951	£-12,489,731	£-12,545,983	£-14,079,796
70% LAR : 15% LLR : 15% SO	35%	£-11,524,357	£-18,451,305	£-18,934,564	£-18,991,611	£-20,543,729
70% LAR : 15% LLR : 15% SO	40%	£-18,426,825	£-25,052,638	£-25,547,806	£-25,606,481	£-27,200,900
70% LAR : 15% LLR : 15% SO	45%	£-25,489,324	£-31,875,584	£-32,382,612	£-32,442,959	£-34,079,716
70% LAR : 15% LLR : 15% SO	50%	£-32,816,843	£-38,974,931	£-39,502,842	£-39,565,787	£-41,274,278

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£40,429,318	£30,828,228	£30,346,392	£30,290,925	£28,770,985
70% LAR : 15% LLR : 15% SO	5%	£34,042,992	£24,803,543	£24,323,505	£24,268,038	£22,749,838
70% LAR : 15% LLR : 15% SO	10%	£27,589,495	£18,719,166	£18,235,893	£18,179,642	£16,647,257
70% LAR : 15% LLR : 15% SO	15%	£21,054,314	£12,530,226	£12,048,371	£11,992,118	£10,460,283
70% LAR : 15% LLR : 15% SO	20%	£14,440,267	£6,282,554	£5,801,918	£5,745,667	£4,213,776
70% LAR : 15% LLR : 15% SO	25%	£7,727,048	£-23,848	£-503,459	£-559,711	£-2,092,260
70% LAR : 15% LLR : 15% SO	30%	£941,583	£-6,388,978	£-6,867,758	£-6,924,010	£-8,457,823
70% LAR : 15% LLR : 15% SO	35%	£-5,902,384	£-12,829,332	£-13,312,591	£-13,369,638	£-14,921,756
70% LAR : 15% LLR : 15% SO	40%	£-12,804,852	£-19,430,665	£-19,925,833	£-19,984,508	£-21,578,927
70% LAR : 15% LLR : 15% SO	45%	£-19,867,351	£-26,253,611	£-26,760,639	£-26,820,396	£-28,457,742
70% LAR : 15% LLR : 15% SO	50%	£-27,193,870	£-33,352,958	£-33,880,869	£-33,943,814	£-35,652,305

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£550 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£40,653,073	£30,870,086	£30,383,384	£30,327,131	£28,791,834
70% LAR : 15% LLR : 15% SO	5%	£34,995,196	£25,588,103	£25,103,216	£25,046,963	£23,513,425
70% LAR : 15% LLR : 15% SO	10%	£29,260,653	£20,247,385	£19,764,112	£19,707,860	£18,175,475
70% LAR : 15% LLR : 15% SO	15%	£23,440,181	£14,847,932	£14,366,077	£14,309,825	£12,777,990
70% LAR : 15% LLR : 15% SO	20%	£17,561,207	£9,389,749	£8,909,114	£8,852,862	£7,315,659
70% LAR : 15% LLR : 15% SO	25%	£11,623,733	£3,839,997	£3,355,253	£3,298,204	£1,749,253
70% LAR : 15% LLR : 15% SO	30%	£5,627,756	£-1,839,648	£-2,335,942	£-2,394,616	£-3,984,536
70% LAR : 15% LLR : 15% SO	35%	£-471,890	£-7,703,795	£-8,205,320	£-8,264,824	£-9,890,430
70% LAR : 15% LLR : 15% SO	40%	£-6,798,841	£-13,747,981	£-14,261,897	£-14,323,098	£-15,987,918
70% LAR : 15% LLR : 15% SO	45%	£-13,333,219	£-20,074,193	£-20,602,182	£-20,665,127	£-22,369,547
70% LAR : 15% LLR : 15% SO	50%	£-20,210,816	£-26,527,354	£-27,055,265	£-27,118,210	£-28,826,701

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-11,344,665	£-21,127,672	£-21,614,374	£-21,670,627	£-23,205,924
70% LAR : 15% LLR : 15% SO	5%	£-17,002,562	£-26,409,655	£-26,894,542	£-26,950,795	£-28,484,333
70% LAR : 15% LLR : 15% SO	10%	£-22,737,105	£-31,750,373	£-32,233,645	£-32,289,898	£-33,822,282
70% LAR : 15% LLR : 15% SO	15%	£-28,557,577	£-37,149,825	£-37,631,680	£-37,687,933	£-39,219,768
70% LAR : 15% LLR : 15% SO	20%	£-34,436,550	£-42,608,009	£-43,088,644	£-43,144,896	£-44,682,099
70% LAR : 15% LLR : 15% SO	25%	£-40,374,025	£-48,157,760	£-48,642,505	£-48,699,553	£-50,248,505
70% LAR : 15% LLR : 15% SO	30%	£-46,370,002	£-53,837,406	£-54,333,700	£-54,392,374	£-55,992,294
70% LAR : 15% LLR : 15% SO	35%	£-52,469,648	£-59,701,553	£-60,203,077	£-60,262,582	£-61,888,188
70% LAR : 15% LLR : 15% SO	40%	£-58,796,598	£-65,745,738	£-66,259,654	£-66,320,855	£-67,995,676
70% LAR : 15% LLR : 15% SO	45%	£-65,330,977	£-72,071,951	£-72,599,940	£-72,662,885	£-74,367,305
70% LAR : 15% LLR : 15% SO	50%	£-72,208,574	£-78,528,142	£-79,053,023	£-79,115,968	£-80,824,458

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,618,992	£836,005	£349,303	£293,050	£-1,242,246
70% LAR : 15% LLR : 15% SO	5%	£4,961,115	£-4,445,977	£-4,930,865	£-4,987,118	£-6,520,656
70% LAR : 15% LLR : 15% SO	10%	£-773,428	£-9,786,696	£-10,269,968	£-10,326,221	£-11,858,605
70% LAR : 15% LLR : 15% SO	15%	£-6,593,900	£-15,186,148	£-15,868,003	£-15,724,256	£-17,256,091
70% LAR : 15% LLR : 15% SO	20%	£-12,472,873	£-20,644,331	£-21,124,966	£-21,181,219	£-22,718,422
70% LAR : 15% LLR : 15% SO	25%	£-18,410,348	£-26,194,083	£-26,678,828	£-26,735,876	£-28,284,828
70% LAR : 15% LLR : 15% SO	30%	£-24,406,325	£-31,873,729	£-32,370,022	£-32,426,697	£-34,018,617
70% LAR : 15% LLR : 15% SO	35%	£-30,505,971	£-37,737,876	£-38,239,400	£-38,298,904	£-39,924,511
70% LAR : 15% LLR : 15% SO	40%	£-36,832,921	£-43,782,061	£-44,295,977	£-44,357,178	£-46,021,999
70% LAR : 15% LLR : 15% SO	45%	£-43,367,300	£-50,108,274	£-50,636,263	£-50,699,208	£-52,403,628
70% LAR : 15% LLR : 15% SO	50%	£-50,244,897	£-56,561,435	£-57,089,346	£-57,152,291	£-58,860,782

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,045,898	£8,262,911	£7,776,209	£7,719,956	£6,184,659
70% LAR : 15% LLR : 15% SO	5%	£12,388,021	£2,980,928	£2,496,041	£2,439,788	£906,250
70% LAR : 15% LLR : 15% SO	10%	£6,853,478	£-2,359,790	£-2,843,062	£-2,899,315	£-4,431,700
70% LAR : 15% LLR : 15% SO	15%	£833,006	£-7,759,242	£-8,241,097	£-8,297,350	£-9,829,185
70% LAR : 15% LLR : 15% SO	20%	£-5,045,967	£-13,217,426	£-13,898,061	£-13,754,313	£-15,291,516
70% LAR : 15% LLR : 15% SO	25%	£-10,983,442	£-18,767,177	£-19,251,922	£-19,308,970	£-20,857,922
70% LAR : 15% LLR : 15% SO	30%	£-16,979,419	£-24,446,823	£-24,943,117	£-25,001,791	£-26,591,711
70% LAR : 15% LLR : 15% SO	35%	£-23,079,065	£-30,310,970	£-30,812,494	£-30,871,999	£-32,497,605
70% LAR : 15% LLR : 15% SO	40%	£-29,406,016	£-36,355,156	£-36,969,072	£-36,930,273	£-38,595,993
70% LAR : 15% LLR : 15% SO	45%	£-35,940,394	£-42,681,368	£-43,209,357	£-43,272,302	£-44,976,722
70% LAR : 15% LLR : 15% SO	50%	£-42,617,991	£-49,134,529	£-49,662,440	£-49,725,385	£-51,433,876

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£23,667,871	£13,884,884	£13,398,182	£13,341,929	£11,806,633
70% LAR : 15% LLR : 15% SO	5%	£18,009,994	£8,602,902	£8,118,014	£8,061,761	£6,528,223
70% LAR : 15% LLR : 15% SO	10%	£12,275,451	£3,262,183	£2,778,911	£2,722,658	£1,190,274
70% LAR : 15% LLR : 15% SO	15%	£6,454,979	£-2,137,269	£-2,619,124	£-2,675,377	£-4,207,212
70% LAR : 15% LLR : 15% SO	20%	£576,006	£-7,595,452	£-8,076,087	£-8,132,340	£-9,669,543
70% LAR : 15% LLR : 15% SO	25%	£-5,361,469	£-13,145,204	£-13,629,949	£-13,686,997	£-15,235,949
70% LAR : 15% LLR : 15% SO	30%	£-11,357,446	£-18,824,890	£-19,312,144	£-19,379,818	£-20,989,738
70% LAR : 15% LLR : 15% SO	35%	£-17,457,092	£-24,688,997	£-25,190,521	£-25,250,026	£-26,875,632
70% LAR : 15% LLR : 15% SO	40%	£-23,784,042	£-30,733,182	£-31,247,098	£-31,308,299	£-32,973,120
70% LAR : 15% LLR : 15% SO	45%	£-30,318,421	£-37,059,395	£-37,587,384	£-37,650,329	£-39,354,749
70% LAR : 15% LLR : 15% SO	50%	£-37,196,019	£-43,512,566	£-44,040,467	£-44,103,412	£-45,811,803

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£500 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£23,690,131	£14,203,758	£13,717,056	£13,660,803	£12,125,506
70% LAR : 15% LLR : 15% SO	5%	£18,750,291	£9,666,922	£9,178,609	£9,121,560	£7,571,609
70% LAR : 15% LLR : 15% SO	10%	£13,751,950	£5,032,544	£4,544,099	£4,487,052	£2,938,266
70% LAR : 15% LLR : 15% SO	15%	£8,695,107	£319,867	£-175,088	£-233,762	£-1,821,632
70% LAR : 15% LLR : 15% SO	20%	£3,567,441	£-4,555,239	£-5,059,379	£-5,118,883	£-6,725,686
70% LAR : 15% LLR : 15% SO	25%	£-1,687,939	£-9,558,812	£-10,068,149	£-10,128,495	£-11,756,033
70% LAR : 15% LLR : 15% SO	30%	£-7,121,436	£-14,710,673	£-15,225,757	£-15,286,958	£-16,955,674
70% LAR : 15% LLR : 15% SO	35%	£-12,715,059	£-20,087,013	£-20,615,781	£-20,678,727	£-22,377,011
70% LAR : 15% LLR : 15% SO	40%	£-18,574,935	£-25,582,248	£-26,110,521	£-26,173,467	£-27,874,485
70% LAR : 15% LLR : 15% SO	45%	£-24,584,022	£-31,142,424	£-31,670,412	£-31,733,358	£-33,437,778
70% LAR : 15% LLR : 15% SO	50%	£-30,657,805	£-36,767,539	£-37,295,450	£-37,358,395	£-39,066,886

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-28,207,627	£-37,794,000	£-38,280,702	£-38,336,955	£-39,872,252
70% LAR : 15% LLR : 15% SO	5%	£-33,247,466	£-42,330,836	£-42,819,149	£-42,876,198	£-44,426,149
70% LAR : 15% LLR : 15% SO	10%	£-38,245,808	£-46,965,213	£-47,453,659	£-47,510,706	£-49,059,492
70% LAR : 15% LLR : 15% SO	15%	£-43,302,651	£-51,677,891	£-52,172,845	£-52,231,520	£-53,819,390
70% LAR : 15% LLR : 15% SO	20%	£-48,430,316	£-56,552,997	£-57,057,137	£-57,116,641	£-58,724,444
70% LAR : 15% LLR : 15% SO	25%	£-53,685,697	£-61,566,570	£-62,065,907	£-62,126,253	£-63,753,791
70% LAR : 15% LLR : 15% SO	30%	£-59,119,194	£-66,708,431	£-67,223,515	£-67,284,716	£-68,953,431
70% LAR : 15% LLR : 15% SO	35%	£-64,712,817	£-72,084,771	£-72,613,539	£-72,676,485	£-74,374,769
70% LAR : 15% LLR : 15% SO	40%	£-70,572,693	£-77,580,006	£-78,108,279	£-78,171,225	£-79,872,242
70% LAR : 15% LLR : 15% SO	45%	£-76,581,790	£-83,140,182	£-83,668,170	£-83,731,116	£-85,435,536
70% LAR : 15% LLR : 15% SO	50%	£-82,656,563	£-88,765,297	£-89,293,208	£-89,356,152	£-91,064,644

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-36,343,950	£-15,830,323	£-16,317,026	£-16,373,278	£-17,908,575
70% LAR : 15% LLR : 15% SO	5%	£-41,283,789	£-20,367,159	£-20,855,472	£-20,912,521	£-22,462,472
70% LAR : 15% LLR : 15% SO	10%	£-46,282,131	£-25,001,536	£-25,489,981	£-25,547,029	£-27,095,815
70% LAR : 15% LLR : 15% SO	15%	£-51,338,974	£-29,714,214	£-30,209,168	£-30,267,843	£-31,855,713
70% LAR : 15% LLR : 15% SO	20%	£-56,466,639	£-34,589,320	£-35,093,460	£-35,152,964	£-36,759,767
70% LAR : 15% LLR : 15% SO	25%	£-61,722,019	£-39,592,892	£-40,102,229	£-40,162,576	£-41,710,114
70% LAR : 15% LLR : 15% SO	30%	£-67,155,517	£-44,744,753	£-45,259,838	£-45,321,039	£-46,989,754
70% LAR : 15% LLR : 15% SO	35%	£-72,749,140	£-50,121,094	£-50,649,862	£-50,712,808	£-52,411,092
70% LAR : 15% LLR : 15% SO	40%	£-78,609,016	£-55,616,329	£-56,144,602	£-56,207,548	£-57,908,565
70% LAR : 15% LLR : 15% SO	45%	£-84,618,103	£-61,176,505	£-61,704,493	£-61,767,438	£-63,471,859
70% LAR : 15% LLR : 15% SO	50%	£-90,691,986	£-66,801,620	£-67,329,531	£-67,392,475	£-69,100,967

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,082,956	£8,403,417	£8,890,119	£8,946,372	£10,491,669
70% LAR : 15% LLR : 15% SO	5%	£-3,856,893	£-12,940,253	£-13,428,566	£-13,485,615	£-15,035,566
70% LAR : 15% LLR : 15% SO	10%	£-8,855,225	£-17,574,630	£-18,063,076	£-18,120,123	£-19,668,909
70% LAR : 15% LLR : 15% SO	15%	£-13,912,068	£-22,287,308	£-22,782,263	£-22,840,937	£-24,428,807
70% LAR : 15% LLR : 15% SO	20%	£-19,039,733	£-27,162,414	£-27,666,554	£-27,726,058	£-29,332,861
70% LAR : 15% LLR : 15% SO	25%	£-24,295,114	£-32,165,987	£-32,675,324	£-32,735,670	£-34,363,208
70% LAR : 15% LLR : 15% SO	30%	£-29,728,611	£-37,317,848	£-37,832,932	£-37,894,133	£-39,582,848
70% LAR : 15% LLR : 15% SO	35%	£-35,322,234	£-42,694,188	£-43,222,956	£-43,285,902	£-44,984,186
70% LAR : 15% LLR : 15% SO	40%	£-41,182,110	£-48,189,423	£-48,717,696	£-48,780,642	£-50,481,659
70% LAR : 15% LLR : 15% SO	45%	£-47,191,197	£-53,749,599	£-54,277,587	£-54,340,533	£-56,044,953
70% LAR : 15% LLR : 15% SO	50%	£-53,264,980	£-59,374,714	£-59,902,625	£-59,965,569	£-61,674,061

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,704,929	£2,781,444	£3,268,146	£3,324,998	£4,859,686
70% LAR : 15% LLR : 15% SO	5%	£1,765,090	£-7,318,280	£-7,806,593	£-7,863,642	£-9,413,593
70% LAR : 15% LLR : 15% SO	10%	£-3,233,252	£-11,952,657	£-12,441,102	£-12,498,150	£-14,046,936
70% LAR : 15% LLR : 15% SO	15%	£-8,290,095	£-16,665,335	£-17,160,289	£-17,218,964	£-18,806,834
70% LAR : 15% LLR : 15% SO	20%	£-13,417,760	£-21,540,441	£-22,044,581	£-22,104,085	£-23,710,888
70% LAR : 15% LLR : 15% SO	25%	£-18,673,141	£-26,544,014	£-27,053,351	£-27,113,697	£-28,741,235
70% LAR : 15% LLR : 15% SO	30%	£-24,106,638	£-31,695,874	£-32,210,959	£-32,272,160	£-33,940,875
70% LAR : 15% LLR : 15% SO	35%	£-29,700,261	£-37,072,215	£-37,600,983	£-37,663,929	£-39,382,213
70% LAR : 15% LLR : 15% SO	40%	£-35,560,137	£-42,567,450	£-43,095,723	£-43,158,669	£-44,859,586
70% LAR : 15% LLR : 15% SO	45%	£-41,569,224	£-48,127,625	£-48,655,614	£-48,718,559	£-50,422,980
70% LAR : 15% LLR : 15% SO	50%	£-47,643,007	£-53,752,741	£-54,280,652	£-54,343,596	£-56,082,088

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£475 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,172,151	£5,640,632	£5,148,720	£5,091,672	£3,539,944
70% LAR : 15% LLR : 15% SO	5%	£10,603,224	£1,424,640	£929,029	£871,173	-£706,134
70% LAR : 15% LLR : 15% SO	10%	£5,975,795	-£2,920,958	-£3,421,908	-£3,480,765	-£5,088,085
70% LAR : 15% LLR : 15% SO	15%	£1,249,328	-£7,392,509	-£7,897,928	-£7,957,434	-£9,577,795
70% LAR : 15% LLR : 15% SO	20%	-£3,623,900	-£11,977,994	-£12,488,644	-£12,549,845	-£14,197,894
70% LAR : 15% LLR : 15% SO	25%	-£8,632,850	-£16,715,444	-£17,236,436	-£17,300,504	-£18,985,420
70% LAR : 15% LLR : 15% SO	30%	-£13,804,956	-£21,650,361	-£22,179,836	-£22,242,780	-£23,938,999
70% LAR : 15% LLR : 15% SO	35%	-£19,211,937	-£26,668,405	-£27,197,174	-£27,260,119	-£28,958,403
70% LAR : 15% LLR : 15% SO	40%	-£24,744,080	-£31,751,393	-£32,279,666	-£32,342,612	-£34,043,630
70% LAR : 15% LLR : 15% SO	45%	-£30,340,920	-£36,899,321	-£37,427,310	-£37,490,255	-£39,194,676
70% LAR : 15% LLR : 15% SO	50%	-£36,002,455	-£42,112,189	-£42,640,100	-£42,703,044	-£44,411,536

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£36,825,806	-£46,357,125	-£46,849,038	-£46,906,086	-£48,457,814
70% LAR : 15% LLR : 15% SO	5%	-£41,394,534	-£50,573,118	-£51,068,729	-£51,126,585	-£52,703,892
70% LAR : 15% LLR : 15% SO	10%	-£46,021,963	-£54,918,716	-£55,419,666	-£55,478,522	-£57,085,843
70% LAR : 15% LLR : 15% SO	15%	-£50,748,430	-£59,390,267	-£59,895,686	-£59,955,192	-£61,575,553
70% LAR : 15% LLR : 15% SO	20%	-£55,621,657	-£63,975,752	-£64,486,402	-£64,547,603	-£66,195,852
70% LAR : 15% LLR : 15% SO	25%	-£60,630,608	-£68,713,202	-£69,236,194	-£69,298,261	-£70,983,178
70% LAR : 15% LLR : 15% SO	30%	-£65,802,714	-£73,648,119	-£74,177,594	-£74,240,538	-£75,936,757
70% LAR : 15% LLR : 15% SO	35%	-£71,209,695	-£78,666,163	-£79,194,932	-£79,257,877	-£80,956,161
70% LAR : 15% LLR : 15% SO	40%	-£76,741,838	-£83,749,151	-£84,277,424	-£84,340,370	-£86,041,388
70% LAR : 15% LLR : 15% SO	45%	-£82,339,678	-£88,897,079	-£89,425,067	-£89,488,013	-£91,192,433
70% LAR : 15% LLR : 15% SO	50%	-£88,000,213	-£94,109,946	-£94,637,858	-£94,700,802	-£96,409,293

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£14,861,829	-£24,393,448	-£24,885,361	-£24,942,409	-£26,494,137
70% LAR : 15% LLR : 15% SO	5%	-£19,430,857	-£28,609,441	-£29,105,052	-£29,162,908	-£30,740,215
70% LAR : 15% LLR : 15% SO	10%	-£24,058,285	-£32,955,038	-£33,455,989	-£33,514,845	-£35,122,166
70% LAR : 15% LLR : 15% SO	15%	-£28,784,753	-£37,426,590	-£37,932,009	-£37,991,514	-£39,611,876
70% LAR : 15% LLR : 15% SO	20%	-£33,657,980	-£42,012,074	-£42,522,725	-£42,583,926	-£44,231,975
70% LAR : 15% LLR : 15% SO	25%	-£38,666,931	-£46,749,524	-£47,272,517	-£47,334,584	-£49,019,501
70% LAR : 15% LLR : 15% SO	30%	-£43,839,037	-£51,684,442	-£52,213,916	-£52,276,861	-£53,973,080
70% LAR : 15% LLR : 15% SO	35%	-£49,246,017	-£56,702,486	-£57,231,255	-£57,294,200	-£58,992,484
70% LAR : 15% LLR : 15% SO	40%	-£54,778,161	-£61,785,474	-£62,313,747	-£62,376,693	-£64,077,710
70% LAR : 15% LLR : 15% SO	45%	-£60,375,001	-£66,933,402	-£67,461,390	-£67,524,336	-£69,228,756
70% LAR : 15% LLR : 15% SO	50%	-£66,036,536	-£72,146,269	-£72,674,180	-£72,737,125	-£74,445,616

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£7,435,023	-£16,966,542	-£17,458,456	-£17,515,503	-£19,067,231
70% LAR : 15% LLR : 15% SO	5%	-£12,003,951	-£21,182,535	-£21,678,146	-£21,736,002	-£23,313,309
70% LAR : 15% LLR : 15% SO	10%	-£16,631,380	-£25,528,133	-£26,029,083	-£26,087,940	-£27,695,260
70% LAR : 15% LLR : 15% SO	15%	-£21,357,847	-£29,999,684	-£30,505,103	-£30,564,609	-£32,184,970
70% LAR : 15% LLR : 15% SO	20%	-£26,231,075	-£34,585,169	-£35,095,819	-£35,157,020	-£36,805,069
70% LAR : 15% LLR : 15% SO	25%	-£31,240,025	-£39,322,619	-£39,845,611	-£39,907,678	-£41,592,595
70% LAR : 15% LLR : 15% SO	30%	-£36,412,131	-£44,257,536	-£44,787,011	-£44,849,955	-£46,546,174
70% LAR : 15% LLR : 15% SO	35%	-£41,819,112	-£49,275,580	-£49,804,349	-£49,867,294	-£51,585,578
70% LAR : 15% LLR : 15% SO	40%	-£47,351,255	-£54,369,568	-£54,886,841	-£54,949,787	-£56,690,905
70% LAR : 15% LLR : 15% SO	45%	-£52,948,095	-£59,508,496	-£60,034,484	-£60,097,430	-£61,801,850
70% LAR : 15% LLR : 15% SO	50%	-£58,609,630	-£64,719,363	-£65,247,275	-£65,310,219	-£67,018,710

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£1,813,050	-£11,344,569	-£11,836,482	-£11,893,530	-£13,445,258
70% LAR : 15% LLR : 15% SO	5%	-£6,381,978	-£15,560,562	-£16,056,173	-£16,114,029	-£17,691,336
70% LAR : 15% LLR : 15% SO	10%	-£11,009,407	-£19,906,159	-£20,407,110	-£20,465,966	-£22,073,287
70% LAR : 15% LLR : 15% SO	15%	-£15,735,874	-£24,377,711	-£24,883,130	-£24,942,635	-£26,562,997
70% LAR : 15% LLR : 15% SO	20%	-£20,609,101	-£28,963,196	-£29,473,846	-£29,535,047	-£31,183,096
70% LAR : 15% LLR : 15% SO	25%	-£25,618,052	-£33,700,645	-£34,223,638	-£34,285,705	-£35,970,622
70% LAR : 15% LLR : 15% SO	30%	-£30,790,158	-£38,635,583	-£39,165,037	-£39,227,982	-£40,924,201
70% LAR : 15% LLR : 15% SO	35%	-£36,197,139	-£43,653,607	-£44,182,376	-£44,245,321	-£45,943,605
70% LAR : 15% LLR : 15% SO	40%	-£41,729,282	-£48,736,595	-£49,264,868	-£49,327,814	-£51,028,832
70% LAR : 15% LLR : 15% SO	45%	-£47,326,122	-£53,884,523	-£54,412,811	-£54,475,457	-£56,179,977
70% LAR : 15% LLR : 15% SO	50%	-£52,997,667	-£59,097,390	-£59,625,302	-£59,688,246	-£61,386,737

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£675 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£102,148,383	£89,461,064	£88,833,857	£88,761,450	£86,782,937
70% LAR : 15% LLR : 15% SO	5%	£92,014,403	£79,869,614	£79,244,747	£79,172,340	£77,196,093
70% LAR : 15% LLR : 15% SO	10%	£81,803,786	£70,201,229	£69,578,443	£69,506,036	£67,531,275
70% LAR : 15% LLR : 15% SO	15%	£71,516,535	£60,450,105	£59,823,456	£59,750,024	£57,757,883
70% LAR : 15% LLR : 15% SO	20%	£61,152,648	£50,574,591	£49,949,528	£49,876,097	£47,877,106
70% LAR : 15% LLR : 15% SO	25%	£50,712,125	£40,578,302	£39,948,533	£39,874,062	£37,861,693
70% LAR : 15% LLR : 15% SO	30%	£40,157,203	£30,440,780	£29,805,683	£29,730,159	£27,686,905
70% LAR : 15% LLR : 15% SO	35%	£29,453,873	£20,126,413	£19,478,158	£19,400,480	£17,318,431
70% LAR : 15% LLR : 15% SO	40%	£18,549,417	£9,566,147	£8,902,879	£8,822,987	£6,687,291
70% LAR : 15% LLR : 15% SO	45%	£7,368,602	£-1,378,563	£-2,082,827	£-2,168,533	£-4,457,861
70% LAR : 15% LLR : 15% SO	50%	£-4,402,358	£-13,040,458	£-13,759,567	£-13,846,485	£-16,173,756

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£33,127,549	£20,440,230	£19,813,024	£19,740,617	£17,762,104
70% LAR : 15% LLR : 15% SO	5%	£22,993,569	£10,848,781	£10,223,914	£10,151,507	£8,175,259
70% LAR : 15% LLR : 15% SO	10%	£12,782,953	£1,180,396	£557,610	£485,203	£-1,489,558
70% LAR : 15% LLR : 15% SO	15%	£2,495,701	£-8,570,729	£-9,197,377	£-9,270,810	£-11,262,950
70% LAR : 15% LLR : 15% SO	20%	£-7,868,185	£-18,446,243	£-19,071,305	£-19,144,736	£-21,143,728
70% LAR : 15% LLR : 15% SO	25%	£-18,308,708	£-28,442,531	£-29,072,301	£-29,146,771	£-31,159,140
70% LAR : 15% LLR : 15% SO	30%	£-28,883,630	£-38,580,053	£-39,215,190	£-39,290,674	£-41,333,928
70% LAR : 15% LLR : 15% SO	35%	£-39,586,960	£-48,894,420	£-49,542,676	£-49,620,353	£-51,702,402
70% LAR : 15% LLR : 15% SO	40%	£-50,471,417	£-59,454,688	£-60,117,955	£-60,197,846	£-62,333,543
70% LAR : 15% LLR : 15% SO	45%	£-61,652,231	£-70,399,396	£-71,103,660	£-71,189,367	£-73,478,695
70% LAR : 15% LLR : 15% SO	50%	£-73,423,192	£-82,961,291	£-82,780,400	£-82,867,319	£-86,194,589

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£62,281,716	£49,594,397	£48,967,190	£48,894,783	£46,916,270
70% LAR : 15% LLR : 15% SO	5%	£52,147,736	£40,002,948	£39,378,080	£39,305,673	£37,329,426
70% LAR : 15% LLR : 15% SO	10%	£41,937,120	£30,334,562	£29,711,777	£29,639,370	£27,664,609
70% LAR : 15% LLR : 15% SO	15%	£31,649,868	£20,583,438	£19,956,789	£19,883,357	£17,891,216
70% LAR : 15% LLR : 15% SO	20%	£21,285,981	£10,707,924	£10,082,862	£10,009,430	£8,010,439
70% LAR : 15% LLR : 15% SO	25%	£10,845,459	£711,635	£81,866	£7,396	£-2,004,973
70% LAR : 15% LLR : 15% SO	30%	£290,537	£-9,425,886	£-10,060,984	£-10,136,508	£-12,179,762
70% LAR : 15% LLR : 15% SO	35%	£-10,412,793	£-19,740,254	£-20,388,509	£-20,466,187	£-22,548,235
70% LAR : 15% LLR : 15% SO	40%	£-21,317,250	£-30,300,519	£-30,963,788	£-31,043,679	£-33,179,376
70% LAR : 15% LLR : 15% SO	45%	£-32,498,064	£-41,245,229	£-41,949,494	£-42,035,200	£-44,324,528
70% LAR : 15% LLR : 15% SO	50%	£-44,289,025	£-52,807,124	£-53,626,233	£-53,713,152	£-56,040,423

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£72,140,049	£59,452,730	£58,825,524	£58,753,117	£56,774,604
70% LAR : 15% LLR : 15% SO	5%	£62,006,069	£49,861,281	£49,236,414	£49,164,007	£47,187,759
70% LAR : 15% LLR : 15% SO	10%	£51,795,453	£40,192,896	£39,570,110	£39,497,703	£37,522,942
70% LAR : 15% LLR : 15% SO	15%	£41,508,201	£30,441,771	£29,815,123	£29,741,690	£27,749,550
70% LAR : 15% LLR : 15% SO	20%	£31,144,315	£20,566,257	£19,941,195	£19,867,764	£17,868,772
70% LAR : 15% LLR : 15% SO	25%	£20,703,792	£10,569,969	£9,940,199	£9,865,729	£7,853,360
70% LAR : 15% LLR : 15% SO	30%	£10,148,870	£432,447	£-202,850	£-278,174	£-2,321,428
70% LAR : 15% LLR : 15% SO	35%	£-554,460	£-9,881,920	£-10,530,176	£-10,607,853	£-12,689,902
70% LAR : 15% LLR : 15% SO	40%	£-11,458,917	£-20,442,188	£-21,105,455	£-21,185,346	£-23,321,043
70% LAR : 15% LLR : 15% SO	45%	£-22,639,731	£-31,386,896	£-32,091,160	£-32,176,867	£-34,466,195
70% LAR : 15% LLR : 15% SO	50%	£-34,410,692	£-43,049,791	£-43,767,900	£-43,854,819	£-46,192,089

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£79,602,549	£66,915,230	£66,288,024	£66,215,617	£64,237,104
70% LAR : 15% LLR : 15% SO	5%	£69,468,569	£57,323,781	£56,698,914	£56,626,507	£54,650,259
70% LAR : 15% LLR : 15% SO	10%	£59,257,953	£47,655,396	£47,032,610	£46,960,203	£44,985,442
70% LAR : 15% LLR : 15% SO	15%	£48,970,701	£37,904,271	£37,277,623	£37,204,190	£35,212,050
70% LAR : 15% LLR : 15% SO	20%	£38,606,815	£28,028,757	£27,403,695	£27,330,264	£25,331,272
70% LAR : 15% LLR : 15% SO	25%	£28,166,292	£18,032,469	£17,402,699	£17,328,229	£15,315,860
70% LAR : 15% LLR : 15% SO	30%	£17,611,370	£7,894,947	£7,259,850	£7,184,326	£5,141,072
70% LAR : 15% LLR : 15% SO	35%	£6,908,400	£-2,419,420	£-3,067,676	£-3,145,353	£-5,227,402
70% LAR : 15% LLR : 15% SO	40%	£-3,996,417	£-12,979,686	£-13,642,955	£-13,722,846	£-15,858,543
70% LAR : 15% LLR : 15% SO	45%	£-15,177,231	£-23,824,396	£-24,628,660	£-24,714,367	£-27,003,695
70% LAR : 15% LLR : 15% SO	50%	£-26,948,192	£-35,586,291	£-36,305,400	£-36,392,319	£-38,719,589

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£650 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£91,079,922	£78,392,602	£77,765,396	£77,692,989	£75,714,476
70% LAR : 15% LLR : 15% SO	5%	£81,475,674	£69,330,886	£68,706,019	£68,633,611	£66,655,644
70% LAR : 15% LLR : 15% SO	10%	£71,794,791	£60,167,241	£59,538,748	£59,465,317	£57,472,460
70% LAR : 15% LLR : 15% SO	15%	£62,037,271	£50,902,818	£50,276,168	£50,201,757	£48,190,326
70% LAR : 15% LLR : 15% SO	20%	£52,203,116	£41,509,035	£40,877,920	£40,803,449	£38,786,714
70% LAR : 15% LLR : 15% SO	25%	£42,256,304	£31,986,184	£31,349,985	£31,274,460	£29,233,996
70% LAR : 15% LLR : 15% SO	30%	£32,172,726	£22,306,416	£21,660,954	£21,583,276	£19,503,760
70% LAR : 15% LLR : 15% SO	35%	£21,922,086	£12,407,920	£11,752,057	£11,673,280	£9,550,641
70% LAR : 15% LLR : 15% SO	40%	£11,434,231	£2,225,511	£1,544,923	£1,462,755	£-739,017
70% LAR : 15% LLR : 15% SO	45%	£590,713	£-8,567,968	£-9,276,546	£-9,362,252	£-11,673,480
70% LAR : 15% LLR : 15% SO	50%	£-11,017,737	£-19,769,112	£-20,498,397	£-20,586,546	£-22,946,749

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,059,088	£9,371,769	£8,744,563	£8,672,156	£6,693,642
70% LAR : 15% LLR : 15% SO	5%	£12,454,840	£310,052	£-314,814	£-387,222	£-2,365,190
70% LAR : 15% LLR : 15% SO	10%	£2,773,957	£-8,853,592	£-9,482,085	£-9,555,517	£-11,548,373
70% LAR : 15% LLR : 15% SO	15%	£-6,983,562	£-18,118,016	£-18,744,665	£-18,819,076	£-20,830,507
70% LAR : 15% LLR : 15% SO	20%	£-16,817,718	£-27,511,798	£-28,142,913	£-28,217,385	£-30,234,119
70% LAR : 15% LLR : 15% SO	25%	£-26,764,530	£-37,034,649	£-37,670,848	£-37,746,373	£-39,786,838
70% LAR : 15% LLR : 15% SO	30%	£-36,848,108	£-46,714,417	£-47,359,879	£-47,437,557	£-49,517,073
70% LAR : 15% LLR : 15% SO	35%	£-47,098,747	£-56,612,913	£-57,269,776	£-57,347,553	£-59,470,192
70% LAR : 15% LLR : 15% SO	40%	£-57,596,603	£-66,795,322	£-67,475,910	£-67,558,078	£-69,759,850
70% LAR : 15% LLR : 15% SO	45%	£-68,439,120	£-77,598,201	£-78,297,379	£-78,383,066	£-80,694,313
70% LAR : 15% LLR : 15% SO	50%	£-80,038,570	£-88,789,945	£-89,519,231	£-89,607,379	£-91,967,582

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£51,213,255	£38,525,936	£37,898,729	£37,826,322	£35,847,809
70% LAR : 15% LLR : 15% SO	5%	£41,609,007	£29,464,219	£28,839,352	£28,766,944	£26,788,977
70% LAR : 15% LLR : 15% SO	10%	£31,928,124	£20,300,574	£19,672,081	£19,598,650	£17,605,794
70% LAR : 15% LLR : 15% SO	15%	£22,170,605	£11,036,151	£10,409,501	£10,335,090	£8,323,660
70% LAR : 15% LLR : 15% SO	20%	£12,336,449	£1,642,368	£1,011,253	£936,782	£-1,079,952
70% LAR : 15% LLR : 15% SO	25%	£2,389,637	£-7,880,483	£-8,516,681	£-8,592,206	£-10,632,671
70% LAR : 15% LLR : 15% SO	30%	£-7,893,941	£-17,560,251	£-18,205,713	£-18,283,390	£-20,362,907
70% LAR : 15% LLR : 15% SO	35%	£-17,944,580	£-27,458,746	£-28,114,609	£-28,193,387	£-30,316,026
70% LAR : 15% LLR : 15% SO	40%	£-28,432,436	£-37,641,156	£-38,321,743	£-38,403,912	£-40,605,584
70% LAR : 15% LLR : 15% SO	45%	£-39,275,953	£-48,434,034	£-49,143,213	£-49,228,919	£-51,540,147
70% LAR : 15% LLR : 15% SO	50%	£-50,884,494	£-59,636,778	£-60,365,064	£-60,453,212	£-62,813,416

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£61,071,598	£48,984,269	£47,757,063	£47,684,656	£45,706,142
70% LAR : 15% LLR : 15% SO	5%	£51,467,340	£39,322,552	£38,697,686	£38,625,278	£36,647,310
70% LAR : 15% LLR : 15% SO	10%	£41,786,457	£30,158,908	£29,530,415	£29,458,983	£27,464,127
70% LAR : 15% LLR : 15% SO	15%	£32,028,938	£20,894,484	£20,267,835	£20,193,424	£18,181,993
70% LAR : 15% LLR : 15% SO	20%	£22,194,782	£11,500,702	£10,869,587	£10,795,115	£8,778,381
70% LAR : 15% LLR : 15% SO	25%	£12,247,970	£1,977,851	£1,341,652	£1,266,127	£-774,338
70% LAR : 15% LLR : 15% SO	30%	£2,164,392	£-7,701,817	£-8,347,379	£-8,425,057	£-10,504,573
70% LAR : 15% LLR : 15% SO	35%	£-8,086,247	£-17,600,413	£-18,256,276	£-18,335,053	£-20,457,682
70% LAR : 15% LLR : 15% SO	40%	£-18,574,103	£-27,782,822	£-28,463,410	£-28,545,578	£-30,747,350
70% LAR : 15% LLR : 15% SO	45%	£-29,417,620	£-38,575,701	£-39,284,879	£-39,370,566	£-41,681,813
70% LAR : 15% LLR : 15% SO	50%	£-41,026,070	£-49,777,445	£-50,506,731	£-50,594,879	£-52,955,082

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£68,534,088	£55,846,769	£55,219,563	£55,147,156	£53,168,642
70% LAR : 15% LLR : 15% SO	5%	£58,929,840	£46,785,052	£46,160,186	£46,087,778	£44,109,810
70% LAR : 15% LLR : 15% SO	10%	£49,248,957	£37,621,408	£36,992,915	£36,919,483	£34,926,627
70% LAR : 15% LLR : 15% SO	15%	£39,491,438	£28,356,984	£27,730,335	£27,655,924	£25,644,493
70% LAR : 15% LLR : 15% SO	20%	£29,657,282	£18,963,202	£18,332,087	£18,257,615	£16,240,881
70% LAR : 15% LLR : 15% SO	25%	£19,710,470	£9,440,351	£8,804,152	£8,728,627	£6,688,162
70% LAR : 15% LLR : 15% SO	30%	£9,626,892	£-239,417	£-884,879	£-962,557	£-3,042,073
70% LAR : 15% LLR : 15% SO	35%	£-23,747	£-10,137,913	£-10,793,776	£-10,872,553	£-12,995,182
70% LAR : 15% LLR : 15% SO	40%	£-11,111,693	£-20,320,322	£-21,000,910	£-21,083,078	£-23,284,850
70% LAR : 15% LLR : 15% SO	45%	£-21,955,120	£-31,113,201	£-31,822,379	£-31,908,086	£-34,219,313
70% LAR : 15% LLR : 15% SO	50%	£-33,563,570	£-42,314,945	£-43,044,231	£-43,132,379	£-45,492,582

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£600 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£68,942,999	£56,167,251	£55,528,169	£55,453,697	£53,437,721
70% LAR : 15% LLR : 15% SO	5%	£60,402,701	£48,082,283	£47,445,584	£47,371,114	£45,357,445
70% LAR : 15% LLR : 15% SO	10%	£51,777,932	£39,898,579	£39,257,522	£39,181,998	£37,149,305
70% LAR : 15% LLR : 15% SO	15%	£43,035,357	£31,592,125	£30,946,093	£30,869,499	£28,815,739
70% LAR : 15% LLR : 15% SO	20%	£34,168,908	£23,137,569	£22,485,933	£22,408,255	£20,331,345
70% LAR : 15% LLR : 15% SO	25%	£25,163,462	£14,508,821	£13,850,943	£13,772,167	£11,659,751
70% LAR : 15% LLR : 15% SO	30%	£15,971,067	£5,861,086	£4,987,847	£4,906,825	£2,741,611
70% LAR : 15% LLR : 15% SO	35%	£6,540,441	£-3,571,840	£-4,282,067	£-4,367,772	£-6,648,858
70% LAR : 15% LLR : 15% SO	40%	£-3,327,839	£-13,238,282	£-13,957,885	£-14,044,803	£-16,361,893
70% LAR : 15% LLR : 15% SO	45%	£-13,741,182	£-23,184,705	£-23,914,097	£-24,002,246	£-26,377,266
70% LAR : 15% LLR : 15% SO	50%	£-24,490,934	£-33,449,994	£-34,189,600	£-34,278,996	£-36,672,598

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£77,834	-£12,893,593	-£13,492,656	-£13,567,136	-£15,593,112
70% LAR : 15% LLR : 15% SO	5%	-£8,618,133	-£20,938,550	-£21,575,249	-£21,649,720	-£23,663,388
70% LAR : 15% LLR : 15% SO	10%	-£17,242,901	-£29,122,255	-£29,763,311	-£29,838,835	-£31,871,528
70% LAR : 15% LLR : 15% SO	15%	-£25,985,477	-£37,428,709	-£38,074,740	-£38,151,334	-£40,205,095
70% LAR : 15% LLR : 15% SO	20%	-£34,851,925	-£45,883,265	-£46,534,901	-£46,612,578	-£48,689,488
70% LAR : 15% LLR : 15% SO	25%	-£43,857,371	-£54,512,012	-£55,169,890	-£55,248,666	-£57,361,083
70% LAR : 15% LLR : 15% SO	30%	-£53,049,767	-£63,359,747	-£64,032,986	-£64,114,008	-£66,279,223
70% LAR : 15% LLR : 15% SO	35%	-£62,480,392	-£72,592,674	-£73,302,900	-£73,388,606	-£75,689,692
70% LAR : 15% LLR : 15% SO	40%	-£72,348,672	-£82,259,115	-£83,078,718	-£83,065,637	-£85,382,726
70% LAR : 15% LLR : 15% SO	45%	-£82,762,016	-£92,205,538	-£93,034,931	-£93,023,079	-£95,398,099
70% LAR : 15% LLR : 15% SO	50%	-£93,511,767	-£102,470,828	-£103,210,433	-£103,299,829	-£106,693,431

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£29,076,333	£16,300,584	£15,661,502	£15,587,031	£13,571,054
70% LAR : 15% LLR : 15% SO	5%	£20,536,034	£8,215,617	£7,578,917	£7,504,447	£5,490,779
70% LAR : 15% LLR : 15% SO	10%	£11,911,266	£31,912	-£609,144	-£684,688	-£2,717,362
70% LAR : 15% LLR : 15% SO	15%	£3,168,690	-£8,274,542	-£8,920,574	-£8,997,168	-£11,050,928
70% LAR : 15% LLR : 15% SO	20%	-£5,697,758	-£16,729,098	-£17,380,734	-£17,458,412	-£19,535,322
70% LAR : 15% LLR : 15% SO	25%	-£14,703,205	-£25,357,845	-£26,015,724	-£26,094,500	-£28,206,916
70% LAR : 15% LLR : 15% SO	30%	-£23,895,600	-£34,205,580	-£34,878,819	-£34,959,841	-£37,125,056
70% LAR : 15% LLR : 15% SO	35%	-£33,326,225	-£43,438,507	-£44,148,734	-£44,234,439	-£46,515,525
70% LAR : 15% LLR : 15% SO	40%	-£43,194,505	-£53,104,948	-£53,824,551	-£53,911,470	-£56,228,560
70% LAR : 15% LLR : 15% SO	45%	-£53,607,849	-£63,051,372	-£63,780,764	-£63,868,912	-£66,243,933
70% LAR : 15% LLR : 15% SO	50%	-£64,357,600	-£73,316,661	-£74,056,266	-£74,145,662	-£76,539,265

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,934,666	£26,158,917	£25,519,835	£25,445,364	£23,429,388
70% LAR : 15% LLR : 15% SO	5%	£30,394,367	£18,073,950	£17,437,251	£17,362,780	£15,349,112
70% LAR : 15% LLR : 15% SO	10%	£21,769,599	£9,890,245	£9,249,189	£9,173,665	£7,140,972
70% LAR : 15% LLR : 15% SO	15%	£13,027,023	£1,583,791	£937,760	£861,166	£-1,192,595
70% LAR : 15% LLR : 15% SO	20%	£4,160,575	-£6,870,765	-£7,522,401	-£7,600,078	-£9,676,988
70% LAR : 15% LLR : 15% SO	25%	-£4,844,871	-£15,499,512	-£16,157,390	-£16,236,166	-£18,348,583
70% LAR : 15% LLR : 15% SO	30%	-£14,037,267	-£24,347,247	-£25,020,486	-£25,101,508	-£27,286,723
70% LAR : 15% LLR : 15% SO	35%	-£23,467,892	-£33,580,174	-£34,290,400	-£34,376,106	-£36,657,192
70% LAR : 15% LLR : 15% SO	40%	-£33,336,172	-£43,246,615	-£43,966,218	-£44,053,137	-£46,370,226
70% LAR : 15% LLR : 15% SO	45%	-£43,749,516	-£53,193,038	-£53,922,431	-£54,010,579	-£56,385,599
70% LAR : 15% LLR : 15% SO	50%	-£54,499,267	-£63,458,328	-£64,187,933	-£64,287,329	-£66,680,931

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£46,397,166	£33,821,417	£32,982,335	£32,907,864	£30,891,888
70% LAR : 15% LLR : 15% SO	5%	£37,856,867	£25,536,450	£24,899,751	£24,825,280	£22,811,612
70% LAR : 15% LLR : 15% SO	10%	£29,232,099	£17,352,745	£16,711,689	£16,636,165	£14,603,472
70% LAR : 15% LLR : 15% SO	15%	£20,489,523	£9,046,291	£8,400,260	£8,323,666	£6,269,905
70% LAR : 15% LLR : 15% SO	20%	£11,623,075	£591,735	-£59,901	-£137,578	-£2,214,488
70% LAR : 15% LLR : 15% SO	25%	£2,617,629	-£8,037,012	-£8,694,890	-£8,773,666	-£10,886,083
70% LAR : 15% LLR : 15% SO	30%	-£6,574,767	-£16,884,747	-£17,557,986	-£17,639,008	-£19,804,223
70% LAR : 15% LLR : 15% SO	35%	-£16,005,392	-£26,117,674	-£26,827,900	-£26,913,606	-£29,194,892
70% LAR : 15% LLR : 15% SO	40%	-£25,873,672	-£35,784,115	-£36,503,718	-£36,590,637	-£38,907,726
70% LAR : 15% LLR : 15% SO	45%	-£36,287,016	-£45,730,538	-£46,459,931	-£46,548,079	-£48,923,099
70% LAR : 15% LLR : 15% SO	50%	-£47,036,767	-£55,998,828	-£56,735,433	-£56,824,829	-£59,218,431

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£550 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£46,735,772	£33,563,054	£32,910,523	£32,833,929	£30,775,528
70% LAR : 15% LLR : 15% SO	5%	£39,137,943	£26,406,918	£25,749,516	£25,671,838	£23,592,694
70% LAR : 15% LLR : 15% SO	10%	£31,428,938	£19,110,472	£18,447,570	£18,368,794	£16,266,832
70% LAR : 15% LLR : 15% SO	15%	£23,586,178	£11,651,561	£10,982,514	£10,902,623	£8,770,086
70% LAR : 15% LLR : 15% SO	20%	£15,586,399	£4,001,379	£3,316,601	£3,234,433	£1,051,896
70% LAR : 15% LLR : 15% SO	25%	£7,374,760	£-3,993,645	£-4,706,054	£-4,791,761	£-7,068,195
70% LAR : 15% LLR : 15% SO	30%	£-1,130,951	£-12,288,733	£-13,009,972	£-13,096,891	£-15,407,442
70% LAR : 15% LLR : 15% SO	35%	£-10,126,104	£-20,813,850	£-21,544,320	£-21,632,468	£-23,978,570
70% LAR : 15% LLR : 15% SO	40%	£-19,389,951	£-29,604,367	£-30,344,480	£-30,433,876	£-32,817,008
70% LAR : 15% LLR : 15% SO	45%	£-28,949,096	£-38,574,737	£-39,314,451	£-39,403,847	£-41,791,746
70% LAR : 15% LLR : 15% SO	50%	£-38,678,525	£-47,637,585	£-48,377,191	£-48,466,587	£-50,860,189

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-22,285,061	£-35,457,779	£-36,110,311	£-36,186,904	£-38,245,305
70% LAR : 15% LLR : 15% SO	5%	£-29,882,891	£-42,613,916	£-43,271,318	£-43,348,995	£-45,428,139
70% LAR : 15% LLR : 15% SO	10%	£-37,591,895	£-49,910,362	£-50,573,263	£-50,652,039	£-52,754,001
70% LAR : 15% LLR : 15% SO	15%	£-45,434,655	£-57,369,273	£-58,038,319	£-58,118,210	£-60,250,748
70% LAR : 15% LLR : 15% SO	20%	£-53,434,434	£-65,019,454	£-65,704,232	£-65,786,400	£-67,988,937
70% LAR : 15% LLR : 15% SO	25%	£-61,646,073	£-73,014,478	£-73,726,888	£-73,812,594	£-76,089,028
70% LAR : 15% LLR : 15% SO	30%	£-70,151,784	£-81,309,566	£-82,030,805	£-82,117,724	£-84,428,275
70% LAR : 15% LLR : 15% SO	35%	£-79,146,937	£-89,834,683	£-90,565,153	£-90,653,301	£-92,999,404
70% LAR : 15% LLR : 15% SO	40%	£-88,410,784	£-98,625,200	£-99,365,313	£-99,454,710	£-101,837,841
70% LAR : 15% LLR : 15% SO	45%	£-97,959,929	£-107,595,571	£-108,335,285	£-108,424,680	£-110,812,579
70% LAR : 15% LLR : 15% SO	50%	£-107,699,358	£-116,658,419	£-117,398,024	£-117,487,420	£-119,881,022

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,869,105	£6,303,613	£6,866,144	£7,032,738	£8,091,138
70% LAR : 15% LLR : 15% SO	5%	£-728,724	£-13,459,749	£-14,117,151	£-14,194,829	£-16,273,972
70% LAR : 15% LLR : 15% SO	10%	£-8,437,728	£-20,756,195	£-21,419,096	£-21,497,873	£-23,599,834
70% LAR : 15% LLR : 15% SO	15%	£-16,280,488	£-28,215,106	£-28,884,152	£-28,964,043	£-31,096,581
70% LAR : 15% LLR : 15% SO	20%	£-24,280,268	£-35,865,287	£-36,550,065	£-36,632,234	£-38,814,771
70% LAR : 15% LLR : 15% SO	25%	£-32,491,907	£-43,860,312	£-44,572,721	£-44,658,427	£-46,934,861
70% LAR : 15% LLR : 15% SO	30%	£-40,997,617	£-52,155,400	£-52,876,639	£-52,963,557	£-55,274,109
70% LAR : 15% LLR : 15% SO	35%	£-49,992,771	£-60,680,517	£-61,410,986	£-61,499,135	£-63,845,237
70% LAR : 15% LLR : 15% SO	40%	£-59,256,618	£-69,471,034	£-70,211,146	£-70,300,543	£-72,693,674
70% LAR : 15% LLR : 15% SO	45%	£-68,815,762	£-78,447,404	£-79,181,118	£-79,270,514	£-81,659,413
70% LAR : 15% LLR : 15% SO	50%	£-78,545,191	£-87,504,252	£-88,243,858	£-88,333,253	£-90,726,856

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,727,439	£3,554,721	£2,902,189	£2,825,596	£767,195
70% LAR : 15% LLR : 15% SO	5%	£9,129,609	£3,801,416	£4,258,818	£4,336,495	£6,415,639
70% LAR : 15% LLR : 15% SO	10%	£1,420,605	£-10,897,862	£-11,560,763	£-11,639,539	£-13,741,501
70% LAR : 15% LLR : 15% SO	15%	£-6,422,155	£-18,356,773	£-19,025,819	£-19,105,710	£-21,238,248
70% LAR : 15% LLR : 15% SO	20%	£-14,421,934	£-26,006,954	£-26,691,732	£-26,773,900	£-28,956,437
70% LAR : 15% LLR : 15% SO	25%	£-22,633,573	£-34,001,978	£-34,714,388	£-34,800,094	£-37,076,528
70% LAR : 15% LLR : 15% SO	30%	£-31,139,284	£-42,297,086	£-43,018,305	£-43,105,224	£-45,415,775
70% LAR : 15% LLR : 15% SO	35%	£-40,134,437	£-50,822,183	£-51,552,653	£-51,640,801	£-53,986,904
70% LAR : 15% LLR : 15% SO	40%	£-49,398,284	£-59,612,700	£-60,352,813	£-60,442,210	£-62,825,341
70% LAR : 15% LLR : 15% SO	45%	£-58,957,429	£-68,583,071	£-69,322,785	£-69,412,180	£-71,800,079
70% LAR : 15% LLR : 15% SO	50%	£-68,686,858	£-77,645,919	£-78,385,524	£-78,474,920	£-80,868,522

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£24,189,939	£11,017,221	£10,364,689	£10,288,096	£8,229,695
70% LAR : 15% LLR : 15% SO	5%	£16,592,109	£3,861,084	£3,203,882	£3,126,005	£1,046,861
70% LAR : 15% LLR : 15% SO	10%	£8,883,105	£-3,435,362	£-4,088,263	£-4,177,039	£-6,279,001
70% LAR : 15% LLR : 15% SO	15%	£1,040,345	£-10,894,273	£-11,563,319	£-11,643,210	£-13,775,748
70% LAR : 15% LLR : 15% SO	20%	£-6,959,434	£-18,544,454	£-19,229,232	£-19,311,400	£-21,493,937
70% LAR : 15% LLR : 15% SO	25%	£-15,171,073	£-26,539,478	£-27,251,888	£-27,337,594	£-29,614,028
70% LAR : 15% LLR : 15% SO	30%	£-23,676,784	£-34,834,586	£-35,555,805	£-35,642,724	£-37,953,275
70% LAR : 15% LLR : 15% SO	35%	£-32,671,937	£-43,359,683	£-44,090,153	£-44,178,301	£-46,524,404
70% LAR : 15% LLR : 15% SO	40%	£-41,935,784	£-52,150,200	£-52,890,313	£-52,979,710	£-55,362,841
70% LAR : 15% LLR : 15% SO	45%	£-51,494,929	£-61,120,571	£-61,860,285	£-61,949,680	£-64,337,579
70% LAR : 15% LLR : 15% SO	50%	£-61,224,358	£-70,183,419	£-70,923,024	£-71,012,420	£-73,406,022

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£500 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£24,093,986	£10,827,992	£10,143,611	£10,062,590	£7,903,722
70% LAR : 15% LLR : 15% SO	5%	£17,347,494	£4,432,834	£3,741,999	£3,659,830	£1,474,294
70% LAR : 15% LLR : 15% SO	10%	£10,436,843	£2,184,752	£2,902,600	£2,988,306	£5,264,495
70% LAR : 15% LLR : 15% SO	15%	£3,337,127	£9,089,601	£9,805,345	£9,891,050	£12,168,611
70% LAR : 15% LLR : 15% SO	20%	£4,105,089	£16,150,737	£16,874,771	£16,961,690	£19,269,344
70% LAR : 15% LLR : 15% SO	25%	£11,816,848	£23,396,187	£24,130,900	£24,219,050	£26,560,367
70% LAR : 15% LLR : 15% SO	30%	£19,742,194	£30,863,910	£31,606,705	£31,695,102	£34,071,509
70% LAR : 15% LLR : 15% SO	35%	£27,913,612	£38,491,617	£39,232,423	£39,321,819	£41,701,120
70% LAR : 15% LLR : 15% SO	40%	£36,271,694	£46,211,806	£46,951,919	£47,041,315	£49,424,446
70% LAR : 15% LLR : 15% SO	45%	£44,721,914	£54,024,474	£54,764,188	£54,853,584	£57,241,483
70% LAR : 15% LLR : 15% SO	50%	£53,264,269	£61,929,621	£62,669,226	£62,758,622	£65,152,224

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£44,926,848	£58,192,841	£58,877,222	£58,958,244	£61,117,111
70% LAR : 15% LLR : 15% SO	5%	£51,673,340	£64,587,999	£65,278,835	£65,361,003	£67,546,539
70% LAR : 15% LLR : 15% SO	10%	£58,583,990	£71,205,585	£71,923,433	£72,009,140	£74,285,329
70% LAR : 15% LLR : 15% SO	15%	£65,683,707	£78,110,434	£78,826,178	£78,911,883	£81,189,445
70% LAR : 15% LLR : 15% SO	20%	£73,125,923	£85,171,570	£85,895,604	£85,982,523	£88,290,177
70% LAR : 15% LLR : 15% SO	25%	£80,837,681	£92,419,020	£93,151,734	£93,239,883	£95,581,200
70% LAR : 15% LLR : 15% SO	30%	£88,763,028	£99,884,743	£100,626,538	£100,715,935	£103,092,342
70% LAR : 15% LLR : 15% SO	35%	£96,934,446	£107,512,450	£108,253,257	£108,342,652	£110,721,954
70% LAR : 15% LLR : 15% SO	40%	£105,292,528	£115,232,639	£115,972,753	£116,062,148	£118,445,280
70% LAR : 15% LLR : 15% SO	45%	£113,742,747	£123,045,308	£123,785,022	£123,874,417	£126,262,316
70% LAR : 15% LLR : 15% SO	50%	£122,285,103	£130,950,454	£131,690,059	£131,779,456	£134,173,057

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,772,681	£29,039,675	£29,723,056	£29,804,077	£31,982,945
70% LAR : 15% LLR : 15% SO	5%	£22,519,173	£35,433,832	£36,124,668	£36,206,836	£38,392,373
70% LAR : 15% LLR : 15% SO	10%	£29,429,824	£42,051,418	£42,769,267	£42,854,973	£45,131,162
70% LAR : 15% LLR : 15% SO	15%	£36,529,540	£48,956,268	£49,672,011	£49,757,717	£52,035,278
70% LAR : 15% LLR : 15% SO	20%	£43,971,756	£56,017,404	£56,741,438	£56,828,356	£59,136,011
70% LAR : 15% LLR : 15% SO	25%	£51,683,514	£63,264,853	£63,997,567	£64,085,717	£66,427,034
70% LAR : 15% LLR : 15% SO	30%	£59,608,861	£70,730,577	£71,472,372	£71,561,768	£73,938,175
70% LAR : 15% LLR : 15% SO	35%	£67,780,279	£78,358,283	£79,099,090	£79,188,486	£81,587,787
70% LAR : 15% LLR : 15% SO	40%	£76,138,361	£86,078,472	£86,818,586	£86,907,982	£89,291,113
70% LAR : 15% LLR : 15% SO	45%	£84,589,590	£93,891,141	£94,630,855	£94,720,251	£97,108,150
70% LAR : 15% LLR : 15% SO	50%	£93,130,936	£101,796,268	£102,535,892	£102,625,289	£105,018,890

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,914,348	£19,180,341	£19,864,722	£19,945,744	£22,104,611
70% LAR : 15% LLR : 15% SO	5%	£12,660,840	£25,575,499	£26,266,335	£26,348,503	£28,534,039
70% LAR : 15% LLR : 15% SO	10%	£19,571,490	£32,193,085	£32,910,933	£32,996,640	£35,272,829
70% LAR : 15% LLR : 15% SO	15%	£26,671,207	£39,097,934	£39,813,678	£39,899,383	£42,176,945
70% LAR : 15% LLR : 15% SO	20%	£34,113,423	£46,159,070	£46,883,104	£46,970,023	£49,277,677
70% LAR : 15% LLR : 15% SO	25%	£41,825,181	£53,406,520	£54,139,234	£54,227,383	£56,568,700
70% LAR : 15% LLR : 15% SO	30%	£49,750,528	£60,872,243	£61,614,038	£61,703,435	£64,079,842
70% LAR : 15% LLR : 15% SO	35%	£57,921,946	£68,499,950	£69,240,757	£69,330,152	£71,709,454
70% LAR : 15% LLR : 15% SO	40%	£66,280,028	£76,220,139	£76,960,253	£77,049,648	£79,432,780
70% LAR : 15% LLR : 15% SO	45%	£74,730,247	£84,032,808	£84,772,522	£84,861,917	£87,249,816
70% LAR : 15% LLR : 15% SO	50%	£83,272,603	£91,937,954	£92,677,559	£92,766,956	£95,160,957

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,548,152	£11,717,841	£12,402,222	£12,483,244	£14,642,111
70% LAR : 15% LLR : 15% SO	5%	£5,198,340	£18,112,999	£18,803,835	£18,886,003	£21,071,539
70% LAR : 15% LLR : 15% SO	10%	£12,108,990	£24,730,585	£25,446,433	£25,534,140	£27,810,329
70% LAR : 15% LLR : 15% SO	15%	£19,208,707	£31,635,434	£32,351,178	£32,436,883	£34,714,445
70% LAR : 15% LLR : 15% SO	20%	£26,650,923	£38,696,570	£39,420,604	£39,507,523	£41,815,177
70% LAR : 15% LLR : 15% SO	25%	£34,362,681	£45,944,020	£46,676,734	£46,764,883	£49,106,200
70% LAR : 15% LLR : 15% SO	30%	£42,288,028	£53,409,743	£54,151,538	£54,240,935	£56,617,342
70% LAR : 15% LLR : 15% SO	35%	£50,459,446	£61,037,450	£61,778,257	£61,867,652	£64,246,954
70% LAR : 15% LLR : 15% SO	40%	£58,817,528	£68,757,639	£69,497,753	£69,587,148	£71,970,280
70% LAR : 15% LLR : 15% SO	45%	£67,267,747	£76,570,308	£77,310,022	£77,399,417	£79,787,316
70% LAR : 15% LLR : 15% SO	50%	£75,810,103	£84,475,454	£85,215,059	£85,304,456	£87,698,057

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£475 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,469,946	-£1,283,061	-£1,995,917	-£2,080,427	-£4,359,135
70% LAR : 15% LLR : 15% SO	5%	£6,075,394	-£7,447,182	-£8,167,430	-£8,253,136	-£10,531,039
70% LAR : 15% LLR : 15% SO	10%	-£529,522	-£13,736,150	-£14,464,156	-£14,551,075	-£16,859,475
70% LAR : 15% LLR : 15% SO	15%	-£7,476,707	-£20,190,142	-£20,916,014	-£21,003,745	-£23,343,972
70% LAR : 15% LLR : 15% SO	20%	-£14,586,528	-£26,833,413	-£27,567,693	-£27,655,842	-£30,014,680
70% LAR : 15% LLR : 15% SO	25%	-£21,889,161	-£33,673,167	-£34,416,250	-£34,505,647	-£36,880,096
70% LAR : 15% LLR : 15% SO	30%	-£29,415,395	-£40,631,637	-£41,373,433	-£41,462,829	-£43,839,236
70% LAR : 15% LLR : 15% SO	35%	-£37,104,588	-£47,682,593	-£48,423,398	-£48,512,795	-£50,882,097
70% LAR : 15% LLR : 15% SO	40%	-£44,885,919	-£54,826,030	-£55,566,143	-£55,655,539	-£58,038,671
70% LAR : 15% LLR : 15% SO	45%	-£52,759,386	-£62,061,947	-£62,801,661	-£62,891,057	-£65,278,956
70% LAR : 15% LLR : 15% SO	50%	-£60,724,990	-£69,390,341	-£70,129,947	-£70,219,343	-£72,612,945

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£56,550,887	-£70,903,894	-£71,016,751	-£71,101,261	-£73,379,968
70% LAR : 15% LLR : 15% SO	5%	-£62,945,439	-£76,468,015	-£77,188,263	-£77,273,969	-£79,551,672
70% LAR : 15% LLR : 15% SO	10%	-£69,550,356	-£82,756,983	-£83,484,989	-£83,571,909	-£85,800,308
70% LAR : 15% LLR : 15% SO	15%	-£76,497,541	-£89,210,975	-£89,936,847	-£90,024,579	-£92,364,805
70% LAR : 15% LLR : 15% SO	20%	-£83,607,362	-£95,854,246	-£96,588,526	-£96,676,675	-£99,035,313
70% LAR : 15% LLR : 15% SO	25%	-£90,909,994	-£102,694,000	-£103,437,083	-£103,526,480	-£105,900,929
70% LAR : 15% LLR : 15% SO	30%	-£98,436,228	-£109,652,471	-£110,394,267	-£110,483,662	-£112,860,069
70% LAR : 15% LLR : 15% SO	35%	-£106,125,422	-£116,703,426	-£117,444,232	-£117,533,629	-£119,912,930
70% LAR : 15% LLR : 15% SO	40%	-£113,906,753	-£123,846,864	-£124,586,976	-£124,676,372	-£127,059,505
70% LAR : 15% LLR : 15% SO	45%	-£121,780,220	-£131,082,781	-£131,822,494	-£131,911,890	-£134,299,789
70% LAR : 15% LLR : 15% SO	50%	-£129,745,623	-£138,411,175	-£139,150,780	-£139,240,176	-£141,633,778

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£27,396,721	-£41,149,728	-£41,862,584	-£41,947,094	-£44,225,802
70% LAR : 15% LLR : 15% SO	5%	-£33,791,272	-£47,313,849	-£48,034,096	-£48,119,803	-£50,397,706
70% LAR : 15% LLR : 15% SO	10%	-£40,396,189	-£53,602,817	-£54,330,822	-£54,417,742	-£56,726,142
70% LAR : 15% LLR : 15% SO	15%	-£47,343,374	-£60,056,808	-£60,782,681	-£60,870,412	-£63,210,638
70% LAR : 15% LLR : 15% SO	20%	-£54,453,195	-£66,700,080	-£67,434,359	-£67,522,509	-£69,881,346
70% LAR : 15% LLR : 15% SO	25%	-£61,755,827	-£73,539,834	-£74,282,917	-£74,372,313	-£76,746,763
70% LAR : 15% LLR : 15% SO	30%	-£69,282,061	-£80,498,304	-£81,240,100	-£81,329,496	-£83,705,903
70% LAR : 15% LLR : 15% SO	35%	-£76,971,255	-£87,549,260	-£88,290,065	-£88,379,462	-£90,758,763
70% LAR : 15% LLR : 15% SO	40%	-£84,752,588	-£94,692,697	-£95,432,810	-£95,522,206	-£97,905,338
70% LAR : 15% LLR : 15% SO	45%	-£92,626,053	-£101,928,614	-£102,669,328	-£102,757,724	-£105,145,622
70% LAR : 15% LLR : 15% SO	50%	-£100,591,656	-£109,257,008	-£109,996,614	-£110,086,009	-£112,479,612

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£17,536,387	-£31,291,394	-£32,004,251	-£32,088,761	-£34,367,468
70% LAR : 15% LLR : 15% SO	5%	-£23,932,939	-£37,455,515	-£38,175,763	-£38,261,469	-£40,539,372
70% LAR : 15% LLR : 15% SO	10%	-£30,537,856	-£43,744,483	-£44,472,489	-£44,559,409	-£46,807,808
70% LAR : 15% LLR : 15% SO	15%	-£37,485,041	-£50,198,475	-£50,924,347	-£51,012,079	-£53,352,305
70% LAR : 15% LLR : 15% SO	20%	-£44,594,862	-£56,841,746	-£57,576,026	-£57,664,175	-£60,023,013
70% LAR : 15% LLR : 15% SO	25%	-£51,897,494	-£63,681,500	-£64,424,583	-£64,513,980	-£66,888,429
70% LAR : 15% LLR : 15% SO	30%	-£59,423,728	-£70,639,971	-£71,381,767	-£71,471,162	-£73,847,569
70% LAR : 15% LLR : 15% SO	35%	-£67,112,922	-£77,690,926	-£78,431,732	-£78,521,129	-£80,900,430
70% LAR : 15% LLR : 15% SO	40%	-£74,894,253	-£84,834,364	-£85,574,476	-£85,663,872	-£88,047,005
70% LAR : 15% LLR : 15% SO	45%	-£82,767,720	-£92,070,281	-£92,809,994	-£92,899,390	-£95,287,369
70% LAR : 15% LLR : 15% SO	50%	-£90,733,323	-£99,398,675	-£100,138,280	-£100,227,676	-£102,621,278

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£10,075,887	-£23,828,894	-£24,541,751	-£24,626,261	-£26,904,968
70% LAR : 15% LLR : 15% SO	5%	-£16,470,439	-£29,993,015	-£30,713,263	-£30,798,969	-£33,076,872
70% LAR : 15% LLR : 15% SO	10%	-£23,075,356	-£36,281,983	-£37,009,989	-£37,096,909	-£39,405,308
70% LAR : 15% LLR : 15% SO	15%	-£30,022,541	-£42,735,975	-£43,461,847	-£43,549,579	-£45,889,805
70% LAR : 15% LLR : 15% SO	20%	-£37,132,362	-£49,379,246	-£50,113,526	-£50,201,675	-£52,580,513
70% LAR : 15% LLR : 15% SO	25%	-£44,434,994	-£56,219,000	-£56,962,083	-£57,051,480	-£59,425,929
70% LAR : 15% LLR : 15% SO	30%	-£51,961,228	-£63,177,471	-£63,919,267	-£64,008,662	-£66,385,089
70% LAR : 15% LLR : 15% SO	35%	-£59,650,422	-£70,228,426	-£70,969,232	-£71,058,629	-£73,437,930
70% LAR : 15% LLR : 15% SO	40%	-£67,431,753	-£77,371,864	-£77,371,864	-£77,461,272	-£79,584,505
70% LAR : 15% LLR : 15% SO	45%	-£75,305,220	-£84,607,781	-£85,347,494	-£85,436,890	-£87,824,789
70% LAR : 15% LLR : 15% SO	50%	-£83,270,823	-£91,936,175	-£92,675,780	-£92,765,176	-£95,158,778

Appendix 6 - Residential appraisal results with LAR, LLR and SO (downside scenario)

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£675 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£501,309	£459,982	£455,241	£455,058	£450,303
70% LAR : 15% LLR : 15% SO	5%	£469,517	£430,154	£425,414	£425,232	£420,476
70% LAR : 15% LLR : 15% SO	10%	£437,725	£400,328	£395,586	£395,404	£390,649
70% LAR : 15% LLR : 15% SO	15%	£405,933	£370,501	£365,760	£365,577	£360,822
70% LAR : 15% LLR : 15% SO	20%	£374,140	£340,673	£335,933	£335,749	£330,994
70% LAR : 15% LLR : 15% SO	25%	£342,348	£310,846	£306,105	£305,922	£301,167
70% LAR : 15% LLR : 15% SO	30%	£310,555	£281,018	£276,278	£276,096	£271,341
70% LAR : 15% LLR : 15% SO	35%	£278,764	£251,192	£246,451	£246,268	£241,513
70% LAR : 15% LLR : 15% SO	40%	£246,972	£221,365	£216,624	£216,441	£211,686
70% LAR : 15% LLR : 15% SO	45%	£215,179	£191,537	£186,797	£186,613	£181,858
70% LAR : 15% LLR : 15% SO	50%	£183,387	£161,710	£156,969	£156,787	£152,032

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£170,009	£128,682	£123,941	£123,758	£119,003
70% LAR : 15% LLR : 15% SO	5%	£138,217	£98,854	£94,114	£93,932	£89,176
70% LAR : 15% LLR : 15% SO	10%	£106,425	£69,028	£64,286	£64,104	£59,349
70% LAR : 15% LLR : 15% SO	15%	£74,633	£39,201	£34,460	£34,277	£29,522
70% LAR : 15% LLR : 15% SO	20%	£42,840	£9,373	£4,633	£4,449	£-306
70% LAR : 15% LLR : 15% SO	25%	£11,048	£-20,454	£-25,195	£-25,378	£-30,133
70% LAR : 15% LLR : 15% SO	30%	£-20,745	£-50,282	£-55,022	£-55,204	£-59,959
70% LAR : 15% LLR : 15% SO	35%	£-52,536	£-80,108	£-84,849	£-85,032	£-89,767
70% LAR : 15% LLR : 15% SO	40%	£-84,328	£-109,935	£-114,676	£-114,859	£-119,614
70% LAR : 15% LLR : 15% SO	45%	£-116,121	£-139,763	£-144,503	£-144,687	£-149,442
70% LAR : 15% LLR : 15% SO	50%	£-147,913	£-169,590	£-174,331	£-174,515	£-179,268

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£309,949	£268,622	£263,881	£263,698	£258,943
70% LAR : 15% LLR : 15% SO	5%	£278,157	£238,794	£234,054	£233,872	£229,116
70% LAR : 15% LLR : 15% SO	10%	£246,365	£208,968	£204,226	£204,044	£199,289
70% LAR : 15% LLR : 15% SO	15%	£214,573	£179,141	£174,400	£174,217	£169,462
70% LAR : 15% LLR : 15% SO	20%	£182,780	£149,313	£144,573	£144,389	£139,634
70% LAR : 15% LLR : 15% SO	25%	£150,988	£119,486	£114,745	£114,562	£109,807
70% LAR : 15% LLR : 15% SO	30%	£119,195	£89,658	£84,918	£84,736	£79,981
70% LAR : 15% LLR : 15% SO	35%	£87,404	£59,832	£55,091	£54,908	£50,153
70% LAR : 15% LLR : 15% SO	40%	£55,612	£30,005	£25,264	£25,081	£20,326
70% LAR : 15% LLR : 15% SO	45%	£23,819	£1,177	£-4,563	£-4,747	£-9,502
70% LAR : 15% LLR : 15% SO	50%	£-7,973	£-29,650	£-34,391	£-34,573	£-39,328

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£357,269	£315,942	£311,201	£311,018	£306,263
70% LAR : 15% LLR : 15% SO	5%	£325,477	£286,114	£281,374	£281,192	£276,436
70% LAR : 15% LLR : 15% SO	10%	£293,685	£256,288	£251,546	£251,364	£246,609
70% LAR : 15% LLR : 15% SO	15%	£261,893	£226,461	£221,720	£221,537	£216,782
70% LAR : 15% LLR : 15% SO	20%	£230,100	£196,633	£191,893	£191,709	£186,954
70% LAR : 15% LLR : 15% SO	25%	£198,308	£166,806	£162,065	£161,882	£157,127
70% LAR : 15% LLR : 15% SO	30%	£166,515	£136,978	£132,238	£132,056	£127,301
70% LAR : 15% LLR : 15% SO	35%	£134,724	£107,152	£102,411	£102,228	£97,473
70% LAR : 15% LLR : 15% SO	40%	£102,932	£77,325	£72,584	£72,401	£67,646
70% LAR : 15% LLR : 15% SO	45%	£71,139	£47,497	£42,757	£42,573	£37,818
70% LAR : 15% LLR : 15% SO	50%	£39,347	£17,670	£12,929	£12,747	£7,992

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£393,089	£351,762	£347,021	£346,838	£342,083
70% LAR : 15% LLR : 15% SO	5%	£361,297	£321,934	£317,194	£317,012	£312,256
70% LAR : 15% LLR : 15% SO	10%	£329,505	£292,108	£287,366	£287,184	£282,429
70% LAR : 15% LLR : 15% SO	15%	£297,713	£262,281	£257,540	£257,357	£252,602
70% LAR : 15% LLR : 15% SO	20%	£265,920	£232,453	£227,713	£227,529	£222,774
70% LAR : 15% LLR : 15% SO	25%	£234,128	£202,626	£197,885	£197,702	£192,947
70% LAR : 15% LLR : 15% SO	30%	£202,335	£172,798	£168,058	£167,876	£163,121
70% LAR : 15% LLR : 15% SO	35%	£170,544	£142,972	£138,231	£138,048	£133,293
70% LAR : 15% LLR : 15% SO	40%	£138,752	£113,145	£108,404	£108,221	£103,466
70% LAR : 15% LLR : 15% SO	45%	£106,959	£83,317	£78,577	£78,393	£73,638
70% LAR : 15% LLR : 15% SO	50%	£75,167	£53,490	£48,749	£48,567	£43,812

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£650 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£464,773	£423,985	£419,244	£419,062	£414,307
70% LAR : 15% LLR : 15% SO	5%	£434,712	£395,863	£391,123	£390,940	£386,184
70% LAR : 15% LLR : 15% SO	10%	£404,650	£367,742	£363,001	£362,818	£358,063
70% LAR : 15% LLR : 15% SO	15%	£374,589	£339,620	£334,879	£334,696	£329,941
70% LAR : 15% LLR : 15% SO	20%	£344,527	£311,498	£306,758	£306,574	£301,819
70% LAR : 15% LLR : 15% SO	25%	£314,466	£283,376	£278,635	£278,453	£273,698
70% LAR : 15% LLR : 15% SO	30%	£284,404	£255,254	£250,513	£250,331	£245,575
70% LAR : 15% LLR : 15% SO	35%	£254,343	£227,132	£222,391	£222,208	£217,453
70% LAR : 15% LLR : 15% SO	40%	£224,282	£199,010	£194,270	£194,086	£189,331
70% LAR : 15% LLR : 15% SO	45%	£194,220	£170,888	£166,148	£165,965	£161,210
70% LAR : 15% LLR : 15% SO	50%	£164,159	£142,767	£138,025	£137,843	£133,088

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£133,473	£92,685	£87,944	£87,762	£83,007
70% LAR : 15% LLR : 15% SO	5%	£103,412	£64,563	£59,823	£59,640	£54,884
70% LAR : 15% LLR : 15% SO	10%	£73,350	£36,442	£31,701	£31,518	£26,763
70% LAR : 15% LLR : 15% SO	15%	£43,289	£8,320	£3,579	£3,396	£-1,359
70% LAR : 15% LLR : 15% SO	20%	£13,227	£-19,802	£-24,542	£-24,726	£-29,481
70% LAR : 15% LLR : 15% SO	25%	£-16,834	£-47,924	£-52,665	£-52,847	£-57,602
70% LAR : 15% LLR : 15% SO	30%	£-46,896	£-76,046	£-80,787	£-80,969	£-85,725
70% LAR : 15% LLR : 15% SO	35%	£-76,957	£-104,168	£-108,909	£-109,092	£-113,847
70% LAR : 15% LLR : 15% SO	40%	£-107,018	£-132,290	£-137,030	£-137,214	£-141,969
70% LAR : 15% LLR : 15% SO	45%	£-137,080	£-160,412	£-165,152	£-165,335	£-170,090
70% LAR : 15% LLR : 15% SO	50%	£-167,141	£-188,533	£-193,275	£-193,457	£-198,212

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£273,413	£232,625	£227,884	£227,702	£222,947
70% LAR : 15% LLR : 15% SO	5%	£243,352	£204,503	£199,763	£199,580	£194,824
70% LAR : 15% LLR : 15% SO	10%	£213,290	£176,382	£171,641	£171,458	£166,703
70% LAR : 15% LLR : 15% SO	15%	£183,229	£148,260	£143,519	£143,336	£138,581
70% LAR : 15% LLR : 15% SO	20%	£153,167	£120,138	£115,398	£115,214	£110,459
70% LAR : 15% LLR : 15% SO	25%	£123,106	£92,016	£87,275	£87,093	£82,338
70% LAR : 15% LLR : 15% SO	30%	£93,044	£63,894	£59,153	£58,971	£54,215
70% LAR : 15% LLR : 15% SO	35%	£62,983	£35,772	£31,031	£30,848	£26,093
70% LAR : 15% LLR : 15% SO	40%	£32,922	£7,650	£2,910	£2,728	£-2,029
70% LAR : 15% LLR : 15% SO	45%	£2,860	£-20,472	£-25,212	£-25,395	£-30,150
70% LAR : 15% LLR : 15% SO	50%	£-27,201	£-48,593	£-53,335	£-53,517	£-58,272

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£320,733	£279,945	£275,204	£275,022	£270,267
70% LAR : 15% LLR : 15% SO	5%	£290,672	£251,823	£247,083	£246,900	£242,144
70% LAR : 15% LLR : 15% SO	10%	£260,610	£223,702	£218,961	£218,778	£214,023
70% LAR : 15% LLR : 15% SO	15%	£230,549	£195,580	£190,839	£190,656	£185,901
70% LAR : 15% LLR : 15% SO	20%	£200,487	£167,458	£162,718	£162,534	£157,779
70% LAR : 15% LLR : 15% SO	25%	£170,426	£139,336	£134,595	£134,413	£129,658
70% LAR : 15% LLR : 15% SO	30%	£140,364	£111,214	£106,473	£106,291	£101,535
70% LAR : 15% LLR : 15% SO	35%	£110,303	£83,092	£78,351	£78,168	£73,413
70% LAR : 15% LLR : 15% SO	40%	£80,242	£54,970	£50,230	£50,046	£45,291
70% LAR : 15% LLR : 15% SO	45%	£50,180	£26,848	£22,108	£21,925	£17,170
70% LAR : 15% LLR : 15% SO	50%	£20,119	£-1,279	£-6,014	£-6,197	£-10,952

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£356,553	£315,765	£311,024	£310,842	£306,087
70% LAR : 15% LLR : 15% SO	5%	£326,492	£287,643	£282,903	£282,720	£277,964
70% LAR : 15% LLR : 15% SO	10%	£296,430	£259,522	£254,781	£254,598	£249,843
70% LAR : 15% LLR : 15% SO	15%	£266,369	£231,400	£226,659	£226,476	£221,721
70% LAR : 15% LLR : 15% SO	20%	£236,307	£203,278	£198,538	£198,354	£193,599
70% LAR : 15% LLR : 15% SO	25%	£206,246	£175,156	£170,415	£170,233	£165,478
70% LAR : 15% LLR : 15% SO	30%	£176,184	£147,034	£142,293	£142,111	£137,355
70% LAR : 15% LLR : 15% SO	35%	£146,123	£118,912	£114,171	£113,988	£109,233
70% LAR : 15% LLR : 15% SO	40%	£116,062	£90,790	£86,050	£85,866	£81,111
70% LAR : 15% LLR : 15% SO	45%	£86,000	£62,668	£57,928	£57,745	£52,990
70% LAR : 15% LLR : 15% SO	50%	£55,939	£34,547	£29,805	£29,623	£24,868

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£600 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£391,700	£351,993	£347,252	£347,069	£342,314
70% LAR : 15% LLR : 15% SO	5%	£365,118	£327,299	£322,559	£322,376	£317,620
70% LAR : 15% LLR : 15% SO	10%	£338,537	£302,605	£297,865	£297,682	£292,927
70% LAR : 15% LLR : 15% SO	15%	£311,955	£277,912	£273,171	£272,988	£268,233
70% LAR : 15% LLR : 15% SO	20%	£285,374	£253,219	£248,478	£248,295	£243,540
70% LAR : 15% LLR : 15% SO	25%	£258,792	£228,526	£223,784	£223,602	£218,847
70% LAR : 15% LLR : 15% SO	30%	£232,211	£203,831	£199,091	£198,908	£194,152
70% LAR : 15% LLR : 15% SO	35%	£205,629	£179,138	£174,398	£174,214	£169,459
70% LAR : 15% LLR : 15% SO	40%	£179,047	£154,445	£149,703	£149,521	£144,766
70% LAR : 15% LLR : 15% SO	45%	£152,466	£129,751	£125,010	£124,827	£120,072
70% LAR : 15% LLR : 15% SO	50%	£125,884	£105,058	£100,317	£100,134	£95,379

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£60,400	£20,693	£15,952	£15,769	£11,014
70% LAR : 15% LLR : 15% SO	5%	£33,818	£4,001	£-8,741	£-8,924	£-13,680
70% LAR : 15% LLR : 15% SO	10%	£7,237	£-28,695	£-33,435	£-33,618	£-38,373
70% LAR : 15% LLR : 15% SO	15%	£-19,345	£-53,388	£-58,129	£-58,312	£-63,067
70% LAR : 15% LLR : 15% SO	20%	£-45,926	£-78,081	£-82,822	£-83,005	£-87,760
70% LAR : 15% LLR : 15% SO	25%	£-72,508	£-102,774	£-107,516	£-107,698	£-112,453
70% LAR : 15% LLR : 15% SO	30%	£-99,089	£-127,469	£-132,209	£-132,392	£-137,148
70% LAR : 15% LLR : 15% SO	35%	£-125,671	£-152,162	£-156,902	£-157,086	£-161,841
70% LAR : 15% LLR : 15% SO	40%	£-152,253	£-176,855	£-181,597	£-181,779	£-186,534
70% LAR : 15% LLR : 15% SO	45%	£-178,834	£-201,549	£-206,290	£-206,473	£-211,228
70% LAR : 15% LLR : 15% SO	50%	£-205,416	£-226,242	£-230,983	£-231,166	£-235,921

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£200,340	£160,633	£155,892	£155,709	£150,954
70% LAR : 15% LLR : 15% SO	5%	£173,758	£135,939	£131,199	£131,016	£126,260
70% LAR : 15% LLR : 15% SO	10%	£147,177	£111,245	£106,505	£106,322	£101,567
70% LAR : 15% LLR : 15% SO	15%	£120,595	£86,552	£81,811	£81,628	£76,873
70% LAR : 15% LLR : 15% SO	20%	£94,014	£61,859	£57,118	£56,935	£52,180
70% LAR : 15% LLR : 15% SO	25%	£67,432	£37,166	£32,424	£32,242	£27,487
70% LAR : 15% LLR : 15% SO	30%	£40,851	£12,471	£7,731	£7,548	£2,792
70% LAR : 15% LLR : 15% SO	35%	£14,269	£-12,222	£-16,982	£-17,146	£-21,901
70% LAR : 15% LLR : 15% SO	40%	£-12,313	£-36,915	£-41,677	£-41,839	£-46,594
70% LAR : 15% LLR : 15% SO	45%	£-39,894	£-61,609	£-66,350	£-66,533	£-71,288
70% LAR : 15% LLR : 15% SO	50%	£-67,476	£-86,302	£-91,043	£-91,226	£-95,981

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£247,660	£207,953	£203,212	£203,029	£198,274
70% LAR : 15% LLR : 15% SO	5%	£221,078	£183,259	£178,519	£178,336	£173,580
70% LAR : 15% LLR : 15% SO	10%	£194,497	£158,565	£153,825	£153,642	£148,887
70% LAR : 15% LLR : 15% SO	15%	£167,915	£133,872	£129,131	£128,948	£124,193
70% LAR : 15% LLR : 15% SO	20%	£141,334	£109,179	£104,438	£104,255	£99,500
70% LAR : 15% LLR : 15% SO	25%	£114,752	£84,486	£79,744	£79,562	£74,807
70% LAR : 15% LLR : 15% SO	30%	£88,171	£59,791	£55,051	£54,868	£50,112
70% LAR : 15% LLR : 15% SO	35%	£61,589	£35,098	£30,358	£30,174	£25,419
70% LAR : 15% LLR : 15% SO	40%	£35,007	£10,405	£5,663	£5,481	£726
70% LAR : 15% LLR : 15% SO	45%	£8,426	£-14,289	£-19,030	£-19,213	£-23,968
70% LAR : 15% LLR : 15% SO	50%	£-18,156	£-39,982	£-44,723	£-44,906	£-49,651

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£283,480	£243,773	£239,032	£238,849	£234,094
70% LAR : 15% LLR : 15% SO	5%	£256,898	£219,079	£214,339	£214,156	£209,400
70% LAR : 15% LLR : 15% SO	10%	£230,317	£194,385	£189,645	£189,462	£184,707
70% LAR : 15% LLR : 15% SO	15%	£203,735	£169,692	£164,951	£164,768	£160,013
70% LAR : 15% LLR : 15% SO	20%	£177,154	£144,999	£140,258	£140,075	£135,320
70% LAR : 15% LLR : 15% SO	25%	£150,572	£120,306	£115,564	£115,382	£110,627
70% LAR : 15% LLR : 15% SO	30%	£123,991	£95,611	£90,871	£90,688	£85,932
70% LAR : 15% LLR : 15% SO	35%	£97,409	£70,918	£66,178	£65,994	£61,239
70% LAR : 15% LLR : 15% SO	40%	£70,827	£46,225	£41,483	£41,301	£36,546
70% LAR : 15% LLR : 15% SO	45%	£44,246	£21,531	£16,790	£16,607	£11,852
70% LAR : 15% LLR : 15% SO	50%	£17,664	£-3,162	£-7,903	£-8,086	£-12,841

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£550 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£318,628	£280,000	£275,259	£275,076	£270,321
70% LAR : 15% LLR : 15% SO	5%	£295,379	£258,590	£253,850	£253,666	£248,911
70% LAR : 15% LLR : 15% SO	10%	£272,130	£237,180	£232,440	£232,256	£227,501
70% LAR : 15% LLR : 15% SO	15%	£248,881	£215,770	£211,030	£210,847	£206,092
70% LAR : 15% LLR : 15% SO	20%	£225,634	£194,361	£189,620	£189,437	£184,682
70% LAR : 15% LLR : 15% SO	25%	£202,385	£172,951	£168,210	£168,027	£163,272
70% LAR : 15% LLR : 15% SO	30%	£179,136	£151,541	£146,800	£146,618	£141,863
70% LAR : 15% LLR : 15% SO	35%	£155,887	£130,131	£125,390	£125,208	£120,453
70% LAR : 15% LLR : 15% SO	40%	£132,638	£108,722	£103,981	£103,798	£99,043
70% LAR : 15% LLR : 15% SO	45%	£109,389	£87,312	£82,571	£82,388	£77,633
70% LAR : 15% LLR : 15% SO	50%	£86,142	£65,902	£61,162	£60,979	£56,224

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,672	£51,300	£56,041	£56,224	£60,979
70% LAR : 15% LLR : 15% SO	5%	£35,921	£72,710	£77,450	£77,634	£82,389
70% LAR : 15% LLR : 15% SO	10%	£59,170	£94,120	£98,860	£99,044	£103,799
70% LAR : 15% LLR : 15% SO	15%	£82,419	£115,530	£120,270	£120,453	£125,208
70% LAR : 15% LLR : 15% SO	20%	£105,668	£136,939	£141,680	£141,863	£146,618
70% LAR : 15% LLR : 15% SO	25%	£128,915	£158,349	£163,090	£163,273	£168,028
70% LAR : 15% LLR : 15% SO	30%	£152,164	£179,759	£184,500	£184,682	£189,437
70% LAR : 15% LLR : 15% SO	35%	£175,413	£201,169	£205,910	£206,092	£210,847
70% LAR : 15% LLR : 15% SO	40%	£198,662	£222,578	£227,319	£227,502	£232,257
70% LAR : 15% LLR : 15% SO	45%	£221,911	£243,988	£248,729	£248,912	£253,667
70% LAR : 15% LLR : 15% SO	50%	£245,160	£265,398	£270,138	£270,321	£275,076

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£127,268	£88,640	£83,899	£83,716	£78,961
70% LAR : 15% LLR : 15% SO	5%	£104,019	£67,230	£62,490	£62,306	£57,551
70% LAR : 15% LLR : 15% SO	10%	£80,770	£45,820	£41,080	£40,896	£36,141
70% LAR : 15% LLR : 15% SO	15%	£57,521	£24,410	£19,670	£19,487	£14,732
70% LAR : 15% LLR : 15% SO	20%	£34,274	£3,001	£1,740	£1,923	£6,678
70% LAR : 15% LLR : 15% SO	25%	£11,025	£18,409	£23,150	£23,333	£28,088
70% LAR : 15% LLR : 15% SO	30%	£12,224	£39,819	£44,560	£44,742	£49,497
70% LAR : 15% LLR : 15% SO	35%	£35,473	£61,229	£65,970	£66,152	£70,907
70% LAR : 15% LLR : 15% SO	40%	£58,722	£82,638	£87,379	£87,562	£92,317
70% LAR : 15% LLR : 15% SO	45%	£81,971	£104,048	£108,789	£108,972	£113,727
70% LAR : 15% LLR : 15% SO	50%	£105,220	£125,458	£130,198	£130,381	£135,136

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£174,588	£195,960	£131,219	£131,036	£126,281
70% LAR : 15% LLR : 15% SO	5%	£151,339	£114,550	£109,810	£109,626	£104,871
70% LAR : 15% LLR : 15% SO	10%	£128,090	£93,140	£88,400	£88,216	£83,461
70% LAR : 15% LLR : 15% SO	15%	£104,841	£71,730	£66,990	£66,807	£62,052
70% LAR : 15% LLR : 15% SO	20%	£81,594	£50,321	£45,580	£45,397	£40,642
70% LAR : 15% LLR : 15% SO	25%	£58,345	£28,911	£24,170	£23,987	£19,232
70% LAR : 15% LLR : 15% SO	30%	£35,096	£7,501	£2,760	£2,578	£2,177
70% LAR : 15% LLR : 15% SO	35%	£11,847	£13,909	£18,650	£18,832	£23,587
70% LAR : 15% LLR : 15% SO	40%	£11,402	£35,318	£40,059	£40,242	£44,997
70% LAR : 15% LLR : 15% SO	45%	£34,649	£56,728	£61,469	£61,652	£66,407
70% LAR : 15% LLR : 15% SO	50%	£57,898	£78,138	£92,878	£93,061	£97,816

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£210,408	£171,780	£167,039	£166,856	£162,101
70% LAR : 15% LLR : 15% SO	5%	£187,159	£150,370	£145,630	£145,446	£140,691
70% LAR : 15% LLR : 15% SO	10%	£163,910	£128,960	£124,220	£124,036	£119,281
70% LAR : 15% LLR : 15% SO	15%	£140,661	£107,550	£102,810	£102,627	£97,872
70% LAR : 15% LLR : 15% SO	20%	£117,414	£86,141	£81,400	£81,217	£76,462
70% LAR : 15% LLR : 15% SO	25%	£94,165	£64,731	£59,990	£59,807	£55,052
70% LAR : 15% LLR : 15% SO	30%	£70,916	£43,321	£38,580	£38,398	£33,643
70% LAR : 15% LLR : 15% SO	35%	£47,667	£21,911	£17,170	£16,988	£12,233
70% LAR : 15% LLR : 15% SO	40%	£24,418	£502	£4,239	£4,422	£9,177
70% LAR : 15% LLR : 15% SO	45%	£1,171	£20,908	£25,649	£25,832	£30,587
70% LAR : 15% LLR : 15% SO	50%	£22,076	£42,318	£47,059	£47,241	£51,996

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£500 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£245,555	£209,325	£204,584	£204,402	£199,647
70% LAR : 15% LLR : 15% SO	5%	£225,506	£191,002	£186,261	£186,078	£181,323
70% LAR : 15% LLR : 15% SO	10%	£205,458	£172,679	£167,938	£167,755	£163,000
70% LAR : 15% LLR : 15% SO	15%	£185,408	£154,356	£149,615	£149,432	£144,677
70% LAR : 15% LLR : 15% SO	20%	£165,360	£136,033	£131,292	£131,109	£126,354
70% LAR : 15% LLR : 15% SO	25%	£145,312	£117,710	£112,970	£112,786	£108,031
70% LAR : 15% LLR : 15% SO	30%	£125,263	£99,387	£94,646	£94,463	£89,708
70% LAR : 15% LLR : 15% SO	35%	£105,214	£81,063	£76,323	£76,141	£71,386
70% LAR : 15% LLR : 15% SO	40%	£85,166	£62,740	£58,000	£57,818	£53,063
70% LAR : 15% LLR : 15% SO	45%	£65,117	£44,418	£39,677	£39,494	£34,739
70% LAR : 15% LLR : 15% SO	50%	£45,069	£26,095	£21,354	£21,171	£16,416

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£85,745	£121,975	£126,716	£126,898	£131,653
70% LAR : 15% LLR : 15% SO	5%	£105,794	£140,298	£145,039	£145,222	£149,977
70% LAR : 15% LLR : 15% SO	10%	£125,842	£158,621	£163,362	£163,545	£168,300
70% LAR : 15% LLR : 15% SO	15%	£145,892	£176,944	£181,685	£181,868	£186,623
70% LAR : 15% LLR : 15% SO	20%	£165,940	£195,267	£200,008	£200,191	£204,946
70% LAR : 15% LLR : 15% SO	25%	£185,988	£213,590	£218,330	£218,514	£223,269
70% LAR : 15% LLR : 15% SO	30%	£206,037	£231,913	£236,654	£236,837	£241,592
70% LAR : 15% LLR : 15% SO	35%	£226,086	£250,237	£254,977	£255,159	£259,914
70% LAR : 15% LLR : 15% SO	40%	£246,134	£268,560	£273,300	£273,482	£278,237
70% LAR : 15% LLR : 15% SO	45%	£266,183	£286,882	£291,623	£291,806	£296,561
70% LAR : 15% LLR : 15% SO	50%	£286,231	£305,205	£309,946	£310,129	£314,884

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£54,195	£17,965	£13,224	£13,042	£8,287
70% LAR : 15% LLR : 15% SO	5%	£34,146	£358	£5,099	£5,282	£10,037
70% LAR : 15% LLR : 15% SO	10%	£14,098	£18,681	£23,422	£23,605	£28,360
70% LAR : 15% LLR : 15% SO	15%	£5,952	£37,004	£41,745	£41,928	£46,683
70% LAR : 15% LLR : 15% SO	20%	£26,000	£55,327	£60,068	£60,251	£65,006
70% LAR : 15% LLR : 15% SO	25%	£46,048	£73,650	£78,390	£78,574	£83,329
70% LAR : 15% LLR : 15% SO	30%	£66,097	£91,973	£96,714	£96,897	£101,652
70% LAR : 15% LLR : 15% SO	35%	£86,146	£110,297	£115,037	£115,219	£119,974
70% LAR : 15% LLR : 15% SO	40%	£106,194	£128,620	£133,360	£133,542	£138,297
70% LAR : 15% LLR : 15% SO	45%	£126,243	£146,942	£151,683	£151,866	£156,621
70% LAR : 15% LLR : 15% SO	50%	£146,291	£165,265	£170,006	£170,189	£174,944

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£101,515	£65,285	£60,544	£60,362	£55,607
70% LAR : 15% LLR : 15% SO	5%	£81,466	£46,962	£42,221	£42,038	£37,283
70% LAR : 15% LLR : 15% SO	10%	£61,418	£28,639	£23,898	£23,715	£18,960
70% LAR : 15% LLR : 15% SO	15%	£41,368	£10,316	£5,575	£5,392	£6,37
70% LAR : 15% LLR : 15% SO	20%	£21,320	£8,007	£12,748	£12,931	£17,686
70% LAR : 15% LLR : 15% SO	25%	£1,272	£26,330	£31,070	£31,254	£36,009
70% LAR : 15% LLR : 15% SO	30%	£18,777	£44,653	£49,394	£49,577	£54,332
70% LAR : 15% LLR : 15% SO	35%	£38,826	£62,977	£67,717	£67,899	£72,654
70% LAR : 15% LLR : 15% SO	40%	£58,874	£81,300	£86,040	£86,222	£90,977
70% LAR : 15% LLR : 15% SO	45%	£78,923	£99,622	£104,363	£104,546	£109,301
70% LAR : 15% LLR : 15% SO	50%	£98,971	£117,945	£122,686	£122,869	£127,624

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£137,335	£101,105	£96,364	£96,182	£91,427
70% LAR : 15% LLR : 15% SO	5%	£117,286	£82,782	£78,041	£77,858	£73,103
70% LAR : 15% LLR : 15% SO	10%	£97,238	£64,459	£59,718	£59,535	£54,780
70% LAR : 15% LLR : 15% SO	15%	£77,188	£46,136	£41,395	£41,212	£36,457
70% LAR : 15% LLR : 15% SO	20%	£57,140	£27,813	£23,072	£22,889	£18,134
70% LAR : 15% LLR : 15% SO	25%	£37,092	£9,490	£4,750	£4,566	£1,89
70% LAR : 15% LLR : 15% SO	30%	£17,043	£8,833	£13,574	£13,757	£18,512
70% LAR : 15% LLR : 15% SO	35%	£3,006	£27,157	£31,897	£32,079	£36,834
70% LAR : 15% LLR : 15% SO	40%	£23,954	£45,480	£50,220	£50,402	£55,157
70% LAR : 15% LLR : 15% SO	45%	£43,103	£63,802	£69,543	£69,726	£73,481
70% LAR : 15% LLR : 15% SO	50%	£63,151	£82,125	£86,866	£87,049	£91,804

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T1 - 2 Houses

Value Area	£475 per sq ft
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No Units	2
Site Area	0.02 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£209,018	£173,329	£168,588	£168,405	£163,650
70% LAR : 15% LLR : 15% SO	5%	£190,514	£156,527	£151,785	£151,603	£146,848
70% LAR : 15% LLR : 15% SO	10%	£172,009	£139,725	£134,984	£134,801	£130,046
70% LAR : 15% LLR : 15% SO	15%	£153,504	£122,922	£118,182	£117,999	£113,244
70% LAR : 15% LLR : 15% SO	20%	£134,999	£106,120	£101,380	£101,198	£96,442
70% LAR : 15% LLR : 15% SO	25%	£116,494	£89,319	£84,578	£84,395	£79,640
70% LAR : 15% LLR : 15% SO	30%	£97,990	£72,517	£67,776	£67,593	£62,838
70% LAR : 15% LLR : 15% SO	35%	£79,485	£55,715	£50,974	£50,791	£46,036
70% LAR : 15% LLR : 15% SO	40%	£60,981	£38,913	£34,172	£33,989	£29,234
70% LAR : 15% LLR : 15% SO	45%	£42,476	£22,111	£17,371	£17,187	£12,432
70% LAR : 15% LLR : 15% SO	50%	£23,971	£5,309	£569	£386	£-4,432

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£122,282	£157,971	£162,712	£162,895	£167,650
70% LAR : 15% LLR : 15% SO	5%	£140,786	£174,773	£179,515	£179,697	£184,452
70% LAR : 15% LLR : 15% SO	10%	£159,291	£191,575	£196,316	£196,499	£201,254
70% LAR : 15% LLR : 15% SO	15%	£177,796	£208,378	£213,118	£213,301	£218,056
70% LAR : 15% LLR : 15% SO	20%	£196,301	£225,180	£229,920	£230,102	£234,858
70% LAR : 15% LLR : 15% SO	25%	£214,806	£241,981	£246,722	£246,905	£251,660
70% LAR : 15% LLR : 15% SO	30%	£233,310	£258,783	£263,524	£263,707	£268,462
70% LAR : 15% LLR : 15% SO	35%	£251,815	£275,585	£280,326	£280,509	£285,264
70% LAR : 15% LLR : 15% SO	40%	£270,319	£292,387	£297,128	£297,311	£302,066
70% LAR : 15% LLR : 15% SO	45%	£288,824	£309,189	£313,929	£314,113	£318,868
70% LAR : 15% LLR : 15% SO	50%	£307,329	£325,991	£330,731	£330,914	£335,672

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£17,658	£18,031	£22,772	£22,955	£27,710
70% LAR : 15% LLR : 15% SO	5%	£846	£34,833	£39,575	£39,757	£44,512
70% LAR : 15% LLR : 15% SO	10%	£19,351	£51,635	£56,376	£56,559	£61,314
70% LAR : 15% LLR : 15% SO	15%	£37,856	£68,438	£73,178	£73,361	£78,116
70% LAR : 15% LLR : 15% SO	20%	£56,361	£85,240	£89,980	£90,162	£94,918
70% LAR : 15% LLR : 15% SO	25%	£74,866	£102,041	£106,782	£106,965	£111,720
70% LAR : 15% LLR : 15% SO	30%	£93,370	£118,843	£123,584	£123,767	£128,522
70% LAR : 15% LLR : 15% SO	35%	£111,875	£135,645	£140,386	£140,569	£145,324
70% LAR : 15% LLR : 15% SO	40%	£130,379	£152,447	£157,188	£157,371	£162,126
70% LAR : 15% LLR : 15% SO	45%	£148,884	£169,249	£173,989	£174,173	£178,928
70% LAR : 15% LLR : 15% SO	50%	£167,389	£186,051	£190,791	£190,974	£195,732

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£64,978	£29,289	£24,548	£24,365	£19,610
70% LAR : 15% LLR : 15% SO	5%	£46,474	£12,487	£7,745	£7,563	£2,808
70% LAR : 15% LLR : 15% SO	10%	£27,969	£-4,315	£-9,056	£-9,239	£-13,994
70% LAR : 15% LLR : 15% SO	15%	£9,464	£-21,118	£-26,858	£-26,041	£-30,796
70% LAR : 15% LLR : 15% SO	20%	£-9,041	£-37,920	£-42,660	£-42,842	£-47,598
70% LAR : 15% LLR : 15% SO	25%	£-27,546	£-54,721	£-59,462	£-59,645	£-64,400
70% LAR : 15% LLR : 15% SO	30%	£-46,050	£-71,523	£-76,264	£-76,447	£-81,202
70% LAR : 15% LLR : 15% SO	35%	£-64,555	£-88,325	£-93,066	£-93,249	£-98,004
70% LAR : 15% LLR : 15% SO	40%	£-83,059	£-105,127	£-109,868	£-110,051	£-114,806
70% LAR : 15% LLR : 15% SO	45%	£-101,564	£-121,929	£-126,669	£-126,853	£-131,608
70% LAR : 15% LLR : 15% SO	50%	£-120,069	£-138,731	£-143,471	£-143,654	£-148,472

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£100,798	£65,109	£60,368	£60,185	£55,430
70% LAR : 15% LLR : 15% SO	5%	£82,294	£48,307	£43,565	£43,383	£38,628
70% LAR : 15% LLR : 15% SO	10%	£63,789	£31,505	£26,764	£26,581	£21,826
70% LAR : 15% LLR : 15% SO	15%	£45,284	£14,702	£9,962	£9,779	£5,024
70% LAR : 15% LLR : 15% SO	20%	£26,779	£-2,100	£-6,840	£-7,022	£-11,778
70% LAR : 15% LLR : 15% SO	25%	£8,274	£-18,901	£-23,642	£-23,825	£-28,580
70% LAR : 15% LLR : 15% SO	30%	£-10,230	£-35,703	£-40,444	£-40,627	£-45,382
70% LAR : 15% LLR : 15% SO	35%	£-28,735	£-52,505	£-57,246	£-57,429	£-62,184
70% LAR : 15% LLR : 15% SO	40%	£-47,239	£-69,307	£-74,048	£-74,231	£-78,986
70% LAR : 15% LLR : 15% SO	45%	£-65,744	£-86,109	£-90,849	£-91,033	£-95,788
70% LAR : 15% LLR : 15% SO	50%	£-84,249	£-102,911	£-107,651	£-107,834	£-112,652

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£675 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£722,847	£632,685	£628,554	£628,097	£617,998
70% LAR : 15% LLR : 15% SO	5%	£664,280	£578,350	£574,220	£573,763	£563,642
70% LAR : 15% LLR : 15% SO	10%	£605,714	£524,016	£519,886	£519,430	£509,285
70% LAR : 15% LLR : 15% SO	15%	£547,148	£469,682	£465,553	£465,096	£454,928
70% LAR : 15% LLR : 15% SO	20%	£488,581	£415,349	£411,219	£410,761	£400,571
70% LAR : 15% LLR : 15% SO	25%	£430,015	£361,015	£356,885	£356,428	£346,215
70% LAR : 15% LLR : 15% SO	30%	£371,449	£306,681	£302,551	£302,094	£291,858
70% LAR : 15% LLR : 15% SO	35%	£312,883	£252,347	£248,218	£247,760	£237,501
70% LAR : 15% LLR : 15% SO	40%	£254,317	£198,014	£193,884	£193,426	£183,144
70% LAR : 15% LLR : 15% SO	45%	£195,750	£143,680	£139,550	£139,093	£128,788
70% LAR : 15% LLR : 15% SO	50%	£137,184	£89,346	£85,217	£84,759	£74,430

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£170,680	£80,518	£76,388	£75,930	£65,832
70% LAR : 15% LLR : 15% SO	5%	£112,114	£26,184	£22,054	£21,596	£11,475
70% LAR : 15% LLR : 15% SO	10%	£53,547	£-28,150	£-32,281	£-32,737	£-42,682
70% LAR : 15% LLR : 15% SO	15%	£-5,019	£-82,484	£-86,614	£-87,071	£-97,239
70% LAR : 15% LLR : 15% SO	20%	£-63,586	£-136,817	£-140,948	£-141,405	£-151,595
70% LAR : 15% LLR : 15% SO	25%	£-122,152	£-191,152	£-195,282	£-195,738	£-205,952
70% LAR : 15% LLR : 15% SO	30%	£-180,717	£-245,486	£-249,616	£-250,072	£-260,309
70% LAR : 15% LLR : 15% SO	35%	£-239,284	£-299,820	£-303,949	£-304,405	£-314,665
70% LAR : 15% LLR : 15% SO	40%	£-297,850	£-354,153	£-358,283	£-358,741	£-369,022
70% LAR : 15% LLR : 15% SO	45%	£-356,416	£-408,487	£-412,617	£-413,074	£-423,379
70% LAR : 15% LLR : 15% SO	50%	£-414,983	£-462,821	£-466,950	£-467,408	£-477,737

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£403,913	£313,751	£309,621	£309,163	£299,065
70% LAR : 15% LLR : 15% SO	5%	£345,347	£259,417	£255,287	£254,829	£244,708
70% LAR : 15% LLR : 15% SO	10%	£286,781	£205,083	£200,953	£200,496	£190,352
70% LAR : 15% LLR : 15% SO	15%	£228,214	£150,749	£146,620	£146,162	£135,995
70% LAR : 15% LLR : 15% SO	20%	£169,648	£96,416	£92,286	£91,828	£81,638
70% LAR : 15% LLR : 15% SO	25%	£111,081	£42,082	£37,952	£37,495	£27,281
70% LAR : 15% LLR : 15% SO	30%	£52,516	£-12,252	£-16,382	£-16,839	£-27,075
70% LAR : 15% LLR : 15% SO	35%	£-6,050	£-66,586	£-70,716	£-71,173	£-81,432
70% LAR : 15% LLR : 15% SO	40%	£-64,617	£-120,919	£-125,050	£-125,507	£-135,789
70% LAR : 15% LLR : 15% SO	45%	£-123,183	£-175,253	£-179,384	£-179,840	£-190,146
70% LAR : 15% LLR : 15% SO	50%	£-181,749	£-229,586	£-233,717	£-234,174	£-244,503

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£482,780	£392,618	£388,488	£388,030	£377,932
70% LAR : 15% LLR : 15% SO	5%	£424,214	£338,284	£334,154	£333,696	£323,575
70% LAR : 15% LLR : 15% SO	10%	£365,647	£283,950	£279,819	£279,363	£269,218
70% LAR : 15% LLR : 15% SO	15%	£307,081	£229,616	£225,486	£225,029	£214,861
70% LAR : 15% LLR : 15% SO	20%	£248,514	£175,283	£171,152	£170,695	£160,505
70% LAR : 15% LLR : 15% SO	25%	£189,948	£120,948	£116,818	£116,362	£106,148
70% LAR : 15% LLR : 15% SO	30%	£131,383	£66,614	£62,484	£62,028	£51,791
70% LAR : 15% LLR : 15% SO	35%	£72,816	£12,280	£8,151	£7,694	£-2,565
70% LAR : 15% LLR : 15% SO	40%	£14,250	£-42,053	£-46,183	£-46,641	£-56,922
70% LAR : 15% LLR : 15% SO	45%	£-44,316	£-96,387	£-100,517	£-100,974	£-111,279
70% LAR : 15% LLR : 15% SO	50%	£-102,883	£-150,721	£-154,850	£-155,308	£-166,637

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£542,480	£452,318	£448,188	£447,730	£437,632
70% LAR : 15% LLR : 15% SO	5%	£483,914	£397,984	£393,854	£393,396	£383,275
70% LAR : 15% LLR : 15% SO	10%	£425,347	£343,650	£339,519	£339,063	£328,918
70% LAR : 15% LLR : 15% SO	15%	£366,781	£289,316	£285,186	£284,729	£274,561
70% LAR : 15% LLR : 15% SO	20%	£308,214	£234,983	£230,852	£230,395	£220,205
70% LAR : 15% LLR : 15% SO	25%	£249,648	£180,648	£176,518	£176,062	£165,848
70% LAR : 15% LLR : 15% SO	30%	£191,081	£126,314	£122,184	£121,728	£111,491
70% LAR : 15% LLR : 15% SO	35%	£132,516	£71,980	£67,851	£67,394	£57,135
70% LAR : 15% LLR : 15% SO	40%	£73,950	£17,647	£13,517	£13,059	£2,778
70% LAR : 15% LLR : 15% SO	45%	£15,384	£-36,887	£-40,817	£-41,274	£-51,579
70% LAR : 15% LLR : 15% SO	50%	£-44,183	£-91,021	£-95,150	£-95,608	£-106,937

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£650 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£657,027	£567,838	£563,708	£563,250	£553,152
70% LAR : 15% LLR : 15% SO	5%	£601,582	£516,578	£512,448	£511,990	£501,869
70% LAR : 15% LLR : 15% SO	10%	£546,136	£465,319	£461,189	£460,731	£450,587
70% LAR : 15% LLR : 15% SO	15%	£490,690	£414,059	£409,929	£409,471	£399,304
70% LAR : 15% LLR : 15% SO	20%	£435,244	£362,800	£358,670	£358,212	£348,022
70% LAR : 15% LLR : 15% SO	25%	£379,798	£311,540	£307,410	£306,952	£296,739
70% LAR : 15% LLR : 15% SO	30%	£324,352	£260,281	£256,151	£255,693	£245,457
70% LAR : 15% LLR : 15% SO	35%	£268,906	£209,021	£204,891	£204,433	£194,174
70% LAR : 15% LLR : 15% SO	40%	£213,461	£157,762	£153,631	£153,174	£142,891
70% LAR : 15% LLR : 15% SO	45%	£158,014	£106,501	£102,372	£101,914	£91,609
70% LAR : 15% LLR : 15% SO	50%	£102,568	£55,242	£51,112	£50,655	£40,327

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£104,861	£15,671	£11,541	£11,083	£985
70% LAR : 15% LLR : 15% SO	5%	£49,415	£-35,588	£-39,719	£-40,176	£-50,297
70% LAR : 15% LLR : 15% SO	10%	£-6,031	£-86,848	£-90,978	£-91,436	£-101,579
70% LAR : 15% LLR : 15% SO	15%	£-61,476	£-138,107	£-142,238	£-142,695	£-152,863
70% LAR : 15% LLR : 15% SO	20%	£-116,923	£-189,367	£-193,497	£-193,955	£-204,145
70% LAR : 15% LLR : 15% SO	25%	£-172,369	£-240,626	£-244,757	£-245,214	£-255,428
70% LAR : 15% LLR : 15% SO	30%	£-227,814	£-291,886	£-296,016	£-296,474	£-306,710
70% LAR : 15% LLR : 15% SO	35%	£-283,261	£-343,145	£-347,276	£-347,733	£-357,992
70% LAR : 15% LLR : 15% SO	40%	£-338,706	£-394,405	£-398,535	£-398,993	£-409,275
70% LAR : 15% LLR : 15% SO	45%	£-394,152	£-445,665	£-449,795	£-450,252	£-460,558
70% LAR : 15% LLR : 15% SO	50%	£-449,599	£-496,925	£-501,064	£-501,522	£-511,840

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£338,094	£248,904	£244,774	£244,317	£234,218
70% LAR : 15% LLR : 15% SO	5%	£282,649	£197,645	£193,515	£193,057	£182,936
70% LAR : 15% LLR : 15% SO	10%	£227,202	£146,385	£142,255	£141,798	£131,654
70% LAR : 15% LLR : 15% SO	15%	£171,757	£95,126	£90,996	£90,538	£80,371
70% LAR : 15% LLR : 15% SO	20%	£116,311	£43,866	£39,736	£39,279	£29,089
70% LAR : 15% LLR : 15% SO	25%	£60,864	£-7,393	£-11,523	£-11,981	£-22,195
70% LAR : 15% LLR : 15% SO	30%	£5,419	£-58,653	£-62,783	£-63,240	£-73,477
70% LAR : 15% LLR : 15% SO	35%	£-50,027	£-109,912	£-114,042	£-114,500	£-124,759
70% LAR : 15% LLR : 15% SO	40%	£-105,473	£-161,172	£-165,302	£-165,759	£-176,042
70% LAR : 15% LLR : 15% SO	45%	£-160,919	£-212,432	£-216,561	£-217,019	£-227,324
70% LAR : 15% LLR : 15% SO	50%	£-216,365	£-263,692	£-267,821	£-268,278	£-278,606

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£416,961	£327,771	£323,641	£323,183	£313,085
70% LAR : 15% LLR : 15% SO	5%	£361,515	£276,512	£272,381	£271,924	£261,803
70% LAR : 15% LLR : 15% SO	10%	£306,069	£225,252	£221,122	£220,664	£210,521
70% LAR : 15% LLR : 15% SO	15%	£250,624	£173,993	£169,862	£169,405	£159,237
70% LAR : 15% LLR : 15% SO	20%	£195,177	£122,733	£118,603	£118,145	£107,955
70% LAR : 15% LLR : 15% SO	25%	£139,731	£71,474	£67,343	£66,886	£56,672
70% LAR : 15% LLR : 15% SO	30%	£84,286	£20,214	£16,084	£15,626	£5,390
70% LAR : 15% LLR : 15% SO	35%	£28,839	£-31,045	£-35,176	£-35,633	£-45,892
70% LAR : 15% LLR : 15% SO	40%	£-26,606	£-82,305	£-86,435	£-86,893	£-97,175
70% LAR : 15% LLR : 15% SO	45%	£-82,052	£-133,565	£-137,695	£-138,152	£-148,458
70% LAR : 15% LLR : 15% SO	50%	£-137,498	£-184,825	£-188,954	£-189,412	£-199,740

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£476,661	£387,471	£383,341	£382,883	£372,785
70% LAR : 15% LLR : 15% SO	5%	£421,215	£336,212	£332,081	£331,624	£321,503
70% LAR : 15% LLR : 15% SO	10%	£365,769	£284,952	£280,822	£280,364	£270,221
70% LAR : 15% LLR : 15% SO	15%	£310,324	£233,693	£229,562	£229,105	£218,937
70% LAR : 15% LLR : 15% SO	20%	£254,877	£182,433	£178,303	£177,845	£167,655
70% LAR : 15% LLR : 15% SO	25%	£199,431	£131,174	£127,043	£126,586	£116,372
70% LAR : 15% LLR : 15% SO	30%	£143,986	£79,914	£75,784	£75,326	£65,090
70% LAR : 15% LLR : 15% SO	35%	£88,539	£28,655	£24,524	£24,067	£13,808
70% LAR : 15% LLR : 15% SO	40%	£33,094	£-22,605	£-26,735	£-27,193	£-37,475
70% LAR : 15% LLR : 15% SO	45%	£-22,352	£-73,865	£-77,995	£-78,452	£-88,758
70% LAR : 15% LLR : 15% SO	50%	£-77,799	£-125,125	£-129,254	£-129,712	£-140,040

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£600 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£525,389	£438,144	£434,015	£433,557	£423,459
70% LAR : 15% LLR : 15% SO	5%	£476,217	£393,065	£388,936	£388,478	£378,357
70% LAR : 15% LLR : 15% SO	10%	£427,043	£347,986	£343,857	£343,399	£333,254
70% LAR : 15% LLR : 15% SO	15%	£377,871	£302,907	£298,777	£298,320	£288,152
70% LAR : 15% LLR : 15% SO	20%	£328,698	£257,828	£253,698	£253,241	£243,050
70% LAR : 15% LLR : 15% SO	25%	£279,524	£212,749	£208,619	£208,161	£197,948
70% LAR : 15% LLR : 15% SO	30%	£230,352	£167,670	£163,540	£163,082	£152,846
70% LAR : 15% LLR : 15% SO	35%	£181,179	£122,591	£118,460	£118,003	£107,744
70% LAR : 15% LLR : 15% SO	40%	£132,007	£77,511	£73,381	£72,924	£62,642
70% LAR : 15% LLR : 15% SO	45%	£82,833	£32,432	£28,302	£27,844	£17,539
70% LAR : 15% LLR : 15% SO	50%	£33,661	£-12,826	£-17,015	£-17,479	£-27,953

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£26,777	£-114,022	£-118,152	£-118,509	£-128,708
70% LAR : 15% LLR : 15% SO	5%	£-75,950	£-159,102	£-163,231	£-163,688	£-173,810
70% LAR : 15% LLR : 15% SO	10%	£-125,123	£-204,181	£-208,310	£-208,768	£-218,912
70% LAR : 15% LLR : 15% SO	15%	£-174,296	£-249,260	£-253,389	£-253,847	£-264,014
70% LAR : 15% LLR : 15% SO	20%	£-223,469	£-294,338	£-298,469	£-298,926	£-309,116
70% LAR : 15% LLR : 15% SO	25%	£-272,642	£-339,418	£-343,548	£-344,005	£-354,219
70% LAR : 15% LLR : 15% SO	30%	£-321,815	£-384,497	£-388,627	£-389,085	£-399,321
70% LAR : 15% LLR : 15% SO	35%	£-370,987	£-429,576	£-433,706	£-434,164	£-444,423
70% LAR : 15% LLR : 15% SO	40%	£-420,160	£-474,655	£-478,786	£-479,243	£-489,525
70% LAR : 15% LLR : 15% SO	45%	£-469,334	£-519,735	£-523,865	£-524,322	£-534,628
70% LAR : 15% LLR : 15% SO	50%	£-518,508	£-564,814	£-568,944	£-569,402	£-580,120

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£206,456	£119,211	£115,082	£114,624	£104,526
70% LAR : 15% LLR : 15% SO	5%	£157,283	£74,132	£70,002	£69,545	£59,424
70% LAR : 15% LLR : 15% SO	10%	£108,110	£29,052	£24,923	£24,466	£14,321
70% LAR : 15% LLR : 15% SO	15%	£58,937	£-16,027	£-20,156	£-20,614	£-30,781
70% LAR : 15% LLR : 15% SO	20%	£9,765	£-61,105	£-65,235	£-65,693	£-75,883
70% LAR : 15% LLR : 15% SO	25%	£-39,409	£-106,184	£-110,314	£-110,772	£-120,886
70% LAR : 15% LLR : 15% SO	30%	£-88,581	£-151,264	£-155,394	£-155,851	£-166,088
70% LAR : 15% LLR : 15% SO	35%	£-137,754	£-196,343	£-200,473	£-200,931	£-211,190
70% LAR : 15% LLR : 15% SO	40%	£-186,927	£-241,422	£-245,552	£-246,010	£-256,291
70% LAR : 15% LLR : 15% SO	45%	£-236,100	£-286,501	£-290,631	£-291,089	£-301,394
70% LAR : 15% LLR : 15% SO	50%	£-285,273	£-331,580	£-335,710	£-336,168	£-346,887

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£285,323	£198,078	£193,948	£193,491	£183,392
70% LAR : 15% LLR : 15% SO	5%	£236,150	£152,998	£148,869	£148,412	£138,290
70% LAR : 15% LLR : 15% SO	10%	£186,977	£107,919	£103,790	£103,332	£93,188
70% LAR : 15% LLR : 15% SO	15%	£137,804	£62,840	£58,711	£58,253	£48,086
70% LAR : 15% LLR : 15% SO	20%	£88,631	£17,762	£13,631	£13,174	£2,984
70% LAR : 15% LLR : 15% SO	25%	£39,458	£-27,318	£-31,448	£-31,905	£-42,119
70% LAR : 15% LLR : 15% SO	30%	£-9,715	£-72,397	£-76,527	£-76,985	£-87,221
70% LAR : 15% LLR : 15% SO	35%	£-58,887	£-117,476	£-121,606	£-122,064	£-132,323
70% LAR : 15% LLR : 15% SO	40%	£-108,060	£-162,555	£-166,686	£-167,143	£-177,425
70% LAR : 15% LLR : 15% SO	45%	£-157,234	£-207,635	£-211,765	£-212,222	£-222,528
70% LAR : 15% LLR : 15% SO	50%	£-206,408	£-252,714	£-256,844	£-257,302	£-268,020

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£345,023	£267,778	£253,648	£253,191	£243,092
70% LAR : 15% LLR : 15% SO	5%	£295,850	£212,698	£208,569	£208,112	£197,990
70% LAR : 15% LLR : 15% SO	10%	£246,677	£167,619	£163,490	£163,032	£152,888
70% LAR : 15% LLR : 15% SO	15%	£197,504	£122,540	£118,411	£117,953	£107,786
70% LAR : 15% LLR : 15% SO	20%	£148,331	£77,462	£73,331	£72,874	£62,684
70% LAR : 15% LLR : 15% SO	25%	£99,158	£32,382	£28,252	£27,795	£17,581
70% LAR : 15% LLR : 15% SO	30%	£49,985	£-12,697	£-16,827	£-17,285	£-27,521
70% LAR : 15% LLR : 15% SO	35%	£13	£-57,776	£-61,906	£-62,364	£-72,623
70% LAR : 15% LLR : 15% SO	40%	£-48,380	£-102,855	£-106,986	£-107,443	£-117,725
70% LAR : 15% LLR : 15% SO	45%	£-97,554	£-147,935	£-152,065	£-152,522	£-162,828
70% LAR : 15% LLR : 15% SO	50%	£-146,728	£-193,014	£-197,144	£-197,602	£-208,320

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£550 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£393,750	£308,452	£304,321	£303,865	£293,765
70% LAR : 15% LLR : 15% SO	5%	£350,590	£269,296	£265,166	£264,708	£254,587
70% LAR : 15% LLR : 15% SO	10%	£307,430	£230,140	£226,010	£225,552	£215,409
70% LAR : 15% LLR : 15% SO	15%	£264,269	£190,984	£186,854	£186,397	£176,229
70% LAR : 15% LLR : 15% SO	20%	£221,109	£151,828	£147,699	£147,241	£137,051
70% LAR : 15% LLR : 15% SO	25%	£177,948	£112,672	£108,543	£108,085	£97,872
70% LAR : 15% LLR : 15% SO	30%	£134,787	£73,516	£69,366	£68,908	£58,693
70% LAR : 15% LLR : 15% SO	35%	£91,626	£34,361	£30,230	£29,774	£19,514
70% LAR : 15% LLR : 15% SO	40%	£48,466	£-4,863	£-9,052	£-9,515	£-19,943
70% LAR : 15% LLR : 15% SO	45%	£5,305	£-44,573	£-48,761	£-49,225	£-59,676
70% LAR : 15% LLR : 15% SO	50%	£-38,392	£-84,283	£-88,471	£-88,935	£-99,410

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£158,416	£243,715	£247,845	£246,302	£258,401
70% LAR : 15% LLR : 15% SO	5%	£201,577	£282,871	£287,001	£287,458	£297,560
70% LAR : 15% LLR : 15% SO	10%	£244,737	£322,026	£326,157	£326,614	£336,758
70% LAR : 15% LLR : 15% SO	15%	£287,897	£361,182	£365,312	£365,770	£375,937
70% LAR : 15% LLR : 15% SO	20%	£331,058	£400,339	£404,468	£404,926	£415,116
70% LAR : 15% LLR : 15% SO	25%	£374,219	£439,495	£443,624	£444,081	£454,295
70% LAR : 15% LLR : 15% SO	30%	£417,380	£478,650	£482,781	£483,237	£493,473
70% LAR : 15% LLR : 15% SO	35%	£460,540	£517,806	£521,936	£522,393	£532,653
70% LAR : 15% LLR : 15% SO	40%	£503,701	£557,030	£561,219	£561,682	£572,110
70% LAR : 15% LLR : 15% SO	45%	£546,862	£596,240	£600,428	£601,391	£611,843
70% LAR : 15% LLR : 15% SO	50%	£590,023	£635,450	£640,638	£641,101	£651,576

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£74,817	£10,482	£14,612	£15,068	£25,168
70% LAR : 15% LLR : 15% SO	5%	£31,656	£49,637	£53,768	£54,225	£64,346
70% LAR : 15% LLR : 15% SO	10%	£-11,803	£88,793	£92,923	£93,381	£103,525
70% LAR : 15% LLR : 15% SO	15%	£-54,664	£127,949	£132,079	£132,537	£142,704
70% LAR : 15% LLR : 15% SO	20%	£-97,825	£167,106	£171,235	£171,692	£181,882
70% LAR : 15% LLR : 15% SO	25%	£-140,986	£206,261	£210,390	£210,848	£221,062
70% LAR : 15% LLR : 15% SO	30%	£-184,146	£245,417	£249,547	£250,004	£260,240
70% LAR : 15% LLR : 15% SO	35%	£-227,307	£284,573	£288,703	£289,159	£299,419
70% LAR : 15% LLR : 15% SO	40%	£-270,468	£323,729	£327,858	£328,315	£338,876
70% LAR : 15% LLR : 15% SO	45%	£-313,629	£362,885	£367,014	£367,471	£377,610
70% LAR : 15% LLR : 15% SO	50%	£-356,790	£402,041	£406,170	£406,627	£416,343

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£153,684	£68,385	£64,255	£63,798	£53,699
70% LAR : 15% LLR : 15% SO	5%	£110,523	£29,229	£25,099	£24,642	£14,520
70% LAR : 15% LLR : 15% SO	10%	£67,363	£-9,926	£-14,057	£-14,514	£-24,658
70% LAR : 15% LLR : 15% SO	15%	£24,203	£-49,082	£-53,212	£-53,670	£-63,837
70% LAR : 15% LLR : 15% SO	20%	£-18,958	£-88,239	£-92,368	£-92,826	£-103,016
70% LAR : 15% LLR : 15% SO	25%	£-62,119	£-127,395	£-131,524	£-131,981	£-142,195
70% LAR : 15% LLR : 15% SO	30%	£-105,280	£-166,550	£-170,681	£-171,137	£-181,373
70% LAR : 15% LLR : 15% SO	35%	£-148,440	£-205,706	£-209,836	£-210,293	£-220,553
70% LAR : 15% LLR : 15% SO	40%	£-191,601	£-244,862	£-249,119	£-249,582	£-260,010
70% LAR : 15% LLR : 15% SO	45%	£-234,762	£-284,018	£-288,275	£-288,731	£-299,743
70% LAR : 15% LLR : 15% SO	50%	£-277,923	£-323,174	£-328,531	£-328,987	£-339,476

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£213,384	£128,085	£123,955	£123,498	£113,399
70% LAR : 15% LLR : 15% SO	5%	£170,223	£88,929	£84,799	£84,342	£74,220
70% LAR : 15% LLR : 15% SO	10%	£127,063	£49,774	£45,643	£45,186	£35,042
70% LAR : 15% LLR : 15% SO	15%	£83,903	£10,618	£6,488	£6,030	£-4,137
70% LAR : 15% LLR : 15% SO	20%	£40,742	£-28,539	£-32,668	£-33,126	£-43,316
70% LAR : 15% LLR : 15% SO	25%	£-2,419	£-67,695	£-71,824	£-72,281	£-82,495
70% LAR : 15% LLR : 15% SO	30%	£-45,580	£-106,850	£-110,981	£-111,437	£-121,673
70% LAR : 15% LLR : 15% SO	35%	£-88,740	£-146,006	£-150,136	£-150,593	£-160,853
70% LAR : 15% LLR : 15% SO	40%	£-131,901	£-185,162	£-189,312	£-189,769	£-200,310
70% LAR : 15% LLR : 15% SO	45%	£-175,062	£-224,318	£-228,468	£-228,925	£-240,043
70% LAR : 15% LLR : 15% SO	50%	£-218,223	£-263,474	£-268,624	£-269,081	£-279,776

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£500 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£262,113	£181,726	£177,596	£177,140	£167,040
70% LAR : 15% LLR : 15% SO	5%	£224,728	£148,113	£143,983	£143,525	£133,404
70% LAR : 15% LLR : 15% SO	10%	£187,342	£114,499	£110,368	£109,912	£99,767
70% LAR : 15% LLR : 15% SO	15%	£149,956	£80,885	£76,755	£76,297	£66,130
70% LAR : 15% LLR : 15% SO	20%	£112,573	£47,271	£43,141	£42,684	£32,493
70% LAR : 15% LLR : 15% SO	25%	£75,188	£13,657	£9,527	£9,070	£-1,159
70% LAR : 15% LLR : 15% SO	30%	£37,803	£-20,239	£-24,428	£-24,891	£-35,272
70% LAR : 15% LLR : 15% SO	35%	£418	£-54,329	£-58,518	£-58,981	£-69,386
70% LAR : 15% LLR : 15% SO	40%	£-37,491	£-88,418	£-92,606	£-93,070	£-103,499
70% LAR : 15% LLR : 15% SO	45%	£-75,404	£-122,508	£-126,696	£-127,160	£-137,611
70% LAR : 15% LLR : 15% SO	50%	£-113,318	£-156,597	£-160,786	£-161,249	£-171,724

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-290,054	£-370,440	£-374,671	£-375,027	£-385,127
70% LAR : 15% LLR : 15% SO	5%	£-327,439	£-404,054	£-408,184	£-408,641	£-418,763
70% LAR : 15% LLR : 15% SO	10%	£-364,824	£-437,668	£-441,798	£-442,255	£-452,400
70% LAR : 15% LLR : 15% SO	15%	£-402,209	£-471,281	£-475,412	£-475,869	£-486,037
70% LAR : 15% LLR : 15% SO	20%	£-439,593	£-504,896	£-509,026	£-509,483	£-519,674
70% LAR : 15% LLR : 15% SO	25%	£-476,979	£-538,509	£-542,639	£-543,097	£-553,326
70% LAR : 15% LLR : 15% SO	30%	£-514,364	£-572,122	£-576,252	£-577,058	£-587,439
70% LAR : 15% LLR : 15% SO	35%	£-551,748	£-605,735	£-610,864	£-611,148	£-621,553
70% LAR : 15% LLR : 15% SO	40%	£-589,133	£-639,348	£-644,477	£-645,237	£-655,665
70% LAR : 15% LLR : 15% SO	45%	£-626,517	£-672,961	£-678,069	£-679,326	£-689,778
70% LAR : 15% LLR : 15% SO	50%	£-663,901	£-706,574	£-711,683	£-713,416	£-723,891

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-56,821	£-137,207	£-141,337	£-141,794	£-151,893
70% LAR : 15% LLR : 15% SO	5%	£-94,205	£-170,820	£-174,951	£-175,408	£-185,529
70% LAR : 15% LLR : 15% SO	10%	£-131,589	£-204,433	£-208,563	£-209,022	£-219,166
70% LAR : 15% LLR : 15% SO	15%	£-168,973	£-238,046	£-242,176	£-242,636	£-252,803
70% LAR : 15% LLR : 15% SO	20%	£-206,357	£-271,659	£-275,789	£-276,249	£-286,440
70% LAR : 15% LLR : 15% SO	25%	£-243,741	£-305,272	£-309,402	£-309,864	£-320,093
70% LAR : 15% LLR : 15% SO	30%	£-281,125	£-338,885	£-343,015	£-343,475	£-354,205
70% LAR : 15% LLR : 15% SO	35%	£-318,509	£-372,498	£-377,628	£-378,088	£-388,319
70% LAR : 15% LLR : 15% SO	40%	£-355,893	£-406,111	£-411,241	£-411,701	£-422,432
70% LAR : 15% LLR : 15% SO	45%	£-393,277	£-439,724	£-444,854	£-445,314	£-455,545
70% LAR : 15% LLR : 15% SO	50%	£-430,661	£-473,337	£-478,467	£-478,927	£-490,657

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,046	£-68,340	£-62,471	£-62,927	£-73,027
70% LAR : 15% LLR : 15% SO	5%	£-15,339	£-91,954	£-86,084	£-86,541	£-106,663
70% LAR : 15% LLR : 15% SO	10%	£-52,724	£-125,568	£-119,698	£-120,155	£-140,300
70% LAR : 15% LLR : 15% SO	15%	£-90,109	£-159,181	£-153,312	£-153,769	£-173,937
70% LAR : 15% LLR : 15% SO	20%	£-127,493	£-192,795	£-186,926	£-187,383	£-207,574
70% LAR : 15% LLR : 15% SO	25%	£-164,879	£-226,409	£-220,539	£-220,997	£-241,226
70% LAR : 15% LLR : 15% SO	30%	£-202,264	£-260,022	£-254,149	£-254,606	£-275,339
70% LAR : 15% LLR : 15% SO	35%	£-239,648	£-293,635	£-287,258	£-287,715	£-309,453
70% LAR : 15% LLR : 15% SO	40%	£-277,033	£-327,248	£-321,367	£-321,824	£-343,565
70% LAR : 15% LLR : 15% SO	45%	£-314,417	£-360,861	£-354,976	£-355,433	£-377,678
70% LAR : 15% LLR : 15% SO	50%	£-351,801	£-394,474	£-388,585	£-389,042	£-411,791

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£81,746	£1,360	£-2,771	£-3,227	£-13,327
70% LAR : 15% LLR : 15% SO	5%	£44,361	£-32,254	£-36,384	£-36,841	£-46,963
70% LAR : 15% LLR : 15% SO	10%	£6,976	£-65,868	£-69,998	£-70,455	£-80,600
70% LAR : 15% LLR : 15% SO	15%	£-30,409	£-99,481	£-103,612	£-104,069	£-114,237
70% LAR : 15% LLR : 15% SO	20%	£-67,793	£-133,095	£-137,226	£-137,683	£-147,874
70% LAR : 15% LLR : 15% SO	25%	£-105,177	£-166,709	£-170,839	£-171,297	£-181,526
70% LAR : 15% LLR : 15% SO	30%	£-142,561	£-200,322	£-204,452	£-204,910	£-215,639
70% LAR : 15% LLR : 15% SO	35%	£-179,945	£-233,935	£-238,065	£-238,522	£-249,753
70% LAR : 15% LLR : 15% SO	40%	£-217,329	£-267,548	£-271,678	£-272,135	£-283,865
70% LAR : 15% LLR : 15% SO	45%	£-254,713	£-301,161	£-305,291	£-305,748	£-317,978
70% LAR : 15% LLR : 15% SO	50%	£-292,097	£-334,774	£-338,904	£-339,361	£-352,091

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T2 - 5 Flats

Value Area	£475 per sq ft
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No Units	5
Site Area	0.03 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£196,293	£116,880	£112,750	£112,293	£102,194
70% LAR : 15% LLR : 15% SO	5%	£161,696	£86,013	£81,883	£81,426	£71,305
70% LAR : 15% LLR : 15% SO	10%	£127,100	£55,146	£51,016	£50,559	£40,414
70% LAR : 15% LLR : 15% SO	15%	£92,503	£24,280	£20,149	£19,692	£9,524
70% LAR : 15% LLR : 15% SO	20%	£57,906	£6,681	£10,869	£11,333	£21,068
70% LAR : 15% LLR : 15% SO	25%	£23,309	£37,985	£42,173	£42,636	£52,994
70% LAR : 15% LLR : 15% SO	30%	£11,447	£69,289	£73,477	£73,940	£84,322
70% LAR : 15% LLR : 15% SO	35%	£46,633	£100,692	£104,780	£105,244	£115,648
70% LAR : 15% LLR : 15% SO	40%	£81,620	£131,896	£136,084	£136,547	£146,975
70% LAR : 15% LLR : 15% SO	45%	£116,706	£163,200	£167,387	£167,851	£178,303
70% LAR : 15% LLR : 15% SO	50%	£151,792	£194,503	£198,691	£199,155	£209,629

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£355,874	£435,287	£439,416	£439,874	£449,972
70% LAR : 15% LLR : 15% SO	5%	£390,470	£466,154	£470,283	£470,741	£480,862
70% LAR : 15% LLR : 15% SO	10%	£425,066	£497,021	£501,150	£501,608	£511,753
70% LAR : 15% LLR : 15% SO	15%	£459,663	£527,887	£532,017	£532,475	£542,642
70% LAR : 15% LLR : 15% SO	20%	£494,260	£558,754	£563,036	£563,499	£573,834
70% LAR : 15% LLR : 15% SO	25%	£528,857	£589,621	£594,340	£594,803	£605,161
70% LAR : 15% LLR : 15% SO	30%	£563,454	£620,488	£625,643	£626,107	£636,488
70% LAR : 15% LLR : 15% SO	35%	£598,051	£651,355	£656,609	£657,072	£667,815
70% LAR : 15% LLR : 15% SO	40%	£632,648	£682,222	£687,476	£687,939	£699,142
70% LAR : 15% LLR : 15% SO	45%	£667,245	£713,089	£718,343	£718,806	£730,469
70% LAR : 15% LLR : 15% SO	50%	£701,842	£743,956	£749,210	£749,673	£761,796

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£122,640	£202,054	£206,183	£206,641	£216,739
70% LAR : 15% LLR : 15% SO	5%	£157,237	£232,921	£237,050	£237,508	£247,629
70% LAR : 15% LLR : 15% SO	10%	£191,833	£263,788	£267,917	£268,374	£278,519
70% LAR : 15% LLR : 15% SO	15%	£226,430	£294,655	£298,784	£299,241	£309,409
70% LAR : 15% LLR : 15% SO	20%	£261,027	£325,522	£329,651	£330,108	£340,601
70% LAR : 15% LLR : 15% SO	25%	£295,624	£356,389	£360,518	£361,075	£371,828
70% LAR : 15% LLR : 15% SO	30%	£330,221	£387,256	£391,385	£391,942	£403,255
70% LAR : 15% LLR : 15% SO	35%	£364,818	£418,123	£422,252	£422,809	£434,582
70% LAR : 15% LLR : 15% SO	40%	£399,415	£448,990	£452,821	£453,378	£465,909
70% LAR : 15% LLR : 15% SO	45%	£434,012	£479,857	£483,696	£484,253	£497,236
70% LAR : 15% LLR : 15% SO	50%	£468,609	£510,724	£514,563	£515,120	£528,563

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£43,774	£123,187	£127,316	£127,774	£137,872
70% LAR : 15% LLR : 15% SO	5%	£78,370	£154,054	£158,183	£158,641	£168,762
70% LAR : 15% LLR : 15% SO	10%	£112,966	£184,921	£189,050	£189,508	£199,653
70% LAR : 15% LLR : 15% SO	15%	£147,563	£215,788	£219,917	£220,375	£230,542
70% LAR : 15% LLR : 15% SO	20%	£182,160	£246,655	£250,784	£251,241	£261,734
70% LAR : 15% LLR : 15% SO	25%	£216,757	£277,522	£281,651	£282,108	£293,061
70% LAR : 15% LLR : 15% SO	30%	£251,354	£308,389	£312,518	£312,975	£324,388
70% LAR : 15% LLR : 15% SO	35%	£285,951	£339,256	£343,385	£343,842	£355,715
70% LAR : 15% LLR : 15% SO	40%	£320,548	£370,123	£374,252	£374,709	£387,042
70% LAR : 15% LLR : 15% SO	45%	£355,145	£400,990	£405,119	£405,576	£418,369
70% LAR : 15% LLR : 15% SO	50%	£389,742	£431,857	£435,986	£436,443	£448,696

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,926	£63,487	£67,616	£68,074	£78,172
70% LAR : 15% LLR : 15% SO	5%	£18,670	£94,354	£98,483	£98,941	£109,062
70% LAR : 15% LLR : 15% SO	10%	£31,266	£125,221	£129,350	£129,808	£139,953
70% LAR : 15% LLR : 15% SO	15%	£43,863	£156,088	£160,217	£160,675	£170,842
70% LAR : 15% LLR : 15% SO	20%	£56,459	£186,955	£191,084	£191,542	£202,034
70% LAR : 15% LLR : 15% SO	25%	£69,056	£217,822	£221,951	£222,409	£233,361
70% LAR : 15% LLR : 15% SO	30%	£81,652	£248,689	£252,818	£253,276	£264,688
70% LAR : 15% LLR : 15% SO	35%	£94,249	£279,556	£283,685	£284,143	£296,015
70% LAR : 15% LLR : 15% SO	40%	£106,845	£310,423	£314,552	£315,010	£327,342
70% LAR : 15% LLR : 15% SO	45%	£119,442	£341,290	£345,161	£345,619	£358,669
70% LAR : 15% LLR : 15% SO	50%	£132,038	£372,157	£376,030	£376,488	£389,996

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£675 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,445,693	£1,265,368	£1,257,109	£1,256,194	£1,235,997
70% LAR : 15% LLR : 15% SO	5%	£1,328,561	£1,156,701	£1,148,440	£1,147,526	£1,127,283
70% LAR : 15% LLR : 15% SO	10%	£1,211,429	£1,048,033	£1,039,773	£1,038,858	£1,018,570
70% LAR : 15% LLR : 15% SO	15%	£1,094,296	£939,366	£931,105	£930,191	£909,856
70% LAR : 15% LLR : 15% SO	20%	£977,163	£830,697	£822,438	£821,524	£801,143
70% LAR : 15% LLR : 15% SO	25%	£860,031	£722,030	£713,770	£712,856	£692,428
70% LAR : 15% LLR : 15% SO	30%	£742,898	£613,362	£605,103	£604,189	£583,715
70% LAR : 15% LLR : 15% SO	35%	£625,765	£504,695	£496,435	£495,520	£475,001
70% LAR : 15% LLR : 15% SO	40%	£508,632	£396,027	£387,767	£386,853	£366,288
70% LAR : 15% LLR : 15% SO	45%	£391,501	£287,359	£279,099	£278,185	£257,575
70% LAR : 15% LLR : 15% SO	50%	£274,368	£178,692	£170,432	£169,518	£148,861

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£410,381	£230,056	£221,796	£220,881	£200,684
70% LAR : 15% LLR : 15% SO	5%	£293,248	£121,388	£113,128	£112,214	£91,971
70% LAR : 15% LLR : 15% SO	10%	£176,116	£12,720	£4,461	£3,546	£-16,743
70% LAR : 15% LLR : 15% SO	15%	£58,984	£-95,947	£-104,207	£-105,121	£-125,456
70% LAR : 15% LLR : 15% SO	20%	£-58,149	£-204,615	£-212,874	£-213,789	£-234,170
70% LAR : 15% LLR : 15% SO	25%	£-175,282	£-313,282	£-321,543	£-322,457	£-342,884
70% LAR : 15% LLR : 15% SO	30%	£-292,415	£-421,950	£-430,210	£-431,124	£-451,598
70% LAR : 15% LLR : 15% SO	35%	£-409,547	£-530,618	£-538,878	£-539,792	£-560,311
70% LAR : 15% LLR : 15% SO	40%	£-526,680	£-639,286	£-647,545	£-648,459	£-669,025
70% LAR : 15% LLR : 15% SO	45%	£-643,812	£-747,953	£-756,213	£-757,127	£-777,738
70% LAR : 15% LLR : 15% SO	50%	£-760,945	£-856,621	£-864,880	£-865,794	£-886,451

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£847,693	£667,368	£659,108	£658,194	£637,997
70% LAR : 15% LLR : 15% SO	5%	£730,561	£558,701	£550,440	£549,526	£529,283
70% LAR : 15% LLR : 15% SO	10%	£613,429	£450,033	£441,773	£440,858	£420,570
70% LAR : 15% LLR : 15% SO	15%	£496,296	£341,366	£333,105	£332,191	£311,856
70% LAR : 15% LLR : 15% SO	20%	£379,163	£232,697	£224,438	£223,524	£203,143
70% LAR : 15% LLR : 15% SO	25%	£262,031	£124,030	£115,770	£114,856	£94,428
70% LAR : 15% LLR : 15% SO	30%	£144,898	£15,362	£7,103	£6,189	£-14,285
70% LAR : 15% LLR : 15% SO	35%	£27,765	£-93,305	£-101,565	£-102,480	£-122,999
70% LAR : 15% LLR : 15% SO	40%	£-89,368	£-201,973	£-210,233	£-211,147	£-231,712
70% LAR : 15% LLR : 15% SO	45%	£-206,499	£-310,640	£-318,901	£-319,815	£-340,425
70% LAR : 15% LLR : 15% SO	50%	£-323,632	£-419,308	£-427,568	£-428,482	£-449,139

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£995,568	£815,243	£806,984	£806,069	£785,872
70% LAR : 15% LLR : 15% SO	5%	£878,436	£706,576	£698,315	£697,401	£677,158
70% LAR : 15% LLR : 15% SO	10%	£761,304	£597,908	£589,648	£588,733	£568,445
70% LAR : 15% LLR : 15% SO	15%	£644,171	£489,241	£480,980	£480,066	£459,731
70% LAR : 15% LLR : 15% SO	20%	£527,038	£380,572	£372,313	£371,399	£351,018
70% LAR : 15% LLR : 15% SO	25%	£409,906	£271,905	£263,645	£262,731	£242,303
70% LAR : 15% LLR : 15% SO	30%	£292,773	£163,237	£154,978	£154,064	£133,590
70% LAR : 15% LLR : 15% SO	35%	£175,640	£54,570	£46,310	£45,395	£24,876
70% LAR : 15% LLR : 15% SO	40%	£58,507	£-54,098	£-62,358	£-63,272	£-83,837
70% LAR : 15% LLR : 15% SO	45%	£-58,624	£-162,765	£-171,025	£-171,940	£-192,550
70% LAR : 15% LLR : 15% SO	50%	£-175,757	£-271,433	£-279,693	£-280,607	£-301,264

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,107,506	£927,181	£918,921	£918,006	£897,809
70% LAR : 15% LLR : 15% SO	5%	£990,373	£818,513	£810,253	£809,339	£789,096
70% LAR : 15% LLR : 15% SO	10%	£873,241	£709,845	£701,586	£700,671	£680,382
70% LAR : 15% LLR : 15% SO	15%	£756,109	£601,178	£592,918	£592,004	£571,669
70% LAR : 15% LLR : 15% SO	20%	£638,976	£492,510	£484,251	£483,336	£462,955
70% LAR : 15% LLR : 15% SO	25%	£521,843	£383,843	£375,582	£374,668	£354,241
70% LAR : 15% LLR : 15% SO	30%	£404,710	£275,175	£266,915	£266,001	£245,527
70% LAR : 15% LLR : 15% SO	35%	£287,577	£166,507	£158,247	£157,333	£136,814
70% LAR : 15% LLR : 15% SO	40%	£170,445	£57,839	£49,580	£48,666	£28,100
70% LAR : 15% LLR : 15% SO	45%	£53,313	£-50,828	£-59,088	£-60,002	£-80,613
70% LAR : 15% LLR : 15% SO	50%	£-63,820	£-159,496	£-167,755	£-168,669	£-189,326

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£650 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,314,055	£1,135,675	£1,127,415	£1,126,501	£1,106,304
70% LAR : 15% LLR : 15% SO	5%	£1,203,164	£1,033,156	£1,024,896	£1,023,982	£1,003,739
70% LAR : 15% LLR : 15% SO	10%	£1,092,271	£930,636	£922,377	£921,463	£901,173
70% LAR : 15% LLR : 15% SO	15%	£981,379	£828,117	£819,858	£818,944	£798,608
70% LAR : 15% LLR : 15% SO	20%	£870,488	£725,598	£717,339	£716,425	£696,044
70% LAR : 15% LLR : 15% SO	25%	£759,596	£623,079	£614,820	£613,906	£593,479
70% LAR : 15% LLR : 15% SO	30%	£648,705	£520,560	£512,301	£511,387	£490,913
70% LAR : 15% LLR : 15% SO	35%	£537,812	£418,041	£409,782	£408,867	£388,349
70% LAR : 15% LLR : 15% SO	40%	£426,920	£315,522	£307,263	£306,348	£285,784
70% LAR : 15% LLR : 15% SO	45%	£316,029	£213,003	£204,744	£203,829	£183,218
70% LAR : 15% LLR : 15% SO	50%	£205,137	£110,484	£102,225	£101,310	£80,653

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£278,743	£100,363	£92,103	£91,188	£70,992
70% LAR : 15% LLR : 15% SO	5%	£167,851	£2,156	£-10,416	£-11,331	£-31,574
70% LAR : 15% LLR : 15% SO	10%	£56,959	£-104,676	£-112,935	£-113,850	£-134,139
70% LAR : 15% LLR : 15% SO	15%	£-53,933	£-207,195	£-215,454	£-216,369	£-236,704
70% LAR : 15% LLR : 15% SO	20%	£-164,825	£-309,714	£-317,973	£-318,888	£-339,269
70% LAR : 15% LLR : 15% SO	25%	£-275,716	£-412,233	£-420,492	£-421,407	£-441,834
70% LAR : 15% LLR : 15% SO	30%	£-386,608	£-514,752	£-523,011	£-523,926	£-544,399
70% LAR : 15% LLR : 15% SO	35%	£-497,501	£-617,271	£-625,531	£-626,446	£-648,964
70% LAR : 15% LLR : 15% SO	40%	£-608,392	£-719,790	£-728,050	£-728,965	£-749,529
70% LAR : 15% LLR : 15% SO	45%	£-719,284	£-822,309	£-830,569	£-831,484	£-852,094
70% LAR : 15% LLR : 15% SO	50%	£-830,176	£-924,828	£-933,088	£-934,003	£-954,660

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£716,055	£537,675	£529,415	£528,501	£508,304
70% LAR : 15% LLR : 15% SO	5%	£605,164	£435,156	£426,896	£425,982	£405,739
70% LAR : 15% LLR : 15% SO	10%	£494,271	£332,636	£324,377	£323,463	£303,173
70% LAR : 15% LLR : 15% SO	15%	£383,379	£230,117	£221,858	£220,944	£200,608
70% LAR : 15% LLR : 15% SO	20%	£272,488	£127,598	£119,339	£118,425	£98,044
70% LAR : 15% LLR : 15% SO	25%	£161,596	£25,079	£16,820	£15,906	£-4,521
70% LAR : 15% LLR : 15% SO	30%	£50,705	£-77,440	£-85,699	£-86,613	£-107,087
70% LAR : 15% LLR : 15% SO	35%	£-60,188	£-179,959	£-188,218	£-189,133	£-209,651
70% LAR : 15% LLR : 15% SO	40%	£-171,080	£-282,478	£-290,737	£-291,652	£-312,216
70% LAR : 15% LLR : 15% SO	45%	£-281,971	£-384,997	£-393,256	£-394,171	£-414,782
70% LAR : 15% LLR : 15% SO	50%	£-392,863	£-487,516	£-495,775	£-496,690	£-517,347

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£863,930	£685,550	£677,290	£676,376	£656,179
70% LAR : 15% LLR : 15% SO	5%	£753,039	£583,031	£574,771	£573,857	£553,614
70% LAR : 15% LLR : 15% SO	10%	£642,146	£480,511	£472,252	£471,338	£451,048
70% LAR : 15% LLR : 15% SO	15%	£531,254	£377,992	£369,733	£368,819	£348,483
70% LAR : 15% LLR : 15% SO	20%	£420,363	£275,473	£267,214	£266,300	£245,919
70% LAR : 15% LLR : 15% SO	25%	£309,471	£172,954	£164,695	£163,781	£143,354
70% LAR : 15% LLR : 15% SO	30%	£198,580	£70,435	£62,176	£61,262	£40,788
70% LAR : 15% LLR : 15% SO	35%	£87,687	£-32,084	£-40,343	£-41,258	£-61,776
70% LAR : 15% LLR : 15% SO	40%	£-23,205	£-134,603	£-142,862	£-143,777	£-164,341
70% LAR : 15% LLR : 15% SO	45%	£-134,096	£-237,122	£-245,381	£-246,296	£-266,907
70% LAR : 15% LLR : 15% SO	50%	£-244,988	£-339,641	£-347,900	£-348,815	£-369,472

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£975,868	£797,488	£789,228	£788,313	£768,117
70% LAR : 15% LLR : 15% SO	5%	£864,976	£694,969	£686,709	£685,794	£665,551
70% LAR : 15% LLR : 15% SO	10%	£754,084	£592,449	£584,190	£583,275	£562,986
70% LAR : 15% LLR : 15% SO	15%	£643,192	£489,930	£481,671	£480,756	£460,421
70% LAR : 15% LLR : 15% SO	20%	£532,300	£387,411	£379,152	£378,237	£357,856
70% LAR : 15% LLR : 15% SO	25%	£421,409	£284,892	£276,633	£275,718	£255,291
70% LAR : 15% LLR : 15% SO	30%	£310,517	£182,373	£174,114	£173,199	£152,726
70% LAR : 15% LLR : 15% SO	35%	£199,624	£79,854	£71,594	£70,679	£50,161
70% LAR : 15% LLR : 15% SO	40%	£88,733	£-22,665	£-30,925	£-31,840	£-52,404
70% LAR : 15% LLR : 15% SO	45%	£-22,159	£-125,184	£-133,444	£-134,359	£-154,969
70% LAR : 15% LLR : 15% SO	50%	£-133,051	£-227,703	£-236,963	£-236,878	£-257,535

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£600 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,050,779	£876,289	£868,029	£867,115	£846,918
70% LAR : 15% LLR : 15% SO	5%	£952,433	£786,131	£777,871	£776,956	£756,713
70% LAR : 15% LLR : 15% SO	10%	£854,087	£695,972	£687,713	£686,798	£666,510
70% LAR : 15% LLR : 15% SO	15%	£755,741	£605,814	£597,555	£596,639	£576,305
70% LAR : 15% LLR : 15% SO	20%	£657,396	£515,656	£507,396	£506,481	£486,100
70% LAR : 15% LLR : 15% SO	25%	£559,050	£425,497	£417,238	£416,323	£395,896
70% LAR : 15% LLR : 15% SO	30%	£460,704	£335,339	£327,079	£326,165	£305,691
70% LAR : 15% LLR : 15% SO	35%	£362,359	£245,180	£236,921	£236,007	£215,488
70% LAR : 15% LLR : 15% SO	40%	£264,012	£155,022	£146,762	£145,848	£125,283
70% LAR : 15% LLR : 15% SO	45%	£165,667	£64,863	£56,604	£55,690	£35,079
70% LAR : 15% LLR : 15% SO	50%	£67,321	£-25,652	£-34,029	£-34,957	£-55,906

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,466	£-159,023	£-167,284	£-168,198	£-188,394
70% LAR : 15% LLR : 15% SO	5%	£-82,880	£-249,182	£-257,442	£-258,356	£-278,599
70% LAR : 15% LLR : 15% SO	10%	£-181,225	£-339,340	£-347,599	£-348,515	£-368,803
70% LAR : 15% LLR : 15% SO	15%	£-279,571	£-429,498	£-437,758	£-438,673	£-459,008
70% LAR : 15% LLR : 15% SO	20%	£-377,916	£-519,657	£-527,916	£-528,831	£-549,213
70% LAR : 15% LLR : 15% SO	25%	£-476,263	£-609,815	£-618,075	£-618,990	£-639,416
70% LAR : 15% LLR : 15% SO	30%	£-574,609	£-699,974	£-708,233	£-709,147	£-729,621
70% LAR : 15% LLR : 15% SO	35%	£-672,954	£-790,132	£-798,392	£-799,306	£-819,825
70% LAR : 15% LLR : 15% SO	40%	£-771,300	£-880,291	£-888,550	£-889,464	£-910,030
70% LAR : 15% LLR : 15% SO	45%	£-869,645	£-970,449	£-978,709	£-979,623	£-1,000,233
70% LAR : 15% LLR : 15% SO	50%	£-967,991	£-1,060,608	£-1,068,868	£-1,070,270	£-1,091,218

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£452,779	£278,289	£270,029	£269,115	£248,918
70% LAR : 15% LLR : 15% SO	5%	£354,433	£188,131	£179,871	£178,956	£158,713
70% LAR : 15% LLR : 15% SO	10%	£256,087	£97,972	£89,713	£88,798	£68,510
70% LAR : 15% LLR : 15% SO	15%	£157,741	£7,814	£-445	£-1,361	£-21,695
70% LAR : 15% LLR : 15% SO	20%	£59,396	£-82,344	£-90,604	£-91,519	£-111,900
70% LAR : 15% LLR : 15% SO	25%	£-38,950	£-172,503	£-180,762	£-181,677	£-202,104
70% LAR : 15% LLR : 15% SO	30%	£-137,296	£-262,661	£-270,921	£-271,835	£-292,309
70% LAR : 15% LLR : 15% SO	35%	£-235,641	£-352,820	£-361,079	£-361,993	£-382,512
70% LAR : 15% LLR : 15% SO	40%	£-333,988	£-442,978	£-451,238	£-452,152	£-472,717
70% LAR : 15% LLR : 15% SO	45%	£-432,333	£-533,137	£-541,396	£-542,310	£-562,921
70% LAR : 15% LLR : 15% SO	50%	£-530,679	£-623,295	£-632,029	£-632,957	£-653,906

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£600,654	£426,164	£417,904	£416,990	£396,793
70% LAR : 15% LLR : 15% SO	5%	£502,308	£336,006	£327,746	£326,831	£306,588
70% LAR : 15% LLR : 15% SO	10%	£403,962	£245,847	£237,588	£236,673	£216,385
70% LAR : 15% LLR : 15% SO	15%	£305,616	£155,689	£147,430	£146,514	£126,180
70% LAR : 15% LLR : 15% SO	20%	£207,271	£65,531	£57,271	£56,356	£35,975
70% LAR : 15% LLR : 15% SO	25%	£108,925	£-24,628	£-32,887	£-33,802	£-54,229
70% LAR : 15% LLR : 15% SO	30%	£10,579	£-114,786	£-123,046	£-123,960	£-144,434
70% LAR : 15% LLR : 15% SO	35%	£-87,768	£-204,945	£-213,204	£-214,118	£-234,637
70% LAR : 15% LLR : 15% SO	40%	£-186,113	£-295,103	£-303,363	£-304,277	£-324,842
70% LAR : 15% LLR : 15% SO	45%	£-284,458	£-385,262	£-393,521	£-394,435	£-415,046
70% LAR : 15% LLR : 15% SO	50%	£-382,804	£-475,421	£-484,154	£-485,068	£-506,031

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£712,591	£538,102	£529,841	£528,927	£508,731
70% LAR : 15% LLR : 15% SO	5%	£614,245	£447,943	£439,683	£438,769	£418,526
70% LAR : 15% LLR : 15% SO	10%	£515,900	£357,785	£349,526	£348,610	£328,322
70% LAR : 15% LLR : 15% SO	15%	£417,554	£267,627	£259,367	£258,452	£238,117
70% LAR : 15% LLR : 15% SO	20%	£319,209	£177,468	£169,209	£168,294	£147,912
70% LAR : 15% LLR : 15% SO	25%	£220,862	£87,310	£79,050	£78,135	£57,709
70% LAR : 15% LLR : 15% SO	30%	£122,516	£-2,849	£-11,108	£-12,022	£-32,496
70% LAR : 15% LLR : 15% SO	35%	£24,171	£-93,007	£-101,267	£-102,181	£-122,700
70% LAR : 15% LLR : 15% SO	40%	£-74,175	£-183,166	£-191,425	£-192,339	£-212,905
70% LAR : 15% LLR : 15% SO	45%	£-172,520	£-273,324	£-281,584	£-282,498	£-303,108
70% LAR : 15% LLR : 15% SO	50%	£-270,866	£-363,480	£-372,217	£-373,145	£-394,093

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£550 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£787,502	£616,903	£608,644	£607,729	£587,532
70% LAR : 15% LLR : 15% SO	5%	£701,180	£538,592	£530,331	£529,417	£509,174
70% LAR : 15% LLR : 15% SO	10%	£614,859	£460,279	£452,020	£451,106	£430,816
70% LAR : 15% LLR : 15% SO	15%	£528,537	£381,968	£373,709	£372,793	£352,459
70% LAR : 15% LLR : 15% SO	20%	£442,216	£303,657	£295,396	£294,482	£274,101
70% LAR : 15% LLR : 15% SO	25%	£355,895	£225,345	£217,085	£216,171	£195,743
70% LAR : 15% LLR : 15% SO	30%	£269,574	£147,033	£138,773	£137,859	£117,385
70% LAR : 15% LLR : 15% SO	35%	£183,253	£68,721	£60,462	£59,547	£39,028
70% LAR : 15% LLR : 15% SO	40%	£96,931	£-9,726	£-18,103	£-19,031	£-39,886
70% LAR : 15% LLR : 15% SO	45%	£10,610	£-89,146	£-97,523	£-98,450	£-119,353
70% LAR : 15% LLR : 15% SO	50%	£-76,783	£-168,566	£-176,943	£-177,870	£-198,819

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£247,811	£418,409	£426,669	£427,584	£447,781
70% LAR : 15% LLR : 15% SO	5%	£334,132	£496,721	£504,981	£505,895	£526,138
70% LAR : 15% LLR : 15% SO	10%	£420,454	£575,033	£583,292	£584,207	£604,496
70% LAR : 15% LLR : 15% SO	15%	£506,775	£653,345	£661,604	£662,519	£682,854
70% LAR : 15% LLR : 15% SO	20%	£593,096	£731,656	£739,916	£740,830	£761,212
70% LAR : 15% LLR : 15% SO	25%	£679,418	£809,967	£818,228	£819,142	£839,569
70% LAR : 15% LLR : 15% SO	30%	£765,738	£888,280	£896,539	£897,453	£917,927
70% LAR : 15% LLR : 15% SO	35%	£852,060	£966,591	£974,851	£975,766	£996,285
70% LAR : 15% LLR : 15% SO	40%	£938,381	£1,044,903	£1,053,163	£1,054,077	£1,073,435
70% LAR : 15% LLR : 15% SO	45%	£1,024,703	£1,124,459	£1,132,719	£1,133,633	£1,152,991
70% LAR : 15% LLR : 15% SO	50%	£1,112,024	£1,203,878	£1,212,138	£1,213,052	£1,232,410

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£189,502	£18,903	£10,644	£9,729	£-10,468
70% LAR : 15% LLR : 15% SO	5%	£103,180	£59,408	£67,669	£68,583	£88,826
70% LAR : 15% LLR : 15% SO	10%	£16,859	£-137,721	£-145,980	£-146,894	£-167,184
70% LAR : 15% LLR : 15% SO	15%	£69,463	£-216,032	£-224,291	£-225,207	£-245,541
70% LAR : 15% LLR : 15% SO	20%	£-155,784	£-294,343	£-302,604	£-303,518	£-323,899
70% LAR : 15% LLR : 15% SO	25%	£-242,105	£-372,655	£-380,915	£-381,829	£-402,257
70% LAR : 15% LLR : 15% SO	30%	£-328,426	£-450,967	£-459,227	£-460,141	£-480,615
70% LAR : 15% LLR : 15% SO	35%	£-414,747	£-529,279	£-537,538	£-538,453	£-558,972
70% LAR : 15% LLR : 15% SO	40%	£-501,068	£-607,591	£-615,851	£-616,766	£-637,124
70% LAR : 15% LLR : 15% SO	45%	£-587,389	£-685,903	£-694,163	£-695,077	£-714,481
70% LAR : 15% LLR : 15% SO	50%	£-673,710	£-764,215	£-772,475	£-773,389	£-792,838

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£337,377	£166,778	£158,519	£157,604	£137,407
70% LAR : 15% LLR : 15% SO	5%	£251,055	£88,467	£80,206	£79,292	£59,049
70% LAR : 15% LLR : 15% SO	10%	£164,734	£10,154	£1,895	£981	£-19,309
70% LAR : 15% LLR : 15% SO	15%	£78,412	£-68,157	£-76,416	£-77,332	£-97,666
70% LAR : 15% LLR : 15% SO	20%	£-7,909	£-146,468	£-154,729	£-155,643	£-176,024
70% LAR : 15% LLR : 15% SO	25%	£-94,230	£-224,780	£-233,040	£-233,954	£-254,382
70% LAR : 15% LLR : 15% SO	30%	£-180,551	£-303,092	£-311,352	£-312,266	£-332,740
70% LAR : 15% LLR : 15% SO	35%	£-266,872	£-381,404	£-389,663	£-390,578	£-411,097
70% LAR : 15% LLR : 15% SO	40%	£-353,194	£-459,715	£-468,028	£-468,942	£-488,301
70% LAR : 15% LLR : 15% SO	45%	£-439,515	£-538,027	£-546,287	£-547,201	£-566,558
70% LAR : 15% LLR : 15% SO	50%	£-525,836	£-616,339	£-624,598	£-625,512	£-644,815

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£449,314	£278,716	£270,456	£269,541	£249,344
70% LAR : 15% LLR : 15% SO	5%	£362,993	£200,404	£192,144	£191,230	£170,987
70% LAR : 15% LLR : 15% SO	10%	£276,671	£122,092	£113,833	£112,918	£92,629
70% LAR : 15% LLR : 15% SO	15%	£190,350	£43,780	£35,521	£34,606	£14,271
70% LAR : 15% LLR : 15% SO	20%	£104,029	£-34,531	£-42,791	£-43,705	£-64,087
70% LAR : 15% LLR : 15% SO	25%	£17,707	£-112,842	£-121,103	£-122,017	£-142,444
70% LAR : 15% LLR : 15% SO	30%	£-68,613	£-191,155	£-199,414	£-200,328	£-220,802
70% LAR : 15% LLR : 15% SO	35%	£-154,935	£-269,466	£-277,726	£-278,641	£-299,160
70% LAR : 15% LLR : 15% SO	40%	£-241,256	£-347,777	£-356,037	£-356,951	£-377,318
70% LAR : 15% LLR : 15% SO	45%	£-327,577	£-426,088	£-434,348	£-435,262	£-455,625
70% LAR : 15% LLR : 15% SO	50%	£-413,898	£-504,399	£-512,659	£-513,573	£-533,932

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£500 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£524,225	£363,453	£355,193	£354,278	£334,081
70% LAR : 15% LLR : 15% SO	5%	£449,455	£296,225	£287,965	£287,050	£266,807
70% LAR : 15% LLR : 15% SO	10%	£374,685	£228,997	£220,738	£219,823	£199,534
70% LAR : 15% LLR : 15% SO	15%	£299,916	£161,769	£153,510	£152,595	£132,260
70% LAR : 15% LLR : 15% SO	20%	£225,145	£94,542	£86,282	£85,367	£64,986
70% LAR : 15% LLR : 15% SO	25%	£150,375	£27,314	£19,054	£18,139	£2,320
70% LAR : 15% LLR : 15% SO	30%	£75,606	£-40,479	£-48,855	£-49,783	£-70,545
70% LAR : 15% LLR : 15% SO	35%	£836	£-108,657	£-117,034	£-117,961	£-138,771
70% LAR : 15% LLR : 15% SO	40%	£-74,980	£-176,837	£-185,214	£-186,141	£-206,996
70% LAR : 15% LLR : 15% SO	45%	£-150,809	£-245,015	£-253,392	£-254,319	£-275,222
70% LAR : 15% LLR : 15% SO	50%	£-226,636	£-313,195	£-321,572	£-322,499	£-343,448

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-511,087	£-671,860	£-660,119	£-661,034	£-701,231
70% LAR : 15% LLR : 15% SO	5%	£-585,858	£-739,088	£-747,347	£-748,262	£-768,505
70% LAR : 15% LLR : 15% SO	10%	£-660,628	£-806,315	£-814,575	£-815,490	£-835,778
70% LAR : 15% LLR : 15% SO	15%	£-735,397	£-873,543	£-881,803	£-882,718	£-903,052
70% LAR : 15% LLR : 15% SO	20%	£-810,167	£-940,771	£-949,030	£-949,945	£-970,326
70% LAR : 15% LLR : 15% SO	25%	£-884,937	£-1,007,999	£-1,016,258	£-1,017,173	£-1,037,632
70% LAR : 15% LLR : 15% SO	30%	£-959,707	£-1,075,791	£-1,084,167	£-1,085,095	£-1,105,858
70% LAR : 15% LLR : 15% SO	35%	£-1,034,477	£-1,143,970	£-1,152,347	£-1,153,274	£-1,174,083
70% LAR : 15% LLR : 15% SO	40%	£-1,110,293	£-1,212,149	£-1,220,526	£-1,221,453	£-1,242,309
70% LAR : 15% LLR : 15% SO	45%	£-1,186,121	£-1,280,328	£-1,288,705	£-1,289,632	£-1,310,534
70% LAR : 15% LLR : 15% SO	50%	£-1,261,949	£-1,348,507	£-1,356,884	£-1,357,811	£-1,378,761

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-73,775	£-234,547	£-242,807	£-243,722	£-263,919
70% LAR : 15% LLR : 15% SO	5%	£-148,545	£-301,775	£-310,035	£-310,950	£-331,193
70% LAR : 15% LLR : 15% SO	10%	£-223,315	£-369,003	£-377,262	£-378,177	£-398,466
70% LAR : 15% LLR : 15% SO	15%	£-298,084	£-436,231	£-444,490	£-445,405	£-465,740
70% LAR : 15% LLR : 15% SO	20%	£-372,855	£-503,458	£-511,718	£-512,633	£-533,014
70% LAR : 15% LLR : 15% SO	25%	£-447,625	£-570,686	£-578,946	£-579,861	£-600,320
70% LAR : 15% LLR : 15% SO	30%	£-522,394	£-638,479	£-646,855	£-647,783	£-668,545
70% LAR : 15% LLR : 15% SO	35%	£-597,164	£-706,857	£-715,034	£-715,961	£-736,771
70% LAR : 15% LLR : 15% SO	40%	£-672,934	£-775,837	£-783,214	£-784,141	£-804,996
70% LAR : 15% LLR : 15% SO	45%	£-748,704	£-844,815	£-851,392	£-852,319	£-873,222
70% LAR : 15% LLR : 15% SO	50%	£-824,474	£-913,795	£-919,572	£-920,499	£-941,448

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£74,100	£-66,672	£-94,932	£-95,847	£-116,044
70% LAR : 15% LLR : 15% SO	5%	£-670	£-153,900	£-162,160	£-163,075	£-183,318
70% LAR : 15% LLR : 15% SO	10%	£-75,440	£-221,128	£-229,387	£-230,302	£-250,591
70% LAR : 15% LLR : 15% SO	15%	£-150,209	£-288,356	£-296,615	£-297,530	£-317,865
70% LAR : 15% LLR : 15% SO	20%	£-224,980	£-355,583	£-363,843	£-364,758	£-385,139
70% LAR : 15% LLR : 15% SO	25%	£-299,750	£-422,811	£-431,071	£-431,986	£-452,445
70% LAR : 15% LLR : 15% SO	30%	£-374,519	£-490,040	£-498,300	£-499,215	£-520,670
70% LAR : 15% LLR : 15% SO	35%	£-449,289	£-557,267	£-565,527	£-566,442	£-588,896
70% LAR : 15% LLR : 15% SO	40%	£-524,058	£-624,495	£-632,755	£-633,670	£-657,121
70% LAR : 15% LLR : 15% SO	45%	£-600,828	£-691,723	£-699,983	£-700,898	£-725,347
70% LAR : 15% LLR : 15% SO	50%	£-676,598	£-758,951	£-767,211	£-768,126	£-792,573

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£186,038	£25,265	£17,006	£16,091	£4,106
70% LAR : 15% LLR : 15% SO	5%	£111,267	£-41,963	£-50,222	£-51,137	£-71,380
70% LAR : 15% LLR : 15% SO	10%	£36,497	£-109,190	£-117,450	£-118,365	£-138,653
70% LAR : 15% LLR : 15% SO	15%	£-38,272	£-176,418	£-184,678	£-185,593	£-205,927
70% LAR : 15% LLR : 15% SO	20%	£-113,042	£-243,646	£-251,905	£-252,820	£-273,201
70% LAR : 15% LLR : 15% SO	25%	£-187,812	£-310,874	£-319,133	£-320,048	£-340,507
70% LAR : 15% LLR : 15% SO	30%	£-262,582	£-378,102	£-386,361	£-387,276	£-408,733
70% LAR : 15% LLR : 15% SO	35%	£-337,352	£-445,330	£-453,589	£-454,504	£-476,958
70% LAR : 15% LLR : 15% SO	40%	£-412,122	£-512,558	£-520,817	£-521,732	£-545,184
70% LAR : 15% LLR : 15% SO	45%	£-486,892	£-579,786	£-588,045	£-588,960	£-613,409
70% LAR : 15% LLR : 15% SO	50%	£-561,662	£-647,014	£-655,273	£-656,188	£-681,634

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T3 - 10 Flats

Value Area	£475 per sq ft
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No Units	10
Site Area	0.06 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£392,586	£233,760	£225,500	£224,586	£204,389
70% LAR : 15% LLR : 15% SO	5%	£323,393	£172,026	£163,766	£162,852	£142,609
70% LAR : 15% LLR : 15% SO	10%	£254,199	£110,292	£102,033	£101,118	£80,829
70% LAR : 15% LLR : 15% SO	15%	£185,006	£48,558	£40,299	£39,384	£19,049
70% LAR : 15% LLR : 15% SO	20%	£115,812	£-13,362	£-21,739	£-22,666	£-43,335
70% LAR : 15% LLR : 15% SO	25%	£46,619	£-75,969	£-84,346	£-85,273	£-105,989
70% LAR : 15% LLR : 15% SO	30%	£-22,894	£-138,576	£-146,953	£-147,880	£-168,644
70% LAR : 15% LLR : 15% SO	35%	£-83,067	£-201,184	£-209,580	£-210,498	£-231,297
70% LAR : 15% LLR : 15% SO	40%	£-163,239	£-263,791	£-272,168	£-273,096	£-293,951
70% LAR : 15% LLR : 15% SO	45%	£-233,412	£-326,399	£-334,775	£-335,703	£-356,606
70% LAR : 15% LLR : 15% SO	50%	£-303,585	£-389,006	£-397,382	£-398,310	£-419,259

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£642,726	£801,552	£809,813	£810,727	£830,824
70% LAR : 15% LLR : 15% SO	5%	£711,919	£863,286	£871,547	£872,461	£892,704
70% LAR : 15% LLR : 15% SO	10%	£781,113	£925,020	£933,280	£934,195	£954,483
70% LAR : 15% LLR : 15% SO	15%	£850,306	£986,754	£995,014	£995,929	£1,016,264
70% LAR : 15% LLR : 15% SO	20%	£919,500	£1,048,474	£1,057,051	£1,057,978	£1,078,648
70% LAR : 15% LLR : 15% SO	25%	£988,693	£1,111,282	£1,119,658	£1,120,585	£1,141,302
70% LAR : 15% LLR : 15% SO	30%	£1,058,207	£1,173,889	£1,182,266	£1,183,193	£1,203,956
70% LAR : 15% LLR : 15% SO	35%	£1,128,379	£1,236,496	£1,244,873	£1,245,801	£1,266,609
70% LAR : 15% LLR : 15% SO	40%	£1,198,552	£1,299,103	£1,307,480	£1,308,408	£1,329,264
70% LAR : 15% LLR : 15% SO	45%	£1,268,725	£1,361,712	£1,370,087	£1,371,015	£1,391,918
70% LAR : 15% LLR : 15% SO	50%	£1,338,897	£1,424,319	£1,432,695	£1,433,623	£1,454,571

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£205,414	£364,240	£372,500	£373,414	£393,611
70% LAR : 15% LLR : 15% SO	5%	£274,607	£425,974	£434,234	£435,148	£455,391
70% LAR : 15% LLR : 15% SO	10%	£343,801	£487,708	£495,967	£496,882	£517,171
70% LAR : 15% LLR : 15% SO	15%	£412,994	£549,442	£557,701	£558,616	£578,951
70% LAR : 15% LLR : 15% SO	20%	£482,188	£611,362	£619,739	£620,666	£641,335
70% LAR : 15% LLR : 15% SO	25%	£551,381	£673,282	£682,346	£683,273	£703,889
70% LAR : 15% LLR : 15% SO	30%	£620,575	£735,202	£744,953	£745,880	£766,644
70% LAR : 15% LLR : 15% SO	35%	£689,768	£797,122	£807,560	£808,488	£829,297
70% LAR : 15% LLR : 15% SO	40%	£758,962	£859,042	£871,168	£871,096	£891,951
70% LAR : 15% LLR : 15% SO	45%	£828,155	£920,962	£932,775	£933,703	£954,606
70% LAR : 15% LLR : 15% SO	50%	£897,349	£982,882	£995,382	£996,310	£1,017,259

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£57,539	£216,365	£224,625	£225,539	£245,736
70% LAR : 15% LLR : 15% SO	5%	£126,732	£278,099	£286,359	£287,273	£307,516
70% LAR : 15% LLR : 15% SO	10%	£195,926	£339,833	£348,092	£349,007	£369,296
70% LAR : 15% LLR : 15% SO	15%	£265,119	£401,567	£409,826	£410,741	£431,076
70% LAR : 15% LLR : 15% SO	20%	£334,313	£463,301	£471,560	£472,475	£493,856
70% LAR : 15% LLR : 15% SO	25%	£403,506	£525,035	£533,294	£534,209	£556,636
70% LAR : 15% LLR : 15% SO	30%	£472,699	£586,769	£595,028	£595,943	£618,416
70% LAR : 15% LLR : 15% SO	35%	£541,893	£648,503	£656,767	£657,682	£680,196
70% LAR : 15% LLR : 15% SO	40%	£611,086	£710,237	£718,996	£719,911	£741,976
70% LAR : 15% LLR : 15% SO	45%	£680,279	£771,971	£780,730	£781,645	£803,756
70% LAR : 15% LLR : 15% SO	50%	£749,473	£833,705	£842,464	£843,379	£865,536

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£54,999	£104,427	£112,688	£113,602	£133,799
70% LAR : 15% LLR : 15% SO	5%	£14,794	£166,161	£174,422	£175,336	£195,579
70% LAR : 15% LLR : 15% SO	10%	£83,988	£227,895	£236,155	£237,070	£257,358
70% LAR : 15% LLR : 15% SO	15%	£153,181	£289,629	£297,889	£298,804	£319,139
70% LAR : 15% LLR : 15% SO	20%	£222,375	£351,363	£359,623	£360,537	£381,523
70% LAR : 15% LLR : 15% SO	25%	£291,568	£413,097	£421,357	£422,271	£444,177
70% LAR : 15% LLR : 15% SO	30%	£360,762	£474,831	£483,091	£484,005	£506,831
70% LAR : 15% LLR : 15% SO	35%	£430,000	£536,565	£544,825	£545,739	£569,484
70% LAR : 15% LLR : 15% SO	40%	£500,000	£598,300	£606,560	£607,474	£632,138
70% LAR : 15% LLR : 15% SO	45%	£570,000	£660,034	£668,300	£669,214	£694,792
70% LAR : 15% LLR : 15% SO	50%	£640,000	£721,768	£729,504	£730,418	£757,446

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£675 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,941,403	£2,577,747	£2,561,537	£2,559,735	£2,519,006
70% LAR : 15% LLR : 15% SO	5%	£2,718,393	£2,371,725	£2,355,575	£2,353,773	£2,313,093
70% LAR : 15% LLR : 15% SO	10%	£2,493,711	£2,164,047	£2,147,952	£2,146,150	£2,105,501
70% LAR : 15% LLR : 15% SO	15%	£2,267,357	£1,954,714	£1,938,665	£1,936,864	£1,896,230
70% LAR : 15% LLR : 15% SO	20%	£2,039,332	£1,743,726	£1,727,718	£1,725,917	£1,685,282
70% LAR : 15% LLR : 15% SO	25%	£1,809,634	£1,531,084	£1,515,110	£1,513,308	£1,472,655
70% LAR : 15% LLR : 15% SO	30%	£1,578,263	£1,316,785	£1,300,840	£1,299,038	£1,258,350
70% LAR : 15% LLR : 15% SO	35%	£1,345,221	£1,100,833	£1,084,909	£1,083,107	£1,042,366
70% LAR : 15% LLR : 15% SO	40%	£1,110,506	£883,226	£867,315	£865,514	£824,705
70% LAR : 15% LLR : 15% SO	45%	£874,119	£663,963	£648,062	£646,261	£605,367
70% LAR : 15% LLR : 15% SO	50%	£636,061	£443,047	£427,148	£425,346	£384,350

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,560,986	£1,197,330	£1,181,121	£1,179,319	£1,138,590
70% LAR : 15% LLR : 15% SO	5%	£1,337,976	£991,308	£975,159	£973,356	£932,677
70% LAR : 15% LLR : 15% SO	10%	£1,113,294	£783,630	£767,535	£765,733	£725,085
70% LAR : 15% LLR : 15% SO	15%	£886,940	£574,297	£558,249	£556,448	£515,814
70% LAR : 15% LLR : 15% SO	20%	£658,915	£363,309	£347,302	£345,500	£304,866
70% LAR : 15% LLR : 15% SO	25%	£429,217	£150,667	£134,694	£132,892	£92,238
70% LAR : 15% LLR : 15% SO	30%	£197,846	£-63,631	£-79,577	£-81,379	£-122,067
70% LAR : 15% LLR : 15% SO	35%	£-35,196	£-279,583	£-295,508	£-297,310	£-338,050
70% LAR : 15% LLR : 15% SO	40%	£-269,911	£-497,191	£-513,101	£-514,902	£-555,711
70% LAR : 15% LLR : 15% SO	45%	£-506,297	£-716,454	£-732,355	£-734,156	£-775,049
70% LAR : 15% LLR : 15% SO	50%	£-744,356	£-937,370	£-953,269	£-955,071	£-996,067

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,144,070	£1,780,414	£1,764,204	£1,762,402	£1,721,673
70% LAR : 15% LLR : 15% SO	5%	£1,921,060	£1,574,392	£1,558,242	£1,556,440	£1,515,760
70% LAR : 15% LLR : 15% SO	10%	£1,696,378	£1,366,713	£1,350,618	£1,348,816	£1,308,168
70% LAR : 15% LLR : 15% SO	15%	£1,470,024	£1,157,381	£1,141,332	£1,139,531	£1,098,897
70% LAR : 15% LLR : 15% SO	20%	£1,241,998	£946,393	£930,385	£928,584	£887,949
70% LAR : 15% LLR : 15% SO	25%	£1,012,300	£733,750	£717,777	£715,975	£675,322
70% LAR : 15% LLR : 15% SO	30%	£780,930	£519,452	£503,507	£501,704	£461,017
70% LAR : 15% LLR : 15% SO	35%	£547,887	£303,500	£287,576	£285,773	£245,033
70% LAR : 15% LLR : 15% SO	40%	£313,173	£85,893	£69,982	£68,181	£27,372
70% LAR : 15% LLR : 15% SO	45%	£76,786	£-133,370	£-149,272	£-151,073	£-191,966
70% LAR : 15% LLR : 15% SO	50%	£-161,273	£-354,287	£-370,185	£-371,988	£-412,983

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,341,236	£1,977,580	£1,961,371	£1,959,569	£1,918,840
70% LAR : 15% LLR : 15% SO	5%	£2,118,226	£1,771,558	£1,755,409	£1,753,606	£1,712,927
70% LAR : 15% LLR : 15% SO	10%	£1,893,544	£1,563,880	£1,547,785	£1,545,983	£1,505,335
70% LAR : 15% LLR : 15% SO	15%	£1,667,190	£1,354,547	£1,338,499	£1,336,698	£1,296,064
70% LAR : 15% LLR : 15% SO	20%	£1,439,165	£1,143,559	£1,127,552	£1,125,750	£1,085,116
70% LAR : 15% LLR : 15% SO	25%	£1,209,467	£930,917	£914,944	£913,142	£872,488
70% LAR : 15% LLR : 15% SO	30%	£978,096	£716,619	£700,673	£698,871	£658,183
70% LAR : 15% LLR : 15% SO	35%	£745,054	£500,667	£484,742	£482,940	£442,200
70% LAR : 15% LLR : 15% SO	40%	£510,339	£283,059	£267,149	£265,348	£224,539
70% LAR : 15% LLR : 15% SO	45%	£273,953	£63,796	£47,895	£46,094	£5,201
70% LAR : 15% LLR : 15% SO	50%	£35,894	£-187,120	£-173,019	£-174,821	£-215,817

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,490,486	£2,126,830	£2,110,621	£2,108,819	£2,068,090
70% LAR : 15% LLR : 15% SO	5%	£2,267,476	£1,920,808	£1,904,659	£1,902,856	£1,862,177
70% LAR : 15% LLR : 15% SO	10%	£2,042,794	£1,713,130	£1,697,035	£1,695,233	£1,654,585
70% LAR : 15% LLR : 15% SO	15%	£1,816,440	£1,503,797	£1,487,749	£1,485,948	£1,445,314
70% LAR : 15% LLR : 15% SO	20%	£1,588,415	£1,292,809	£1,276,802	£1,275,000	£1,234,366
70% LAR : 15% LLR : 15% SO	25%	£1,358,717	£1,080,167	£1,064,194	£1,062,392	£1,021,738
70% LAR : 15% LLR : 15% SO	30%	£1,127,346	£865,869	£849,923	£848,121	£807,433
70% LAR : 15% LLR : 15% SO	35%	£894,304	£649,917	£633,992	£632,190	£591,450
70% LAR : 15% LLR : 15% SO	40%	£659,589	£432,309	£416,399	£414,598	£373,789
70% LAR : 15% LLR : 15% SO	45%	£423,203	£213,046	£197,145	£195,344	£154,451
70% LAR : 15% LLR : 15% SO	50%	£185,144	£-7,670	£-23,769	£-25,571	£-86,967

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£650 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,675,135	£2,315,414	£2,299,205	£2,297,403	£2,256,674
70% LAR : 15% LLR : 15% SO	5%	£2,464,759	£2,121,839	£2,105,689	£2,103,887	£2,063,208
70% LAR : 15% LLR : 15% SO	10%	£2,252,711	£1,926,608	£1,910,512	£1,908,711	£1,868,062
70% LAR : 15% LLR : 15% SO	15%	£2,038,990	£1,729,722	£1,713,674	£1,711,871	£1,671,238
70% LAR : 15% LLR : 15% SO	20%	£1,823,598	£1,531,181	£1,515,173	£1,513,371	£1,472,737
70% LAR : 15% LLR : 15% SO	25%	£1,606,533	£1,330,985	£1,315,012	£1,313,209	£1,272,557
70% LAR : 15% LLR : 15% SO	30%	£1,387,796	£1,129,134	£1,113,188	£1,111,387	£1,070,698
70% LAR : 15% LLR : 15% SO	35%	£1,167,389	£925,629	£909,704	£907,902	£867,162
70% LAR : 15% LLR : 15% SO	40%	£945,307	£720,468	£704,557	£702,756	£661,947
70% LAR : 15% LLR : 15% SO	45%	£721,553	£513,652	£497,751	£495,950	£455,056
70% LAR : 15% LLR : 15% SO	50%	£496,129	£305,182	£289,283	£287,482	£246,486

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,294,718	£934,998	£918,788	£916,986	£876,257
70% LAR : 15% LLR : 15% SO	5%	£1,084,343	£741,422	£725,273	£723,471	£682,791
70% LAR : 15% LLR : 15% SO	10%	£872,294	£546,191	£530,095	£528,294	£487,646
70% LAR : 15% LLR : 15% SO	15%	£658,573	£349,305	£333,257	£331,455	£290,822
70% LAR : 15% LLR : 15% SO	20%	£443,181	£150,765	£134,757	£132,955	£92,320
70% LAR : 15% LLR : 15% SO	25%	£226,116	£-49,432	£-65,405	£-67,207	£-107,860
70% LAR : 15% LLR : 15% SO	30%	£7,379	£-251,282	£-267,229	£-269,030	£-309,719
70% LAR : 15% LLR : 15% SO	35%	£-213,029	£-454,788	£-470,713	£-472,515	£-513,254
70% LAR : 15% LLR : 15% SO	40%	£-435,110	£-659,949	£-675,859	£-677,660	£-718,469
70% LAR : 15% LLR : 15% SO	45%	£-658,963	£-866,764	£-882,666	£-884,467	£-925,360
70% LAR : 15% LLR : 15% SO	50%	£-884,288	£-1,075,235	£-1,091,154	£-1,092,935	£-1,133,931

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,877,802	£1,518,081	£1,501,871	£1,500,069	£1,459,340
70% LAR : 15% LLR : 15% SO	5%	£1,667,426	£1,324,506	£1,308,356	£1,306,554	£1,265,874
70% LAR : 15% LLR : 15% SO	10%	£1,455,377	£1,129,275	£1,113,179	£1,111,377	£1,070,729
70% LAR : 15% LLR : 15% SO	15%	£1,241,657	£932,389	£916,340	£914,538	£873,905
70% LAR : 15% LLR : 15% SO	20%	£1,026,265	£733,848	£717,840	£716,038	£675,403
70% LAR : 15% LLR : 15% SO	25%	£809,200	£533,651	£517,678	£515,876	£475,224
70% LAR : 15% LLR : 15% SO	30%	£590,463	£331,801	£315,855	£314,053	£273,365
70% LAR : 15% LLR : 15% SO	35%	£370,055	£128,295	£112,371	£110,568	£69,829
70% LAR : 15% LLR : 15% SO	40%	£147,973	£-76,865	£-92,776	£-94,577	£-135,386
70% LAR : 15% LLR : 15% SO	45%	£-75,760	£-283,691	£-299,593	£-301,394	£-342,277
70% LAR : 15% LLR : 15% SO	50%	£-301,205	£-492,152	£-508,050	£-509,852	£-550,847

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,074,968	£1,715,248	£1,699,038	£1,697,236	£1,656,507
70% LAR : 15% LLR : 15% SO	5%	£1,864,593	£1,521,672	£1,505,523	£1,503,721	£1,463,041
70% LAR : 15% LLR : 15% SO	10%	£1,652,544	£1,326,441	£1,310,345	£1,308,544	£1,267,896
70% LAR : 15% LLR : 15% SO	15%	£1,438,823	£1,129,555	£1,113,507	£1,111,705	£1,071,072
70% LAR : 15% LLR : 15% SO	20%	£1,223,431	£931,015	£915,007	£913,205	£872,570
70% LAR : 15% LLR : 15% SO	25%	£1,006,366	£730,818	£714,845	£713,043	£672,390
70% LAR : 15% LLR : 15% SO	30%	£787,629	£528,968	£513,021	£511,220	£470,531
70% LAR : 15% LLR : 15% SO	35%	£567,221	£325,462	£309,537	£307,735	£266,996
70% LAR : 15% LLR : 15% SO	40%	£345,140	£120,301	£104,391	£102,590	£61,781
70% LAR : 15% LLR : 15% SO	45%	£121,387	£-86,514	£-102,416	£-104,217	£-145,110
70% LAR : 15% LLR : 15% SO	50%	£-104,034	£-294,985	£-310,884	£-312,685	£-353,681

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,224,218	£1,864,498	£1,848,288	£1,846,486	£1,805,757
70% LAR : 15% LLR : 15% SO	5%	£2,013,843	£1,670,922	£1,654,773	£1,652,971	£1,612,291
70% LAR : 15% LLR : 15% SO	10%	£1,801,794	£1,475,691	£1,459,595	£1,457,794	£1,417,146
70% LAR : 15% LLR : 15% SO	15%	£1,588,073	£1,278,805	£1,262,757	£1,260,955	£1,220,322
70% LAR : 15% LLR : 15% SO	20%	£1,372,681	£1,080,265	£1,064,257	£1,062,455	£1,021,820
70% LAR : 15% LLR : 15% SO	25%	£1,155,616	£880,068	£864,095	£862,293	£821,640
70% LAR : 15% LLR : 15% SO	30%	£936,879	£678,218	£662,271	£660,470	£619,781
70% LAR : 15% LLR : 15% SO	35%	£716,471	£474,712	£458,787	£456,985	£416,246
70% LAR : 15% LLR : 15% SO	40%	£494,390	£269,551	£253,641	£251,840	£211,031
70% LAR : 15% LLR : 15% SO	45%	£270,637	£62,736	£46,834	£45,033	£1,140
70% LAR : 15% LLR : 15% SO	50%	£45,212	£-145,735	£-161,634	£-163,435	£-204,431

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£600 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,142,600	£1,790,749	£1,774,539	£1,772,738	£1,732,008
70% LAR : 15% LLR : 15% SO	5%	£1,957,619	£1,622,194	£1,606,045	£1,604,243	£1,563,562
70% LAR : 15% LLR : 15% SO	10%	£1,770,967	£1,451,983	£1,435,888	£1,434,086	£1,393,438
70% LAR : 15% LLR : 15% SO	15%	£1,582,642	£1,280,118	£1,264,070	£1,262,268	£1,221,635
70% LAR : 15% LLR : 15% SO	20%	£1,392,646	£1,106,598	£1,090,590	£1,088,789	£1,048,153
70% LAR : 15% LLR : 15% SO	25%	£1,200,977	£931,422	£915,449	£913,647	£872,994
70% LAR : 15% LLR : 15% SO	30%	£1,007,636	£754,592	£738,645	£736,844	£696,156
70% LAR : 15% LLR : 15% SO	35%	£812,623	£576,106	£560,181	£558,380	£517,640
70% LAR : 15% LLR : 15% SO	40%	£615,937	£395,967	£380,057	£378,255	£337,446
70% LAR : 15% LLR : 15% SO	45%	£417,581	£214,172	£198,270	£196,468	£155,575
70% LAR : 15% LLR : 15% SO	50%	£217,551	£30,721	£14,823	£13,021	£-28,370

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£762,184	£410,332	£394,123	£392,321	£351,591
70% LAR : 15% LLR : 15% SO	5%	£577,203	£241,777	£225,628	£223,826	£183,145
70% LAR : 15% LLR : 15% SO	10%	£390,551	£71,567	£55,472	£53,670	£13,021
70% LAR : 15% LLR : 15% SO	15%	£202,226	£-100,298	£-116,347	£-118,149	£-158,782
70% LAR : 15% LLR : 15% SO	20%	£12,230	£-273,819	£-289,827	£-291,628	£-332,264
70% LAR : 15% LLR : 15% SO	25%	£-179,440	£-448,955	£-464,968	£-466,770	£-507,423
70% LAR : 15% LLR : 15% SO	30%	£-372,781	£-625,825	£-641,771	£-643,572	£-684,280
70% LAR : 15% LLR : 15% SO	35%	£-567,794	£-804,311	£-820,235	£-822,037	£-862,777
70% LAR : 15% LLR : 15% SO	40%	£-764,479	£-984,450	£-1,000,360	£-1,002,162	£-1,042,971
70% LAR : 15% LLR : 15% SO	45%	£-962,836	£-1,166,245	£-1,182,146	£-1,183,949	£-1,224,842
70% LAR : 15% LLR : 15% SO	50%	£-1,162,866	£-1,349,695	£-1,365,593	£-1,367,396	£-1,408,787

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,345,267	£993,415	£977,206	£975,405	£934,675
70% LAR : 15% LLR : 15% SO	5%	£1,160,286	£824,860	£808,712	£806,909	£766,229
70% LAR : 15% LLR : 15% SO	10%	£973,634	£654,650	£638,555	£636,753	£596,105
70% LAR : 15% LLR : 15% SO	15%	£785,309	£482,785	£466,737	£464,935	£424,302
70% LAR : 15% LLR : 15% SO	20%	£595,313	£309,264	£293,257	£291,455	£250,820
70% LAR : 15% LLR : 15% SO	25%	£403,644	£134,089	£118,116	£116,313	£75,660
70% LAR : 15% LLR : 15% SO	30%	£210,302	£-42,741	£-58,688	£-60,489	£-101,177
70% LAR : 15% LLR : 15% SO	35%	£15,290	£-221,227	£-237,152	£-238,953	£-279,693
70% LAR : 15% LLR : 15% SO	40%	£-181,398	£-401,367	£-417,276	£-419,079	£-459,887
70% LAR : 15% LLR : 15% SO	45%	£-379,753	£-583,162	£-599,063	£-600,865	£-641,759
70% LAR : 15% LLR : 15% SO	50%	£-579,782	£-766,612	£-782,510	£-784,312	£-825,704

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,542,434	£1,190,582	£1,174,373	£1,172,571	£1,131,841
70% LAR : 15% LLR : 15% SO	5%	£1,357,453	£1,022,027	£1,005,878	£1,004,076	£963,395
70% LAR : 15% LLR : 15% SO	10%	£1,170,801	£851,817	£835,722	£833,920	£793,271
70% LAR : 15% LLR : 15% SO	15%	£982,476	£679,952	£663,903	£662,101	£621,468
70% LAR : 15% LLR : 15% SO	20%	£792,480	£506,431	£490,423	£488,622	£447,986
70% LAR : 15% LLR : 15% SO	25%	£600,810	£331,255	£315,282	£313,480	£272,827
70% LAR : 15% LLR : 15% SO	30%	£407,469	£154,425	£138,479	£136,678	£95,990
70% LAR : 15% LLR : 15% SO	35%	£212,456	£-24,061	£-39,985	£-41,787	£-82,527
70% LAR : 15% LLR : 15% SO	40%	£15,771	£-204,200	£-220,110	£-221,912	£-262,721
70% LAR : 15% LLR : 15% SO	45%	£-182,596	£-385,955	£-401,866	£-403,669	£-444,582
70% LAR : 15% LLR : 15% SO	50%	£-382,616	£-569,445	£-585,343	£-587,146	£-628,537

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,691,684	£1,339,832	£1,323,623	£1,321,821	£1,281,091
70% LAR : 15% LLR : 15% SO	5%	£1,506,703	£1,171,277	£1,155,128	£1,153,326	£1,112,645
70% LAR : 15% LLR : 15% SO	10%	£1,320,051	£1,001,067	£984,972	£983,170	£942,521
70% LAR : 15% LLR : 15% SO	15%	£1,131,726	£829,202	£813,153	£811,351	£770,718
70% LAR : 15% LLR : 15% SO	20%	£941,730	£655,581	£639,673	£637,872	£597,236
70% LAR : 15% LLR : 15% SO	25%	£750,060	£480,505	£464,532	£462,730	£422,077
70% LAR : 15% LLR : 15% SO	30%	£556,719	£303,675	£287,729	£285,928	£245,240
70% LAR : 15% LLR : 15% SO	35%	£361,706	£125,189	£109,265	£107,463	£66,723
70% LAR : 15% LLR : 15% SO	40%	£165,021	£-54,950	£-70,860	£-72,662	£-113,471
70% LAR : 15% LLR : 15% SO	45%	£-39,396	£-236,745	£-252,646	£-254,449	£-295,342
70% LAR : 15% LLR : 15% SO	50%	£-233,366	£-420,195	£-436,093	£-437,896	£-479,287

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£550 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,610,065	£1,266,084	£1,249,874	£1,248,072	£1,207,344
70% LAR : 15% LLR : 15% SO	5%	£1,449,441	£1,121,525	£1,105,375	£1,103,574	£1,062,893
70% LAR : 15% LLR : 15% SO	10%	£1,287,144	£975,311	£959,215	£957,414	£916,765
70% LAR : 15% LLR : 15% SO	15%	£1,123,176	£827,442	£811,393	£809,591	£768,958
70% LAR : 15% LLR : 15% SO	20%	£957,535	£677,917	£661,909	£660,108	£619,472
70% LAR : 15% LLR : 15% SO	25%	£790,222	£526,737	£510,764	£508,962	£468,310
70% LAR : 15% LLR : 15% SO	30%	£621,238	£373,903	£357,957	£356,155	£315,467
70% LAR : 15% LLR : 15% SO	35%	£450,580	£219,414	£203,489	£201,688	£160,948
70% LAR : 15% LLR : 15% SO	40%	£278,251	£63,270	£47,361	£45,559	£4,750
70% LAR : 15% LLR : 15% SO	45%	£104,250	£-95,866	£-111,993	£-113,820	£-155,292
70% LAR : 15% LLR : 15% SO	50%	£-72,434	£-257,576	£-273,700	£-275,527	£-317,103

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£229,648	£-114,332	£-130,543	£-132,344	£-173,073
70% LAR : 15% LLR : 15% SO	5%	£69,024	£-258,892	£-275,041	£-276,843	£-317,523
70% LAR : 15% LLR : 15% SO	10%	£-93,273	£-405,106	£-421,202	£-423,003	£-463,651
70% LAR : 15% LLR : 15% SO	15%	£-257,241	£-552,975	£-569,023	£-570,826	£-611,458
70% LAR : 15% LLR : 15% SO	20%	£-422,882	£-702,500	£-718,508	£-720,309	£-760,944
70% LAR : 15% LLR : 15% SO	25%	£-590,195	£-853,679	£-869,653	£-871,455	£-912,107
70% LAR : 15% LLR : 15% SO	30%	£-759,179	£-1,006,514	£-1,022,459	£-1,024,261	£-1,064,949
70% LAR : 15% LLR : 15% SO	35%	£-929,836	£-1,161,003	£-1,176,927	£-1,178,729	£-1,219,469
70% LAR : 15% LLR : 15% SO	40%	£-1,102,166	£-1,317,146	£-1,333,056	£-1,334,858	£-1,375,667
70% LAR : 15% LLR : 15% SO	45%	£-1,276,167	£-1,476,283	£-1,492,409	£-1,494,207	£-1,535,709
70% LAR : 15% LLR : 15% SO	50%	£-1,452,851	£-1,637,993	£-1,654,116	£-1,655,944	£-1,697,520

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£812,731	£468,751	£452,540	£450,739	£410,010
70% LAR : 15% LLR : 15% SO	5%	£652,107	£324,192	£308,042	£306,241	£265,560
70% LAR : 15% LLR : 15% SO	10%	£489,811	£177,977	£161,881	£160,080	£119,432
70% LAR : 15% LLR : 15% SO	15%	£325,843	£30,108	£14,060	£12,258	£-28,375
70% LAR : 15% LLR : 15% SO	20%	£160,202	£-119,417	£-135,424	£-137,225	£-177,861
70% LAR : 15% LLR : 15% SO	25%	£-7,112	£-270,596	£-286,569	£-288,371	£-329,024
70% LAR : 15% LLR : 15% SO	30%	£-176,096	£-423,430	£-439,376	£-441,178	£-481,886
70% LAR : 15% LLR : 15% SO	35%	£-346,753	£-577,919	£-593,844	£-595,645	£-636,386
70% LAR : 15% LLR : 15% SO	40%	£-519,083	£-734,063	£-749,973	£-751,775	£-792,584
70% LAR : 15% LLR : 15% SO	45%	£-693,083	£-893,193	£-909,326	£-911,154	£-952,626
70% LAR : 15% LLR : 15% SO	50%	£-869,767	£-1,054,910	£-1,071,033	£-1,072,861	£-1,114,437

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,009,898	£665,918	£649,707	£647,906	£607,177
70% LAR : 15% LLR : 15% SO	5%	£849,274	£521,358	£505,209	£503,407	£462,727
70% LAR : 15% LLR : 15% SO	10%	£686,977	£375,144	£359,048	£357,247	£316,599
70% LAR : 15% LLR : 15% SO	15%	£523,009	£227,275	£211,227	£209,424	£168,792
70% LAR : 15% LLR : 15% SO	20%	£357,368	£77,750	£61,742	£59,941	£19,306
70% LAR : 15% LLR : 15% SO	25%	£190,055	£-73,429	£-89,403	£-91,205	£-131,857
70% LAR : 15% LLR : 15% SO	30%	£21,071	£-226,264	£-242,209	£-244,011	£-284,699
70% LAR : 15% LLR : 15% SO	35%	£-149,586	£-380,753	£-396,677	£-398,479	£-439,219
70% LAR : 15% LLR : 15% SO	40%	£-321,916	£-536,896	£-552,806	£-554,608	£-595,417
70% LAR : 15% LLR : 15% SO	45%	£-495,917	£-696,033	£-712,159	£-713,987	£-755,459
70% LAR : 15% LLR : 15% SO	50%	£-672,601	£-857,743	£-873,866	£-875,694	£-917,270

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,159,148	£815,168	£798,957	£797,156	£756,427
70% LAR : 15% LLR : 15% SO	5%	£998,524	£670,608	£654,459	£652,657	£611,977
70% LAR : 15% LLR : 15% SO	10%	£836,227	£524,394	£508,298	£506,497	£465,849
70% LAR : 15% LLR : 15% SO	15%	£672,259	£376,525	£360,477	£358,674	£318,042
70% LAR : 15% LLR : 15% SO	20%	£506,618	£227,000	£210,992	£209,191	£168,556
70% LAR : 15% LLR : 15% SO	25%	£339,305	£75,821	£59,847	£58,045	£17,393
70% LAR : 15% LLR : 15% SO	30%	£170,321	£-77,014	£-92,959	£-94,761	£-135,449
70% LAR : 15% LLR : 15% SO	35%	£-36	£-231,503	£-247,427	£-249,229	£-289,969
70% LAR : 15% LLR : 15% SO	40%	£-172,666	£-387,646	£-403,556	£-405,358	£-446,167
70% LAR : 15% LLR : 15% SO	45%	£-346,667	£-546,783	£-562,909	£-564,737	£-606,209
70% LAR : 15% LLR : 15% SO	50%	£-523,351	£-709,493	£-724,616	£-726,444	£-768,020

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£500 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,077,530	£753,424	£737,215	£735,413	£694,684
70% LAR : 15% LLR : 15% SO	5%	£940,319	£631,333	£615,183	£613,382	£572,701
70% LAR : 15% LLR : 15% SO	10%	£801,436	£507,586	£491,490	£489,689	£449,040
70% LAR : 15% LLR : 15% SO	15%	£660,881	£382,184	£366,135	£364,334	£323,700
70% LAR : 15% LLR : 15% SO	20%	£518,654	£255,127	£239,120	£237,317	£196,683
70% LAR : 15% LLR : 15% SO	25%	£374,755	£126,415	£110,441	£108,640	£67,987
70% LAR : 15% LLR : 15% SO	30%	£229,184	£4,008	£20,180	£22,006	£63,271
70% LAR : 15% LLR : 15% SO	35%	£81,940	£-137,898	£-154,047	£-155,875	£-197,192
70% LAR : 15% LLR : 15% SO	40%	£-67,922	£-273,467	£-289,601	£-291,428	£-332,814
70% LAR : 15% LLR : 15% SO	45%	£-220,641	£-410,713	£-426,839	£-428,666	£-470,138
70% LAR : 15% LLR : 15% SO	50%	£-375,055	£-549,637	£-565,761	£-567,588	£-609,164

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-302,887	£-626,992	£-643,202	£-645,004	£-685,733
70% LAR : 15% LLR : 15% SO	5%	£-440,098	£-749,084	£-765,294	£-767,035	£-807,716
70% LAR : 15% LLR : 15% SO	10%	£-578,980	£-872,831	£-888,927	£-890,728	£-931,377
70% LAR : 15% LLR : 15% SO	15%	£-719,535	£-998,233	£-1,014,281	£-1,016,083	£-1,056,717
70% LAR : 15% LLR : 15% SO	20%	£-861,762	£-1,125,289	£-1,141,297	£-1,143,099	£-1,183,734
70% LAR : 15% LLR : 15% SO	25%	£-1,005,662	£-1,254,001	£-1,269,975	£-1,271,777	£-1,312,430
70% LAR : 15% LLR : 15% SO	30%	£-1,151,233	£-1,384,425	£-1,400,596	£-1,402,423	£-1,443,688
70% LAR : 15% LLR : 15% SO	35%	£-1,298,476	£-1,518,315	£-1,534,464	£-1,536,292	£-1,577,609
70% LAR : 15% LLR : 15% SO	40%	£-1,448,339	£-1,653,883	£-1,670,017	£-1,671,845	£-1,713,230
70% LAR : 15% LLR : 15% SO	45%	£-1,601,059	£-1,791,129	£-1,807,255	£-1,809,083	£-1,850,555
70% LAR : 15% LLR : 15% SO	50%	£-1,755,471	£-1,930,054	£-1,946,177	£-1,948,005	£-1,989,581

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£280,197	£-643,809	£-680,119	£-61,921	£-102,650
70% LAR : 15% LLR : 15% SO	5%	£142,986	£-166,001	£-182,150	£-183,952	£-224,632
70% LAR : 15% LLR : 15% SO	10%	£4,103	£-289,747	£-305,843	£-307,644	£-348,294
70% LAR : 15% LLR : 15% SO	15%	£-136,452	£-415,150	£-431,198	£-432,999	£-473,633
70% LAR : 15% LLR : 15% SO	20%	£-278,679	£-542,206	£-558,214	£-560,016	£-600,650
70% LAR : 15% LLR : 15% SO	25%	£-422,578	£-670,918	£-686,892	£-688,693	£-729,346
70% LAR : 15% LLR : 15% SO	30%	£-568,150	£-801,342	£-817,513	£-819,340	£-860,604
70% LAR : 15% LLR : 15% SO	35%	£-715,393	£-935,231	£-951,381	£-953,208	£-994,525
70% LAR : 15% LLR : 15% SO	40%	£-865,255	£-1,070,800	£-1,086,934	£-1,088,762	£-1,130,147
70% LAR : 15% LLR : 15% SO	45%	£-1,017,974	£-1,208,046	£-1,224,172	£-1,226,000	£-1,267,472
70% LAR : 15% LLR : 15% SO	50%	£-1,172,388	£-1,346,971	£-1,363,094	£-1,364,922	£-1,406,498

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£477,363	£153,258	£137,048	£135,246	£94,517
70% LAR : 15% LLR : 15% SO	5%	£340,152	£31,166	£15,016	£13,215	£-27,466
70% LAR : 15% LLR : 15% SO	10%	£201,270	£-92,581	£-108,877	£-110,478	£-151,127
70% LAR : 15% LLR : 15% SO	15%	£60,715	£-217,983	£-234,031	£-235,833	£-276,467
70% LAR : 15% LLR : 15% SO	20%	£-81,512	£-345,039	£-361,047	£-362,849	£-403,484
70% LAR : 15% LLR : 15% SO	25%	£-225,412	£-473,751	£-489,725	£-491,527	£-532,180
70% LAR : 15% LLR : 15% SO	30%	£-370,983	£-604,175	£-620,346	£-622,173	£-663,438
70% LAR : 15% LLR : 15% SO	35%	£-518,226	£-738,065	£-754,214	£-756,042	£-797,359
70% LAR : 15% LLR : 15% SO	40%	£-668,089	£-873,633	£-889,787	£-891,595	£-932,980
70% LAR : 15% LLR : 15% SO	45%	£-820,808	£-1,010,879	£-1,027,005	£-1,028,833	£-1,070,305
70% LAR : 15% LLR : 15% SO	50%	£-975,221	£-1,149,804	£-1,165,927	£-1,167,755	£-1,209,331

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£626,613	£302,508	£286,298	£284,496	£243,767
70% LAR : 15% LLR : 15% SO	5%	£489,402	£180,416	£164,266	£162,465	£121,784
70% LAR : 15% LLR : 15% SO	10%	£350,520	£56,669	£40,573	£38,772	£-1,877
70% LAR : 15% LLR : 15% SO	15%	£209,965	£-68,733	£-84,781	£-86,583	£-127,217
70% LAR : 15% LLR : 15% SO	20%	£67,738	£-195,789	£-211,797	£-213,599	£-254,234
70% LAR : 15% LLR : 15% SO	25%	£-76,162	£-324,501	£-340,475	£-342,277	£-382,930
70% LAR : 15% LLR : 15% SO	30%	£-221,733	£-454,925	£-471,096	£-472,923	£-514,188
70% LAR : 15% LLR : 15% SO	35%	£-368,976	£-588,815	£-604,964	£-606,792	£-648,109
70% LAR : 15% LLR : 15% SO	40%	£-518,839	£-724,383	£-740,517	£-742,345	£-783,730
70% LAR : 15% LLR : 15% SO	45%	£-671,558	£-861,629	£-877,755	£-879,583	£-921,055
70% LAR : 15% LLR : 15% SO	50%	£-825,971	£-1,000,554	£-1,016,677	£-1,018,505	£-1,060,081

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T4 - 20 Flats

Value Area	£475 per sq ft
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No Units	20
Site Area	0.08 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£811,262	£491,092	£474,882	£473,080	£432,351
70% LAR : 15% LLR : 15% SO	5%	£685,361	£380,142	£363,994	£362,191	£321,511
70% LAR : 15% LLR : 15% SO	10%	£557,788	£267,538	£251,442	£249,641	£208,993
70% LAR : 15% LLR : 15% SO	15%	£428,543	£153,279	£137,230	£135,429	£94,796
70% LAR : 15% LLR : 15% SO	20%	£297,625	£37,364	£21,357	£19,554	£-21,378
70% LAR : 15% LLR : 15% SO	25%	£165,036	£-81,340	£-97,540	£-99,367	£-140,596
70% LAR : 15% LLR : 15% SO	30%	£30,774	£-202,252	£-218,424	£-220,251	£-261,515
70% LAR : 15% LLR : 15% SO	35%	£-106,648	£-324,842	£-340,982	£-342,819	£-384,136
70% LAR : 15% LLR : 15% SO	40%	£-246,201	£-449,110	£-465,245	£-467,073	£-508,458
70% LAR : 15% LLR : 15% SO	45%	£-387,450	£-575,056	£-591,182	£-593,010	£-634,482
70% LAR : 15% LLR : 15% SO	50%	£-530,395	£-702,681	£-718,805	£-720,632	£-762,208

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£569,155	£389,325	£305,535	£307,337	£348,066
70% LAR : 15% LLR : 15% SO	5%	£695,056	£1,000,274	£1,016,423	£1,018,225	£1,058,906
70% LAR : 15% LLR : 15% SO	10%	£822,629	£1,112,879	£1,128,974	£1,130,776	£1,171,424
70% LAR : 15% LLR : 15% SO	15%	£951,874	£1,227,138	£1,243,187	£1,244,988	£1,285,621
70% LAR : 15% LLR : 15% SO	20%	£1,082,791	£1,343,052	£1,359,060	£1,360,862	£1,401,795
70% LAR : 15% LLR : 15% SO	25%	£1,215,381	£1,461,757	£1,477,956	£1,479,784	£1,521,012
70% LAR : 15% LLR : 15% SO	30%	£1,349,642	£1,582,668	£1,598,841	£1,600,667	£1,641,932
70% LAR : 15% LLR : 15% SO	35%	£1,487,065	£1,705,259	£1,721,409	£1,723,236	£1,764,552
70% LAR : 15% LLR : 15% SO	40%	£1,626,618	£1,829,527	£1,845,662	£1,847,489	£1,888,875
70% LAR : 15% LLR : 15% SO	45%	£1,767,895	£1,955,473	£1,971,599	£1,973,427	£2,014,899
70% LAR : 15% LLR : 15% SO	50%	£1,910,811	£2,083,097	£2,099,222	£2,101,049	£2,142,624

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£13,929	£306,242	£332,451	£324,254	£364,982
70% LAR : 15% LLR : 15% SO	5%	£111,972	£417,191	£433,340	£435,142	£475,823
70% LAR : 15% LLR : 15% SO	10%	£239,545	£529,795	£545,891	£547,692	£588,341
70% LAR : 15% LLR : 15% SO	15%	£368,791	£644,054	£660,104	£661,905	£702,538
70% LAR : 15% LLR : 15% SO	20%	£499,708	£759,969	£775,977	£777,779	£818,712
70% LAR : 15% LLR : 15% SO	25%	£632,298	£878,673	£894,673	£896,701	£937,929
70% LAR : 15% LLR : 15% SO	30%	£766,559	£999,585	£1,015,758	£1,017,584	£1,058,849
70% LAR : 15% LLR : 15% SO	35%	£903,881	£1,122,175	£1,138,326	£1,140,152	£1,181,469
70% LAR : 15% LLR : 15% SO	40%	£1,043,535	£1,246,443	£1,262,578	£1,264,406	£1,306,791
70% LAR : 15% LLR : 15% SO	45%	£1,184,783	£1,372,390	£1,388,516	£1,390,343	£1,431,815
70% LAR : 15% LLR : 15% SO	50%	£1,327,728	£1,500,014	£1,516,138	£1,517,966	£1,559,541

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£211,095	£109,075	£125,285	£127,087	£167,816
70% LAR : 15% LLR : 15% SO	5%	£85,194	£220,024	£236,173	£237,975	£278,656
70% LAR : 15% LLR : 15% SO	10%	£42,379	£332,629	£348,774	£350,526	£391,174
70% LAR : 15% LLR : 15% SO	15%	£-171,624	£446,888	£462,937	£464,738	£505,371
70% LAR : 15% LLR : 15% SO	20%	£-302,541	£562,802	£578,810	£580,612	£621,545
70% LAR : 15% LLR : 15% SO	25%	£-435,131	£681,507	£697,706	£699,534	£740,762
70% LAR : 15% LLR : 15% SO	30%	£-569,392	£802,418	£818,591	£820,417	£861,682
70% LAR : 15% LLR : 15% SO	35%	£-706,815	£925,009	£941,159	£942,986	£984,302
70% LAR : 15% LLR : 15% SO	40%	£-846,368	£1,049,277	£1,065,412	£1,067,239	£1,108,625
70% LAR : 15% LLR : 15% SO	45%	£-987,816	£1,175,223	£1,191,349	£1,193,177	£1,234,649
70% LAR : 15% LLR : 15% SO	50%	£-1,130,561	£1,302,847	£1,318,972	£1,320,799	£1,362,374

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£360,345	£40,175	£23,965	£22,163	£18,566
70% LAR : 15% LLR : 15% SO	5%	£234,444	£-70,774	£-86,923	£-88,725	£-129,406
70% LAR : 15% LLR : 15% SO	10%	£106,871	£-183,379	£-199,474	£-201,276	£-241,924
70% LAR : 15% LLR : 15% SO	15%	£-22,374	£-297,638	£-313,687	£-315,488	£-356,121
70% LAR : 15% LLR : 15% SO	20%	£-153,291	£-413,652	£-429,560	£-431,362	£-472,295
70% LAR : 15% LLR : 15% SO	25%	£-285,881	£-532,257	£-548,456	£-550,284	£-591,512
70% LAR : 15% LLR : 15% SO	30%	£-420,142	£-653,168	£-669,341	£-671,167	£-712,432
70% LAR : 15% LLR : 15% SO	35%	£-557,565	£-775,759	£-791,909	£-793,736	£-835,052
70% LAR : 15% LLR : 15% SO	40%	£-697,118	£-900,027	£-916,162	£-917,989	£-959,575
70% LAR : 15% LLR : 15% SO	45%	£-838,366	£-1,025,973	£-1,042,099	£-1,043,927	£-1,086,399
70% LAR : 15% LLR : 15% SO	50%	£-981,311	£-1,153,597	£-1,169,722	£-1,171,549	£-1,213,124

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£675 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,805,615	£17,674,003	£17,674,003	£17,663,389	£17,446,798
70% LAR : 15% LLR : 15% SO	5%	£18,385,200	£16,351,239	£16,351,239	£16,340,624	£16,123,346
70% LAR : 15% LLR : 15% SO	10%	£16,964,777	£15,028,445	£15,028,445	£15,017,830	£14,799,866
70% LAR : 15% LLR : 15% SO	15%	£15,544,346	£13,705,623	£13,705,623	£13,695,007	£13,476,358
70% LAR : 15% LLR : 15% SO	20%	£14,123,909	£12,382,774	£12,382,774	£12,372,158	£12,152,823
70% LAR : 15% LLR : 15% SO	25%	£12,703,465	£11,059,897	£11,059,897	£11,049,281	£10,829,280
70% LAR : 15% LLR : 15% SO	30%	£11,283,013	£9,736,995	£9,736,995	£9,726,379	£9,505,671
70% LAR : 15% LLR : 15% SO	35%	£9,862,555	£8,414,065	£8,414,065	£8,403,451	£8,182,057
70% LAR : 15% LLR : 15% SO	40%	£8,442,089	£7,091,112	£7,091,112	£7,080,496	£6,858,417
70% LAR : 15% LLR : 15% SO	45%	£7,021,615	£5,768,133	£5,768,133	£5,757,518	£5,534,752
70% LAR : 15% LLR : 15% SO	50%	£5,601,135	£4,445,130	£4,445,130	£4,434,515	£4,211,064

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,339,901	£8,208,289	£8,208,289	£8,197,674	£7,981,084
70% LAR : 15% LLR : 15% SO	5%	£8,919,486	£6,885,524	£6,885,524	£6,874,910	£6,657,632
70% LAR : 15% LLR : 15% SO	10%	£7,499,063	£5,562,731	£5,562,731	£5,552,116	£5,334,152
70% LAR : 15% LLR : 15% SO	15%	£6,078,632	£4,239,909	£4,239,909	£4,229,293	£4,010,644
70% LAR : 15% LLR : 15% SO	20%	£4,658,194	£2,917,059	£2,917,059	£2,906,444	£2,687,108
70% LAR : 15% LLR : 15% SO	25%	£3,237,750	£1,594,183	£1,594,183	£1,583,567	£1,363,546
70% LAR : 15% LLR : 15% SO	30%	£1,817,299	£271,280	£271,280	£260,665	£39,957
70% LAR : 15% LLR : 15% SO	35%	£396,840	£-1,051,649	£-1,051,649	£-1,062,264	£-1,283,657
70% LAR : 15% LLR : 15% SO	40%	£-1,023,626	£-2,374,602	£-2,374,602	£-2,385,218	£-2,607,298
70% LAR : 15% LLR : 15% SO	45%	£-2,444,099	£-3,697,581	£-3,697,581	£-3,708,196	£-3,930,962
70% LAR : 15% LLR : 15% SO	50%	£-3,864,580	£-5,020,584	£-5,020,584	£-5,031,199	£-5,254,661

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,338,187	£12,206,575	£12,206,575	£12,195,960	£11,979,369
70% LAR : 15% LLR : 15% SO	5%	£12,917,771	£10,883,810	£10,883,810	£10,873,195	£10,655,917
70% LAR : 15% LLR : 15% SO	10%	£11,497,348	£9,561,016	£9,561,016	£9,550,402	£9,332,438
70% LAR : 15% LLR : 15% SO	15%	£10,076,917	£8,238,194	£8,238,194	£8,227,579	£8,008,930
70% LAR : 15% LLR : 15% SO	20%	£8,656,480	£6,915,345	£6,915,345	£6,904,729	£6,685,394
70% LAR : 15% LLR : 15% SO	25%	£7,236,036	£5,592,469	£5,592,469	£5,581,853	£5,361,832
70% LAR : 15% LLR : 15% SO	30%	£5,815,584	£4,269,566	£4,269,566	£4,258,950	£4,038,243
70% LAR : 15% LLR : 15% SO	35%	£4,395,126	£2,946,637	£2,946,637	£2,936,022	£2,714,628
70% LAR : 15% LLR : 15% SO	40%	£2,974,660	£1,623,683	£1,623,683	£1,613,068	£1,390,988
70% LAR : 15% LLR : 15% SO	45%	£1,554,186	£300,704	£300,704	£290,090	£67,324
70% LAR : 15% LLR : 15% SO	50%	£133,706	£-1,022,298	£-1,022,298	£-1,032,913	£-1,256,365

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,690,187	£13,558,575	£13,558,575	£13,547,960	£13,331,369
70% LAR : 15% LLR : 15% SO	5%	£14,269,771	£12,235,810	£12,235,810	£12,225,195	£12,007,917
70% LAR : 15% LLR : 15% SO	10%	£12,849,348	£10,913,016	£10,913,016	£10,902,402	£10,684,438
70% LAR : 15% LLR : 15% SO	15%	£11,428,917	£9,590,194	£9,590,194	£9,579,579	£9,360,930
70% LAR : 15% LLR : 15% SO	20%	£10,008,480	£8,267,345	£8,267,345	£8,256,729	£8,037,394
70% LAR : 15% LLR : 15% SO	25%	£8,588,036	£6,944,469	£6,944,469	£6,933,853	£6,713,832
70% LAR : 15% LLR : 15% SO	30%	£7,167,584	£5,621,566	£5,621,566	£5,610,950	£5,390,243
70% LAR : 15% LLR : 15% SO	35%	£5,747,126	£4,298,637	£4,298,637	£4,288,022	£4,066,628
70% LAR : 15% LLR : 15% SO	40%	£4,326,660	£2,975,683	£2,975,683	£2,965,068	£2,742,988
70% LAR : 15% LLR : 15% SO	45%	£2,906,186	£1,652,704	£1,652,704	£1,642,090	£1,419,324
70% LAR : 15% LLR : 15% SO	50%	£1,485,706	£329,702	£329,702	£319,087	£85,635

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,713,615	£14,582,003	£14,582,003	£14,571,389	£14,354,798
70% LAR : 15% LLR : 15% SO	5%	£15,293,200	£13,259,239	£13,259,239	£13,248,624	£13,031,346
70% LAR : 15% LLR : 15% SO	10%	£13,872,777	£11,936,445	£11,936,445	£11,925,830	£11,707,866
70% LAR : 15% LLR : 15% SO	15%	£12,452,346	£10,613,623	£10,613,623	£10,603,007	£10,384,358
70% LAR : 15% LLR : 15% SO	20%	£11,031,909	£9,290,774	£9,290,774	£9,280,158	£9,060,823
70% LAR : 15% LLR : 15% SO	25%	£9,611,465	£7,967,897	£7,967,897	£7,957,281	£7,737,260
70% LAR : 15% LLR : 15% SO	30%	£8,191,013	£6,644,995	£6,644,995	£6,634,379	£6,413,671
70% LAR : 15% LLR : 15% SO	35%	£6,770,555	£5,322,065	£5,322,065	£5,311,451	£5,090,057
70% LAR : 15% LLR : 15% SO	40%	£5,350,089	£3,999,112	£3,999,112	£3,988,496	£3,766,417
70% LAR : 15% LLR : 15% SO	45%	£3,929,615	£2,676,133	£2,676,133	£2,665,518	£2,442,752
70% LAR : 15% LLR : 15% SO	50%	£2,509,135	£1,353,130	£1,353,130	£1,342,515	£1,119,064

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£650 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,230,220	£16,121,891	£16,121,891	£16,111,275	£15,894,684
70% LAR : 15% LLR : 15% SO	5%	£16,884,524	£14,872,740	£14,872,740	£14,862,125	£14,644,848
70% LAR : 15% LLR : 15% SO	10%	£15,538,819	£13,623,561	£13,623,561	£13,612,946	£13,394,983
70% LAR : 15% LLR : 15% SO	15%	£14,193,108	£12,374,354	£12,374,354	£12,363,739	£12,145,090
70% LAR : 15% LLR : 15% SO	20%	£12,847,390	£11,125,120	£11,125,120	£11,114,504	£10,895,169
70% LAR : 15% LLR : 15% SO	25%	£11,501,665	£9,875,858	£9,875,858	£9,865,242	£9,645,221
70% LAR : 15% LLR : 15% SO	30%	£10,155,932	£8,626,571	£8,626,571	£8,615,955	£8,395,247
70% LAR : 15% LLR : 15% SO	35%	£8,810,193	£7,377,256	£7,377,256	£7,366,641	£7,145,248
70% LAR : 15% LLR : 15% SO	40%	£7,464,446	£6,127,918	£6,127,918	£6,117,302	£5,895,222
70% LAR : 15% LLR : 15% SO	45%	£6,118,693	£4,878,554	£4,878,554	£4,867,939	£4,645,173
70% LAR : 15% LLR : 15% SO	50%	£4,772,931	£3,629,166	£3,629,166	£3,618,525	£3,391,911

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,764,506	£6,656,176	£6,656,176	£6,645,561	£6,428,970
70% LAR : 15% LLR : 15% SO	5%	£7,418,809	£5,407,025	£5,407,025	£5,396,411	£5,179,134
70% LAR : 15% LLR : 15% SO	10%	£6,073,105	£4,157,847	£4,157,847	£4,147,232	£3,929,269
70% LAR : 15% LLR : 15% SO	15%	£4,727,394	£2,908,640	£2,908,640	£2,898,025	£2,679,376
70% LAR : 15% LLR : 15% SO	20%	£3,381,676	£1,659,405	£1,659,405	£1,648,790	£1,429,454
70% LAR : 15% LLR : 15% SO	25%	£2,035,951	£410,144	£410,144	£399,528	£179,507
70% LAR : 15% LLR : 15% SO	30%	£690,218	£-839,144	£-839,144	£-849,759	£-1,070,467
70% LAR : 15% LLR : 15% SO	35%	£-655,522	£-2,088,458	£-2,088,458	£-2,099,073	£-2,320,466
70% LAR : 15% LLR : 15% SO	40%	£-2,001,268	£-3,337,797	£-3,337,797	£-3,348,412	£-3,570,492
70% LAR : 15% LLR : 15% SO	45%	£-3,347,022	£-4,587,160	£-4,587,160	£-4,597,775	£-4,820,541
70% LAR : 15% LLR : 15% SO	50%	£-4,692,763	£-5,836,548	£-5,836,548	£-5,847,180	£-6,070,903

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,762,792	£10,654,462	£10,654,462	£10,643,846	£10,427,255
70% LAR : 15% LLR : 15% SO	5%	£11,417,095	£9,405,311	£9,405,311	£9,394,696	£9,177,420
70% LAR : 15% LLR : 15% SO	10%	£10,071,391	£8,156,132	£8,156,132	£8,145,518	£7,927,555
70% LAR : 15% LLR : 15% SO	15%	£8,725,679	£6,906,925	£6,906,925	£6,896,311	£6,677,662
70% LAR : 15% LLR : 15% SO	20%	£7,379,962	£5,657,691	£5,657,691	£5,647,075	£5,427,740
70% LAR : 15% LLR : 15% SO	25%	£6,034,237	£4,408,430	£4,408,430	£4,397,814	£4,177,793
70% LAR : 15% LLR : 15% SO	30%	£4,688,504	£3,159,142	£3,159,142	£3,148,526	£2,927,819
70% LAR : 15% LLR : 15% SO	35%	£3,342,764	£1,909,828	£1,909,828	£1,899,213	£1,677,819
70% LAR : 15% LLR : 15% SO	40%	£1,997,018	£660,489	£660,489	£649,874	£427,794
70% LAR : 15% LLR : 15% SO	45%	£651,264	£-588,875	£-588,875	£-599,489	£-322,255
70% LAR : 15% LLR : 15% SO	50%	£-694,497	£-1,838,263	£-1,838,263	£-1,848,904	£-2,078,518

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,114,792	£12,006,462	£12,006,462	£11,995,846	£11,779,255
70% LAR : 15% LLR : 15% SO	5%	£12,769,095	£10,757,311	£10,757,311	£10,746,696	£10,529,420
70% LAR : 15% LLR : 15% SO	10%	£11,423,391	£9,508,132	£9,508,132	£9,497,518	£9,279,555
70% LAR : 15% LLR : 15% SO	15%	£10,077,679	£8,258,925	£8,258,925	£8,248,311	£8,029,662
70% LAR : 15% LLR : 15% SO	20%	£8,731,962	£7,009,691	£7,009,691	£6,999,075	£6,779,740
70% LAR : 15% LLR : 15% SO	25%	£7,386,237	£5,760,430	£5,760,430	£5,749,814	£5,529,793
70% LAR : 15% LLR : 15% SO	30%	£6,040,504	£4,511,142	£4,511,142	£4,500,526	£4,279,819
70% LAR : 15% LLR : 15% SO	35%	£4,694,764	£3,261,828	£3,261,828	£3,251,213	£3,029,819
70% LAR : 15% LLR : 15% SO	40%	£3,349,018	£2,012,489	£2,012,489	£2,001,874	£1,779,794
70% LAR : 15% LLR : 15% SO	45%	£2,003,264	£763,125	£763,125	£752,511	£529,745
70% LAR : 15% LLR : 15% SO	50%	£657,503	£-486,263	£-486,263	£-496,904	£-723,818

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,138,220	£13,029,891	£13,029,891	£13,019,275	£12,802,684
70% LAR : 15% LLR : 15% SO	5%	£13,792,524	£11,780,740	£11,780,740	£11,770,125	£11,552,848
70% LAR : 15% LLR : 15% SO	10%	£12,446,819	£10,531,561	£10,531,561	£10,520,946	£10,302,983
70% LAR : 15% LLR : 15% SO	15%	£11,101,108	£9,282,354	£9,282,354	£9,271,739	£9,053,090
70% LAR : 15% LLR : 15% SO	20%	£9,755,390	£8,033,120	£8,033,120	£8,022,504	£7,803,169
70% LAR : 15% LLR : 15% SO	25%	£8,409,665	£6,783,858	£6,783,858	£6,773,242	£6,553,221
70% LAR : 15% LLR : 15% SO	30%	£7,063,932	£5,534,571	£5,534,571	£5,523,955	£5,303,247
70% LAR : 15% LLR : 15% SO	35%	£5,718,193	£4,285,256	£4,285,256	£4,274,641	£4,053,248
70% LAR : 15% LLR : 15% SO	40%	£4,372,446	£3,035,918	£3,035,918	£3,025,302	£2,803,222
70% LAR : 15% LLR : 15% SO	45%	£3,026,693	£1,786,554	£1,786,554	£1,775,939	£1,553,173
70% LAR : 15% LLR : 15% SO	50%	£1,680,931	£537,166	£537,166	£526,525	£299,911

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£600 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,079,430	£13,017,663	£13,017,663	£13,007,048	£12,790,457
70% LAR : 15% LLR : 15% SO	5%	£13,883,938	£11,916,499	£11,916,499	£11,905,883	£11,688,606
70% LAR : 15% LLR : 15% SO	10%	£12,688,439	£10,815,305	£10,815,305	£10,804,690	£10,586,727
70% LAR : 15% LLR : 15% SO	15%	£11,492,933	£9,714,083	£9,714,083	£9,703,468	£9,484,819
70% LAR : 15% LLR : 15% SO	20%	£10,297,420	£8,612,834	£8,612,834	£8,602,218	£8,382,883
70% LAR : 15% LLR : 15% SO	25%	£9,101,900	£7,511,557	£7,511,557	£7,500,942	£7,280,921
70% LAR : 15% LLR : 15% SO	30%	£7,906,372	£6,410,255	£6,410,255	£6,399,639	£6,178,933
70% LAR : 15% LLR : 15% SO	35%	£6,710,838	£5,308,926	£5,308,926	£5,298,311	£5,076,918
70% LAR : 15% LLR : 15% SO	40%	£5,515,296	£4,207,573	£4,207,573	£4,196,958	£3,974,378
70% LAR : 15% LLR : 15% SO	45%	£4,319,747	£3,098,130	£3,098,130	£3,087,365	£2,861,447
70% LAR : 15% LLR : 15% SO	50%	£3,120,402	£1,985,871	£1,985,871	£1,975,106	£1,748,492

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,613,716	£3,551,949	£3,551,949	£3,541,334	£3,324,743
70% LAR : 15% LLR : 15% SO	5%	£4,418,224	£2,450,784	£2,450,784	£2,440,169	£2,222,892
70% LAR : 15% LLR : 15% SO	10%	£3,222,725	£1,349,591	£1,349,591	£1,338,975	£1,121,012
70% LAR : 15% LLR : 15% SO	15%	£2,027,219	£248,369	£248,369	£237,754	£19,105
70% LAR : 15% LLR : 15% SO	20%	£831,706	£-852,880	£-852,880	£-863,496	£-1,082,831
70% LAR : 15% LLR : 15% SO	25%	£-363,814	£-1,954,157	£-1,954,157	£-1,964,772	£-2,184,793
70% LAR : 15% LLR : 15% SO	30%	£-1,559,342	£-3,055,459	£-3,055,459	£-3,066,075	£-3,286,782
70% LAR : 15% LLR : 15% SO	35%	£-2,754,876	£-4,156,788	£-4,156,788	£-4,167,403	£-4,388,796
70% LAR : 15% LLR : 15% SO	40%	£-3,950,418	£-5,258,141	£-5,258,141	£-5,268,757	£-5,491,337
70% LAR : 15% LLR : 15% SO	45%	£-5,145,967	£-6,367,584	£-6,367,584	£-6,378,349	£-6,604,267
70% LAR : 15% LLR : 15% SO	50%	£-6,345,312	£-7,479,844	£-7,479,844	£-7,490,608	£-7,717,222

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,612,001	£7,550,234	£7,550,234	£7,539,620	£7,323,029
70% LAR : 15% LLR : 15% SO	5%	£8,416,510	£6,449,070	£6,449,070	£6,438,454	£6,221,177
70% LAR : 15% LLR : 15% SO	10%	£7,221,011	£5,347,877	£5,347,877	£5,337,261	£5,119,298
70% LAR : 15% LLR : 15% SO	15%	£6,025,505	£4,246,654	£4,246,654	£4,236,040	£4,017,391
70% LAR : 15% LLR : 15% SO	20%	£4,829,991	£3,145,405	£3,145,405	£3,134,790	£2,915,454
70% LAR : 15% LLR : 15% SO	25%	£3,634,471	£2,044,129	£2,044,129	£2,033,514	£1,813,492
70% LAR : 15% LLR : 15% SO	30%	£2,438,944	£942,826	£942,826	£932,211	£711,504
70% LAR : 15% LLR : 15% SO	35%	£1,243,409	£-158,502	£-158,502	£-169,117	£-390,511
70% LAR : 15% LLR : 15% SO	40%	£47,867	£-1,259,855	£-1,259,855	£-1,270,471	£-1,493,051
70% LAR : 15% LLR : 15% SO	45%	£-1,147,881	£-2,369,298	£-2,369,298	£-2,380,963	£-2,605,581
70% LAR : 15% LLR : 15% SO	50%	£-2,347,027	£-3,481,558	£-3,481,558	£-3,492,323	£-3,718,936

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,964,001	£8,902,234	£8,902,234	£8,891,620	£8,675,029
70% LAR : 15% LLR : 15% SO	5%	£9,768,510	£7,801,070	£7,801,070	£7,790,454	£7,573,177
70% LAR : 15% LLR : 15% SO	10%	£8,573,011	£6,699,877	£6,699,877	£6,689,261	£6,471,298
70% LAR : 15% LLR : 15% SO	15%	£7,377,505	£5,598,654	£5,598,654	£5,588,040	£5,369,391
70% LAR : 15% LLR : 15% SO	20%	£6,181,991	£4,497,405	£4,497,405	£4,486,790	£4,267,454
70% LAR : 15% LLR : 15% SO	25%	£4,986,471	£3,396,129	£3,396,129	£3,385,514	£3,165,492
70% LAR : 15% LLR : 15% SO	30%	£3,790,944	£2,294,826	£2,294,826	£2,284,211	£2,063,504
70% LAR : 15% LLR : 15% SO	35%	£2,595,409	£1,193,498	£1,193,498	£1,182,883	£961,489
70% LAR : 15% LLR : 15% SO	40%	£1,399,867	£92,145	£92,145	£81,529	£-141,051
70% LAR : 15% LLR : 15% SO	45%	£204,319	£-1,017,298	£-1,017,298	£-1,028,963	£-1,253,981
70% LAR : 15% LLR : 15% SO	50%	£-995,027	£-2,129,558	£-2,129,558	£-2,140,323	£-2,366,936

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,987,430	£9,925,663	£9,925,663	£9,915,048	£9,698,457
70% LAR : 15% LLR : 15% SO	5%	£10,791,938	£8,824,499	£8,824,499	£8,813,883	£8,596,606
70% LAR : 15% LLR : 15% SO	10%	£9,596,439	£7,723,305	£7,723,305	£7,712,690	£7,494,727
70% LAR : 15% LLR : 15% SO	15%	£8,400,933	£6,622,083	£6,622,083	£6,611,468	£6,392,819
70% LAR : 15% LLR : 15% SO	20%	£7,205,420	£5,520,834	£5,520,834	£5,510,218	£5,290,883
70% LAR : 15% LLR : 15% SO	25%	£6,009,900	£4,419,557	£4,419,557	£4,408,942	£4,188,921
70% LAR : 15% LLR : 15% SO	30%	£4,814,372	£3,318,255	£3,318,255	£3,307,639	£3,086,933
70% LAR : 15% LLR : 15% SO	35%	£3,618,838	£2,216,926	£2,216,926	£2,206,311	£1,984,918
70% LAR : 15% LLR : 15% SO	40%	£2,423,296	£1,115,573	£1,115,573	£1,104,958	£882,378
70% LAR : 15% LLR : 15% SO	45%	£1,227,747	£6,130	£6,130	£4,639	£-330,553
70% LAR : 15% LLR : 15% SO	50%	£28,402	£-1,106,129	£-1,106,129	£-1,116,894	£-1,343,508

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£550 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£11,928,639	£9,913,436	£9,913,436	£9,902,821	£9,686,230
70% LAR : 15% LLR : 15% SO	5%	£10,877,158	£8,954,154	£8,954,154	£8,943,538	£8,726,261
70% LAR : 15% LLR : 15% SO	10%	£9,825,670	£7,994,842	£7,994,842	£7,984,227	£7,766,264
70% LAR : 15% LLR : 15% SO	15%	£8,774,174	£7,035,502	£7,035,502	£7,024,888	£6,806,239
70% LAR : 15% LLR : 15% SO	20%	£7,722,671	£6,076,135	£6,076,135	£6,065,520	£5,846,184
70% LAR : 15% LLR : 15% SO	25%	£6,671,161	£5,116,742	£5,116,742	£5,106,126	£4,886,105
70% LAR : 15% LLR : 15% SO	30%	£5,619,644	£4,155,461	£4,155,461	£4,144,695	£3,926,064
70% LAR : 15% LLR : 15% SO	35%	£4,568,120	£3,194,173	£3,194,173	£3,183,407	£2,966,023
70% LAR : 15% LLR : 15% SO	40%	£3,516,596	£2,232,885	£2,232,885	£2,222,119	£2,005,982
70% LAR : 15% LLR : 15% SO	45%	£2,465,071	£1,271,597	£1,271,597	£1,260,831	£1,045,941
70% LAR : 15% LLR : 15% SO	50%	£1,389,508	£280,556	£280,556	£269,791	£43,177

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,462,925	£447,722	£447,722	£437,107	£220,515
70% LAR : 15% LLR : 15% SO	5%	£1,411,444	£-511,560	£-511,560	£-522,176	£-739,453
70% LAR : 15% LLR : 15% SO	10%	£359,956	£-1,470,873	£-1,470,873	£-1,481,487	£-1,699,450
70% LAR : 15% LLR : 15% SO	15%	£-681,541	£-2,430,212	£-2,430,212	£-2,440,827	£-2,659,476
70% LAR : 15% LLR : 15% SO	20%	£-1,743,044	£-3,389,579	£-3,389,579	£-3,400,195	£-3,619,530
70% LAR : 15% LLR : 15% SO	25%	£-2,794,553	£-4,348,973	£-4,348,973	£-4,359,588	£-4,579,610
70% LAR : 15% LLR : 15% SO	30%	£-3,846,070	£-5,310,253	£-5,310,253	£-5,321,019	£-5,544,850
70% LAR : 15% LLR : 15% SO	35%	£-4,897,594	£-6,278,942	£-6,278,942	£-6,289,708	£-6,514,234
70% LAR : 15% LLR : 15% SO	40%	£-5,952,163	£-7,247,656	£-7,247,656	£-7,258,421	£-7,483,644
70% LAR : 15% LLR : 15% SO	45%	£-7,014,181	£-8,216,395	£-8,216,395	£-8,227,161	£-8,453,078
70% LAR : 15% LLR : 15% SO	50%	£-8,076,207	£-9,185,159	£-9,185,159	£-9,195,924	£-9,422,537

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,461,211	£4,446,008	£4,446,008	£4,435,393	£4,218,801
70% LAR : 15% LLR : 15% SO	5%	£5,409,730	£3,486,725	£3,486,725	£3,476,110	£3,258,833
70% LAR : 15% LLR : 15% SO	10%	£4,358,241	£2,527,413	£2,527,413	£2,516,798	£2,298,835
70% LAR : 15% LLR : 15% SO	15%	£3,306,745	£1,568,074	£1,568,074	£1,557,459	£1,338,810
70% LAR : 15% LLR : 15% SO	20%	£2,255,242	£608,707	£608,707	£598,091	£378,756
70% LAR : 15% LLR : 15% SO	25%	£1,203,733	£-350,687	£-350,687	£-361,303	£-81,324
70% LAR : 15% LLR : 15% SO	30%	£152,216	£-1,311,968	£-1,311,968	£-1,322,734	£-1,546,564
70% LAR : 15% LLR : 15% SO	35%	£-889,308	£-2,280,656	£-2,280,656	£-2,291,422	£-2,515,948
70% LAR : 15% LLR : 15% SO	40%	£-1,953,877	£-3,249,371	£-3,249,371	£-3,260,135	£-3,485,358
70% LAR : 15% LLR : 15% SO	45%	£-3,015,895	£-4,218,109	£-4,218,109	£-4,228,875	£-4,454,792
70% LAR : 15% LLR : 15% SO	50%	£-4,077,921	£-5,186,873	£-5,186,873	£-5,197,638	£-5,424,252

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,813,211	£5,798,008	£5,798,008	£5,787,393	£5,570,801
70% LAR : 15% LLR : 15% SO	5%	£6,761,730	£4,838,725	£4,838,725	£4,828,110	£4,610,833
70% LAR : 15% LLR : 15% SO	10%	£5,710,241	£3,879,413	£3,879,413	£3,868,798	£3,650,835
70% LAR : 15% LLR : 15% SO	15%	£4,658,745	£2,920,074	£2,920,074	£2,909,459	£2,690,810
70% LAR : 15% LLR : 15% SO	20%	£3,607,242	£1,960,707	£1,960,707	£1,950,091	£1,730,756
70% LAR : 15% LLR : 15% SO	25%	£2,555,733	£1,001,313	£1,001,313	£990,697	£770,676
70% LAR : 15% LLR : 15% SO	30%	£1,504,216	£40,032	£40,032	£29,266	£-194,584
70% LAR : 15% LLR : 15% SO	35%	£452,692	£-928,656	£-928,656	£-939,422	£-1,163,948
70% LAR : 15% LLR : 15% SO	40%	£-601,877	£-1,897,371	£-1,897,371	£-1,908,135	£-2,133,358
70% LAR : 15% LLR : 15% SO	45%	£-1,663,895	£-2,866,109	£-2,866,109	£-2,876,875	£-3,102,792
70% LAR : 15% LLR : 15% SO	50%	£-2,725,921	£-3,834,873	£-3,834,873	£-3,845,638	£-4,072,252

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,836,639	£6,821,436	£6,821,436	£6,810,821	£6,594,230
70% LAR : 15% LLR : 15% SO	5%	£7,785,158	£5,862,154	£5,862,154	£5,851,538	£5,634,261
70% LAR : 15% LLR : 15% SO	10%	£6,733,670	£4,902,842	£4,902,842	£4,892,227	£4,674,264
70% LAR : 15% LLR : 15% SO	15%	£5,682,174	£3,943,502	£3,943,502	£3,932,888	£3,714,239
70% LAR : 15% LLR : 15% SO	20%	£4,630,671	£2,984,135	£2,984,135	£2,973,520	£2,754,184
70% LAR : 15% LLR : 15% SO	25%	£3,579,161	£2,024,742	£2,024,742	£2,014,126	£1,794,105
70% LAR : 15% LLR : 15% SO	30%	£2,527,644	£1,063,461	£1,063,461	£1,052,695	£828,864
70% LAR : 15% LLR : 15% SO	35%	£1,476,120	£94,773	£94,773	£84,007	£-140,519
70% LAR : 15% LLR : 15% SO	40%	£421,551	£-873,942	£-873,942	£-884,707	£-1,109,529
70% LAR : 15% LLR : 15% SO	45%	£-640,467	£-1,842,681	£-1,842,681	£-1,853,446	£-2,079,364
70% LAR : 15% LLR : 15% SO	50%	£-1,702,492	£-2,811,444	£-2,811,444	£-2,822,209	£-3,049,623

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£500 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,777,849	£6,875,883	£6,875,883	£6,865,268	£6,648,676
70% LAR : 15% LLR : 15% SO	5%	£7,864,763	£6,049,617	£6,049,617	£6,039,001	£5,821,724
70% LAR : 15% LLR : 15% SO	10%	£6,951,670	£5,223,321	£5,223,321	£5,212,707	£4,994,487
70% LAR : 15% LLR : 15% SO	15%	£6,038,570	£4,392,224	£4,392,224	£4,381,460	£4,159,716
70% LAR : 15% LLR : 15% SO	20%	£5,125,462	£3,558,122	£3,558,122	£3,547,356	£3,324,917
70% LAR : 15% LLR : 15% SO	25%	£4,211,956	£2,723,991	£2,723,991	£2,713,225	£2,490,091
70% LAR : 15% LLR : 15% SO	30%	£3,298,913	£1,889,833	£1,889,833	£1,879,068	£1,655,237
70% LAR : 15% LLR : 15% SO	35%	£2,367,862	£1,055,649	£1,055,649	£1,044,884	£820,358
70% LAR : 15% LLR : 15% SO	40%	£1,445,805	£221,440	£221,440	£210,675	£-14,754
70% LAR : 15% LLR : 15% SO	45%	£523,741	£-621,466	£-621,466	£-632,383	£-861,498
70% LAR : 15% LLR : 15% SO	50%	£-403,968	£-1,467,530	£-1,467,530	£-1,478,447	£-1,708,268

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£687,885	£2,589,832	£2,589,832	£2,600,446	£2,817,038
70% LAR : 15% LLR : 15% SO	5%	£-1,600,951	£-3,416,097	£-3,416,097	£-3,426,713	£-3,643,990
70% LAR : 15% LLR : 15% SO	10%	£-2,514,044	£-4,242,393	£-4,242,393	£-4,253,008	£-4,471,227
70% LAR : 15% LLR : 15% SO	15%	£-3,427,144	£-5,073,490	£-5,073,490	£-5,084,255	£-5,305,999
70% LAR : 15% LLR : 15% SO	20%	£-4,340,252	£-5,907,593	£-5,907,593	£-5,918,358	£-6,140,797
70% LAR : 15% LLR : 15% SO	25%	£-5,253,758	£-6,741,724	£-6,741,724	£-6,752,490	£-6,975,624
70% LAR : 15% LLR : 15% SO	30%	£-6,175,801	£-7,575,881	£-7,575,881	£-7,586,646	£-7,810,477
70% LAR : 15% LLR : 15% SO	35%	£-7,097,852	£-8,410,065	£-8,410,065	£-8,420,830	£-8,645,356
70% LAR : 15% LLR : 15% SO	40%	£-8,019,909	£-9,244,274	£-9,244,274	£-9,255,039	£-9,480,468
70% LAR : 15% LLR : 15% SO	45%	£-8,941,974	£-10,087,180	£-10,087,180	£-10,098,097	£-10,327,213
70% LAR : 15% LLR : 15% SO	50%	£-9,869,682	£-10,933,244	£-10,933,244	£-10,944,162	£-11,173,882

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,310,420	£1,408,454	£1,408,454	£1,397,839	£1,181,247
70% LAR : 15% LLR : 15% SO	5%	£2,397,334	£582,188	£582,188	£571,573	£354,296
70% LAR : 15% LLR : 15% SO	10%	£1,484,242	£-244,107	£-244,107	£-254,722	£-472,942
70% LAR : 15% LLR : 15% SO	15%	£571,141	£-1,075,204	£-1,075,204	£-1,085,969	£-1,307,713
70% LAR : 15% LLR : 15% SO	20%	£-341,966	£-1,909,307	£-1,909,307	£-1,920,073	£-2,142,511
70% LAR : 15% LLR : 15% SO	25%	£-1,255,472	£-2,743,438	£-2,743,438	£-2,754,204	£-2,977,338
70% LAR : 15% LLR : 15% SO	30%	£-2,177,516	£-3,577,596	£-3,577,596	£-3,588,361	£-3,812,191
70% LAR : 15% LLR : 15% SO	35%	£-3,099,566	£-4,411,779	£-4,411,779	£-4,422,544	£-4,647,070
70% LAR : 15% LLR : 15% SO	40%	£-4,021,623	£-5,245,989	£-5,245,989	£-5,256,754	£-5,482,182
70% LAR : 15% LLR : 15% SO	45%	£-4,943,689	£-6,080,894	£-6,080,894	£-6,091,612	£-6,328,927
70% LAR : 15% LLR : 15% SO	50%	£-5,871,397	£-6,934,959	£-6,934,959	£-6,945,876	£-7,175,696

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,662,420	£2,760,454	£2,760,454	£2,749,839	£2,533,247
70% LAR : 15% LLR : 15% SO	5%	£3,749,334	£1,934,188	£1,934,188	£1,923,573	£1,706,296
70% LAR : 15% LLR : 15% SO	10%	£2,836,242	£1,107,893	£1,107,893	£1,097,278	£879,058
70% LAR : 15% LLR : 15% SO	15%	£1,923,141	£276,796	£276,796	£266,031	£44,287
70% LAR : 15% LLR : 15% SO	20%	£1,010,034	£-557,307	£-557,307	£-568,073	£-790,511
70% LAR : 15% LLR : 15% SO	25%	£96,528	£-1,391,438	£-1,391,438	£-1,402,204	£-1,625,338
70% LAR : 15% LLR : 15% SO	30%	£-825,516	£-2,225,596	£-2,225,596	£-2,236,361	£-2,460,191
70% LAR : 15% LLR : 15% SO	35%	£-1,747,566	£-3,059,779	£-3,059,779	£-3,070,544	£-3,295,070
70% LAR : 15% LLR : 15% SO	40%	£-2,669,623	£-3,893,989	£-3,893,989	£-3,904,754	£-4,130,182
70% LAR : 15% LLR : 15% SO	45%	£-3,591,688	£-4,736,894	£-4,736,894	£-4,747,612	£-4,976,927
70% LAR : 15% LLR : 15% SO	50%	£-4,519,397	£-5,582,959	£-5,582,959	£-5,593,876	£-5,829,696

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,685,849	£3,783,883	£3,783,883	£3,773,268	£3,556,676
70% LAR : 15% LLR : 15% SO	5%	£4,772,763	£2,957,617	£2,957,617	£2,947,001	£2,729,724
70% LAR : 15% LLR : 15% SO	10%	£3,859,670	£2,131,321	£2,131,321	£2,120,707	£1,902,487
70% LAR : 15% LLR : 15% SO	15%	£2,946,570	£1,300,224	£1,300,224	£1,289,460	£1,067,716
70% LAR : 15% LLR : 15% SO	20%	£2,033,462	£466,122	£466,122	£455,356	£232,917
70% LAR : 15% LLR : 15% SO	25%	£1,119,956	£-368,009	£-368,009	£-378,775	£-601,909
70% LAR : 15% LLR : 15% SO	30%	£197,913	£-1,202,167	£-1,202,167	£-1,212,932	£-1,436,763
70% LAR : 15% LLR : 15% SO	35%	£-724,138	£-2,036,351	£-2,036,351	£-2,047,116	£-2,271,642
70% LAR : 15% LLR : 15% SO	40%	£-1,646,195	£-2,870,560	£-2,870,560	£-2,881,325	£-3,106,754
70% LAR : 15% LLR : 15% SO	45%	£-2,568,259	£-3,713,466	£-3,713,466	£-3,724,383	£-3,953,498
70% LAR : 15% LLR : 15% SO	50%	£-3,498,968	£-4,559,530	£-4,559,530	£-4,570,447	£-4,800,268

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T5 - 120 Flats & Houses

Value Area	£475 per sq ft
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No Units	120
Site Area	0.57 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,202,454	£5,323,769	£5,323,769	£5,313,154	£5,093,807
70% LAR : 15% LLR : 15% SO	5%	£6,356,199	£4,556,788	£4,556,788	£4,546,023	£4,325,671
70% LAR : 15% LLR : 15% SO	10%	£5,509,936	£3,789,319	£3,789,319	£3,778,554	£3,557,506
70% LAR : 15% LLR : 15% SO	15%	£4,663,666	£3,021,822	£3,021,822	£3,011,056	£2,789,313
70% LAR : 15% LLR : 15% SO	20%	£3,810,609	£2,254,295	£2,254,295	£2,243,530	£2,021,091
70% LAR : 15% LLR : 15% SO	25%	£2,956,149	£1,486,742	£1,486,742	£1,475,977	£1,252,842
70% LAR : 15% LLR : 15% SO	30%	£2,101,683	£719,163	£719,163	£708,397	£484,566
70% LAR : 15% LLR : 15% SO	35%	£1,247,209	£-49,129	£-49,129	£-60,046	£-287,750
70% LAR : 15% LLR : 15% SO	40%	£392,728	£-827,623	£-827,623	£-838,541	£-1,066,950
70% LAR : 15% LLR : 15% SO	45%	£-468,295	£-1,606,143	£-1,606,143	£-1,617,060	£-1,846,176
70% LAR : 15% LLR : 15% SO	50%	£-1,334,882	£-2,384,687	£-2,384,687	£-2,395,604	£-2,625,425

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-2,263,260	£-4,141,946	£-4,141,946	£-4,152,960	£-4,371,807
70% LAR : 15% LLR : 15% SO	5%	£-3,109,516	£-4,908,926	£-4,908,926	£-4,919,691	£-5,140,043
70% LAR : 15% LLR : 15% SO	10%	£-3,955,779	£-5,676,395	£-5,676,395	£-5,687,160	£-5,908,209
70% LAR : 15% LLR : 15% SO	15%	£-4,802,048	£-6,443,893	£-6,443,893	£-6,454,659	£-6,766,402
70% LAR : 15% LLR : 15% SO	20%	£-5,655,105	£-7,211,419	£-7,211,419	£-7,222,184	£-7,444,624
70% LAR : 15% LLR : 15% SO	25%	£-6,509,565	£-7,978,972	£-7,978,972	£-7,989,737	£-8,212,872
70% LAR : 15% LLR : 15% SO	30%	£-7,364,032	£-8,746,551	£-8,746,551	£-8,757,317	£-8,981,148
70% LAR : 15% LLR : 15% SO	35%	£-8,218,505	£-9,514,843	£-9,514,843	£-9,525,761	£-9,753,464
70% LAR : 15% LLR : 15% SO	40%	£-9,072,986	£-10,293,338	£-10,293,338	£-10,304,255	£-10,532,664
70% LAR : 15% LLR : 15% SO	45%	£-9,934,010	£-11,071,857	£-11,071,857	£-11,082,774	£-11,311,890
70% LAR : 15% LLR : 15% SO	50%	£-10,800,597	£-11,850,401	£-11,850,401	£-11,861,319	£-12,091,139

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,735,025	£-143,660	£-143,660	£-154,275	£-373,621
70% LAR : 15% LLR : 15% SO	5%	£888,770	£-910,641	£-910,641	£-921,406	£-1,141,757
70% LAR : 15% LLR : 15% SO	10%	£42,507	£-1,678,109	£-1,678,109	£-1,688,874	£-1,909,923
70% LAR : 15% LLR : 15% SO	15%	£-803,763	£-2,445,607	£-2,445,607	£-2,456,373	£-2,678,116
70% LAR : 15% LLR : 15% SO	20%	£-1,656,819	£-3,213,133	£-3,213,133	£-3,223,898	£-3,446,338
70% LAR : 15% LLR : 15% SO	25%	£-2,511,279	£-3,980,686	£-3,980,686	£-3,991,451	£-4,214,586
70% LAR : 15% LLR : 15% SO	30%	£-3,365,746	£-4,748,266	£-4,748,266	£-4,759,032	£-4,982,862
70% LAR : 15% LLR : 15% SO	35%	£-4,220,220	£-5,516,558	£-5,516,558	£-5,527,475	£-5,755,178
70% LAR : 15% LLR : 15% SO	40%	£-5,074,701	£-6,295,052	£-6,295,052	£-6,305,969	£-6,534,379
70% LAR : 15% LLR : 15% SO	45%	£-5,935,724	£-7,073,571	£-7,073,571	£-7,084,489	£-7,313,604
70% LAR : 15% LLR : 15% SO	50%	£-6,802,311	£-7,852,116	£-7,852,116	£-7,863,033	£-8,092,653

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,087,025	£1,208,340	£1,208,340	£1,197,725	£978,379
70% LAR : 15% LLR : 15% SO	5%	£2,240,770	£441,359	£441,359	£430,594	£210,243
70% LAR : 15% LLR : 15% SO	10%	£1,394,507	£-326,109	£-326,109	£-336,874	£-557,923
70% LAR : 15% LLR : 15% SO	15%	£548,237	£-1,093,607	£-1,093,607	£-1,104,373	£-1,326,116
70% LAR : 15% LLR : 15% SO	20%	£-304,819	£-1,861,133	£-1,861,133	£-1,871,898	£-2,094,338
70% LAR : 15% LLR : 15% SO	25%	£-1,159,279	£-2,628,686	£-2,628,686	£-2,639,451	£-2,862,586
70% LAR : 15% LLR : 15% SO	30%	£-2,013,746	£-3,396,266	£-3,396,266	£-3,407,032	£-3,630,862
70% LAR : 15% LLR : 15% SO	35%	£-2,868,220	£-4,164,558	£-4,164,558	£-4,175,475	£-4,403,178
70% LAR : 15% LLR : 15% SO	40%	£-3,722,701	£-4,943,052	£-4,943,052	£-4,953,969	£-5,182,379
70% LAR : 15% LLR : 15% SO	45%	£-4,583,724	£-5,721,571	£-5,721,571	£-5,732,489	£-5,961,604
70% LAR : 15% LLR : 15% SO	50%	£-5,450,311	£-6,500,116	£-6,500,116	£-6,511,033	£-6,740,853

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,110,454	£2,231,769	£2,231,769	£2,221,154	£2,001,807
70% LAR : 15% LLR : 15% SO	5%	£3,264,199	£1,464,788	£1,464,788	£1,454,023	£1,233,671
70% LAR : 15% LLR : 15% SO	10%	£2,417,936	£697,319	£697,319	£686,554	£465,506
70% LAR : 15% LLR : 15% SO	15%	£1,571,666	£-70,178	£-70,178	£-80,944	£-302,687
70% LAR : 15% LLR : 15% SO	20%	£718,609	£-837,705	£-837,705	£-848,470	£-1,070,909
70% LAR : 15% LLR : 15% SO	25%	£-135,851	£-1,605,258	£-1,605,258	£-1,616,023	£-1,839,158
70% LAR : 15% LLR : 15% SO	30%	£-990,317	£-2,372,837	£-2,372,837	£-2,383,603	£-2,607,434
70% LAR : 15% LLR : 15% SO	35%	£-1,844,791	£-3,141,129	£-3,141,129	£-3,152,046	£-3,379,750
70% LAR : 15% LLR : 15% SO	40%	£-2,699,272	£-3,919,623	£-3,919,623	£-3,930,541	£-4,158,950
70% LAR : 15% LLR : 15% SO	45%	£-3,560,295	£-4,698,143	£-4,698,143	£-4,709,060	£-4,938,176
70% LAR : 15% LLR : 15% SO	50%	£-4,426,882	£-5,476,687	£-5,476,687	£-5,487,604	£-5,717,425

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£675 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£25,369,571	£21,935,294	£21,777,846	£21,760,430	£21,364,740
70% LAR : 15% LLR : 15% SO	5%	£23,332,811	£20,059,155	£19,902,295	£19,884,880	£19,489,662
70% LAR : 15% LLR : 15% SO	10%	£21,279,809	£18,166,941	£18,010,604	£17,993,187	£17,598,281
70% LAR : 15% LLR : 15% SO	15%	£19,210,566	£16,258,651	£16,102,771	£16,085,354	£15,690,597
70% LAR : 15% LLR : 15% SO	20%	£17,125,082	£14,334,284	£14,178,799	£14,161,383	£13,764,150
70% LAR : 15% LLR : 15% SO	25%	£15,023,355	£12,394,286	£12,226,936	£12,209,274	£11,808,735
70% LAR : 15% LLR : 15% SO	30%	£12,905,388	£10,412,412	£10,255,336	£10,237,673	£9,836,788
70% LAR : 15% LLR : 15% SO	35%	£10,760,916	£8,424,237	£8,267,370	£8,249,708	£7,848,314
70% LAR : 15% LLR : 15% SO	40%	£8,592,550	£6,419,761	£6,263,042	£6,245,380	£5,843,310
70% LAR : 15% LLR : 15% SO	45%	£6,407,712	£4,398,986	£4,242,350	£4,224,688	£3,821,780
70% LAR : 15% LLR : 15% SO	50%	£4,206,404	£2,361,910	£2,205,297	£2,187,635	£1,783,722

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£17,189,324	£13,755,047	£13,597,599	£13,580,183	£13,184,493
70% LAR : 15% LLR : 15% SO	5%	£15,152,564	£11,878,908	£11,722,048	£11,704,633	£11,309,416
70% LAR : 15% LLR : 15% SO	10%	£13,099,562	£9,986,694	£9,830,357	£9,812,940	£9,418,034
70% LAR : 15% LLR : 15% SO	15%	£11,030,319	£8,078,404	£7,922,524	£7,905,108	£7,510,350
70% LAR : 15% LLR : 15% SO	20%	£8,944,835	£6,154,037	£5,998,552	£5,981,136	£5,583,903
70% LAR : 15% LLR : 15% SO	25%	£6,843,108	£4,204,039	£4,046,690	£4,029,027	£3,628,488
70% LAR : 15% LLR : 15% SO	30%	£4,725,141	£2,232,165	£2,075,089	£2,057,426	£1,656,542
70% LAR : 15% LLR : 15% SO	35%	£2,580,669	£243,990	£87,123	£69,461	£-331,933
70% LAR : 15% LLR : 15% SO	40%	£412,303	£-1,760,486	£-1,917,205	£-1,934,867	£-2,336,937
70% LAR : 15% LLR : 15% SO	45%	£-1,772,935	£-3,781,261	£-3,937,897	£-3,955,559	£-4,359,467
70% LAR : 15% LLR : 15% SO	50%	£-3,873,843	£-5,819,337	£-5,974,950	£-5,992,612	£-6,396,525

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,644,633	£17,210,356	£17,052,907	£17,035,492	£16,639,802
70% LAR : 15% LLR : 15% SO	5%	£18,607,872	£15,334,217	£15,177,357	£15,159,941	£14,764,724
70% LAR : 15% LLR : 15% SO	10%	£16,554,871	£13,442,003	£13,285,665	£13,268,249	£12,873,343
70% LAR : 15% LLR : 15% SO	15%	£14,485,628	£11,533,712	£11,377,833	£11,360,416	£10,965,659
70% LAR : 15% LLR : 15% SO	20%	£12,400,143	£9,609,345	£9,453,860	£9,436,445	£9,039,212
70% LAR : 15% LLR : 15% SO	25%	£10,298,417	£7,659,347	£7,501,988	£7,484,336	£7,083,797
70% LAR : 15% LLR : 15% SO	30%	£8,180,450	£5,687,473	£5,530,398	£5,512,735	£5,111,850
70% LAR : 15% LLR : 15% SO	35%	£6,035,978	£3,699,299	£3,542,432	£3,524,770	£3,123,375
70% LAR : 15% LLR : 15% SO	40%	£3,867,612	£1,694,823	£1,538,103	£1,520,441	£1,118,372
70% LAR : 15% LLR : 15% SO	45%	£1,682,774	£-325,953	£-482,588	£-500,250	£-903,158
70% LAR : 15% LLR : 15% SO	50%	£-15,534	£-2,363,028	£-2,519,641	£-2,537,303	£-2,941,216

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£21,813,028	£18,378,751	£18,221,302	£18,203,887	£17,808,197
70% LAR : 15% LLR : 15% SO	5%	£19,776,268	£16,502,612	£16,345,752	£16,328,336	£15,933,119
70% LAR : 15% LLR : 15% SO	10%	£17,723,266	£14,610,398	£14,454,061	£14,436,644	£14,041,738
70% LAR : 15% LLR : 15% SO	15%	£15,654,023	£12,702,107	£12,546,228	£12,528,811	£12,134,054
70% LAR : 15% LLR : 15% SO	20%	£13,568,538	£10,777,740	£10,622,255	£10,604,840	£10,207,607
70% LAR : 15% LLR : 15% SO	25%	£11,466,812	£8,827,742	£8,670,393	£8,652,731	£8,252,192
70% LAR : 15% LLR : 15% SO	30%	£9,348,845	£6,855,868	£6,698,793	£6,681,130	£6,280,245
70% LAR : 15% LLR : 15% SO	35%	£7,204,373	£4,867,694	£4,710,827	£4,693,165	£4,291,770
70% LAR : 15% LLR : 15% SO	40%	£5,036,007	£2,863,218	£2,706,498	£2,688,836	£2,286,767
70% LAR : 15% LLR : 15% SO	45%	£2,851,169	£842,442	£685,807	£668,145	£265,237
70% LAR : 15% LLR : 15% SO	50%	£649,861	£-1,184,633	£-1,331,246	£-1,368,808	£-1,772,821

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,697,473	£19,263,195	£19,105,747	£19,088,331	£18,692,641
70% LAR : 15% LLR : 15% SO	5%	£20,660,712	£17,387,057	£17,230,197	£17,212,781	£16,817,564
70% LAR : 15% LLR : 15% SO	10%	£18,607,710	£15,494,842	£15,338,505	£15,321,088	£14,926,182
70% LAR : 15% LLR : 15% SO	15%	£16,538,467	£13,586,552	£13,430,672	£13,413,256	£13,018,498
70% LAR : 15% LLR : 15% SO	20%	£14,452,983	£11,662,185	£11,506,700	£11,489,284	£11,092,051
70% LAR : 15% LLR : 15% SO	25%	£12,351,256	£9,712,187	£9,554,838	£9,537,176	£9,136,636
70% LAR : 15% LLR : 15% SO	30%	£10,233,289	£7,740,313	£7,583,237	£7,565,574	£7,164,690
70% LAR : 15% LLR : 15% SO	35%	£8,088,817	£5,752,138	£5,595,271	£5,577,609	£5,176,215
70% LAR : 15% LLR : 15% SO	40%	£5,920,451	£3,747,662	£3,590,943	£3,573,281	£3,171,212
70% LAR : 15% LLR : 15% SO	45%	£3,735,613	£1,726,887	£1,570,251	£1,552,589	£1,149,681
70% LAR : 15% LLR : 15% SO	50%	£1,534,306	£-310,169	£-466,802	£-484,464	£-886,977

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats	
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Value Area	£650 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,901,834	£19,504,026	£19,346,577	£19,329,162	£18,933,472
70% LAR : 15% LLR : 15% SO	5%	£20,982,015	£17,743,101	£17,586,241	£17,568,824	£17,173,608
70% LAR : 15% LLR : 15% SO	10%	£19,045,955	£15,966,100	£15,809,762	£15,792,347	£15,397,441
70% LAR : 15% LLR : 15% SO	15%	£17,093,655	£14,171,748	£14,013,662	£13,996,000	£13,595,655
70% LAR : 15% LLR : 15% SO	20%	£15,125,112	£12,348,867	£12,191,182	£12,173,519	£11,773,159
70% LAR : 15% LLR : 15% SO	25%	£13,140,328	£10,509,682	£10,352,334	£10,334,671	£9,894,132
70% LAR : 15% LLR : 15% SO	30%	£11,128,223	£8,654,197	£8,497,120	£8,479,458	£8,078,574
70% LAR : 15% LLR : 15% SO	35%	£9,094,461	£6,792,410	£6,625,543	£6,607,890	£6,208,486
70% LAR : 15% LLR : 15% SO	40%	£7,044,228	£4,894,322	£4,737,602	£4,719,939	£4,317,870
70% LAR : 15% LLR : 15% SO	45%	£4,977,525	£2,989,933	£2,833,298	£2,815,635	£2,412,727
70% LAR : 15% LLR : 15% SO	50%	£2,894,349	£1,069,245	£912,633	£894,971	£489,393

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,721,587	£11,323,779	£11,166,330	£11,148,915	£10,753,225
70% LAR : 15% LLR : 15% SO	5%	£12,801,768	£9,562,854	£9,405,994	£9,388,577	£8,993,361
70% LAR : 15% LLR : 15% SO	10%	£10,865,708	£7,785,853	£7,629,516	£7,612,100	£7,217,194
70% LAR : 15% LLR : 15% SO	15%	£8,913,408	£5,991,501	£5,833,415	£5,815,753	£5,415,408
70% LAR : 15% LLR : 15% SO	20%	£6,944,865	£4,168,620	£4,010,935	£3,993,272	£3,592,912
70% LAR : 15% LLR : 15% SO	25%	£4,960,081	£2,329,435	£2,172,087	£2,154,424	£1,753,885
70% LAR : 15% LLR : 15% SO	30%	£2,947,976	£473,950	£316,873	£299,211	£-101,673
70% LAR : 15% LLR : 15% SO	35%	£914,214	£-1,387,837	£-1,554,704	£-1,572,366	£-1,973,761
70% LAR : 15% LLR : 15% SO	40%	£-1,136,019	£-3,285,925	£-3,442,645	£-3,460,307	£-3,862,377
70% LAR : 15% LLR : 15% SO	45%	£-3,302,722	£-5,190,314	£-5,346,949	£-5,364,612	£-5,767,520
70% LAR : 15% LLR : 15% SO	50%	£-5,285,898	£-7,111,002	£-7,267,614	£-7,285,276	£-7,690,854

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,176,896	£14,779,087	£14,621,639	£14,604,223	£14,208,534
70% LAR : 15% LLR : 15% SO	5%	£16,257,077	£13,018,163	£12,861,303	£12,843,886	£12,448,670
70% LAR : 15% LLR : 15% SO	10%	£14,321,017	£11,241,161	£11,084,824	£11,067,409	£10,672,502
70% LAR : 15% LLR : 15% SO	15%	£12,368,716	£9,446,809	£9,288,724	£9,271,062	£8,870,717
70% LAR : 15% LLR : 15% SO	20%	£10,400,173	£7,623,928	£7,466,243	£7,448,580	£7,048,221
70% LAR : 15% LLR : 15% SO	25%	£8,415,390	£5,784,744	£5,627,396	£5,609,733	£5,209,194
70% LAR : 15% LLR : 15% SO	30%	£6,403,285	£3,929,259	£3,772,182	£3,754,520	£3,353,635
70% LAR : 15% LLR : 15% SO	35%	£4,369,523	£2,057,471	£1,900,604	£1,882,942	£1,481,548
70% LAR : 15% LLR : 15% SO	40%	£2,319,290	£169,384	£12,663	£4,999	£-407,068
70% LAR : 15% LLR : 15% SO	45%	£252,586	£-1,735,005	£-1,891,640	£-1,909,303	£-2,312,211
70% LAR : 15% LLR : 15% SO	50%	£-1,630,568	£-3,655,694	£-3,812,306	£-3,829,968	£-4,235,545

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,345,291	£15,947,482	£15,790,034	£15,772,619	£15,376,929
70% LAR : 15% LLR : 15% SO	5%	£17,425,472	£14,186,558	£14,029,698	£14,012,281	£13,617,065
70% LAR : 15% LLR : 15% SO	10%	£15,489,412	£12,409,557	£12,253,219	£12,235,804	£11,840,897
70% LAR : 15% LLR : 15% SO	15%	£13,537,111	£10,615,204	£10,457,119	£10,439,457	£10,039,112
70% LAR : 15% LLR : 15% SO	20%	£11,568,568	£8,792,323	£8,634,639	£8,616,975	£8,216,616
70% LAR : 15% LLR : 15% SO	25%	£9,583,785	£6,953,139	£6,795,791	£6,778,128	£6,377,589
70% LAR : 15% LLR : 15% SO	30%	£7,571,680	£5,097,654	£4,940,577	£4,922,915	£4,522,030
70% LAR : 15% LLR : 15% SO	35%	£5,537,918	£3,225,866	£3,068,999	£3,051,337	£2,649,943
70% LAR : 15% LLR : 15% SO	40%	£3,487,685	£1,337,779	£1,181,058	£1,163,396	£761,327
70% LAR : 15% LLR : 15% SO	45%	£1,420,981	£-686,610	£-723,245	£-740,908	£-1,143,616
70% LAR : 15% LLR : 15% SO	50%	£-662,194	£-2,487,299	£-2,649,910	£-2,661,573	£-3,067,159

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,229,795	£16,831,927	£16,674,479	£16,657,063	£16,261,373
70% LAR : 15% LLR : 15% SO	5%	£18,309,916	£15,071,002	£14,914,142	£14,896,726	£14,501,509
70% LAR : 15% LLR : 15% SO	10%	£16,373,857	£13,294,001	£13,137,664	£13,120,248	£12,725,342
70% LAR : 15% LLR : 15% SO	15%	£14,421,556	£11,499,649	£11,341,564	£11,323,902	£10,923,556
70% LAR : 15% LLR : 15% SO	20%	£12,453,013	£9,676,768	£9,519,083	£9,501,420	£9,101,060
70% LAR : 15% LLR : 15% SO	25%	£10,468,229	£7,837,584	£7,680,236	£7,662,572	£7,262,033
70% LAR : 15% LLR : 15% SO	30%	£8,456,124	£5,982,098	£5,825,021	£5,807,359	£5,406,475
70% LAR : 15% LLR : 15% SO	35%	£6,422,362	£4,110,311	£3,953,444	£3,935,782	£3,534,387
70% LAR : 15% LLR : 15% SO	40%	£4,372,129	£2,222,223	£2,065,503	£2,047,841	£1,645,771
70% LAR : 15% LLR : 15% SO	45%	£2,305,426	£317,834	£161,199	£143,536	£-269,372
70% LAR : 15% LLR : 15% SO	50%	£222,251	£-1,602,854	£-1,759,466	£-1,777,128	£-2,182,706

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£600 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£17,966,359	£14,629,489	£14,469,814	£14,452,151	£14,050,862
70% LAR : 15% LLR : 15% SO	5%	£16,281,644	£13,089,513	£12,930,433	£12,912,771	£12,511,961
70% LAR : 15% LLR : 15% SO	10%	£14,580,688	£11,533,233	£11,374,683	£11,357,020	£10,956,526
70% LAR : 15% LLR : 15% SO	15%	£12,856,415	£9,960,649	£9,802,563	£9,784,901	£9,384,557
70% LAR : 15% LLR : 15% SO	20%	£11,109,571	£8,371,762	£8,214,078	£8,196,414	£7,795,055
70% LAR : 15% LLR : 15% SO	25%	£9,346,256	£6,766,573	£6,609,224	£6,591,562	£6,191,022
70% LAR : 15% LLR : 15% SO	30%	£7,566,470	£5,145,081	£4,988,004	£4,970,342	£4,569,458
70% LAR : 15% LLR : 15% SO	35%	£5,770,212	£3,507,287	£3,350,421	£3,332,758	£2,931,365
70% LAR : 15% LLR : 15% SO	40%	£3,957,484	£1,853,194	£1,696,474	£1,678,812	£1,276,743
70% LAR : 15% LLR : 15% SO	45%	£2,128,284	£176,641	£17,789	£-125	£-414,517
70% LAR : 15% LLR : 15% SO	50%	£278,542	£-1,554,822	£-1,715,898	£-1,734,063	£-2,149,489

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,786,112	£6,449,242	£6,289,567	£6,271,904	£5,870,615
70% LAR : 15% LLR : 15% SO	5%	£8,101,397	£4,909,266	£4,750,186	£4,732,524	£4,331,714
70% LAR : 15% LLR : 15% SO	10%	£6,400,441	£3,352,986	£3,194,437	£3,176,773	£2,776,279
70% LAR : 15% LLR : 15% SO	15%	£4,676,169	£1,780,402	£1,622,317	£1,604,654	£1,204,310
70% LAR : 15% LLR : 15% SO	20%	£2,929,324	£191,515	£33,831	£16,168	£-384,192
70% LAR : 15% LLR : 15% SO	25%	£1,166,009	£-1,413,674	£-1,571,023	£-1,588,685	£-1,989,225
70% LAR : 15% LLR : 15% SO	30%	£-613,777	£-3,035,166	£-3,192,243	£-3,209,905	£-3,610,789
70% LAR : 15% LLR : 15% SO	35%	£-2,410,035	£-4,672,960	£-4,829,825	£-4,847,489	£-5,248,882
70% LAR : 15% LLR : 15% SO	40%	£-4,222,763	£-6,327,053	£-6,483,773	£-6,501,435	£-6,903,504
70% LAR : 15% LLR : 15% SO	45%	£-6,051,963	£-8,003,606	£-8,162,458	£-8,180,372	£-8,594,764
70% LAR : 15% LLR : 15% SO	50%	£-7,891,705	£-9,739,069	£-9,896,145	£-9,914,310	£-10,329,735

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£13,241,421	£9,904,550	£9,744,876	£9,727,213	£9,325,924
70% LAR : 15% LLR : 15% SO	5%	£11,556,706	£8,364,575	£8,205,495	£8,187,833	£7,787,023
70% LAR : 15% LLR : 15% SO	10%	£9,855,750	£6,808,294	£6,649,745	£6,632,082	£6,231,588
70% LAR : 15% LLR : 15% SO	15%	£8,131,477	£5,235,710	£5,077,625	£5,059,963	£4,659,619
70% LAR : 15% LLR : 15% SO	20%	£6,384,633	£3,646,824	£3,489,139	£3,471,476	£3,071,117
70% LAR : 15% LLR : 15% SO	25%	£4,621,318	£2,041,635	£1,884,285	£1,866,623	£1,466,084
70% LAR : 15% LLR : 15% SO	30%	£2,841,532	£420,143	£263,066	£245,404	£-155,480
70% LAR : 15% LLR : 15% SO	35%	£1,045,274	£-1,217,651	£-1,374,517	£-1,392,180	£-1,793,573
70% LAR : 15% LLR : 15% SO	40%	£-767,454	£-2,871,745	£-3,028,464	£-3,046,126	£-3,448,195
70% LAR : 15% LLR : 15% SO	45%	£-2,595,655	£-4,548,298	£-4,707,150	£-4,725,964	£-5,139,455
70% LAR : 15% LLR : 15% SO	50%	£-4,446,396	£-6,279,760	£-6,440,836	£-6,459,002	£-6,874,427

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,409,816	£11,072,945	£10,913,271	£10,895,608	£10,494,319
70% LAR : 15% LLR : 15% SO	5%	£12,725,101	£9,532,970	£9,373,890	£9,356,228	£8,955,418
70% LAR : 15% LLR : 15% SO	10%	£11,024,145	£7,976,689	£7,818,140	£7,800,477	£7,399,983
70% LAR : 15% LLR : 15% SO	15%	£9,299,872	£6,404,106	£6,246,020	£6,228,358	£5,828,014
70% LAR : 15% LLR : 15% SO	20%	£7,553,028	£4,815,219	£4,657,534	£4,639,871	£4,239,512
70% LAR : 15% LLR : 15% SO	25%	£5,789,713	£3,210,030	£3,052,681	£3,035,018	£2,634,479
70% LAR : 15% LLR : 15% SO	30%	£4,009,927	£1,588,538	£1,431,461	£1,413,799	£1,012,915
70% LAR : 15% LLR : 15% SO	35%	£2,213,669	£-48,266	£-206,122	£-223,785	£-1625,178
70% LAR : 15% LLR : 15% SO	40%	£400,941	£-1,703,350	£-1,860,069	£-1,877,731	£-2,279,800
70% LAR : 15% LLR : 15% SO	45%	£-1,428,260	£-3,379,803	£-3,538,755	£-3,556,669	£-3,971,060
70% LAR : 15% LLR : 15% SO	50%	£-3,278,001	£-5,111,365	£-5,272,441	£-5,290,607	£-5,706,032

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,294,260	£11,957,390	£11,797,715	£11,780,052	£11,378,763
70% LAR : 15% LLR : 15% SO	5%	£13,609,545	£10,417,414	£10,258,335	£10,240,672	£9,839,862
70% LAR : 15% LLR : 15% SO	10%	£11,908,589	£8,861,134	£8,702,585	£8,684,922	£8,284,427
70% LAR : 15% LLR : 15% SO	15%	£10,184,317	£7,288,550	£7,130,465	£7,112,803	£6,712,458
70% LAR : 15% LLR : 15% SO	20%	£8,437,472	£5,699,664	£5,541,979	£5,524,316	£5,123,956
70% LAR : 15% LLR : 15% SO	25%	£6,674,157	£4,094,474	£3,937,125	£3,919,463	£3,518,923
70% LAR : 15% LLR : 15% SO	30%	£4,894,371	£2,472,982	£2,315,906	£2,298,244	£1,897,359
70% LAR : 15% LLR : 15% SO	35%	£3,098,113	£835,189	£678,323	£660,660	£259,266
70% LAR : 15% LLR : 15% SO	40%	£1,285,385	£-818,905	£-975,625	£-993,287	£-1,395,356
70% LAR : 15% LLR : 15% SO	45%	£-543,819	£-2,495,458	£-2,654,310	£-2,672,224	£-3,086,616
70% LAR : 15% LLR : 15% SO	50%	£-2,393,557	£-4,226,920	£-4,387,997	£-4,406,162	£-4,821,587

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£550 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£13,011,344	£9,716,409	£9,556,733	£9,539,070	£9,137,781
70% LAR : 15% LLR : 15% SO	5%	£11,541,422	£8,400,578	£8,241,498	£8,223,836	£7,823,026
70% LAR : 15% LLR : 15% SO	10%	£10,055,028	£7,068,445	£6,909,895	£6,892,232	£6,491,737
70% LAR : 15% LLR : 15% SO	15%	£8,552,163	£5,720,006	£5,561,922	£5,544,259	£5,143,914
70% LAR : 15% LLR : 15% SO	20%	£7,032,827	£4,355,266	£4,197,581	£4,179,918	£3,779,558
70% LAR : 15% LLR : 15% SO	25%	£5,497,021	£2,974,222	£2,816,873	£2,799,211	£2,398,672
70% LAR : 15% LLR : 15% SO	30%	£3,944,742	£1,576,877	£1,419,800	£1,402,138	£1,001,254
70% LAR : 15% LLR : 15% SO	35%	£2,375,983	£156,064	£-3,064	£-21,230	£-434,065
70% LAR : 15% LLR : 15% SO	40%	£790,773	£-1,311,692	£-1,472,879	£-1,491,044	£-1,904,573
70% LAR : 15% LLR : 15% SO	45%	£-842,284	£-2,798,422	£-2,959,522	£-2,977,688	£-3,392,080
70% LAR : 15% LLR : 15% SO	50%	£-2,505,817	£-4,301,916	£-4,462,993	£-4,481,159	£-4,896,584

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,831,098	£1,536,162	£1,376,486	£1,358,823	£957,534
70% LAR : 15% LLR : 15% SO	5%	£3,361,175	£220,331	£61,251	£43,589	£-357,221
70% LAR : 15% LLR : 15% SO	10%	£1,874,781	£-1,111,802	£-1,270,352	£-1,288,015	£-1,688,510
70% LAR : 15% LLR : 15% SO	15%	£371,916	£-2,460,241	£-2,618,325	£-2,635,988	£-3,036,333
70% LAR : 15% LLR : 15% SO	20%	£-1,147,420	£-3,824,981	£-3,982,668	£-4,000,329	£-4,400,688
70% LAR : 15% LLR : 15% SO	25%	£-2,683,226	£-5,206,025	£-5,363,374	£-5,381,036	£-5,781,575
70% LAR : 15% LLR : 15% SO	30%	£-4,235,505	£-6,603,370	£-6,760,447	£-6,778,109	£-7,178,993
70% LAR : 15% LLR : 15% SO	35%	£-5,804,254	£-8,024,183	£-8,183,311	£-8,201,477	£-8,614,312
70% LAR : 15% LLR : 15% SO	40%	£-7,389,474	£-9,491,939	£-9,653,126	£-9,671,291	£-10,094,820
70% LAR : 15% LLR : 15% SO	45%	£-8,922,531	£-10,975,669	£-11,139,769	£-11,157,935	£-11,572,326
70% LAR : 15% LLR : 15% SO	50%	£-10,486,064	£-12,482,163	£-12,643,240	£-12,661,406	£-13,076,891

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,286,406	£4,991,470	£4,831,795	£4,814,132	£4,412,843
70% LAR : 15% LLR : 15% SO	5%	£6,816,484	£3,675,640	£3,516,560	£3,498,898	£3,098,088
70% LAR : 15% LLR : 15% SO	10%	£5,330,090	£2,343,506	£2,184,956	£2,167,293	£1,766,799
70% LAR : 15% LLR : 15% SO	15%	£3,827,225	£995,068	£836,983	£819,320	£418,976
70% LAR : 15% LLR : 15% SO	20%	£2,307,889	£-369,673	£-527,357	£-545,020	£-945,380
70% LAR : 15% LLR : 15% SO	25%	£772,082	£-1,750,716	£-1,908,065	£-1,925,727	£-2,326,266
70% LAR : 15% LLR : 15% SO	30%	£-780,196	£-3,148,062	£-3,305,138	£-3,322,800	£-3,723,685
70% LAR : 15% LLR : 15% SO	35%	£-2,348,945	£-4,568,874	£-4,728,002	£-4,746,169	£-5,159,003
70% LAR : 15% LLR : 15% SO	40%	£-3,934,165	£-6,036,630	£-6,197,817	£-6,215,983	£-6,629,512
70% LAR : 15% LLR : 15% SO	45%	£-5,567,222	£-7,523,360	£-7,684,469	£-7,702,626	£-8,117,018
70% LAR : 15% LLR : 15% SO	50%	£-7,230,755	£-9,026,855	£-9,187,931	£-9,206,097	£-9,621,522

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,454,801	£6,159,865	£6,000,190	£5,982,527	£5,581,238
70% LAR : 15% LLR : 15% SO	5%	£7,984,879	£4,844,035	£4,684,955	£4,667,293	£4,266,483
70% LAR : 15% LLR : 15% SO	10%	£6,498,485	£3,511,902	£3,353,351	£3,335,688	£2,935,194
70% LAR : 15% LLR : 15% SO	15%	£4,995,620	£2,163,463	£2,005,379	£1,987,715	£1,587,371
70% LAR : 15% LLR : 15% SO	20%	£3,476,284	£798,723	£641,038	£623,375	£223,015
70% LAR : 15% LLR : 15% SO	25%	£1,940,478	£-682,321	£-739,670	£-757,332	£-1,157,871
70% LAR : 15% LLR : 15% SO	30%	£388,199	£-1,979,667	£-2,136,743	£-2,154,405	£-2,555,290
70% LAR : 15% LLR : 15% SO	35%	£-1,180,550	£-3,400,479	£-3,559,607	£-3,577,774	£-3,990,608
70% LAR : 15% LLR : 15% SO	40%	£-2,765,770	£-4,868,235	£-5,029,422	£-5,047,588	£-5,461,117
70% LAR : 15% LLR : 15% SO	45%	£-4,398,827	£-6,354,965	£-6,516,065	£-6,534,231	£-6,948,623
70% LAR : 15% LLR : 15% SO	50%	£-6,062,360	£-7,858,459	£-8,019,536	£-8,037,702	£-8,453,127

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,339,246	£7,044,310	£6,884,634	£6,866,971	£6,465,682
70% LAR : 15% LLR : 15% SO	5%	£8,869,323	£5,728,479	£5,569,400	£5,551,738	£5,150,928
70% LAR : 15% LLR : 15% SO	10%	£7,382,929	£4,396,346	£4,237,796	£4,220,133	£3,819,639
70% LAR : 15% LLR : 15% SO	15%	£5,880,064	£3,047,907	£2,889,823	£2,872,160	£2,471,816
70% LAR : 15% LLR : 15% SO	20%	£4,360,729	£1,683,167	£1,525,482	£1,507,819	£1,107,460
70% LAR : 15% LLR : 15% SO	25%	£2,824,922	£302,124	£144,775	£127,112	£-273,427
70% LAR : 15% LLR : 15% SO	30%	£1,272,644	£-1,095,222	£-1,252,299	£-1,269,961	£-1,670,845
70% LAR : 15% LLR : 15% SO	35%	£-286,106	£-2,516,034	£-2,675,163	£-2,693,329	£-3,106,164
70% LAR : 15% LLR : 15% SO	40%	£-1,891,326	£-3,983,791	£-4,144,978	£-4,163,143	£-4,576,672
70% LAR : 15% LLR : 15% SO	45%	£-3,514,383	£-5,470,521	£-5,631,620	£-5,649,787	£-6,064,178
70% LAR : 15% LLR : 15% SO	50%	£-5,177,916	£-6,974,015	£-7,135,092	£-7,153,258	£-7,568,683

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£500 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£8,024,568	£4,919,386	£4,759,711	£4,742,048	£4,340,759
70% LAR : 15% LLR : 15% SO	5%	£6,773,093	£3,812,973	£3,653,893	£3,636,231	£3,235,421
70% LAR : 15% LLR : 15% SO	10%	£5,505,148	£2,690,256	£2,531,706	£2,514,044	£2,113,550
70% LAR : 15% LLR : 15% SO	15%	£4,220,731	£1,551,235	£1,393,150	£1,375,488	£975,143
70% LAR : 15% LLR : 15% SO	20%	£2,919,843	£390,912	£230,996	£213,084	£-195,672
70% LAR : 15% LLR : 15% SO	25%	£1,602,484	£-907,904	£-969,738	£-987,904	£-1,399,859
70% LAR : 15% LLR : 15% SO	30%	£283,040	£-2,029,020	£-2,190,573	£-2,208,738	£-2,621,049
70% LAR : 15% LLR : 15% SO	35%	£-1,121,342	£-3,266,900	£-3,428,238	£-3,446,405	£-3,859,239
70% LAR : 15% LLR : 15% SO	40%	£-2,526,389	£-4,521,548	£-4,682,734	£-4,700,900	£-5,114,428
70% LAR : 15% LLR : 15% SO	45%	£-3,948,375	£-5,792,959	£-5,954,059	£-5,972,224	£-6,386,617
70% LAR : 15% LLR : 15% SO	50%	£-5,387,302	£-7,081,135	£-7,242,211	£-7,260,377	£-7,675,802

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-155,679	£-3,260,861	£-3,420,538	£-3,438,198	£-3,839,468
70% LAR : 15% LLR : 15% SO	5%	£-1,407,154	£-4,367,274	£-4,526,354	£-4,544,016	£-4,944,826
70% LAR : 15% LLR : 15% SO	10%	£-2,675,099	£-5,489,991	£-5,648,541	£-5,666,203	£-6,066,697
70% LAR : 15% LLR : 15% SO	15%	£-3,959,516	£-6,629,012	£-6,787,097	£-6,804,759	£-7,205,104
70% LAR : 15% LLR : 15% SO	20%	£-5,260,404	£-7,789,335	£-7,949,251	£-7,967,163	£-8,375,919
70% LAR : 15% LLR : 15% SO	25%	£-6,577,762	£-8,988,151	£-9,149,985	£-9,168,150	£-9,580,106
70% LAR : 15% LLR : 15% SO	30%	£-7,917,207	£-10,209,267	£-10,370,820	£-10,388,985	£-10,801,296
70% LAR : 15% LLR : 15% SO	35%	£-9,301,589	£-11,447,147	£-11,608,485	£-11,626,652	£-12,039,486
70% LAR : 15% LLR : 15% SO	40%	£-10,706,635	£-12,701,795	£-12,862,981	£-12,881,147	£-13,294,675
70% LAR : 15% LLR : 15% SO	45%	£-12,129,622	£-13,973,206	£-14,134,306	£-14,152,471	£-14,556,864
70% LAR : 15% LLR : 15% SO	50%	£-13,567,549	£-15,261,382	£-15,422,458	£-15,440,624	£-15,896,049

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,298,630	£194,448	£34,772	£17,110	£-384,180
70% LAR : 15% LLR : 15% SO	5%	£2,048,155	£-911,965	£-1,071,045	£-1,088,207	£-1,489,517
70% LAR : 15% LLR : 15% SO	10%	£780,209	£-2,034,682	£-2,193,233	£-2,210,895	£-2,611,389
70% LAR : 15% LLR : 15% SO	15%	£-504,207	£-3,173,703	£-3,331,788	£-3,349,450	£-3,749,796
70% LAR : 15% LLR : 15% SO	20%	£-1,805,096	£-4,334,026	£-4,493,942	£-4,511,855	£-4,920,610
70% LAR : 15% LLR : 15% SO	25%	£-3,122,454	£-5,532,842	£-5,694,677	£-5,712,842	£-6,124,797
70% LAR : 15% LLR : 15% SO	30%	£-4,461,898	£-6,753,958	£-6,915,511	£-6,933,676	£-7,345,988
70% LAR : 15% LLR : 15% SO	35%	£-5,846,281	£-7,991,839	£-8,153,177	£-8,171,343	£-8,584,178
70% LAR : 15% LLR : 15% SO	40%	£-7,251,327	£-9,246,486	£-9,407,672	£-9,425,838	£-9,839,367
70% LAR : 15% LLR : 15% SO	45%	£-8,673,313	£-10,517,899	£-10,676,997	£-10,697,163	£-11,111,555
70% LAR : 15% LLR : 15% SO	50%	£-10,112,241	£-11,806,074	£-11,967,149	£-11,985,315	£-12,400,740

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,468,025	£1,362,843	£1,203,167	£1,185,505	£784,216
70% LAR : 15% LLR : 15% SO	5%	£3,216,550	£256,430	£97,350	£79,688	£-321,122
70% LAR : 15% LLR : 15% SO	10%	£1,948,604	£-866,287	£-1,024,837	£-1,042,500	£-1,442,994
70% LAR : 15% LLR : 15% SO	15%	£664,188	£-2,005,308	£-2,163,393	£-2,181,055	£-2,581,400
70% LAR : 15% LLR : 15% SO	20%	£-636,701	£-3,165,631	£-3,325,547	£-3,343,460	£-3,752,215
70% LAR : 15% LLR : 15% SO	25%	£-1,954,059	£-4,364,447	£-4,526,281	£-4,544,447	£-4,956,402
70% LAR : 15% LLR : 15% SO	30%	£-3,293,503	£-5,585,563	£-5,747,116	£-5,765,281	£-6,177,592
70% LAR : 15% LLR : 15% SO	35%	£-4,677,886	£-6,823,444	£-6,984,782	£-7,002,948	£-7,415,783
70% LAR : 15% LLR : 15% SO	40%	£-6,082,932	£-8,078,091	£-8,239,277	£-8,257,443	£-8,670,972
70% LAR : 15% LLR : 15% SO	45%	£-7,504,918	£-9,349,502	£-9,510,602	£-9,528,767	£-9,943,160
70% LAR : 15% LLR : 15% SO	50%	£-8,943,846	£-10,637,678	£-10,798,754	£-10,816,920	£-11,232,345

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,352,469	£2,247,288	£2,087,612	£2,069,950	£1,668,660
70% LAR : 15% LLR : 15% SO	5%	£4,100,995	£1,140,874	£981,795	£964,132	£563,322
70% LAR : 15% LLR : 15% SO	10%	£2,833,049	£18,157	£-140,393	£-158,055	£-558,549
70% LAR : 15% LLR : 15% SO	15%	£1,548,632	£-1,120,863	£-1,278,949	£-1,296,611	£-1,696,956
70% LAR : 15% LLR : 15% SO	20%	£247,744	£-2,281,187	£-2,441,103	£-2,459,015	£-2,867,771
70% LAR : 15% LLR : 15% SO	25%	£-1,069,614	£-3,480,003	£-3,641,837	£-3,660,002	£-4,071,958
70% LAR : 15% LLR : 15% SO	30%	£-2,409,058	£-4,701,118	£-4,862,672	£-4,880,837	£-5,293,148
70% LAR : 15% LLR : 15% SO	35%	£-3,793,441	£-5,938,999	£-6,100,337	£-6,118,503	£-6,531,338
70% LAR : 15% LLR : 15% SO	40%	£-5,196,467	£-7,193,647	£-7,354,833	£-7,372,999	£-7,786,527
70% LAR : 15% LLR : 15% SO	45%	£-6,620,474	£-8,465,058	£-8,626,158	£-8,644,323	£-9,058,716
70% LAR : 15% LLR : 15% SO	50%	£-8,059,491	£-9,753,234	£-9,914,309	£-9,932,476	£-10,347,901

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T6 - 200 Flats

Value Area	£475 per sq ft
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No Units	200
Site Area	0.49 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,531,180	£2,462,845	£2,303,171	£2,285,507	£1,884,219
70% LAR : 15% LLR : 15% SO	5%	£4,385,109	£1,460,280	£1,301,200	£1,283,537	£882,728
70% LAR : 15% LLR : 15% SO	10%	£3,222,568	£436,326	£275,532	£257,620	£-150,644
70% LAR : 15% LLR : 15% SO	15%	£2,043,566	£-621,541	£-784,131	£-802,297	£-1,214,052
70% LAR : 15% LLR : 15% SO	20%	£848,072	£-1,702,348	£-1,864,527	£-1,882,693	£-2,294,464
70% LAR : 15% LLR : 15% SO	25%	£-383,972	£-2,799,924	£-2,961,757	£-2,979,923	£-3,391,879
70% LAR : 15% LLR : 15% SO	30%	£-1,646,762	£-3,914,266	£-4,075,819	£-4,093,985	£-4,506,296
70% LAR : 15% LLR : 15% SO	35%	£-2,926,493	£-5,045,374	£-5,206,712	£-5,224,878	£-5,637,712
70% LAR : 15% LLR : 15% SO	40%	£-4,223,164	£-6,193,247	£-6,354,434	£-6,372,600	£-6,786,129
70% LAR : 15% LLR : 15% SO	45%	£-5,536,776	£-7,357,886	£-7,518,985	£-7,537,151	£-7,951,543
70% LAR : 15% LLR : 15% SO	50%	£-6,867,328	£-8,539,289	£-8,700,364	£-8,718,531	£-9,133,956

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-2,649,067	£-5,217,402	£-6,877,076	£-6,894,738	£-6,296,028
70% LAR : 15% LLR : 15% SO	5%	£-3,795,138	£-6,719,967	£-8,879,047	£-8,896,710	£-7,297,519
70% LAR : 15% LLR : 15% SO	10%	£-4,957,679	£-8,743,921	£-11,004,715	£-11,022,627	£-8,330,891
70% LAR : 15% LLR : 15% SO	15%	£-6,136,691	£-10,801,788	£-13,964,378	£-13,982,544	£-9,394,299
70% LAR : 15% LLR : 15% SO	20%	£-7,332,175	£-12,982,595	£-16,044,774	£-16,062,940	£-10,474,711
70% LAR : 15% LLR : 15% SO	25%	£-8,564,219	£-15,280,171	£-18,142,004	£-18,160,170	£-11,572,126
70% LAR : 15% LLR : 15% SO	30%	£-9,827,009	£-17,694,513	£-20,256,066	£-20,274,232	£-12,686,543
70% LAR : 15% LLR : 15% SO	35%	£-11,106,740	£-20,225,621	£-22,386,958	£-22,405,125	£-13,817,959
70% LAR : 15% LLR : 15% SO	40%	£-12,403,411	£-22,873,494	£-24,534,681	£-24,552,847	£-14,966,376
70% LAR : 15% LLR : 15% SO	45%	£-13,717,023	£-25,638,133	£-26,699,232	£-26,717,398	£-16,131,790
70% LAR : 15% LLR : 15% SO	50%	£-15,047,575	£-28,519,536	£-28,880,611	£-28,898,777	£-17,314,203

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£806,241	£-2,262,093	£-2,421,768	£-2,439,431	£-2,840,720
70% LAR : 15% LLR : 15% SO	5%	£-339,829	£-3,264,659	£-3,423,738	£-3,441,401	£-3,842,210
70% LAR : 15% LLR : 15% SO	10%	£-1,502,370	£-4,288,613	£-4,448,406	£-4,467,318	£-4,875,583
70% LAR : 15% LLR : 15% SO	15%	£-2,681,383	£-5,346,479	£-5,509,070	£-5,527,235	£-5,938,991
70% LAR : 15% LLR : 15% SO	20%	£-3,876,866	£-6,427,286	£-6,589,465	£-6,607,632	£-7,019,403
70% LAR : 15% LLR : 15% SO	25%	£-5,108,910	£-7,524,862	£-7,686,695	£-7,704,862	£-8,116,817
70% LAR : 15% LLR : 15% SO	30%	£-6,371,700	£-8,639,204	£-8,800,758	£-8,818,923	£-9,231,234
70% LAR : 15% LLR : 15% SO	35%	£-7,651,431	£-9,770,313	£-9,931,650	£-9,949,816	£-10,362,651
70% LAR : 15% LLR : 15% SO	40%	£-8,948,102	£-10,918,186	£-11,079,373	£-11,097,538	£-11,511,067
70% LAR : 15% LLR : 15% SO	45%	£-10,261,714	£-12,082,825	£-12,243,923	£-12,262,090	£-12,676,481
70% LAR : 15% LLR : 15% SO	50%	£-11,592,267	£-13,264,227	£-13,425,303	£-13,443,469	£-13,858,894

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£1,974,636	£-1,093,698	£-1,253,373	£-1,271,036	£-1,672,324
70% LAR : 15% LLR : 15% SO	5%	£828,566	£-2,096,264	£-2,255,343	£-2,273,006	£-2,673,815
70% LAR : 15% LLR : 15% SO	10%	£-333,975	£-3,120,218	£-3,281,011	£-3,298,923	£-3,707,188
70% LAR : 15% LLR : 15% SO	15%	£-1,512,988	£-4,178,084	£-4,340,675	£-4,358,840	£-4,770,595
70% LAR : 15% LLR : 15% SO	20%	£-2,708,471	£-5,258,891	£-5,421,070	£-5,439,237	£-5,851,008
70% LAR : 15% LLR : 15% SO	25%	£-3,940,515	£-6,356,467	£-6,518,300	£-6,536,467	£-6,948,422
70% LAR : 15% LLR : 15% SO	30%	£-5,203,305	£-7,470,809	£-7,632,363	£-7,650,528	£-8,062,839
70% LAR : 15% LLR : 15% SO	35%	£-6,483,036	£-8,601,918	£-8,763,255	£-8,781,421	£-9,194,256
70% LAR : 15% LLR : 15% SO	40%	£-7,779,707	£-9,749,791	£-9,910,978	£-9,929,143	£-10,342,672
70% LAR : 15% LLR : 15% SO	45%	£-9,093,319	£-10,914,430	£-11,075,528	£-11,093,693	£-11,508,086
70% LAR : 15% LLR : 15% SO	50%	£-10,423,871	£-12,098,832	£-12,256,908	£-12,275,074	£-12,690,499

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,859,081	£-209,255	£-368,928	£-386,591	£-767,860
70% LAR : 15% LLR : 15% SO	5%	£1,713,010	£-1,211,819	£-1,370,899	£-1,388,562	£-1,789,371
70% LAR : 15% LLR : 15% SO	10%	£550,469	£-2,235,773	£-2,396,567	£-2,414,479	£-2,822,743
70% LAR : 15% LLR : 15% SO	15%	£-628,543	£-3,293,639	£-3,456,230	£-3,474,395	£-3,886,151
70% LAR : 15% LLR : 15% SO	20%	£-1,824,026	£-4,374,447	£-4,536,626	£-4,554,792	£-4,966,563
70% LAR : 15% LLR : 15% SO	25%	£-3,056,071	£-5,472,023	£-5,633,856	£-5,652,022	£-6,063,978
70% LAR : 15% LLR : 15% SO	30%	£-4,318,881	£-6,586,365	£-6,747,918	£-6,766,083	£-7,178,394
70% LAR : 15% LLR : 15% SO	35%	£-5,598,592	£-7,717,473	£-7,878,610	£-7,896,977	£-8,308,811
70% LAR : 15% LLR : 15% SO	40%	£-6,895,263	£-8,865,346	£-9,026,533	£-9,044,698	£-9,458,228
70% LAR : 15% LLR : 15% SO	45%	£-8,208,875	£-10,029,985	£-10,191,084	£-10,209,250	£-10,623,642
70% LAR : 15% LLR : 15% SO	50%	£-9,539,427	£-11,211,388	£-11,372,463	£-11,390,629	£-11,806,054

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£675 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£45,991,138	£40,198,497	£39,535,756	£39,506,222	£38,824,677
70% LAR : 15% LLR : 15% SO	5%	£41,983,432	£36,463,283	£35,808,483	£35,778,948	£35,094,636
70% LAR : 15% LLR : 15% SO	10%	£37,975,678	£32,721,945	£32,065,779	£32,035,827	£31,339,025
70% LAR : 15% LLR : 15% SO	15%	£33,967,879	£28,959,726	£28,311,310	£28,281,358	£27,581,750
70% LAR : 15% LLR : 15% SO	20%	£29,960,034	£25,197,401	£24,556,594	£24,526,642	£23,824,227
70% LAR : 15% LLR : 15% SO	25%	£25,922,567	£21,434,976	£20,801,636	£20,771,683	£20,066,461
70% LAR : 15% LLR : 15% SO	30%	£21,884,367	£17,672,449	£17,046,442	£17,016,490	£16,308,461
70% LAR : 15% LLR : 15% SO	35%	£17,846,121	£13,909,824	£13,282,664	£13,252,288	£12,531,393
70% LAR : 15% LLR : 15% SO	40%	£13,807,827	£10,109,369	£9,488,978	£9,458,602	£8,734,862
70% LAR : 15% LLR : 15% SO	45%	£9,739,027	£6,308,413	£5,695,070	£5,664,694	£4,938,108
70% LAR : 15% LLR : 15% SO	50%	£5,658,830	£2,501,275	£1,886,276	£1,855,470	£1,115,715

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,800,138	£17,007,497	£16,344,756	£16,315,222	£15,633,677
70% LAR : 15% LLR : 15% SO	5%	£18,792,432	£13,272,283	£12,617,483	£12,587,948	£11,903,636
70% LAR : 15% LLR : 15% SO	10%	£14,784,678	£9,530,945	£8,874,779	£8,844,827	£8,148,025
70% LAR : 15% LLR : 15% SO	15%	£10,776,879	£5,768,726	£5,120,310	£5,090,358	£4,390,750
70% LAR : 15% LLR : 15% SO	20%	£6,769,034	£2,006,401	£1,365,594	£1,335,642	£633,227
70% LAR : 15% LLR : 15% SO	25%	£2,731,567	£-1,756,024	£-2,389,364	£-2,419,317	£-3,124,539
70% LAR : 15% LLR : 15% SO	30%	£-1,306,633	£-5,518,551	£-6,144,558	£-6,174,510	£-6,882,539
70% LAR : 15% LLR : 15% SO	35%	£-5,344,879	£-9,281,176	£-9,908,336	£-9,938,712	£-10,659,607
70% LAR : 15% LLR : 15% SO	40%	£-9,383,173	£-13,043,801	£-13,702,022	£-13,732,398	£-14,456,136
70% LAR : 15% LLR : 15% SO	45%	£-13,451,973	£-16,802,587	£-17,495,930	£-17,526,306	£-18,252,892
70% LAR : 15% LLR : 15% SO	50%	£-17,532,179	£-20,569,725	£-21,304,724	£-21,335,530	£-22,075,285

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£32,595,938	£26,803,297	£26,140,556	£26,111,022	£25,429,477
70% LAR : 15% LLR : 15% SO	5%	£28,588,232	£23,068,083	£22,413,283	£22,383,748	£21,699,436
70% LAR : 15% LLR : 15% SO	10%	£24,580,478	£19,326,745	£18,670,579	£18,640,627	£17,943,825
70% LAR : 15% LLR : 15% SO	15%	£20,572,679	£15,564,526	£14,916,110	£14,886,158	£14,186,550
70% LAR : 15% LLR : 15% SO	20%	£16,564,834	£11,802,201	£11,161,394	£11,131,442	£10,429,027
70% LAR : 15% LLR : 15% SO	25%	£12,527,367	£8,039,776	£7,406,436	£7,376,483	£6,671,261
70% LAR : 15% LLR : 15% SO	30%	£8,489,167	£4,277,249	£3,651,242	£3,621,290	£2,913,261
70% LAR : 15% LLR : 15% SO	35%	£4,450,921	£514,624	£-112,536	£-142,912	£-633,807
70% LAR : 15% LLR : 15% SO	40%	£412,627	£-3,285,831	£-3,906,222	£-3,936,598	£-4,660,338
70% LAR : 15% LLR : 15% SO	45%	£-3,956,173	£-7,048,787	£-7,700,130	£-7,730,506	£-8,457,092
70% LAR : 15% LLR : 15% SO	50%	£-7,736,370	£-10,803,925	£-11,508,824	£-11,539,730	£-12,279,485

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£35,908,338	£30,115,697	£29,452,956	£29,423,422	£28,741,877
70% LAR : 15% LLR : 15% SO	5%	£31,900,632	£26,380,483	£25,725,683	£25,696,148	£25,011,836
70% LAR : 15% LLR : 15% SO	10%	£27,892,878	£22,639,145	£21,982,979	£21,953,027	£21,256,225
70% LAR : 15% LLR : 15% SO	15%	£23,885,079	£18,876,926	£18,228,510	£18,198,558	£17,498,950
70% LAR : 15% LLR : 15% SO	20%	£19,877,234	£15,114,601	£14,473,794	£14,443,842	£13,741,427
70% LAR : 15% LLR : 15% SO	25%	£15,839,767	£11,352,176	£10,718,836	£10,688,883	£9,983,661
70% LAR : 15% LLR : 15% SO	30%	£11,801,567	£7,589,649	£6,963,642	£6,933,690	£6,225,661
70% LAR : 15% LLR : 15% SO	35%	£7,763,321	£3,827,024	£3,199,864	£3,169,488	£2,448,593
70% LAR : 15% LLR : 15% SO	40%	£3,725,027	£26,569	£-993,822	£-624,198	£-1,347,938
70% LAR : 15% LLR : 15% SO	45%	£-343,773	£-3,774,367	£-4,387,730	£-4,418,106	£-5,144,692
70% LAR : 15% LLR : 15% SO	50%	£-423,970	£-7,581,525	£-8,196,824	£-8,227,330	£-9,067,085

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£38,415,738	£32,623,097	£31,960,356	£31,930,822	£31,249,277
70% LAR : 15% LLR : 15% SO	5%	£34,408,032	£28,887,883	£28,233,083	£28,203,548	£27,519,236
70% LAR : 15% LLR : 15% SO	10%	£30,400,278	£25,146,545	£24,490,379	£24,460,427	£23,763,625
70% LAR : 15% LLR : 15% SO	15%	£26,392,479	£21,384,326	£20,735,910	£20,705,958	£20,006,350
70% LAR : 15% LLR : 15% SO	20%	£22,384,634	£17,622,001	£16,981,194	£16,951,242	£16,248,827
70% LAR : 15% LLR : 15% SO	25%	£18,347,167	£13,859,576	£13,226,236	£13,196,283	£12,491,061
70% LAR : 15% LLR : 15% SO	30%	£14,308,967	£10,097,049	£9,471,042	£9,441,090	£8,733,061
70% LAR : 15% LLR : 15% SO	35%	£10,270,721	£6,334,424	£5,707,264	£5,676,888	£4,955,993
70% LAR : 15% LLR : 15% SO	40%	£6,232,427	£2,533,969	£1,913,578	£1,883,202	£1,159,462
70% LAR : 15% LLR : 15% SO	45%	£2,163,627	£-1,269,867	£-1,880,330	£-1,910,706	£-2,637,292
70% LAR : 15% LLR : 15% SO	50%	£-1,816,570	£-5,074,125	£-5,689,124	£-5,719,930	£-6,459,685

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£650 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£41,648,334	£35,919,872	£35,254,083	£35,224,131	£34,532,942
70% LAR : 15% LLR : 15% SO	5%	£37,846,642	£32,369,072	£31,705,005	£31,675,054	£30,981,057
70% LAR : 15% LLR : 15% SO	10%	£34,044,904	£28,811,834	£28,155,668	£28,125,715	£27,428,914
70% LAR : 15% LLR : 15% SO	15%	£30,238,013	£25,254,492	£24,606,076	£24,576,124	£23,876,516
70% LAR : 15% LLR : 15% SO	20%	£26,407,857	£21,697,045	£21,056,237	£21,026,284	£20,323,870
70% LAR : 15% LLR : 15% SO	25%	£22,577,655	£18,139,495	£17,506,156	£17,476,204	£16,770,982
70% LAR : 15% LLR : 15% SO	30%	£18,747,406	£14,581,846	£13,949,618	£13,919,242	£13,201,194
70% LAR : 15% LLR : 15% SO	35%	£14,917,109	£10,990,941	£10,363,378	£10,333,001	£9,612,107
70% LAR : 15% LLR : 15% SO	40%	£11,086,426	£7,397,299	£6,776,909	£6,746,533	£6,022,793
70% LAR : 15% LLR : 15% SO	45%	£7,196,602	£3,803,560	£3,190,217	£3,159,842	£2,423,656
70% LAR : 15% LLR : 15% SO	50%	£3,326,729	£172,665	-\$448,594	-\$479,836	-\$1,230,059

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£18,457,334	£12,728,872	£12,063,083	£12,033,131	£11,341,942
70% LAR : 15% LLR : 15% SO	5%	£14,655,642	£9,178,072	£8,514,005	£8,484,054	£7,790,057
70% LAR : 15% LLR : 15% SO	10%	£10,853,904	£5,620,834	£4,964,668	£4,934,715	£4,237,914
70% LAR : 15% LLR : 15% SO	15%	£7,047,013	£2,063,492	£1,415,076	£1,385,124	£685,516
70% LAR : 15% LLR : 15% SO	20%	£3,216,857	-\$1,493,955	-\$2,134,763	-\$2,164,716	-\$2,867,130
70% LAR : 15% LLR : 15% SO	25%	-\$613,345	-\$5,051,505	-\$5,684,844	-\$5,714,796	-\$6,420,018
70% LAR : 15% LLR : 15% SO	30%	-\$4,443,594	-\$8,609,154	-\$9,241,382	-\$9,271,758	-\$9,989,806
70% LAR : 15% LLR : 15% SO	35%	-\$8,273,891	-\$12,200,059	-\$12,827,622	-\$12,857,999	-\$13,578,893
70% LAR : 15% LLR : 15% SO	40%	-\$12,124,574	-\$15,793,701	-\$16,414,091	-\$16,444,467	-\$17,168,207
70% LAR : 15% LLR : 15% SO	45%	-\$15,994,398	-\$19,387,440	-\$20,000,783	-\$20,031,158	-\$20,767,344
70% LAR : 15% LLR : 15% SO	50%	-\$19,864,271	-\$23,016,335	-\$23,639,594	-\$23,670,836	-\$24,421,059

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£28,253,134	£22,524,672	£21,858,883	£21,828,931	£21,137,742
70% LAR : 15% LLR : 15% SO	5%	£24,451,442	£18,973,872	£18,309,805	£18,279,854	£17,585,857
70% LAR : 15% LLR : 15% SO	10%	£20,649,704	£15,416,634	£14,760,468	£14,730,515	£14,033,714
70% LAR : 15% LLR : 15% SO	15%	£16,842,813	£11,859,292	£11,210,876	£11,180,924	£10,481,316
70% LAR : 15% LLR : 15% SO	20%	£13,012,657	£8,301,845	£7,661,037	£7,631,084	£6,928,670
70% LAR : 15% LLR : 15% SO	25%	£9,182,455	£4,744,295	£4,110,956	£4,081,004	£3,375,782
70% LAR : 15% LLR : 15% SO	30%	£5,352,206	£1,186,646	£554,418	£524,042	-\$194,006
70% LAR : 15% LLR : 15% SO	35%	£1,521,909	-\$2,404,259	-\$3,031,822	-\$3,062,189	-\$3,783,093
70% LAR : 15% LLR : 15% SO	40%	-\$2,328,774	-\$5,997,801	-\$6,618,291	-\$6,648,667	-\$7,372,407
70% LAR : 15% LLR : 15% SO	45%	-\$6,198,598	-\$9,591,640	-\$10,204,883	-\$10,235,358	-\$10,971,544
70% LAR : 15% LLR : 15% SO	50%	-\$10,068,471	-\$13,222,535	-\$13,843,794	-\$13,875,036	-\$14,625,259

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£31,965,534	£25,837,072	£25,171,283	£25,141,331	£24,450,142
70% LAR : 15% LLR : 15% SO	5%	£27,763,842	£22,286,272	£21,622,205	£21,592,254	£20,898,257
70% LAR : 15% LLR : 15% SO	10%	£23,962,104	£18,729,034	£18,072,868	£18,042,915	£17,346,114
70% LAR : 15% LLR : 15% SO	15%	£20,155,213	£15,171,692	£14,523,276	£14,493,324	£13,793,716
70% LAR : 15% LLR : 15% SO	20%	£16,325,057	£11,614,245	£10,973,437	£10,943,484	£10,241,070
70% LAR : 15% LLR : 15% SO	25%	£12,494,855	£8,056,695	£7,423,358	£7,393,404	£6,688,182
70% LAR : 15% LLR : 15% SO	30%	£8,664,606	£4,499,046	£3,866,818	£3,836,442	£3,118,394
70% LAR : 15% LLR : 15% SO	35%	£4,834,309	£908,141	£280,578	£250,201	-\$470,693
70% LAR : 15% LLR : 15% SO	40%	£983,626	-\$2,685,801	-\$3,305,891	-\$3,336,267	-\$4,060,007
70% LAR : 15% LLR : 15% SO	45%	-\$2,886,198	-\$6,279,240	-\$6,892,583	-\$6,922,958	-\$7,659,144
70% LAR : 15% LLR : 15% SO	50%	-\$6,756,071	-\$9,910,135	-\$10,531,394	-\$10,562,636	-\$11,312,669

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£34,072,934	£28,344,472	£27,678,683	£27,648,731	£26,957,542
70% LAR : 15% LLR : 15% SO	5%	£30,271,242	£24,793,672	£24,129,605	£24,099,654	£23,405,657
70% LAR : 15% LLR : 15% SO	10%	£26,469,504	£21,236,434	£20,580,268	£20,550,315	£19,853,514
70% LAR : 15% LLR : 15% SO	15%	£22,662,613	£17,679,092	£17,030,676	£17,000,724	£16,301,116
70% LAR : 15% LLR : 15% SO	20%	£18,832,457	£14,121,645	£13,480,837	£13,450,884	£12,748,470
70% LAR : 15% LLR : 15% SO	25%	£15,002,255	£10,564,095	£9,930,756	£9,900,804	£9,195,582
70% LAR : 15% LLR : 15% SO	30%	£11,172,006	£7,006,446	£6,374,218	£6,343,842	£5,625,794
70% LAR : 15% LLR : 15% SO	35%	£7,341,709	£3,415,541	£2,787,978	£2,757,601	£2,036,707
70% LAR : 15% LLR : 15% SO	40%	£3,491,026	-\$178,101	-\$798,491	-\$828,867	-\$1,552,607
70% LAR : 15% LLR : 15% SO	45%	-\$378,798	-\$3,771,840	-\$4,385,183	-\$4,415,558	-\$5,151,744
70% LAR : 15% LLR : 15% SO	50%	-\$4,248,671	-\$7,402,735	-\$8,023,894	-\$8,055,236	-\$8,806,459

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£600 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£32,958,871	£27,286,472	£26,614,352	£26,584,401	£25,893,212
70% LAR : 15% LLR : 15% SO	5%	£29,546,893	£24,141,200	£23,477,134	£23,447,181	£22,753,186
70% LAR : 15% LLR : 15% SO	10%	£26,134,868	£20,995,821	£20,339,655	£20,309,702	£19,612,900
70% LAR : 15% LLR : 15% SO	15%	£22,722,796	£17,850,336	£17,201,921	£17,171,970	£16,472,360
70% LAR : 15% LLR : 15% SO	20%	£19,310,677	£14,697,932	£14,048,057	£14,017,680	£13,305,325
70% LAR : 15% LLR : 15% SO	25%	£15,898,511	£11,521,158	£10,878,857	£10,848,480	£10,133,279
70% LAR : 15% LLR : 15% SO	30%	£12,472,130	£8,344,283	£7,709,417	£7,679,041	£6,960,993
70% LAR : 15% LLR : 15% SO	35%	£9,025,216	£5,167,307	£4,539,744	£4,509,368	£3,788,474
70% LAR : 15% LLR : 15% SO	40%	£5,578,255	£1,974,057	£1,344,888	£1,314,082	£580,100
70% LAR : 15% LLR : 15% SO	45%	£2,120,151	£-1,261,988	£-1,892,813	£-1,924,054	£-2,671,151
70% LAR : 15% LLR : 15% SO	50%	£-1,391,349	£-4,526,067	£-5,158,498	£-5,190,181	£-5,951,021

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£9,767,871	£4,095,472	£3,423,352	£3,393,401	£2,702,212
70% LAR : 15% LLR : 15% SO	5%	£6,355,893	£950,200	£286,134	£256,181	£-437,814
70% LAR : 15% LLR : 15% SO	10%	£2,943,868	£-2,195,179	£-2,851,345	£-2,881,298	£-3,578,100
70% LAR : 15% LLR : 15% SO	15%	£-468,204	£-5,340,664	£-5,989,079	£-6,019,030	£-6,718,640
70% LAR : 15% LLR : 15% SO	20%	£-3,880,323	£-8,493,068	£-9,142,943	£-9,173,320	£-9,885,675
70% LAR : 15% LLR : 15% SO	25%	£-7,292,489	£-11,669,842	£-12,312,143	£-12,342,520	£-13,057,721
70% LAR : 15% LLR : 15% SO	30%	£-10,718,870	£-14,846,717	£-15,881,583	£-15,911,959	£-16,230,007
70% LAR : 15% LLR : 15% SO	35%	£-14,165,784	£-18,023,693	£-18,651,256	£-18,681,632	£-19,402,526
70% LAR : 15% LLR : 15% SO	40%	£-17,612,745	£-21,216,943	£-21,846,112	£-21,876,918	£-22,610,900
70% LAR : 15% LLR : 15% SO	45%	£-21,070,849	£-24,452,998	£-25,093,813	£-25,115,054	£-25,862,351
70% LAR : 15% LLR : 15% SO	50%	£-24,582,349	£-27,717,067	£-28,349,498	£-28,381,181	£-29,142,021

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£19,563,671	£13,891,272	£13,219,152	£13,189,201	£12,498,012
70% LAR : 15% LLR : 15% SO	5%	£16,151,693	£10,746,000	£10,081,934	£10,051,981	£9,357,986
70% LAR : 15% LLR : 15% SO	10%	£12,739,668	£7,600,621	£6,944,455	£6,914,502	£6,217,700
70% LAR : 15% LLR : 15% SO	15%	£9,327,596	£4,455,136	£3,806,721	£3,776,770	£3,077,160
70% LAR : 15% LLR : 15% SO	20%	£5,915,477	£1,302,732	£652,857	£622,480	£-89,875
70% LAR : 15% LLR : 15% SO	25%	£2,503,311	£-1,874,042	£-2,516,343	£-2,546,720	£-3,261,921
70% LAR : 15% LLR : 15% SO	30%	£-923,070	£-5,050,917	£-5,685,783	£-5,716,159	£-6,434,207
70% LAR : 15% LLR : 15% SO	35%	£-4,369,984	£-8,227,893	£-8,855,456	£-8,885,832	£-9,606,726
70% LAR : 15% LLR : 15% SO	40%	£-7,816,945	£-11,421,143	£-12,050,312	£-12,081,118	£-12,815,100
70% LAR : 15% LLR : 15% SO	45%	£-11,275,049	£-14,657,188	£-15,288,013	£-15,319,254	£-16,066,551
70% LAR : 15% LLR : 15% SO	50%	£-14,786,549	£-17,921,267	£-18,553,698	£-18,585,381	£-19,346,221

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,876,071	£17,203,672	£16,531,552	£16,501,601	£15,810,412
70% LAR : 15% LLR : 15% SO	5%	£19,464,093	£14,058,400	£13,394,334	£13,364,381	£12,670,386
70% LAR : 15% LLR : 15% SO	10%	£16,052,068	£10,913,021	£10,256,855	£10,226,902	£9,530,100
70% LAR : 15% LLR : 15% SO	15%	£12,639,996	£7,767,536	£7,119,121	£7,089,170	£6,389,560
70% LAR : 15% LLR : 15% SO	20%	£9,227,877	£4,615,132	£3,965,257	£3,934,880	£3,222,525
70% LAR : 15% LLR : 15% SO	25%	£5,815,711	£1,438,358	£796,057	£765,680	£50,479
70% LAR : 15% LLR : 15% SO	30%	£2,389,330	£-1,738,517	£-2,373,383	£-2,403,759	£-3,121,807
70% LAR : 15% LLR : 15% SO	35%	£-1,057,584	£-4,915,493	£-5,543,056	£-5,573,432	£-6,294,326
70% LAR : 15% LLR : 15% SO	40%	£-4,504,545	£-8,108,743	£-8,737,912	£-8,768,718	£-9,502,700
70% LAR : 15% LLR : 15% SO	45%	£-7,962,649	£-11,344,788	£-11,975,613	£-12,006,854	£-12,754,151
70% LAR : 15% LLR : 15% SO	50%	£-11,474,149	£-14,608,867	£-15,241,298	£-15,272,981	£-16,033,821

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£25,383,471	£19,711,072	£19,038,952	£19,009,001	£18,317,812
70% LAR : 15% LLR : 15% SO	5%	£21,971,493	£16,565,800	£15,901,734	£15,871,781	£15,177,786
70% LAR : 15% LLR : 15% SO	10%	£18,559,468	£13,420,421	£12,764,255	£12,734,302	£12,037,500
70% LAR : 15% LLR : 15% SO	15%	£15,147,396	£10,274,936	£9,626,521	£9,596,570	£8,896,960
70% LAR : 15% LLR : 15% SO	20%	£11,735,277	£7,122,532	£6,472,657	£6,442,280	£5,729,925
70% LAR : 15% LLR : 15% SO	25%	£8,323,111	£3,945,758	£3,303,457	£3,273,080	£2,557,879
70% LAR : 15% LLR : 15% SO	30%	£4,896,730	£768,883	£134,017	£103,641	£-814,407
70% LAR : 15% LLR : 15% SO	35%	£1,449,816	£-2,408,093	£-3,035,656	£-3,066,032	£-3,786,926
70% LAR : 15% LLR : 15% SO	40%	£-1,997,145	£-5,501,343	£-6,230,512	£-6,261,318	£-6,995,300
70% LAR : 15% LLR : 15% SO	45%	£-5,455,249	£-8,637,388	£-9,468,213	£-9,499,454	£-10,246,751
70% LAR : 15% LLR : 15% SO	50%	£-8,966,749	£-12,101,467	£-12,733,898	£-12,765,581	£-13,526,421

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£550 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£24,189,546	£18,646,741	£17,974,623	£17,944,670	£17,251,392
70% LAR : 15% LLR : 15% SO	5%	£21,178,348	£15,887,345	£15,213,882	£15,183,507	£14,479,690
70% LAR : 15% LLR : 15% SO	10%	£18,167,104	£13,110,215	£12,444,763	£12,414,386	£11,707,724
70% LAR : 15% LLR : 15% SO	15%	£15,155,812	£10,332,976	£9,675,386	£9,645,009	£8,935,501
70% LAR : 15% LLR : 15% SO	20%	£12,116,381	£7,555,633	£6,905,756	£6,875,381	£6,163,026
70% LAR : 15% LLR : 15% SO	25%	£9,074,879	£4,778,185	£4,135,893	£4,105,508	£3,387,476
70% LAR : 15% LLR : 15% SO	30%	£6,033,329	£1,981,529	£1,337,879	£1,308,873	£578,665
70% LAR : 15% LLR : 15% SO	35%	£2,989,375	£-843,813	£-1,489,264	£-1,520,506	£-2,261,946
70% LAR : 15% LLR : 15% SO	40%	£-93,175	£-3,697,298	£-4,335,371	£-4,366,613	£-5,112,746
70% LAR : 15% LLR : 15% SO	45%	£-3,218,076	£-6,578,903	£-7,218,655	£-7,250,339	£-8,008,210
70% LAR : 15% LLR : 15% SO	50%	£-6,373,103	£-9,478,849	£-10,111,378	£-10,143,061	£-10,903,901

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£998,546	£-4,944,259	£-5,216,377	£-5,246,430	£-5,339,608
70% LAR : 15% LLR : 15% SO	5%	£-2,012,652	£-7,303,655	£-7,977,118	£-8,007,493	£-8,711,310
70% LAR : 15% LLR : 15% SO	10%	£-5,023,896	£-10,080,785	£-10,746,237	£-10,776,614	£-11,483,276
70% LAR : 15% LLR : 15% SO	15%	£-8,035,188	£-12,858,024	£-13,515,614	£-13,545,991	£-14,255,499
70% LAR : 15% LLR : 15% SO	20%	£-11,074,619	£-15,635,367	£-16,285,244	£-16,315,619	£-17,027,374
70% LAR : 15% LLR : 15% SO	25%	£-14,116,121	£-18,412,815	£-19,055,117	£-19,085,492	£-19,803,524
70% LAR : 15% LLR : 15% SO	30%	£-17,157,671	£-21,209,471	£-21,853,321	£-21,884,127	£-22,612,335
70% LAR : 15% LLR : 15% SO	35%	£-20,201,625	£-24,034,813	£-24,680,264	£-24,711,506	£-25,452,946
70% LAR : 15% LLR : 15% SO	40%	£-23,284,175	£-26,888,298	£-27,526,371	£-27,557,613	£-28,303,746
70% LAR : 15% LLR : 15% SO	45%	£-26,409,076	£-29,769,903	£-30,409,655	£-30,441,339	£-31,199,210
70% LAR : 15% LLR : 15% SO	50%	£-29,564,103	£-32,689,849	£-33,302,378	£-33,334,061	£-34,094,801

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,794,346	£5,251,541	£4,579,423	£4,549,470	£3,856,192
70% LAR : 15% LLR : 15% SO	5%	£7,783,148	£2,492,145	£1,818,682	£1,788,307	£1,084,490
70% LAR : 15% LLR : 15% SO	10%	£4,771,904	£-284,985	£-950,437	£-980,814	£-1,687,476
70% LAR : 15% LLR : 15% SO	15%	£1,760,612	£-3,062,224	£-3,719,814	£-3,750,191	£-4,459,699
70% LAR : 15% LLR : 15% SO	20%	£-1,278,819	£-5,839,567	£-6,489,444	£-6,519,819	£-7,232,174
70% LAR : 15% LLR : 15% SO	25%	£-4,320,321	£-8,617,015	£-9,259,317	£-9,289,692	£-10,007,724
70% LAR : 15% LLR : 15% SO	30%	£-7,361,871	£-11,413,671	£-12,057,521	£-12,088,327	£-12,816,535
70% LAR : 15% LLR : 15% SO	35%	£-10,405,825	£-14,239,013	£-14,884,464	£-14,915,706	£-15,657,146
70% LAR : 15% LLR : 15% SO	40%	£-13,488,375	£-17,092,498	£-17,730,571	£-17,761,813	£-18,507,946
70% LAR : 15% LLR : 15% SO	45%	£-16,613,276	£-19,974,103	£-20,613,855	£-20,645,539	£-21,403,410
70% LAR : 15% LLR : 15% SO	50%	£-19,768,303	£-22,874,049	£-23,506,578	£-23,538,261	£-24,299,101

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,106,746	£8,563,941	£7,891,823	£7,861,870	£7,168,592
70% LAR : 15% LLR : 15% SO	5%	£11,095,548	£5,804,545	£5,131,082	£5,100,707	£4,396,890
70% LAR : 15% LLR : 15% SO	10%	£8,084,304	£3,027,415	£2,361,963	£2,331,586	£1,624,924
70% LAR : 15% LLR : 15% SO	15%	£5,073,012	£260,176	£-407,414	£-437,791	£-1,147,299
70% LAR : 15% LLR : 15% SO	20%	£2,033,581	£-2,527,167	£-3,177,044	£-3,207,419	£-3,919,774
70% LAR : 15% LLR : 15% SO	25%	£-1,007,921	£-5,304,615	£-5,946,917	£-5,977,292	£-6,695,324
70% LAR : 15% LLR : 15% SO	30%	£-4,049,471	£-8,101,271	£-8,745,121	£-8,775,927	£-9,504,135
70% LAR : 15% LLR : 15% SO	35%	£-7,093,425	£-10,926,613	£-11,572,064	£-11,603,306	£-12,344,746
70% LAR : 15% LLR : 15% SO	40%	£-10,175,975	£-13,780,098	£-14,418,171	£-14,449,413	£-15,195,546
70% LAR : 15% LLR : 15% SO	45%	£-13,300,876	£-16,661,703	£-17,301,455	£-17,333,139	£-18,091,010
70% LAR : 15% LLR : 15% SO	50%	£-16,455,903	£-19,561,649	£-20,194,178	£-20,225,861	£-20,986,701

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£16,614,146	£11,071,341	£10,399,223	£10,369,270	£9,675,992
70% LAR : 15% LLR : 15% SO	5%	£13,602,948	£8,311,945	£7,638,482	£7,608,107	£6,904,290
70% LAR : 15% LLR : 15% SO	10%	£10,591,704	£5,534,815	£4,869,363	£4,838,986	£4,132,324
70% LAR : 15% LLR : 15% SO	15%	£7,580,412	£2,757,576	£2,099,986	£2,069,609	£1,360,101
70% LAR : 15% LLR : 15% SO	20%	£4,540,981	£-19,767	£-669,644	£-700,019	£-1,412,374
70% LAR : 15% LLR : 15% SO	25%	£1,499,479	£-2,797,215	£-3,439,517	£-3,469,892	£-4,187,924
70% LAR : 15% LLR : 15% SO	30%	£-1,542,071	£-5,593,871	£-6,237,721	£-6,268,527	£-7,096,735
70% LAR : 15% LLR : 15% SO	35%	£-4,588,025	£-8,419,213	£-9,064,664	£-9,095,906	£-9,937,346
70% LAR : 15% LLR : 15% SO	40%	£-7,668,575	£-11,272,698	£-11,910,771	£-11,942,013	£-12,698,146
70% LAR : 15% LLR : 15% SO	45%	£-10,793,476	£-14,154,303	£-14,794,055	£-14,825,739	£-15,563,610
70% LAR : 15% LLR : 15% SO	50%	£-13,948,503	£-17,054,249	£-17,686,778	£-17,718,461	£-18,479,301

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£500 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation	Downside Scenario
Build cost inflation	Downside Scenario
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£15,411,216	£10,115,553	£9,433,923	£9,403,547	£8,702,578
70% LAR : 15% LLR : 15% SO	5%	£12,759,359	£7,712,690	£7,039,227	£7,008,852	£6,305,035
70% LAR : 15% LLR : 15% SO	10%	£10,107,453	£5,309,720	£4,644,268	£4,613,891	£3,907,096
70% LAR : 15% LLR : 15% SO	15%	£7,455,501	£2,895,428	£2,228,531	£2,197,725	£1,478,176
70% LAR : 15% LLR : 15% SO	20%	£4,803,501	£461,315	£-200,555	£-231,797	£-964,456
70% LAR : 15% LLR : 15% SO	25%	£2,135,019	£-2,000,820	£-2,661,429	£-2,692,671	£-3,428,258
70% LAR : 15% LLR : 15% SO	30%	£-559,285	£-4,469,589	£-5,122,550	£-5,153,791	£-5,900,850
70% LAR : 15% LLR : 15% SO	35%	£-3,283,850	£-6,967,154	£-7,621,739	£-7,653,422	£-8,405,355
70% LAR : 15% LLR : 15% SO	40%	£-6,028,381	£-9,476,411	£-10,123,513	£-10,155,197	£-10,910,098
70% LAR : 15% LLR : 15% SO	45%	£-8,797,027	£-11,985,769	£-12,625,521	£-12,657,204	£-13,415,075
70% LAR : 15% LLR : 15% SO	50%	£-11,565,722	£-14,495,226	£-15,127,755	£-15,159,439	£-15,920,279

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-7,779,784	£-13,075,447	£-13,757,077	£-13,787,453	£-14,498,422
70% LAR : 15% LLR : 15% SO	5%	£-10,431,641	£-15,478,310	£-16,151,773	£-16,182,148	£-16,895,965
70% LAR : 15% LLR : 15% SO	10%	£-13,083,547	£-17,881,280	£-18,546,732	£-18,577,109	£-19,283,904
70% LAR : 15% LLR : 15% SO	15%	£-15,735,499	£-20,295,572	£-20,962,469	£-20,993,275	£-21,712,824
70% LAR : 15% LLR : 15% SO	20%	£-18,387,499	£-22,729,685	£-23,391,555	£-23,422,797	£-24,155,456
70% LAR : 15% LLR : 15% SO	25%	£-21,065,981	£-25,191,820	£-25,852,429	£-25,883,671	£-26,619,258
70% LAR : 15% LLR : 15% SO	30%	£-23,750,285	£-27,660,589	£-28,313,550	£-28,344,792	£-29,091,850
70% LAR : 15% LLR : 15% SO	35%	£-26,474,850	£-30,158,154	£-30,812,739	£-30,844,422	£-31,596,355
70% LAR : 15% LLR : 15% SO	40%	£-29,219,381	£-32,667,411	£-33,314,513	£-33,346,197	£-34,101,098
70% LAR : 15% LLR : 15% SO	45%	£-31,989,027	£-35,176,769	£-35,816,521	£-35,848,204	£-36,606,075
70% LAR : 15% LLR : 15% SO	50%	£-34,756,722	£-37,686,226	£-38,318,755	£-38,350,439	£-39,111,279

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,016,016	£-3,279,647	£-3,961,277	£-3,991,653	£-4,692,622
70% LAR : 15% LLR : 15% SO	5%	£-635,841	£-5,682,510	£-6,365,973	£-6,396,348	£-7,090,165
70% LAR : 15% LLR : 15% SO	10%	£-3,287,747	£-8,085,480	£-8,750,932	£-8,781,309	£-9,488,104
70% LAR : 15% LLR : 15% SO	15%	£-5,939,699	£-10,499,772	£-11,166,669	£-11,197,475	£-11,917,024
70% LAR : 15% LLR : 15% SO	20%	£-8,591,699	£-12,933,885	£-13,595,755	£-13,626,997	£-14,359,656
70% LAR : 15% LLR : 15% SO	25%	£-11,260,181	£-15,396,020	£-16,056,629	£-16,087,871	£-16,823,458
70% LAR : 15% LLR : 15% SO	30%	£-13,954,485	£-17,864,789	£-18,517,750	£-18,548,991	£-19,296,050
70% LAR : 15% LLR : 15% SO	35%	£-16,679,050	£-20,362,354	£-21,016,939	£-21,048,622	£-21,800,555
70% LAR : 15% LLR : 15% SO	40%	£-19,423,581	£-22,871,611	£-23,518,713	£-23,550,397	£-24,305,298
70% LAR : 15% LLR : 15% SO	45%	£-22,192,227	£-25,380,969	£-26,020,721	£-26,052,404	£-26,810,275
70% LAR : 15% LLR : 15% SO	50%	£-24,960,922	£-27,890,426	£-28,522,955	£-28,554,639	£-29,315,479

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£5,328,416	£32,753	£648,877	£679,253	£1,380,222
70% LAR : 15% LLR : 15% SO	5%	£2,676,559	£-2,370,110	£-3,043,573	£-3,073,948	£-3,777,765
70% LAR : 15% LLR : 15% SO	10%	£24,653	£-4,773,080	£-5,438,532	£-5,468,909	£-6,175,704
70% LAR : 15% LLR : 15% SO	15%	£-2,627,299	£-7,187,372	£-7,854,269	£-7,885,075	£-8,604,624
70% LAR : 15% LLR : 15% SO	20%	£-5,279,299	£-9,621,485	£-10,283,355	£-10,314,597	£-11,047,256
70% LAR : 15% LLR : 15% SO	25%	£-7,947,781	£-12,083,620	£-12,744,229	£-12,775,471	£-13,511,058
70% LAR : 15% LLR : 15% SO	30%	£-10,642,085	£-14,552,389	£-15,205,350	£-15,236,591	£-15,983,850
70% LAR : 15% LLR : 15% SO	35%	£-13,366,650	£-17,049,954	£-17,704,539	£-17,736,222	£-18,488,155
70% LAR : 15% LLR : 15% SO	40%	£-16,111,181	£-19,589,211	£-20,206,313	£-20,237,997	£-20,992,898
70% LAR : 15% LLR : 15% SO	45%	£-18,879,827	£-22,088,569	£-22,708,321	£-22,740,004	£-23,497,875
70% LAR : 15% LLR : 15% SO	50%	£-21,648,522	£-24,578,026	£-25,210,555	£-25,242,239	£-26,003,079

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,835,816	£2,540,153	£1,858,623	£1,828,147	£1,127,178
70% LAR : 15% LLR : 15% SO	5%	£5,183,959	£137,290	£-536,173	£-566,548	£-1,270,365
70% LAR : 15% LLR : 15% SO	10%	£2,532,053	£-2,265,680	£-2,931,132	£-2,961,509	£-3,668,304
70% LAR : 15% LLR : 15% SO	15%	£-119,899	£-4,679,972	£-5,346,869	£-5,377,675	£-6,097,224
70% LAR : 15% LLR : 15% SO	20%	£-2,771,899	£-7,114,085	£-7,775,955	£-7,807,197	£-8,539,856
70% LAR : 15% LLR : 15% SO	25%	£-5,440,381	£-9,576,220	£-10,236,829	£-10,268,071	£-11,033,658
70% LAR : 15% LLR : 15% SO	30%	£-8,134,685	£-12,044,989	£-12,697,950	£-12,729,191	£-13,476,250
70% LAR : 15% LLR : 15% SO	35%	£-10,859,250	£-14,542,554	£-15,197,139	£-15,228,822	£-15,980,755
70% LAR : 15% LLR : 15% SO	40%	£-13,603,781	£-17,051,811	£-17,698,913	£-17,730,597	£-18,485,498
70% LAR : 15% LLR : 15% SO	45%	£-16,372,427	£-19,561,169	£-20,200,921	£-20,232,604	£-20,990,475
70% LAR : 15% LLR : 15% SO	50%	£-19,141,122	£-22,070,626	£-22,703,155	£-22,734,939	£-23,495,679

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T7 - 350 Flats & Houses

Value Area	£475 per sq ft
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No Units	350
Site Area	1.4 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£10,975,866	£5,745,751	£5,064,121	£5,033,745	£4,332,775
70% LAR : 15% LLR : 15% SO	5%	£8,512,049	£3,522,499	£2,839,505	£2,808,699	£2,094,924
70% LAR : 15% LLR : 15% SO	10%	£6,048,185	£1,276,331	£601,462	£570,657	£-148,071
70% LAR : 15% LLR : 15% SO	15%	£3,584,273	£-983,670	£-1,660,004	£-1,691,245	£-2,420,977
70% LAR : 15% LLR : 15% SO	20%	£1,088,663	£-3,261,842	£-3,930,240	£-3,961,482	£-4,694,141
70% LAR : 15% LLR : 15% SO	25%	£-1,427,157	£-5,542,344	£-6,212,301	£-6,243,985	£-6,989,980
70% LAR : 15% LLR : 15% SO	30%	£-3,958,431	£-7,858,045	£-8,520,246	£-8,551,930	£-9,300,895
70% LAR : 15% LLR : 15% SO	35%	£-6,514,584	£-10,173,852	£-10,828,435	£-10,860,120	£-11,612,053
70% LAR : 15% LLR : 15% SO	40%	£-9,086,932	£-12,489,761	£-13,136,863	£-13,168,548	£-13,923,449
70% LAR : 15% LLR : 15% SO	45%	£-11,659,330	£-14,805,772	£-15,445,523	£-15,477,208	£-16,235,078
70% LAR : 15% LLR : 15% SO	50%	£-14,231,777	£-17,121,883	£-17,754,411	£-17,786,095	£-18,546,935

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-12,215,134	£-17,445,249	£-18,126,879	£-18,157,255	£-18,858,225
70% LAR : 15% LLR : 15% SO	5%	£-14,678,951	£-19,668,501	£-20,351,495	£-20,382,301	£-21,096,076
70% LAR : 15% LLR : 15% SO	10%	£-17,142,815	£-21,914,669	£-22,589,538	£-22,620,343	£-23,339,071
70% LAR : 15% LLR : 15% SO	15%	£-19,606,727	£-24,174,670	£-24,851,004	£-24,882,245	£-25,611,977
70% LAR : 15% LLR : 15% SO	20%	£-22,102,337	£-26,452,842	£-27,121,240	£-27,152,482	£-27,885,141
70% LAR : 15% LLR : 15% SO	25%	£-24,618,157	£-28,733,344	£-29,403,301	£-29,434,985	£-30,180,980
70% LAR : 15% LLR : 15% SO	30%	£-27,149,431	£-31,049,045	£-31,711,246	£-31,742,930	£-32,491,895
70% LAR : 15% LLR : 15% SO	35%	£-29,705,584	£-33,364,852	£-34,019,435	£-34,051,120	£-34,803,053
70% LAR : 15% LLR : 15% SO	40%	£-32,277,932	£-35,680,761	£-36,327,863	£-36,359,548	£-37,114,449
70% LAR : 15% LLR : 15% SO	45%	£-34,850,330	£-37,996,772	£-38,636,523	£-38,668,208	£-39,426,078
70% LAR : 15% LLR : 15% SO	50%	£-37,422,777	£-40,312,883	£-40,945,411	£-40,977,095	£-41,737,895

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-2,419,334	£-7,649,449	£-8,331,079	£-8,361,455	£-9,062,425
70% LAR : 15% LLR : 15% SO	5%	£-4,883,151	£-9,872,701	£-10,555,695	£-10,586,501	£-11,300,276
70% LAR : 15% LLR : 15% SO	10%	£-7,347,015	£-12,118,869	£-12,793,738	£-12,824,543	£-13,543,271
70% LAR : 15% LLR : 15% SO	15%	£-9,810,927	£-14,378,870	£-15,055,204	£-15,086,445	£-15,816,177
70% LAR : 15% LLR : 15% SO	20%	£-12,306,537	£-16,657,042	£-17,325,440	£-17,356,682	£-18,089,341
70% LAR : 15% LLR : 15% SO	25%	£-14,822,357	£-18,937,544	£-19,607,501	£-19,639,185	£-20,385,180
70% LAR : 15% LLR : 15% SO	30%	£-17,353,631	£-21,253,245	£-21,915,446	£-21,947,130	£-22,696,095
70% LAR : 15% LLR : 15% SO	35%	£-19,909,784	£-23,569,052	£-24,223,635	£-24,255,320	£-25,007,253
70% LAR : 15% LLR : 15% SO	40%	£-22,482,132	£-25,884,961	£-26,532,063	£-26,563,748	£-27,318,649
70% LAR : 15% LLR : 15% SO	45%	£-25,054,530	£-28,200,972	£-28,840,723	£-28,872,408	£-29,630,278
70% LAR : 15% LLR : 15% SO	50%	£-27,626,977	£-30,517,083	£-31,149,611	£-31,181,295	£-31,942,135

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£893,066	£-4,337,049	£-5,018,679	£-5,049,055	£-5,750,025
70% LAR : 15% LLR : 15% SO	5%	£-1,570,751	£-6,560,301	£-7,243,295	£-7,274,101	£-7,987,876
70% LAR : 15% LLR : 15% SO	10%	£-4,034,615	£-8,806,469	£-9,481,338	£-9,512,143	£-10,230,871
70% LAR : 15% LLR : 15% SO	15%	£-6,498,527	£-11,066,470	£-11,742,804	£-11,774,045	£-12,503,777
70% LAR : 15% LLR : 15% SO	20%	£-8,994,137	£-13,344,642	£-14,013,040	£-14,044,282	£-14,776,941
70% LAR : 15% LLR : 15% SO	25%	£-11,509,957	£-15,625,144	£-16,295,101	£-16,326,785	£-17,072,780
70% LAR : 15% LLR : 15% SO	30%	£-14,041,231	£-17,940,845	£-18,603,046	£-18,634,730	£-19,383,695
70% LAR : 15% LLR : 15% SO	35%	£-16,597,384	£-20,256,652	£-20,911,235	£-20,942,920	£-21,694,853
70% LAR : 15% LLR : 15% SO	40%	£-19,169,732	£-22,572,561	£-23,219,663	£-23,251,348	£-24,006,249
70% LAR : 15% LLR : 15% SO	45%	£-21,742,130	£-24,888,572	£-25,528,323	£-25,560,008	£-26,317,878
70% LAR : 15% LLR : 15% SO	50%	£-24,314,577	£-27,204,683	£-27,837,211	£-27,868,895	£-28,629,735

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,400,466	£-1,829,649	£-2,511,279	£-2,541,655	£-3,242,625
70% LAR : 15% LLR : 15% SO	5%	£936,649	£-4,052,901	£-4,735,895	£-4,766,701	£-5,480,476
70% LAR : 15% LLR : 15% SO	10%	£-1,527,215	£-6,299,069	£-6,973,938	£-7,004,743	£-7,723,471
70% LAR : 15% LLR : 15% SO	15%	£-3,991,127	£-8,559,070	£-9,235,044	£-9,266,845	£-9,996,377
70% LAR : 15% LLR : 15% SO	20%	£-6,486,737	£-10,837,242	£-11,505,640	£-11,536,882	£-12,269,541
70% LAR : 15% LLR : 15% SO	25%	£-9,002,557	£-13,117,744	£-13,787,701	£-13,819,385	£-14,565,380
70% LAR : 15% LLR : 15% SO	30%	£-11,533,831	£-15,433,445	£-16,095,646	£-16,127,330	£-16,876,295
70% LAR : 15% LLR : 15% SO	35%	£-14,089,984	£-17,749,252	£-18,403,835	£-18,435,520	£-19,187,453
70% LAR : 15% LLR : 15% SO	40%	£-16,662,332	£-20,065,161	£-20,712,263	£-20,743,948	£-21,498,949
70% LAR : 15% LLR : 15% SO	45%	£-19,234,730	£-22,381,172	£-23,020,923	£-23,052,608	£-23,810,476
70% LAR : 15% LLR : 15% SO	50%	£-21,807,177	£-24,697,283	£-25,329,811	£-25,361,495	£-26,122,335

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£675 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£95,692,399	-£102,195,742	-£102,592,276	-£102,637,425	-£103,632,688
70% LAR : 15% LLR : 15% SO	5%	-£92,912,040	-£99,118,153	-£99,513,208	-£99,558,358	-£100,552,429
70% LAR : 15% LLR : 15% SO	10%	-£90,172,584	-£96,081,054	-£96,474,793	-£96,519,942	-£97,513,232
70% LAR : 15% LLR : 15% SO	15%	-£87,474,032	-£93,084,443	-£93,477,028	-£93,522,177	-£94,515,095
70% LAR : 15% LLR : 15% SO	20%	-£84,816,364	-£90,128,319	-£90,519,910	-£90,565,059	-£91,558,014
70% LAR : 15% LLR : 15% SO	25%	-£82,199,640	-£87,212,881	-£87,603,436	-£87,648,586	-£88,641,987
70% LAR : 15% LLR : 15% SO	30%	-£79,623,799	-£84,337,526	-£84,727,605	-£84,772,753	-£85,767,012
70% LAR : 15% LLR : 15% SO	35%	-£77,088,863	-£81,502,854	-£81,892,412	-£81,937,561	-£82,933,085
70% LAR : 15% LLR : 15% SO	40%	-£74,594,831	-£78,708,663	-£79,097,857	-£79,143,006	-£80,140,205
70% LAR : 15% LLR : 15% SO	45%	-£72,141,701	-£75,954,951	-£76,343,935	-£76,389,084	-£77,388,368
70% LAR : 15% LLR : 15% SO	50%	-£69,729,477	-£73,241,718	-£73,630,645	-£73,675,794	-£74,677,573

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£116,143,016	-£122,646,359	-£123,042,893	-£123,088,043	-£124,083,306
70% LAR : 15% LLR : 15% SO	5%	-£113,362,657	-£119,568,770	-£119,963,826	-£119,998,975	-£120,993,247
70% LAR : 15% LLR : 15% SO	10%	-£110,623,201	-£116,531,671	-£116,925,411	-£116,959,559	-£117,963,850
70% LAR : 15% LLR : 15% SO	15%	-£107,924,649	-£113,535,061	-£113,927,645	-£113,961,795	-£114,968,712
70% LAR : 15% LLR : 15% SO	20%	-£105,267,001	-£110,578,937	-£110,970,527	-£110,995,676	-£111,993,631
70% LAR : 15% LLR : 15% SO	25%	-£102,650,257	-£107,663,298	-£108,054,053	-£108,079,203	-£109,092,604
70% LAR : 15% LLR : 15% SO	30%	-£100,074,417	-£104,788,143	-£105,178,222	-£105,203,371	-£106,217,629
70% LAR : 15% LLR : 15% SO	35%	-£97,539,481	-£101,953,471	-£102,343,029	-£102,368,179	-£103,383,702
70% LAR : 15% LLR : 15% SO	40%	-£95,045,448	-£99,159,280	-£99,548,474	-£99,573,623	-£100,590,822
70% LAR : 15% LLR : 15% SO	45%	-£92,592,318	-£96,405,568	-£96,794,552	-£96,819,702	-£97,838,955
70% LAR : 15% LLR : 15% SO	50%	-£90,180,094	-£93,692,336	-£94,081,262	-£94,106,411	-£95,128,190

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£107,594,745	-£114,008,087	-£114,404,622	-£114,449,771	-£115,445,034
70% LAR : 15% LLR : 15% SO	5%	-£104,724,385	-£110,930,498	-£111,325,554	-£111,370,703	-£112,364,775
70% LAR : 15% LLR : 15% SO	10%	-£101,984,929	-£107,893,400	-£108,287,139	-£108,332,287	-£109,325,578
70% LAR : 15% LLR : 15% SO	15%	-£99,286,377	-£104,896,789	-£105,289,374	-£105,334,523	-£106,327,440
70% LAR : 15% LLR : 15% SO	20%	-£96,628,730	-£101,940,665	-£102,332,255	-£102,377,405	-£103,370,360
70% LAR : 15% LLR : 15% SO	25%	-£94,011,985	-£99,025,026	-£99,415,782	-£99,460,931	-£100,454,333
70% LAR : 15% LLR : 15% SO	30%	-£91,436,145	-£96,149,871	-£96,539,951	-£96,585,099	-£97,579,357
70% LAR : 15% LLR : 15% SO	35%	-£88,901,209	-£93,315,200	-£93,704,758	-£93,749,907	-£94,745,431
70% LAR : 15% LLR : 15% SO	40%	-£86,407,176	-£90,521,008	-£90,910,202	-£90,955,352	-£91,952,551
70% LAR : 15% LLR : 15% SO	45%	-£83,954,047	-£87,767,296	-£88,156,281	-£88,201,430	-£89,200,713
70% LAR : 15% LLR : 15% SO	50%	-£81,541,822	-£85,054,064	-£85,442,990	-£85,488,140	-£86,489,918

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£104,583,757	-£111,087,100	-£111,483,634	-£111,528,784	-£112,524,046
70% LAR : 15% LLR : 15% SO	5%	-£101,803,398	-£108,009,511	-£108,404,566	-£108,449,716	-£109,445,787
70% LAR : 15% LLR : 15% SO	10%	-£99,063,942	-£104,972,412	-£105,366,151	-£105,411,300	-£106,404,590
70% LAR : 15% LLR : 15% SO	15%	-£96,365,390	-£101,975,801	-£102,368,386	-£102,413,536	-£103,406,453
70% LAR : 15% LLR : 15% SO	20%	-£93,707,742	-£99,019,677	-£99,411,268	-£99,456,417	-£100,449,372
70% LAR : 15% LLR : 15% SO	25%	-£91,090,998	-£96,104,039	-£96,494,794	-£96,539,944	-£97,533,345
70% LAR : 15% LLR : 15% SO	30%	-£88,515,157	-£93,228,884	-£93,618,963	-£93,664,111	-£94,658,370
70% LAR : 15% LLR : 15% SO	35%	-£85,980,221	-£90,394,212	-£90,783,770	-£90,828,919	-£91,824,443
70% LAR : 15% LLR : 15% SO	40%	-£83,486,189	-£87,600,021	-£87,989,215	-£88,034,364	-£89,031,563
70% LAR : 15% LLR : 15% SO	45%	-£81,033,059	-£84,846,309	-£85,235,293	-£85,280,442	-£86,279,726
70% LAR : 15% LLR : 15% SO	50%	-£78,620,835	-£82,133,076	-£82,522,003	-£82,567,152	-£83,568,891

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£102,372,646	-£108,875,988	-£109,272,523	-£109,317,672	-£110,312,935
70% LAR : 15% LLR : 15% SO	5%	-£99,592,287	-£105,798,400	-£106,193,455	-£106,238,605	-£107,232,676
70% LAR : 15% LLR : 15% SO	10%	-£96,852,830	-£102,761,301	-£103,155,040	-£103,200,189	-£104,193,479
70% LAR : 15% LLR : 15% SO	15%	-£94,154,279	-£99,764,690	-£100,157,275	-£100,202,424	-£101,196,342
70% LAR : 15% LLR : 15% SO	20%	-£91,496,631	-£96,808,566	-£97,200,157	-£97,245,306	-£98,238,261
70% LAR : 15% LLR : 15% SO	25%	-£88,879,887	-£93,892,928	-£94,283,683	-£94,328,833	-£95,322,234
70% LAR : 15% LLR : 15% SO	30%	-£86,304,046	-£91,017,773	-£91,407,852	-£91,453,000	-£92,447,259
70% LAR : 15% LLR : 15% SO	35%	-£83,769,110	-£88,183,101	-£88,572,659	-£88,617,808	-£89,613,332
70% LAR : 15% LLR : 15% SO	40%	-£81,275,078	-£85,389,910	-£85,778,104	-£85,823,253	-£86,820,452
70% LAR : 15% LLR : 15% SO	45%	-£78,821,948	-£82,635,198	-£83,024,182	-£83,069,331	-£84,068,615
70% LAR : 15% LLR : 15% SO	50%	-£76,409,724	-£79,921,965	-£80,310,891	-£80,356,041	-£81,357,820

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£650 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£95,996,837	-£102,495,680	-£102,892,215	-£102,937,364	-£103,932,627
70% LAR : 15% LLR : 15% SO	5%	-£93,217,129	-£99,418,734	-£99,813,789	-£99,858,938	-£100,853,010
70% LAR : 15% LLR : 15% SO	10%	-£90,478,324	-£96,382,277	-£96,776,015	-£96,821,165	-£97,814,454
70% LAR : 15% LLR : 15% SO	15%	-£87,780,424	-£93,386,308	-£93,778,891	-£93,824,041	-£94,816,958
70% LAR : 15% LLR : 15% SO	20%	-£85,123,428	-£90,430,825	-£90,822,416	-£90,867,565	-£91,860,519
70% LAR : 15% LLR : 15% SO	25%	-£82,507,335	-£87,515,828	-£87,906,584	-£87,951,733	-£88,945,135
70% LAR : 15% LLR : 15% SO	30%	-£79,932,146	-£84,641,315	-£85,031,394	-£85,076,543	-£86,070,801
70% LAR : 15% LLR : 15% SO	35%	-£77,397,861	-£81,807,284	-£82,196,842	-£82,241,992	-£83,237,516
70% LAR : 15% LLR : 15% SO	40%	-£74,904,479	-£79,013,735	-£79,402,929	-£79,448,078	-£80,445,277
70% LAR : 15% LLR : 15% SO	45%	-£72,452,001	-£76,260,665	-£76,649,649	-£76,694,798	-£77,694,082
70% LAR : 15% LLR : 15% SO	50%	-£70,040,427	-£73,548,074	-£73,937,001	-£73,982,150	-£74,983,929

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£116,447,454	-£122,946,298	-£123,342,832	-£123,387,982	-£124,383,244
70% LAR : 15% LLR : 15% SO	5%	-£113,667,746	-£119,869,351	-£120,264,406	-£120,309,555	-£121,303,627
70% LAR : 15% LLR : 15% SO	10%	-£110,928,942	-£116,832,894	-£117,226,632	-£117,271,782	-£118,265,072
70% LAR : 15% LLR : 15% SO	15%	-£108,231,042	-£113,836,925	-£114,229,509	-£114,274,658	-£115,267,575
70% LAR : 15% LLR : 15% SO	20%	-£105,574,045	-£110,881,443	-£111,273,033	-£111,318,182	-£112,311,136
70% LAR : 15% LLR : 15% SO	25%	-£102,957,952	-£107,966,446	-£108,357,201	-£108,402,350	-£109,395,752
70% LAR : 15% LLR : 15% SO	30%	-£100,382,763	-£105,091,932	-£105,482,011	-£105,527,161	-£106,521,418
70% LAR : 15% LLR : 15% SO	35%	-£97,848,478	-£102,257,902	-£102,647,460	-£102,692,609	-£103,688,134
70% LAR : 15% LLR : 15% SO	40%	-£95,355,096	-£99,464,352	-£99,853,546	-£99,898,695	-£100,895,894
70% LAR : 15% LLR : 15% SO	45%	-£92,902,618	-£96,711,262	-£97,100,255	-£97,145,415	-£98,144,699
70% LAR : 15% LLR : 15% SO	50%	-£90,491,045	-£93,996,692	-£94,387,618	-£94,432,767	-£95,434,646

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£107,808,183	-£114,308,026	-£114,704,561	-£114,749,710	-£115,744,973
70% LAR : 15% LLR : 15% SO	5%	-£105,029,474	-£111,231,080	-£111,626,134	-£111,671,284	-£112,665,355
70% LAR : 15% LLR : 15% SO	10%	-£102,290,670	-£108,194,622	-£108,588,361	-£108,633,510	-£109,626,800
70% LAR : 15% LLR : 15% SO	15%	-£99,592,770	-£105,198,653	-£105,591,237	-£105,636,387	-£106,629,304
70% LAR : 15% LLR : 15% SO	20%	-£96,935,773	-£102,243,171	-£102,634,761	-£102,679,911	-£103,672,865
70% LAR : 15% LLR : 15% SO	25%	-£94,319,681	-£99,328,174	-£99,718,929	-£99,764,079	-£100,757,480
70% LAR : 15% LLR : 15% SO	30%	-£91,744,491	-£96,453,660	-£96,843,740	-£96,888,889	-£97,883,146
70% LAR : 15% LLR : 15% SO	35%	-£89,210,206	-£93,619,630	-£94,009,188	-£94,054,338	-£95,049,862
70% LAR : 15% LLR : 15% SO	40%	-£86,716,824	-£90,826,080	-£91,215,274	-£91,260,424	-£92,257,623
70% LAR : 15% LLR : 15% SO	45%	-£84,264,347	-£88,073,011	-£88,461,994	-£88,507,144	-£89,506,428
70% LAR : 15% LLR : 15% SO	50%	-£81,852,773	-£85,360,420	-£85,749,346	-£85,794,496	-£86,796,274

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£104,888,195	-£111,387,038	-£111,783,573	-£111,828,722	-£112,823,985
70% LAR : 15% LLR : 15% SO	5%	-£102,108,487	-£108,310,092	-£108,705,147	-£108,750,296	-£109,744,368
70% LAR : 15% LLR : 15% SO	10%	-£99,369,682	-£105,273,635	-£105,667,373	-£105,712,523	-£106,705,812
70% LAR : 15% LLR : 15% SO	15%	-£96,671,782	-£102,277,666	-£102,670,249	-£102,715,399	-£103,708,316
70% LAR : 15% LLR : 15% SO	20%	-£94,014,786	-£99,322,183	-£99,713,774	-£99,758,923	-£100,751,877
70% LAR : 15% LLR : 15% SO	25%	-£91,398,693	-£96,407,186	-£96,797,942	-£96,843,091	-£97,836,493
70% LAR : 15% LLR : 15% SO	30%	-£88,823,504	-£93,532,673	-£93,922,752	-£93,967,901	-£94,962,159
70% LAR : 15% LLR : 15% SO	35%	-£86,289,219	-£90,698,642	-£91,088,200	-£91,133,350	-£92,128,874
70% LAR : 15% LLR : 15% SO	40%	-£83,795,837	-£87,905,093	-£88,294,287	-£88,339,436	-£89,536,635
70% LAR : 15% LLR : 15% SO	45%	-£81,343,359	-£85,152,023	-£85,541,007	-£85,586,156	-£86,985,440
70% LAR : 15% LLR : 15% SO	50%	-£78,931,785	-£82,439,432	-£82,829,359	-£82,874,508	-£84,573,287

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£102,677,064	-£109,175,927	-£109,572,462	-£109,617,611	-£110,612,874
70% LAR : 15% LLR : 15% SO	5%	-£99,897,376	-£106,098,981	-£106,494,036	-£106,539,185	-£107,533,257
70% LAR : 15% LLR : 15% SO	10%	-£97,158,571	-£103,062,524	-£103,456,262	-£103,501,412	-£104,494,701
70% LAR : 15% LLR : 15% SO	15%	-£94,460,671	-£100,066,555	-£100,459,138	-£100,504,288	-£101,497,205
70% LAR : 15% LLR : 15% SO	20%	-£91,803,675	-£97,111,072	-£97,502,662	-£97,547,812	-£98,540,766
70% LAR : 15% LLR : 15% SO	25%	-£89,187,582	-£94,196,075	-£94,586,831	-£94,631,980	-£95,625,381
70% LAR : 15% LLR : 15% SO	30%	-£86,612,393	-£91,321,562	-£91,711,641	-£91,756,790	-£92,751,047
70% LAR : 15% LLR : 15% SO	35%	-£84,078,107	-£88,487,531	-£88,877,889	-£88,922,339	-£89,917,763
70% LAR : 15% LLR : 15% SO	40%	-£81,584,726	-£85,693,982	-£86,083,176	-£86,128,325	-£87,125,524
70% LAR : 15% LLR : 15% SO	45%	-£79,132,248	-£82,940,912	-£83,329,895	-£83,375,045	-£84,374,329
70% LAR : 15% LLR : 15% SO	50%	-£76,720,674	-£80,228,321	-£80,617,247	-£80,662,397	-£81,664,176

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£600 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£96,605,713	-£103,095,558	-£103,492,093	-£103,537,242	-£104,532,505
70% LAR : 15% LLR : 15% SO	5%	-£93,824,303	-£100,016,934	-£100,411,989	-£100,457,138	-£101,451,210
70% LAR : 15% LLR : 15% SO	10%	-£91,083,796	-£96,978,801	-£97,372,539	-£97,417,689	-£98,410,978
70% LAR : 15% LLR : 15% SO	15%	-£88,384,194	-£93,981,154	-£94,373,738	-£94,418,887	-£95,411,805
70% LAR : 15% LLR : 15% SO	20%	-£85,725,494	-£91,023,994	-£91,415,585	-£91,460,734	-£92,453,889
70% LAR : 15% LLR : 15% SO	25%	-£83,107,699	-£88,107,321	-£88,498,076	-£88,543,226	-£89,536,627
70% LAR : 15% LLR : 15% SO	30%	-£80,530,809	-£85,231,131	-£85,621,209	-£85,666,358	-£86,660,616
70% LAR : 15% LLR : 15% SO	35%	-£77,994,821	-£82,395,423	-£82,784,981	-£82,830,131	-£83,825,654
70% LAR : 15% LLR : 15% SO	40%	-£75,499,737	-£79,600,196	-£79,989,390	-£80,034,539	-£81,031,738
70% LAR : 15% LLR : 15% SO	45%	-£73,045,558	-£76,845,449	-£77,234,433	-£77,279,583	-£78,278,866
70% LAR : 15% LLR : 15% SO	50%	-£70,632,282	-£74,131,181	-£74,520,108	-£74,565,256	-£75,567,035

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£117,056,330	-£123,546,175	-£123,942,710	-£123,987,859	-£124,883,122
70% LAR : 15% LLR : 15% SO	5%	-£114,274,920	-£120,467,552	-£120,862,606	-£120,907,756	-£121,901,827
70% LAR : 15% LLR : 15% SO	10%	-£111,534,413	-£117,429,418	-£117,823,156	-£117,868,306	-£118,861,595
70% LAR : 15% LLR : 15% SO	15%	-£108,834,811	-£114,431,771	-£114,824,355	-£114,869,505	-£115,862,423
70% LAR : 15% LLR : 15% SO	20%	-£106,176,112	-£111,474,612	-£111,866,202	-£111,911,351	-£112,904,306
70% LAR : 15% LLR : 15% SO	25%	-£103,558,317	-£108,557,938	-£108,948,693	-£108,993,843	-£109,987,244
70% LAR : 15% LLR : 15% SO	30%	-£100,981,426	-£105,681,748	-£106,071,826	-£106,116,976	-£107,111,233
70% LAR : 15% LLR : 15% SO	35%	-£98,445,438	-£102,846,040	-£103,235,598	-£103,280,748	-£104,276,271
70% LAR : 15% LLR : 15% SO	40%	-£95,950,354	-£100,050,813	-£100,440,007	-£100,485,157	-£101,482,356
70% LAR : 15% LLR : 15% SO	45%	-£93,496,175	-£97,296,066	-£97,685,051	-£97,730,200	-£98,729,483
70% LAR : 15% LLR : 15% SO	50%	-£91,082,889	-£94,581,798	-£94,970,725	-£95,015,874	-£96,017,652

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£108,418,058	-£114,807,804	-£115,304,438	-£115,349,588	-£116,344,661
70% LAR : 15% LLR : 15% SO	5%	-£105,636,648	-£111,829,280	-£112,224,335	-£112,269,484	-£113,265,556
70% LAR : 15% LLR : 15% SO	10%	-£102,896,142	-£108,791,146	-£109,184,885	-£109,230,034	-£110,223,324
70% LAR : 15% LLR : 15% SO	15%	-£100,196,539	-£105,793,500	-£106,186,084	-£106,231,233	-£107,224,151
70% LAR : 15% LLR : 15% SO	20%	-£97,537,840	-£102,836,340	-£103,227,930	-£103,273,080	-£104,266,035
70% LAR : 15% LLR : 15% SO	25%	-£94,920,045	-£99,919,666	-£100,310,422	-£100,355,571	-£101,348,973
70% LAR : 15% LLR : 15% SO	30%	-£92,343,154	-£97,043,477	-£97,433,555	-£97,478,704	-£98,472,961
70% LAR : 15% LLR : 15% SO	35%	-£89,807,167	-£94,207,769	-£94,597,327	-£94,642,476	-£95,638,000
70% LAR : 15% LLR : 15% SO	40%	-£87,312,082	-£91,412,542	-£91,801,736	-£91,846,885	-£92,844,084
70% LAR : 15% LLR : 15% SO	45%	-£84,857,903	-£88,657,795	-£89,046,779	-£89,091,928	-£90,091,212
70% LAR : 15% LLR : 15% SO	50%	-£82,444,627	-£85,943,526	-£86,332,454	-£86,377,602	-£87,579,381

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£105,497,071	-£111,886,816	-£112,383,451	-£112,428,600	-£113,423,863
70% LAR : 15% LLR : 15% SO	5%	-£102,715,661	-£108,908,293	-£109,303,347	-£109,348,496	-£110,342,568
70% LAR : 15% LLR : 15% SO	10%	-£99,975,154	-£105,870,159	-£106,263,897	-£106,309,047	-£107,302,336
70% LAR : 15% LLR : 15% SO	15%	-£97,275,552	-£102,872,512	-£103,265,096	-£103,310,245	-£104,303,163
70% LAR : 15% LLR : 15% SO	20%	-£94,616,852	-£99,915,352	-£100,306,843	-£100,352,092	-£101,345,047
70% LAR : 15% LLR : 15% SO	25%	-£91,999,057	-£96,988,679	-£97,389,434	-£97,434,584	-£98,427,985
70% LAR : 15% LLR : 15% SO	30%	-£89,422,167	-£94,122,489	-£94,512,567	-£94,557,716	-£95,551,974
70% LAR : 15% LLR : 15% SO	35%	-£86,886,179	-£91,286,781	-£91,676,339	-£91,721,489	-£92,717,012
70% LAR : 15% LLR : 15% SO	40%	-£84,391,095	-£88,491,554	-£88,880,748	-£88,925,897	-£89,923,096
70% LAR : 15% LLR : 15% SO	45%	-£81,936,916	-£85,736,807	-£86,125,791	-£86,170,941	-£87,170,224
70% LAR : 15% LLR : 15% SO	50%	-£79,523,640	-£83,022,539	-£83,411,466	-£83,456,614	-£84,458,393

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£103,285,958	-£109,775,805	-£110,172,340	-£110,217,489	-£111,212,752
70% LAR : 15% LLR : 15% SO	5%	-£100,504,550	-£106,697,181	-£107,092,236	-£107,137,385	-£108,131,457
70% LAR : 15% LLR : 15% SO	10%	-£97,764,043	-£103,659,048	-£104,052,786	-£104,097,935	-£105,091,225
70% LAR : 15% LLR : 15% SO	15%	-£95,064,441	-£100,661,401	-£101,053,885	-£101,099,134	-£102,092,052
70% LAR : 15% LLR : 15% SO	20%	-£92,405,741	-£97,704,241	-£98,095,831	-£98,140,981	-£99,133,936
70% LAR : 15% LLR : 15% SO	25%	-£89,787,946	-£94,787,568	-£95,178,323	-£95,223,473	-£96,216,874
70% LAR : 15% LLR : 15% SO	30%	-£87,211,055	-£91,911,378	-£92,301,456	-£92,346,605	-£93,340,863
70% LAR : 15% LLR : 15% SO	35%	-£84,675,068	-£89,075,670	-£89,465,228	-£89,510,377	-£90,505,901
70% LAR : 15% LLR : 15% SO	40%	-£82,179,984	-£86,280,443	-£86,569,637	-£86,614,786	-£87,711,955
70% LAR : 15% LLR : 15% SO	45%	-£79,725,804	-£83,525,696	-£83,914,680	-£83,959,830	-£84,959,113
70% LAR : 15% LLR : 15% SO	50%	-£77,312,528	-£80,811,428	-£81,200,355	-£81,245,503	-£82,247,282

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£550 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£97,214,589	-£103,695,437	-£104,091,970	-£104,137,120	-£105,132,383
70% LAR : 15% LLR : 15% SO	5%	-£94,455,752	-£100,639,052	-£101,034,107	-£101,079,256	-£102,073,328
70% LAR : 15% LLR : 15% SO	10%	-£91,737,819	-£97,623,157	-£98,016,896	-£98,062,046	-£99,055,335
70% LAR : 15% LLR : 15% SO	15%	-£89,060,790	-£94,647,751	-£95,040,335	-£95,085,484	-£96,078,402
70% LAR : 15% LLR : 15% SO	20%	-£86,424,663	-£91,712,831	-£92,104,421	-£92,149,571	-£93,142,525
70% LAR : 15% LLR : 15% SO	25%	-£83,829,442	-£88,818,397	-£89,209,152	-£89,254,302	-£90,247,703
70% LAR : 15% LLR : 15% SO	30%	-£81,275,123	-£85,964,446	-£86,354,524	-£86,399,674	-£87,393,332
70% LAR : 15% LLR : 15% SO	35%	-£78,761,710	-£83,150,977	-£83,540,537	-£83,585,686	-£84,581,209
70% LAR : 15% LLR : 15% SO	40%	-£76,289,198	-£80,377,991	-£80,767,184	-£80,812,334	-£81,809,533
70% LAR : 15% LLR : 15% SO	45%	-£73,857,593	-£77,645,484	-£78,034,467	-£78,079,617	-£79,078,901
70% LAR : 15% LLR : 15% SO	50%	-£71,466,890	-£74,953,455	-£75,342,381	-£75,387,531	-£76,389,309

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£117,665,206	-£124,146,054	-£124,542,588	-£124,587,737	-£125,583,000
70% LAR : 15% LLR : 15% SO	5%	-£114,906,370	-£121,089,670	-£121,484,724	-£121,529,874	-£122,523,945
70% LAR : 15% LLR : 15% SO	10%	-£112,188,436	-£118,073,774	-£118,467,514	-£118,512,663	-£119,505,953
70% LAR : 15% LLR : 15% SO	15%	-£109,511,407	-£115,098,368	-£115,490,953	-£115,536,101	-£116,529,019
70% LAR : 15% LLR : 15% SO	20%	-£106,875,281	-£112,163,448	-£112,555,039	-£112,600,188	-£113,593,142
70% LAR : 15% LLR : 15% SO	25%	-£104,280,059	-£109,269,014	-£109,659,769	-£109,704,919	-£110,698,320
70% LAR : 15% LLR : 15% SO	30%	-£101,725,740	-£106,415,063	-£106,805,141	-£106,850,291	-£107,844,549
70% LAR : 15% LLR : 15% SO	35%	-£99,212,327	-£103,601,595	-£103,991,154	-£104,036,303	-£105,031,827
70% LAR : 15% LLR : 15% SO	40%	-£96,739,816	-£100,828,608	-£101,217,802	-£101,262,951	-£102,260,150
70% LAR : 15% LLR : 15% SO	45%	-£94,309,210	-£98,096,101	-£98,485,085	-£98,530,234	-£99,529,518
70% LAR : 15% LLR : 15% SO	50%	-£91,917,507	-£95,404,072	-£95,792,998	-£95,838,148	-£96,839,927

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£109,026,935	-£115,507,783	-£115,904,316	-£115,949,465	-£116,944,728
70% LAR : 15% LLR : 15% SO	5%	-£106,268,098	-£112,451,398	-£112,846,453	-£112,891,602	-£113,885,674
70% LAR : 15% LLR : 15% SO	10%	-£103,550,164	-£109,435,503	-£109,829,242	-£109,874,391	-£110,867,681
70% LAR : 15% LLR : 15% SO	15%	-£100,873,135	-£106,460,096	-£106,852,681	-£106,897,829	-£107,890,748
70% LAR : 15% LLR : 15% SO	20%	-£98,237,009	-£103,525,177	-£103,916,767	-£103,961,916	-£104,954,870
70% LAR : 15% LLR : 15% SO	25%	-£95,641,787	-£100,630,742	-£101,021,498	-£101,066,647	-£102,060,049
70% LAR : 15% LLR : 15% SO	30%	-£93,087,469	-£97,776,792	-£98,166,870	-£98,212,019	-£99,206,278
70% LAR : 15% LLR : 15% SO	35%	-£90,574,055	-£94,963,323	-£95,352,882	-£95,398,032	-£96,393,555
70% LAR : 15% LLR : 15% SO	40%	-£88,101,544	-£92,190,336	-£92,579,530	-£92,624,680	-£93,621,879
70% LAR : 15% LLR : 15% SO	45%	-£85,669,938	-£89,457,830	-£89,846,813	-£89,891,962	-£90,891,247
70% LAR : 15% LLR : 15% SO	50%	-£83,279,235	-£86,765,800	-£87,154,727	-£87,199,876	-£88,201,656

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£106,105,947	-£112,586,795	-£112,983,328	-£113,028,478	-£114,023,741
70% LAR : 15% LLR : 15% SO	5%	-£103,347,110	-£109,530,410	-£109,925,465	-£109,970,614	-£110,964,686
70% LAR : 15% LLR : 15% SO	10%	-£100,629,177	-£106,514,515	-£106,908,254	-£106,953,404	-£107,946,693
70% LAR : 15% LLR : 15% SO	15%	-£97,952,148	-£103,539,109	-£103,931,693	-£103,976,842	-£104,969,760
70% LAR : 15% LLR : 15% SO	20%	-£95,316,022	-£100,604,189	-£100,995,779	-£101,040,929	-£102,033,883
70% LAR : 15% LLR : 15% SO	25%	-£92,720,800	-£97,709,755	-£98,100,510	-£98,145,660	-£99,139,061
70% LAR : 15% LLR : 15% SO	30%	-£90,166,481	-£94,855,804	-£95,245,882	-£95,291,032	-£96,285,290
70% LAR : 15% LLR : 15% SO	35%	-£87,653,068	-£92,042,336	-£92,431,895	-£92,477,044	-£93,472,567
70% LAR : 15% LLR : 15% SO	40%	-£85,180,556	-£89,269,349	-£89,658,543	-£89,703,692	-£90,700,891
70% LAR : 15% LLR : 15% SO	45%	-£82,748,951	-£86,536,842	-£86,925,825	-£86,970,975	-£88,070,259
70% LAR : 15% LLR : 15% SO	50%	-£80,359,248	-£83,844,813	-£84,233,739	-£84,278,889	-£85,280,667

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£103,894,836	-£110,376,684	-£110,772,217	-£110,817,367	-£111,812,630
70% LAR : 15% LLR : 15% SO	5%	-£101,135,999	-£107,319,299	-£107,714,354	-£107,759,503	-£108,753,575
70% LAR : 15% LLR : 15% SO	10%	-£98,418,066	-£104,303,404	-£104,697,143	-£104,742,293	-£105,735,582
70% LAR : 15% LLR : 15% SO	15%	-£95,741,036	-£101,327,998	-£101,720,582	-£101,765,731	-£102,758,649
70% LAR : 15% LLR : 15% SO	20%	-£93,104,910	-£98,393,078	-£98,784,668	-£98,829,818	-£99,822,772
70% LAR : 15% LLR : 15% SO	25%	-£90,509,689	-£95,498,644	-£95,889,399	-£95,934,548	-£96,927,950
70% LAR : 15% LLR : 15% SO	30%	-£87,955,370	-£92,644,693	-£93,034,771	-£93,079,921	-£94,074,179
70% LAR : 15% LLR : 15% SO	35%	-£85,441,957	-£89,831,224	-£90,220,783	-£90,265,933	-£91,261,456
70% LAR : 15% LLR : 15% SO	40%	-£82,969,445	-£87,056,237	-£87,447,431	-£87,492,581	-£88,489,780
70% LAR : 15% LLR : 15% SO	45%	-£80,537,933	-£84,325,731	-£84,714,714	-£84,759,864	-£85,759,148
70% LAR : 15% LLR : 15% SO	50%	-£78,147,137	-£81,633,702	-£82,022,628	-£82,067,777	-£83,069,556

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£500 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£97,823,465	-£103,998,640	-£104,395,174	-£104,440,324	-£105,435,587
70% LAR : 15% LLR : 15% SO	5%	-£95,109,205	-£101,001,007	-£101,396,062	-£101,441,211	-£102,435,283
70% LAR : 15% LLR : 15% SO	10%	-£92,435,848	-£98,043,864	-£98,437,602	-£98,482,752	-£99,476,041
70% LAR : 15% LLR : 15% SO	15%	-£89,803,394	-£95,127,209	-£95,519,793	-£95,564,943	-£96,557,860
70% LAR : 15% LLR : 15% SO	20%	-£87,211,845	-£92,251,040	-£92,642,630	-£92,687,780	-£93,680,735
70% LAR : 15% LLR : 15% SO	25%	-£84,661,200	-£89,415,358	-£89,806,113	-£89,851,262	-£90,844,664
70% LAR : 15% LLR : 15% SO	30%	-£82,151,458	-£86,620,158	-£87,010,237	-£87,055,385	-£88,049,644
70% LAR : 15% LLR : 15% SO	35%	-£79,682,621	-£83,865,441	-£84,254,999	-£84,300,149	-£85,295,673
70% LAR : 15% LLR : 15% SO	40%	-£77,254,686	-£81,151,206	-£81,540,399	-£81,585,549	-£82,582,748
70% LAR : 15% LLR : 15% SO	45%	-£74,867,656	-£78,477,450	-£78,866,434	-£78,911,583	-£79,910,867
70% LAR : 15% LLR : 15% SO	50%	-£72,521,530	-£75,844,173	-£76,233,099	-£76,278,248	-£77,280,027

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£118,274,083	-£124,449,257	-£124,945,792	-£124,990,941	-£125,886,204
70% LAR : 15% LLR : 15% SO	5%	-£115,559,822	-£121,451,625	-£121,946,679	-£121,991,829	-£122,885,900
70% LAR : 15% LLR : 15% SO	10%	-£112,886,485	-£118,454,481	-£118,888,220	-£118,933,369	-£119,926,659
70% LAR : 15% LLR : 15% SO	15%	-£110,254,012	-£115,577,826	-£115,970,411	-£116,015,560	-£117,008,477
70% LAR : 15% LLR : 15% SO	20%	-£107,662,462	-£112,701,657	-£113,093,247	-£113,138,397	-£114,131,352
70% LAR : 15% LLR : 15% SO	25%	-£105,111,817	-£109,865,975	-£110,256,730	-£110,301,880	-£111,295,281
70% LAR : 15% LLR : 15% SO	30%	-£102,602,076	-£107,070,775	-£107,460,854	-£107,506,003	-£108,500,261
70% LAR : 15% LLR : 15% SO	35%	-£100,133,238	-£104,316,059	-£104,705,617	-£104,750,766	-£105,746,291
70% LAR : 15% LLR : 15% SO	40%	-£97,705,304	-£101,601,824	-£101,991,017	-£102,036,166	-£103,033,365
70% LAR : 15% LLR : 15% SO	45%	-£95,319,274	-£98,928,067	-£99,317,051	-£99,362,201	-£100,361,494
70% LAR : 15% LLR : 15% SO	50%	-£92,972,148	-£96,294,790	-£96,683,716	-£96,728,866	-£97,730,644

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£109,635,811	-£115,810,886	-£116,207,520	-£116,252,669	-£117,247,932
70% LAR : 15% LLR : 15% SO	5%	-£106,921,550	-£112,813,353	-£113,208,408	-£113,253,557	-£114,247,629
70% LAR : 15% LLR : 15% SO	10%	-£104,248,194	-£109,856,210	-£110,249,948	-£110,295,097	-£111,288,387
70% LAR : 15% LLR : 15% SO	15%	-£101,615,740	-£106,939,554	-£107,322,139	-£107,377,288	-£108,370,205
70% LAR : 15% LLR : 15% SO	20%	-£99,024,191	-£104,063,386	-£104,454,976	-£104,500,125	-£105,493,080
70% LAR : 15% LLR : 15% SO	25%	-£96,473,546	-£101,227,703	-£101,618,459	-£101,663,608	-£102,657,010
70% LAR : 15% LLR : 15% SO	30%	-£93,963,804	-£98,432,504	-£98,822,583	-£98,867,731	-£99,881,989
70% LAR : 15% LLR : 15% SO	35%	-£91,494,966	-£95,677,787	-£96,067,345	-£96,112,495	-£97,108,019
70% LAR : 15% LLR : 15% SO	40%	-£89,067,032	-£92,963,552	-£93,352,745	-£93,397,894	-£94,395,094
70% LAR : 15% LLR : 15% SO	45%	-£86,680,002	-£90,289,795	-£90,678,780	-£90,723,929	-£91,723,212
70% LAR : 15% LLR : 15% SO	50%	-£84,333,676	-£87,656,518	-£88,045,444	-£88,090,594	-£89,082,373

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£106,714,823	-£112,889,898	-£113,286,532	-£113,331,682	-£114,326,945
70% LAR : 15% LLR : 15% SO	5%	-£104,000,563	-£109,892,365	-£110,287,420	-£110,332,569	-£111,326,641
70% LAR : 15% LLR : 15% SO	10%	-£101,327,206	-£106,935,222	-£107,328,960	-£107,374,110	-£108,367,399
70% LAR : 15% LLR : 15% SO	15%	-£98,694,752	-£104,018,567	-£104,411,151	-£104,456,301	-£105,449,218
70% LAR : 15% LLR : 15% SO	20%	-£96,103,203	-£101,142,398	-£101,533,988	-£101,579,138	-£102,572,093
70% LAR : 15% LLR : 15% SO	25%	-£93,552,558	-£98,306,716	-£98,697,471	-£98,742,620	-£99,736,022
70% LAR : 15% LLR : 15% SO	30%	-£91,042,816	-£95,511,516	-£95,901,595	-£95,946,743	-£97,041,002
70% LAR : 15% LLR : 15% SO	35%	-£88,573,979	-£92,756,799	-£93,146,357	-£93,191,507	-£94,187,031
70% LAR : 15% LLR : 15% SO	40%	-£86,146,044	-£90,042,564	-£90,431,757	-£90,476,907	-£91,474,106
70% LAR : 15% LLR : 15% SO	45%	-£83,759,014	-£87,368,808	-£87,757,792	-£87,802,941	-£89,002,225
70% LAR : 15% LLR : 15% SO	50%	-£81,412,888	-£84,735,531	-£85,124,457	-£85,169,606	-£86,171,385

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£104,503,712	-£110,678,887	-£111,075,421	-£111,120,571	-£112,115,834
70% LAR : 15% LLR : 15% SO	5%	-£101,789,451	-£107,681,254	-£108,078,309	-£108,123,458	-£109,115,530
70% LAR : 15% LLR : 15% SO	10%	-£99,116,095	-£104,724,111	-£105,117,849	-£105,162,999	-£106,156,288
70% LAR : 15% LLR : 15% SO	15%	-£96,483,641	-£101,807,455	-£102,200,040	-£102,245,190	-£103,238,107
70% LAR : 15% LLR : 15% SO	20%	-£93,892,092	-£98,931,287	-£99,322,877	-£99,368,026	-£100,360,982
70% LAR : 15% LLR : 15% SO	25%	-£91,341,447	-£96,095,605	-£96,486,360	-£96,531,509	-£97,524,911
70% LAR : 15% LLR : 15% SO	30%	-£88,831,705	-£93,300,405	-£93,690,484	-£93,735,632	-£94,729,891
70% LAR : 15% LLR : 15% SO	35%	-£86,362,868	-£90,545,688	-£90,935,246	-£90,980,396	-£91,975,920
70% LAR : 15% LLR : 15% SO	40%	-£83,934,933	-£87,831,453	-£88,220,646	-£88,265,796	-£89,262,955
70% LAR : 15% LLR : 15% SO	45%	-£81,547,903	-£85,157,897	-£85,546,681	-£85,591,830	-£86,591,114
70% LAR : 15% LLR : 15% SO	50%	-£79,201,777	-£82,524,419	-£82,913,346	-£82,958,495	-£83,960,274

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T8 - 500 Flats

Value Area	£475 per sq ft
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No Units	500
Site Area	1.23 Ha

Sales value inflation		Downside Scenario
Build cost inflation		Downside Scenario
Tenure		LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£98,127,903	-£104,298,579	-£104,695,113	-£104,740,263	-£105,735,526
70% LAR : 15% LLR : 15% SO	5%	-£95,445,207	-£101,332,044	-£101,727,098	-£101,772,248	-£102,766,319
70% LAR : 15% LLR : 15% SO	10%	-£92,803,413	-£98,405,998	-£98,799,737	-£98,844,886	-£99,838,176
70% LAR : 15% LLR : 15% SO	15%	-£90,202,525	-£95,520,440	-£95,913,025	-£95,958,174	-£96,951,091
70% LAR : 15% LLR : 15% SO	20%	-£87,642,540	-£92,675,370	-£93,066,960	-£93,112,110	-£94,105,064
70% LAR : 15% LLR : 15% SO	25%	-£85,123,459	-£89,870,784	-£90,261,540	-£90,306,689	-£91,300,091
70% LAR : 15% LLR : 15% SO	30%	-£82,645,281	-£87,106,883	-£87,496,761	-£87,541,911	-£88,536,169
70% LAR : 15% LLR : 15% SO	35%	-£80,208,007	-£84,383,064	-£84,772,622	-£84,817,772	-£85,813,295
70% LAR : 15% LLR : 15% SO	40%	-£77,811,637	-£81,699,926	-£82,089,120	-£82,134,269	-£83,131,468
70% LAR : 15% LLR : 15% SO	45%	-£75,456,171	-£79,057,267	-£79,446,251	-£79,491,400	-£80,490,685
70% LAR : 15% LLR : 15% SO	50%	-£73,141,609	-£76,455,088	-£76,844,014	-£76,889,164	-£77,890,942

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£118,576,520	-£124,749,196	-£125,145,731	-£125,190,880	-£126,186,143
70% LAR : 15% LLR : 15% SO	5%	-£115,895,824	-£121,782,661	-£122,177,716	-£122,222,865	-£123,216,937
70% LAR : 15% LLR : 15% SO	10%	-£113,254,030	-£118,856,615	-£119,250,354	-£119,295,503	-£120,288,794
70% LAR : 15% LLR : 15% SO	15%	-£110,653,142	-£115,971,057	-£116,363,642	-£116,408,792	-£117,401,709
70% LAR : 15% LLR : 15% SO	20%	-£108,093,157	-£113,125,987	-£113,517,578	-£113,562,727	-£114,555,681
70% LAR : 15% LLR : 15% SO	25%	-£105,574,076	-£110,321,402	-£110,712,157	-£110,757,306	-£111,750,708
70% LAR : 15% LLR : 15% SO	30%	-£103,095,898	-£107,557,300	-£107,947,378	-£107,992,528	-£108,986,786
70% LAR : 15% LLR : 15% SO	35%	-£100,658,625	-£104,833,681	-£105,223,239	-£105,268,389	-£106,263,912
70% LAR : 15% LLR : 15% SO	40%	-£98,262,254	-£102,150,543	-£102,539,737	-£102,584,886	-£103,582,085
70% LAR : 15% LLR : 15% SO	45%	-£95,906,788	-£99,507,885	-£99,896,868	-£99,942,018	-£100,941,302
70% LAR : 15% LLR : 15% SO	50%	-£93,592,226	-£96,905,705	-£97,294,632	-£97,339,781	-£98,341,660

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£109,940,248	-£116,110,824	-£116,507,459	-£116,552,608	-£117,547,871
70% LAR : 15% LLR : 15% SO	5%	-£107,257,552	-£113,144,390	-£113,539,444	-£113,584,594	-£114,578,665
70% LAR : 15% LLR : 15% SO	10%	-£104,615,759	-£110,218,343	-£110,612,083	-£110,657,231	-£111,650,522
70% LAR : 15% LLR : 15% SO	15%	-£102,014,870	-£107,332,786	-£107,725,370	-£107,770,520	-£108,763,437
70% LAR : 15% LLR : 15% SO	20%	-£99,454,885	-£104,487,716	-£104,879,306	-£104,924,455	-£105,917,409
70% LAR : 15% LLR : 15% SO	25%	-£96,935,804	-£101,683,130	-£102,073,885	-£102,119,035	-£103,112,436
70% LAR : 15% LLR : 15% SO	30%	-£94,457,627	-£98,919,029	-£99,309,107	-£99,354,256	-£100,348,515
70% LAR : 15% LLR : 15% SO	35%	-£92,020,353	-£96,195,410	-£96,584,968	-£96,630,117	-£97,625,641
70% LAR : 15% LLR : 15% SO	40%	-£89,623,983	-£93,512,271	-£93,901,465	-£93,946,615	-£94,943,814
70% LAR : 15% LLR : 15% SO	45%	-£87,269,517	-£90,869,613	-£91,258,597	-£91,303,746	-£92,303,930
70% LAR : 15% LLR : 15% SO	50%	-£84,953,955	-£88,267,434	-£88,656,360	-£88,701,509	-£89,703,288

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£107,019,261	-£113,189,837	-£113,586,471	-£113,631,621	-£114,626,884
70% LAR : 15% LLR : 15% SO	5%	-£104,336,565	-£110,223,402	-£110,618,456	-£110,663,606	-£111,657,677
70% LAR : 15% LLR : 15% SO	10%	-£101,694,771	-£107,297,356	-£107,691,095	-£107,736,244	-£108,729,534
70% LAR : 15% LLR : 15% SO	15%	-£99,093,883	-£104,411,798	-£104,804,383	-£104,849,532	-£105,842,449
70% LAR : 15% LLR : 15% SO	20%	-£96,533,898	-£101,566,728	-£101,958,318	-£102,003,468	-£102,996,422
70% LAR : 15% LLR : 15% SO	25%	-£94,014,817	-£98,762,142	-£99,152,898	-£99,198,047	-£100,191,449
70% LAR : 15% LLR : 15% SO	30%	-£91,536,639	-£95,998,041	-£96,388,119	-£96,433,269	-£97,427,527
70% LAR : 15% LLR : 15% SO	35%	-£89,099,365	-£93,274,422	-£93,663,980	-£93,709,130	-£94,704,653
70% LAR : 15% LLR : 15% SO	40%	-£86,702,995	-£90,591,284	-£90,980,478	-£91,025,627	-£92,022,826
70% LAR : 15% LLR : 15% SO	45%	-£84,347,529	-£87,948,626	-£88,337,609	-£88,382,758	-£89,382,943
70% LAR : 15% LLR : 15% SO	50%	-£82,032,967	-£85,346,446	-£85,735,372	-£85,780,522	-£86,782,300

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£104,808,150	-£110,878,826	-£111,375,360	-£111,420,510	-£112,415,772
70% LAR : 15% LLR : 15% SO	5%	-£102,125,454	-£108,012,291	-£108,407,345	-£108,452,495	-£109,446,566
70% LAR : 15% LLR : 15% SO	10%	-£99,483,660	-£105,086,245	-£105,479,984	-£105,525,133	-£106,518,423
70% LAR : 15% LLR : 15% SO	15%	-£96,882,772	-£102,200,687	-£102,593,272	-£102,638,421	-£103,631,338
70% LAR : 15% LLR : 15% SO	20%	-£94,322,787	-£99,355,617	-£99,747,207	-£99,792,357	-£100,785,311
70% LAR : 15% LLR : 15% SO	25%	-£91,803,706	-£96,551,031	-£96,941,787	-£96,986,936	-£97,980,337
70% LAR : 15% LLR : 15% SO	30%	-£89,325,528	-£93,786,930	-£94,177,008	-£94,222,158	-£95,216,416
70% LAR : 15% LLR : 15% SO	35%	-£86,888,254	-£91,063,311	-£91,452,869	-£91,498,018	-£92,493,542
70% LAR : 15% LLR : 15% SO	40%	-£84,491,884	-£88,380,173	-£88,769,367	-£88,814,516	-£89,811,715
70% LAR : 15% LLR : 15% SO	45%	-£82,136,418	-£85,737,514	-£86,126,498	-£86,171,647	-£87,170,931
70% LAR : 15% LLR : 15% SO	50%	-£79,821,856	-£83,135,335	-£83,524,261	-£83,569,411	-£84,571,189

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£675 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation	
Build cost inflation	
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£59,777,102	£50,198,884	£49,717,050	£49,661,582	£48,141,642
70% LAR : 15% LLR : 15% SO	5%	£53,333,346	£44,106,794	£43,626,756	£43,571,288	£42,053,089
70% LAR : 15% LLR : 15% SO	10%	£46,812,562	£37,956,555	£37,478,116	£37,422,649	£35,898,836
70% LAR : 15% LLR : 15% SO	15%	£40,222,752	£31,714,156	£31,232,300	£31,176,048	£29,644,213
70% LAR : 15% LLR : 15% SO	20%	£33,541,299	£25,398,834	£24,918,199	£24,861,946	£23,330,057
70% LAR : 15% LLR : 15% SO	25%	£26,775,680	£19,024,784	£18,545,173	£18,488,920	£16,956,371
70% LAR : 15% LLR : 15% SO	30%	£19,922,566	£12,592,004	£12,113,225	£12,056,972	£10,523,159
70% LAR : 15% LLR : 15% SO	35%	£13,010,950	£6,100,498	£5,617,640	£5,560,592	£4,008,474
70% LAR : 15% LLR : 15% SO	40%	£6,040,833	£-522,809	£-1,017,977	£-1,076,652	£-2,671,071
70% LAR : 15% LLR : 15% SO	45%	£-1,038,680	£-7,388,039	£-7,888,822	£-7,948,326	£-9,575,291
70% LAR : 15% LLR : 15% SO	50%	£-8,391,707	£-14,475,277	£-14,993,527	£-15,055,594	£-16,760,434

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,779,344	£-1,798,874	£-2,280,708	£-2,336,176	£-3,856,116
70% LAR : 15% LLR : 15% SO	5%	£1,335,589	£-7,890,964	£-8,371,002	£-8,426,469	£-9,944,669
70% LAR : 15% LLR : 15% SO	10%	£-5,185,196	£-14,041,202	£-14,519,641	£-14,575,109	£-16,098,922
70% LAR : 15% LLR : 15% SO	15%	£-11,775,006	£-20,283,602	£-20,765,458	£-20,821,710	£-22,353,545
70% LAR : 15% LLR : 15% SO	20%	£-18,456,459	£-26,598,924	£-27,079,559	£-27,135,811	£-28,667,701
70% LAR : 15% LLR : 15% SO	25%	£-25,222,077	£-32,972,974	£-33,452,585	£-33,508,837	£-35,041,387
70% LAR : 15% LLR : 15% SO	30%	£-32,075,192	£-39,405,754	£-39,884,533	£-39,940,786	£-41,474,599
70% LAR : 15% LLR : 15% SO	35%	£-38,986,808	£-45,897,260	£-46,380,118	£-46,437,166	£-47,989,284
70% LAR : 15% LLR : 15% SO	40%	£-45,956,925	£-52,520,567	£-53,015,735	£-53,074,409	£-54,668,829
70% LAR : 15% LLR : 15% SO	45%	£-53,036,438	£-59,365,797	£-59,866,590	£-59,946,084	£-61,573,049
70% LAR : 15% LLR : 15% SO	50%	£-60,389,465	£-66,473,035	£-66,991,295	£-67,053,351	£-68,758,192

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£29,743,021	£20,164,803	£19,682,969	£19,627,501	£18,107,561
70% LAR : 15% LLR : 15% SO	5%	£23,299,266	£14,072,713	£13,592,675	£13,537,208	£12,019,008
70% LAR : 15% LLR : 15% SO	10%	£16,778,482	£7,922,475	£7,444,036	£7,388,568	£5,864,755
70% LAR : 15% LLR : 15% SO	15%	£10,188,671	£1,680,075	£1,198,219	£1,141,967	£-389,868
70% LAR : 15% LLR : 15% SO	20%	£3,507,218	£-4,635,247	£-5,115,882	£-5,172,134	£-6,704,024
70% LAR : 15% LLR : 15% SO	25%	£-3,258,400	£-11,009,297	£-11,488,908	£-11,545,160	£-13,077,710
70% LAR : 15% LLR : 15% SO	30%	£-10,111,515	£-17,442,077	£-17,920,856	£-17,977,109	£-19,510,922
70% LAR : 15% LLR : 15% SO	35%	£-17,023,131	£-23,933,583	£-24,416,441	£-24,473,489	£-26,025,606
70% LAR : 15% LLR : 15% SO	40%	£-23,993,248	£-30,556,890	£-31,052,058	£-31,110,732	£-32,705,152
70% LAR : 15% LLR : 15% SO	45%	£-31,072,761	£-37,422,120	£-37,922,903	£-37,982,407	£-39,609,372
70% LAR : 15% LLR : 15% SO	50%	£-38,425,788	£-44,559,358	£-45,027,608	£-45,089,674	£-46,794,515

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£37,169,927	£27,591,709	£27,109,875	£27,054,407	£25,534,467
70% LAR : 15% LLR : 15% SO	5%	£30,726,172	£21,499,619	£21,019,581	£20,964,113	£19,445,914
70% LAR : 15% LLR : 15% SO	10%	£24,205,387	£15,349,381	£14,870,941	£14,815,474	£13,291,661
70% LAR : 15% LLR : 15% SO	15%	£17,615,577	£9,106,981	£8,625,125	£8,568,873	£7,037,038
70% LAR : 15% LLR : 15% SO	20%	£10,934,124	£2,791,659	£2,311,024	£2,254,772	£722,882
70% LAR : 15% LLR : 15% SO	25%	£4,168,506	£-3,582,391	£-4,062,002	£-4,118,255	£-5,650,804
70% LAR : 15% LLR : 15% SO	30%	£-2,884,609	£-10,015,171	£-10,493,950	£-10,550,203	£-12,084,016
70% LAR : 15% LLR : 15% SO	35%	£-9,596,225	£-16,506,677	£-16,989,535	£-17,046,583	£-18,598,701
70% LAR : 15% LLR : 15% SO	40%	£-16,566,342	£-23,129,984	£-23,625,152	£-23,683,927	£-25,278,246
70% LAR : 15% LLR : 15% SO	45%	£-23,645,855	£-29,965,214	£-30,466,997	£-30,525,501	£-32,182,466
70% LAR : 15% LLR : 15% SO	50%	£-30,998,882	£-37,082,452	£-37,600,702	£-37,662,768	£-39,567,609

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£42,791,900	£33,213,682	£32,731,848	£32,676,380	£31,156,440
70% LAR : 15% LLR : 15% SO	5%	£36,348,145	£27,121,592	£26,641,554	£26,586,087	£25,067,887
70% LAR : 15% LLR : 15% SO	10%	£29,827,361	£20,971,354	£20,492,915	£20,437,447	£18,913,634
70% LAR : 15% LLR : 15% SO	15%	£23,237,550	£14,728,954	£14,247,098	£14,190,846	£12,659,011
70% LAR : 15% LLR : 15% SO	20%	£16,556,097	£8,413,632	£7,932,997	£7,876,745	£6,344,855
70% LAR : 15% LLR : 15% SO	25%	£9,790,479	£2,039,582	£1,559,971	£1,503,719	£-28,831
70% LAR : 15% LLR : 15% SO	30%	£2,937,364	£-4,393,198	£-4,871,977	£-4,928,230	£-6,462,043
70% LAR : 15% LLR : 15% SO	35%	£-3,974,252	£-10,884,704	£-11,367,562	£-11,424,610	£-12,976,727
70% LAR : 15% LLR : 15% SO	40%	£-10,944,369	£-17,508,011	£-18,003,179	£-18,061,853	£-19,656,273
70% LAR : 15% LLR : 15% SO	45%	£-18,023,882	£-24,375,241	£-24,874,024	£-24,933,528	£-26,560,493
70% LAR : 15% LLR : 15% SO	50%	£-25,376,909	£-31,460,479	£-31,978,729	£-32,040,795	£-33,745,636

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£650 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£52,266,771	£42,607,831	£42,125,995	£42,070,528	£40,550,588
70% LAR : 15% LLR : 15% SO	5%	£46,161,594	£36,872,481	£36,387,593	£36,331,340	£34,797,803
70% LAR : 15% LLR : 15% SO	10%	£39,977,434	£31,038,994	£30,555,722	£30,499,470	£28,967,085
70% LAR : 15% LLR : 15% SO	15%	£33,714,997	£25,146,774	£24,664,919	£24,608,666	£23,076,831
70% LAR : 15% LLR : 15% SO	20%	£27,367,280	£19,195,821	£18,715,186	£18,658,935	£17,127,044
70% LAR : 15% LLR : 15% SO	25%	£20,937,036	£13,186,140	£12,706,529	£12,650,276	£11,117,727
70% LAR : 15% LLR : 15% SO	30%	£14,448,291	£7,117,730	£6,637,836	£6,580,788	£5,030,559
70% LAR : 15% LLR : 15% SO	35%	£7,901,044	£938,833	£455,306	£397,450	£-1,188,782
70% LAR : 15% LLR : 15% SO	40%	£1,277,062	£-5,449,170	£-5,950,224	£-6,009,729	£-7,623,101
70% LAR : 15% LLR : 15% SO	45%	£-5,567,931	£-12,027,355	£-12,540,993	£-12,602,194	£-14,260,291
70% LAR : 15% LLR : 15% SO	50%	£-12,661,923	£-18,925,058	£-19,452,969	£-19,515,914	£-21,224,405

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£289,013	£-9,389,927	£-9,871,763	£-9,927,230	£-11,447,170
70% LAR : 15% LLR : 15% SO	5%	£-5,836,164	£-15,125,277	£-15,610,165	£-15,666,417	£-17,199,955
70% LAR : 15% LLR : 15% SO	10%	£-12,020,324	£-20,958,764	£-21,442,036	£-21,498,288	£-23,030,673
70% LAR : 15% LLR : 15% SO	15%	£-18,282,761	£-26,850,984	£-27,332,839	£-27,389,092	£-28,920,927
70% LAR : 15% LLR : 15% SO	20%	£-24,630,478	£-32,801,937	£-33,282,572	£-33,338,823	£-34,870,714
70% LAR : 15% LLR : 15% SO	25%	£-31,060,721	£-38,811,618	£-39,291,229	£-39,347,482	£-40,880,031
70% LAR : 15% LLR : 15% SO	30%	£-37,549,466	£-44,880,028	£-45,359,922	£-45,416,970	£-46,967,199
70% LAR : 15% LLR : 15% SO	35%	£-44,096,713	£-51,058,924	£-51,542,452	£-51,600,308	£-53,186,540
70% LAR : 15% LLR : 15% SO	40%	£-50,720,696	£-57,446,928	£-57,947,982	£-58,007,487	£-59,620,859
70% LAR : 15% LLR : 15% SO	45%	£-57,565,689	£-64,025,113	£-64,538,751	£-64,599,952	£-66,258,049
70% LAR : 15% LLR : 15% SO	50%	£-64,659,681	£-70,922,816	£-71,450,727	£-71,513,672	£-73,222,163

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,232,690	£12,573,750	£12,091,915	£12,036,447	£10,516,507
70% LAR : 15% LLR : 15% SO	5%	£16,127,513	£6,838,400	£6,353,512	£6,297,260	£4,763,722
70% LAR : 15% LLR : 15% SO	10%	£9,943,353	£1,004,913	£521,642	£465,389	£-1,066,995
70% LAR : 15% LLR : 15% SO	15%	£3,680,916	£-4,887,307	£-5,369,162	£-5,425,415	£-6,957,249
70% LAR : 15% LLR : 15% SO	20%	£-2,666,800	£-10,838,260	£-11,318,895	£-11,375,146	£-12,907,037
70% LAR : 15% LLR : 15% SO	25%	£-9,097,044	£-16,847,941	£-17,327,552	£-17,383,804	£-18,916,354
70% LAR : 15% LLR : 15% SO	30%	£-15,585,789	£-22,916,351	£-23,396,245	£-23,453,292	£-25,003,521
70% LAR : 15% LLR : 15% SO	35%	£-22,133,036	£-29,095,247	£-29,578,775	£-29,636,631	£-31,222,863
70% LAR : 15% LLR : 15% SO	40%	£-28,757,019	£-35,483,251	£-35,964,305	£-36,043,810	£-37,657,182
70% LAR : 15% LLR : 15% SO	45%	£-35,602,012	£-42,061,436	£-42,575,074	£-42,636,275	£-44,294,372
70% LAR : 15% LLR : 15% SO	50%	£-42,696,003	£-48,859,139	£-49,487,050	£-49,549,895	£-51,258,488

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£29,659,596	£20,000,656	£19,518,820	£19,463,353	£17,943,413
70% LAR : 15% LLR : 15% SO	5%	£23,554,419	£14,265,306	£13,780,418	£13,724,166	£12,190,628
70% LAR : 15% LLR : 15% SO	10%	£17,370,259	£8,431,619	£7,948,547	£7,892,295	£6,359,910
70% LAR : 15% LLR : 15% SO	15%	£11,107,822	£2,539,599	£2,057,744	£2,001,491	£469,656
70% LAR : 15% LLR : 15% SO	20%	£4,760,105	£-3,411,354	£-3,891,989	£-3,948,240	£-5,480,131
70% LAR : 15% LLR : 15% SO	25%	£-1,670,139	£-9,421,035	£-9,900,646	£-9,956,899	£-11,489,448
70% LAR : 15% LLR : 15% SO	30%	£-8,158,883	£-15,489,445	£-15,969,339	£-16,026,387	£-17,576,616
70% LAR : 15% LLR : 15% SO	35%	£-14,706,130	£-21,668,341	£-22,151,869	£-22,209,725	£-23,795,957
70% LAR : 15% LLR : 15% SO	40%	£-21,330,113	£-28,056,345	£-28,557,399	£-28,616,904	£-30,230,276
70% LAR : 15% LLR : 15% SO	45%	£-28,175,106	£-34,634,530	£-35,148,168	£-35,209,369	£-36,867,466
70% LAR : 15% LLR : 15% SO	50%	£-35,269,098	£-41,532,233	£-42,060,144	£-42,123,089	£-43,831,589

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£35,281,569	£25,622,629	£25,140,794	£25,085,326	£23,565,386
70% LAR : 15% LLR : 15% SO	5%	£29,176,392	£19,887,279	£19,402,391	£19,346,139	£17,812,601
70% LAR : 15% LLR : 15% SO	10%	£22,992,232	£14,053,792	£13,570,521	£13,514,268	£11,981,883
70% LAR : 15% LLR : 15% SO	15%	£16,729,795	£8,161,572	£7,679,717	£7,623,464	£6,091,629
70% LAR : 15% LLR : 15% SO	20%	£10,382,079	£2,210,619	£1,729,984	£1,673,733	£141,842
70% LAR : 15% LLR : 15% SO	25%	£3,951,835	£-3,799,062	£-4,278,673	£-4,334,925	£-5,867,475
70% LAR : 15% LLR : 15% SO	30%	£-2,536,910	£-9,867,472	£-10,347,366	£-10,404,414	£-11,954,643
70% LAR : 15% LLR : 15% SO	35%	£-9,084,157	£-16,046,368	£-16,529,896	£-16,587,752	£-18,173,984
70% LAR : 15% LLR : 15% SO	40%	£-15,708,140	£-22,434,372	£-22,935,426	£-22,994,931	£-24,608,303
70% LAR : 15% LLR : 15% SO	45%	£-22,553,133	£-29,012,557	£-29,526,195	£-29,587,396	£-31,245,493
70% LAR : 15% LLR : 15% SO	50%	£-29,647,124	£-35,910,260	£-36,438,171	£-36,501,116	£-38,209,607

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£600 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£37,146,450	£27,326,255	£26,839,552	£26,783,300	£25,248,003
70% LAR : 15% LLR : 15% SO	5%	£31,718,293	£22,283,773	£21,798,885	£21,742,634	£20,209,095
70% LAR : 15% LLR : 15% SO	10%	£26,195,824	£17,182,556	£16,699,283	£16,643,032	£15,110,646
70% LAR : 15% LLR : 15% SO	15%	£20,614,853	£12,022,605	£11,540,750	£11,484,497	£9,952,662
70% LAR : 15% LLR : 15% SO	20%	£14,975,381	£6,791,349	£6,305,570	£6,248,521	£4,700,235
70% LAR : 15% LLR : 15% SO	25%	£9,277,407	£1,466,825	£978,004	£920,148	£-655,442
70% LAR : 15% LLR : 15% SO	30%	£3,515,313	£-4,027,321	£-4,528,177	£-4,587,681	£-6,196,501
70% LAR : 15% LLR : 15% SO	35%	£-2,400,141	£-9,683,608	£-10,191,385	£-10,251,732	£-11,882,595
70% LAR : 15% LLR : 15% SO	40%	£-8,511,482	£-15,518,192	£-16,039,095	£-16,101,161	£-17,798,876
70% LAR : 15% LLR : 15% SO	45%	£-14,843,675	£-21,627,727	£-22,155,716	£-22,218,661	£-23,923,081
70% LAR : 15% LLR : 15% SO	50%	£-21,497,216	£-27,813,753	£-28,341,664	£-28,404,610	£-30,113,101

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-14,851,307	£-24,671,503	£-25,158,206	£-25,214,458	£-26,749,754
70% LAR : 15% LLR : 15% SO	5%	£-20,279,465	£-29,713,985	£-30,198,873	£-30,255,124	£-31,788,663
70% LAR : 15% LLR : 15% SO	10%	£-25,801,934	£-34,815,202	£-35,298,474	£-35,354,726	£-36,887,112
70% LAR : 15% LLR : 15% SO	15%	£-31,382,905	£-39,975,153	£-40,457,008	£-40,513,261	£-42,045,095
70% LAR : 15% LLR : 15% SO	20%	£-37,022,376	£-45,206,409	£-45,692,188	£-45,749,237	£-47,297,523
70% LAR : 15% LLR : 15% SO	25%	£-42,720,350	£-50,530,933	£-51,019,754	£-51,077,610	£-52,653,200
70% LAR : 15% LLR : 15% SO	30%	£-48,482,445	£-56,025,078	£-56,525,935	£-56,585,439	£-58,194,259
70% LAR : 15% LLR : 15% SO	35%	£-54,397,899	£-61,681,366	£-62,189,143	£-62,249,490	£-63,890,353
70% LAR : 15% LLR : 15% SO	40%	£-60,509,240	£-67,515,949	£-68,036,852	£-68,098,919	£-69,796,634
70% LAR : 15% LLR : 15% SO	45%	£-66,841,433	£-73,625,485	£-74,153,474	£-74,216,419	£-75,920,639
70% LAR : 15% LLR : 15% SO	50%	£-73,494,974	£-79,911,511	£-80,339,422	£-80,402,368	£-82,110,859

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£7,112,370	£-2,707,826	£-3,194,529	£-3,250,781	£-4,786,077
70% LAR : 15% LLR : 15% SO	5%	£1,684,212	£-7,750,308	£-8,235,196	£-8,291,447	£-9,824,986
70% LAR : 15% LLR : 15% SO	10%	£-3,838,257	£-12,851,525	£-13,334,797	£-13,391,049	£-14,923,434
70% LAR : 15% LLR : 15% SO	15%	£-9,419,227	£-18,011,476	£-18,493,331	£-18,549,583	£-20,081,418
70% LAR : 15% LLR : 15% SO	20%	£-15,058,699	£-23,242,732	£-23,728,511	£-23,785,560	£-25,333,846
70% LAR : 15% LLR : 15% SO	25%	£-20,756,673	£-28,567,255	£-29,056,077	£-29,113,933	£-30,689,522
70% LAR : 15% LLR : 15% SO	30%	£-26,518,768	£-34,061,401	£-34,562,258	£-34,621,762	£-36,230,582
70% LAR : 15% LLR : 15% SO	35%	£-32,434,222	£-39,717,689	£-40,225,466	£-40,285,812	£-41,916,676
70% LAR : 15% LLR : 15% SO	40%	£-38,545,563	£-45,552,272	£-46,073,175	£-46,135,242	£-47,832,957
70% LAR : 15% LLR : 15% SO	45%	£-44,877,756	£-51,661,808	£-52,189,797	£-52,252,741	£-53,957,162
70% LAR : 15% LLR : 15% SO	50%	£-51,531,297	£-57,947,934	£-58,375,745	£-58,438,691	£-60,147,182

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£14,539,275	£4,719,080	£4,232,377	£4,176,125	£2,640,828
70% LAR : 15% LLR : 15% SO	5%	£9,111,118	£-323,402	£-808,290	£-864,541	£-2,398,080
70% LAR : 15% LLR : 15% SO	10%	£3,888,649	£-5,424,619	£-5,907,891	£-5,964,143	£-7,496,529
70% LAR : 15% LLR : 15% SO	15%	£-1,992,322	£-10,584,570	£-11,066,425	£-11,122,678	£-12,654,513
70% LAR : 15% LLR : 15% SO	20%	£-7,631,793	£-15,815,826	£-16,301,605	£-16,358,654	£-17,906,940
70% LAR : 15% LLR : 15% SO	25%	£-13,329,767	£-21,140,350	£-21,629,171	£-21,687,027	£-23,262,617
70% LAR : 15% LLR : 15% SO	30%	£-19,091,862	£-26,634,495	£-27,135,352	£-27,194,856	£-28,803,676
70% LAR : 15% LLR : 15% SO	35%	£-25,007,316	£-32,290,783	£-32,798,560	£-32,858,907	£-34,489,770
70% LAR : 15% LLR : 15% SO	40%	£-31,118,657	£-38,125,366	£-38,646,270	£-38,708,336	£-40,006,051
70% LAR : 15% LLR : 15% SO	45%	£-37,450,650	£-44,234,302	£-44,762,891	£-44,825,836	£-46,530,256
70% LAR : 15% LLR : 15% SO	50%	£-44,104,391	£-50,420,928	£-50,949,639	£-51,011,785	£-52,720,276

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,161,249	£10,341,053	£9,854,350	£9,798,098	£8,262,802
70% LAR : 15% LLR : 15% SO	5%	£14,733,091	£5,298,571	£4,813,683	£4,757,432	£3,223,893
70% LAR : 15% LLR : 15% SO	10%	£9,210,622	£197,354	£-285,918	£-342,170	£-1,874,555
70% LAR : 15% LLR : 15% SO	15%	£3,629,652	£-4,962,597	£-5,444,452	£-5,500,705	£-7,032,539
70% LAR : 15% LLR : 15% SO	20%	£-2,009,820	£-10,193,853	£-10,679,632	£-10,736,681	£-12,284,967
70% LAR : 15% LLR : 15% SO	25%	£-7,707,794	£-15,518,377	£-16,007,198	£-16,065,054	£-17,640,843
70% LAR : 15% LLR : 15% SO	30%	£-13,469,889	£-21,012,522	£-21,513,379	£-21,572,883	£-23,181,703
70% LAR : 15% LLR : 15% SO	35%	£-19,385,343	£-26,668,810	£-27,176,587	£-27,236,933	£-28,887,797
70% LAR : 15% LLR : 15% SO	40%	£-25,496,694	£-32,503,393	£-33,024,296	£-33,086,363	£-34,784,078
70% LAR : 15% LLR : 15% SO	45%	£-31,829,677	£-38,612,929	£-39,140,818	£-39,203,863	£-40,908,283
70% LAR : 15% LLR : 15% SO	50%	£-38,492,419	£-44,798,955	£-45,326,866	£-45,389,812	£-47,088,303

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£550 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£21,861,283	£12,005,277	£11,518,575	£11,462,322	£9,918,326
70% LAR : 15% LLR : 15% SO	5%	£17,101,055	£7,642,749	£7,152,671	£7,095,623	£5,545,671
70% LAR : 15% LLR : 15% SO	10%	£12,282,325	£3,207,117	£2,718,673	£2,661,624	£1,095,512
70% LAR : 15% LLR : 15% SO	15%	£7,405,094	£-1,345,735	£-1,845,217	£-1,903,891	£-3,491,932
70% LAR : 15% LLR : 15% SO	20%	£2,442,927	£-6,040,112	£-6,544,251	£-6,603,756	£-8,210,558
70% LAR : 15% LLR : 15% SO	25%	£-2,657,011	£-10,853,862	£-11,363,199	£-11,423,545	£-13,060,115
70% LAR : 15% LLR : 15% SO	30%	£-7,915,209	£-15,816,761	£-16,338,848	£-16,400,915	£-18,082,021
70% LAR : 15% LLR : 15% SO	35%	£-13,339,224	£-21,002,504	£-21,531,273	£-21,594,218	£-23,292,502
70% LAR : 15% LLR : 15% SO	40%	£-19,021,090	£-26,276,568	£-26,804,843	£-26,867,787	£-28,568,806
70% LAR : 15% LLR : 15% SO	45%	£-24,829,688	£-31,615,574	£-32,143,563	£-32,206,507	£-33,910,928
70% LAR : 15% LLR : 15% SO	50%	£-30,702,980	£-37,019,518	£-37,547,429	£-37,610,374	£-39,318,866

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-30,136,475	£-39,992,491	£-40,478,183	£-40,535,436	£-42,079,432
70% LAR : 15% LLR : 15% SO	5%	£-34,896,703	£-44,355,009	£-44,845,087	£-44,902,135	£-46,452,067
70% LAR : 15% LLR : 15% SO	10%	£-39,715,432	£-48,790,641	£-49,279,085	£-49,336,134	£-50,902,246
70% LAR : 15% LLR : 15% SO	15%	£-44,592,664	£-53,343,493	£-53,842,975	£-53,901,649	£-55,489,690
70% LAR : 15% LLR : 15% SO	20%	£-49,554,831	£-58,037,870	£-58,542,008	£-58,601,514	£-60,208,316
70% LAR : 15% LLR : 15% SO	25%	£-54,654,769	£-62,851,620	£-63,360,957	£-63,421,303	£-65,057,873
70% LAR : 15% LLR : 15% SO	30%	£-59,912,967	£-67,814,519	£-68,366,606	£-68,428,673	£-70,079,779
70% LAR : 15% LLR : 15% SO	35%	£-65,336,982	£-73,000,262	£-73,529,031	£-73,591,976	£-75,290,260
70% LAR : 15% LLR : 15% SO	40%	£-71,018,848	£-78,274,326	£-78,802,601	£-78,865,545	£-80,566,564
70% LAR : 15% LLR : 15% SO	45%	£-76,827,445	£-83,613,332	£-84,141,321	£-84,204,265	£-85,908,685
70% LAR : 15% LLR : 15% SO	50%	£-82,700,738	£-89,017,276	£-89,545,167	£-89,608,132	£-91,316,624

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-8,172,798	£-18,028,803	£-18,515,506	£-18,571,759	£-20,115,754
70% LAR : 15% LLR : 15% SO	5%	£-12,933,025	£-22,391,332	£-22,881,410	£-22,938,458	£-24,488,410
70% LAR : 15% LLR : 15% SO	10%	£-17,751,755	£-26,826,964	£-27,315,408	£-27,372,457	£-28,938,568
70% LAR : 15% LLR : 15% SO	15%	£-22,628,987	£-31,379,816	£-31,879,298	£-31,937,972	£-33,526,013
70% LAR : 15% LLR : 15% SO	20%	£-27,591,154	£-36,074,193	£-36,578,331	£-36,637,837	£-38,244,638
70% LAR : 15% LLR : 15% SO	25%	£-32,691,091	£-40,887,942	£-41,397,279	£-41,457,626	£-43,094,196
70% LAR : 15% LLR : 15% SO	30%	£-37,949,290	£-45,850,842	£-46,372,929	£-46,434,996	£-48,116,102
70% LAR : 15% LLR : 15% SO	35%	£-43,373,305	£-51,036,585	£-51,565,354	£-51,628,299	£-53,326,583
70% LAR : 15% LLR : 15% SO	40%	£-49,055,171	£-56,310,649	£-56,838,923	£-56,901,868	£-58,602,887
70% LAR : 15% LLR : 15% SO	45%	£-54,863,769	£-61,649,654	£-62,177,644	£-62,240,598	£-63,945,009
70% LAR : 15% LLR : 15% SO	50%	£-60,737,061	£-67,053,599	£-67,581,510	£-67,644,454	£-69,352,947

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-745,892	£-10,601,898	£-11,088,600	£-11,144,853	£-12,688,848
70% LAR : 15% LLR : 15% SO	5%	£-5,506,120	£-14,964,426	£-15,454,504	£-15,511,552	£-17,061,504
70% LAR : 15% LLR : 15% SO	10%	£-10,324,849	£-19,400,058	£-19,888,502	£-19,945,551	£-21,511,663
70% LAR : 15% LLR : 15% SO	15%	£-15,202,081	£-23,952,910	£-24,452,392	£-24,511,066	£-26,099,107
70% LAR : 15% LLR : 15% SO	20%	£-20,164,248	£-28,647,287	£-29,151,425	£-29,210,931	£-30,817,733
70% LAR : 15% LLR : 15% SO	25%	£-25,264,186	£-33,461,037	£-33,970,374	£-34,030,720	£-35,687,290
70% LAR : 15% LLR : 15% SO	30%	£-30,522,384	£-38,423,936	£-38,946,023	£-39,006,090	£-40,689,196
70% LAR : 15% LLR : 15% SO	35%	£-35,946,399	£-43,609,679	£-44,138,448	£-44,201,393	£-45,899,677
70% LAR : 15% LLR : 15% SO	40%	£-41,628,265	£-48,883,743	£-49,412,018	£-49,474,962	£-51,175,981
70% LAR : 15% LLR : 15% SO	45%	£-47,436,862	£-54,222,749	£-54,750,738	£-54,813,682	£-56,518,103
70% LAR : 15% LLR : 15% SO	50%	£-53,310,155	£-59,626,693	£-60,154,604	£-60,217,549	£-61,926,041

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£4,876,081	£4,979,825	£5,466,627	£5,522,880	£7,066,876
70% LAR : 15% LLR : 15% SO	5%	£15,853	£9,342,453	£9,832,531	£9,889,579	£11,439,531
70% LAR : 15% LLR : 15% SO	10%	£4,702,876	£13,778,085	£14,266,529	£14,323,578	£15,889,690
70% LAR : 15% LLR : 15% SO	15%	£9,580,108	£18,330,937	£18,830,419	£18,889,093	£20,477,134
70% LAR : 15% LLR : 15% SO	20%	£14,542,275	£23,025,314	£23,529,452	£23,588,958	£26,195,759
70% LAR : 15% LLR : 15% SO	25%	£19,642,212	£27,839,064	£28,348,400	£28,408,747	£30,045,317
70% LAR : 15% LLR : 15% SO	30%	£24,900,411	£32,801,983	£33,324,050	£33,386,117	£35,067,223
70% LAR : 15% LLR : 15% SO	35%	£30,324,426	£37,987,705	£38,516,475	£38,579,420	£40,277,704
70% LAR : 15% LLR : 15% SO	40%	£35,006,292	£43,261,770	£43,790,044	£43,852,989	£45,554,008
70% LAR : 15% LLR : 15% SO	45%	£41,814,889	£48,600,775	£49,128,765	£49,191,709	£50,896,130
70% LAR : 15% LLR : 15% SO	50%	£47,688,182	£54,004,720	£54,532,631	£54,595,576	£56,304,068

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£500 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,535,708	-£3,204,341	-£3,714,844	-£3,774,349	-£5,384,724
70% LAR : 15% LLR : 15% SO	5%	£2,416,651	-£7,048,387	-£7,556,987	-£7,616,491	-£9,237,451
70% LAR : 15% LLR : 15% SO	10%	-£1,810,541	-£10,990,117	-£11,503,342	-£11,563,689	-£13,198,361
70% LAR : 15% LLR : 15% SO	15%	-£6,169,651	-£15,045,793	-£15,564,187	-£15,625,387	-£17,288,766
70% LAR : 15% LLR : 15% SO	20%	-£10,647,393	-£19,252,302	-£19,783,829	-£19,846,773	-£21,540,865
70% LAR : 15% LLR : 15% SO	25%	-£15,268,069	-£23,598,870	-£24,129,263	-£24,192,208	-£25,887,029
70% LAR : 15% LLR : 15% SO	30%	-£20,104,512	-£28,010,384	-£28,539,859	-£28,602,804	-£30,239,022
70% LAR : 15% LLR : 15% SO	35%	-£25,030,375	-£32,486,843	-£33,015,612	-£33,078,557	-£34,776,841
70% LAR : 15% LLR : 15% SO	40%	-£30,020,933	-£37,028,245	-£37,556,519	-£37,619,464	-£39,320,482
70% LAR : 15% LLR : 15% SO	45%	-£35,076,186	-£41,634,588	-£42,162,577	-£42,225,521	-£43,929,942
70% LAR : 15% LLR : 15% SO	50%	-£40,196,137	-£46,305,870	-£46,833,781	-£46,896,725	-£48,605,218

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£45,462,050	-£55,202,098	-£55,712,802	-£55,772,106	-£57,382,482
70% LAR : 15% LLR : 15% SO	5%	-£49,581,107	-£59,046,145	-£59,554,745	-£59,614,249	-£61,235,209
70% LAR : 15% LLR : 15% SO	10%	-£53,808,299	-£62,987,874	-£63,501,100	-£63,561,447	-£65,196,118
70% LAR : 15% LLR : 15% SO	15%	-£58,167,408	-£67,043,551	-£67,561,945	-£67,623,145	-£69,286,523
70% LAR : 15% LLR : 15% SO	20%	-£62,645,151	-£71,250,060	-£71,781,586	-£71,844,531	-£73,538,623
70% LAR : 15% LLR : 15% SO	25%	-£67,265,826	-£75,596,628	-£76,127,021	-£76,189,966	-£77,884,787
70% LAR : 15% LLR : 15% SO	30%	-£72,022,270	-£80,008,142	-£80,537,617	-£80,600,562	-£82,296,780
70% LAR : 15% LLR : 15% SO	35%	-£77,028,133	-£84,484,601	-£85,013,370	-£85,076,315	-£86,774,599
70% LAR : 15% LLR : 15% SO	40%	-£82,018,691	-£89,026,003	-£89,554,277	-£89,617,222	-£91,318,240
70% LAR : 15% LLR : 15% SO	45%	-£87,073,944	-£93,632,346	-£94,160,335	-£94,223,279	-£95,927,700
70% LAR : 15% LLR : 15% SO	50%	-£92,193,895	-£98,303,627	-£98,831,539	-£98,894,483	-£100,602,975

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£23,496,373	-£33,238,421	-£33,748,325	-£33,808,429	-£35,418,905
70% LAR : 15% LLR : 15% SO	5%	-£27,617,430	-£37,082,468	-£37,591,068	-£37,650,572	-£39,271,532
70% LAR : 15% LLR : 15% SO	10%	-£31,844,622	-£41,024,197	-£41,537,423	-£41,597,769	-£43,232,441
70% LAR : 15% LLR : 15% SO	15%	-£36,203,731	-£45,079,874	-£45,598,268	-£45,659,468	-£47,322,846
70% LAR : 15% LLR : 15% SO	20%	-£40,681,474	-£49,286,383	-£49,817,909	-£49,880,854	-£51,574,946
70% LAR : 15% LLR : 15% SO	25%	-£45,302,149	-£53,632,950	-£54,163,344	-£54,226,289	-£55,921,110
70% LAR : 15% LLR : 15% SO	30%	-£50,138,593	-£58,044,465	-£58,573,940	-£58,636,884	-£60,333,103
70% LAR : 15% LLR : 15% SO	35%	-£55,064,455	-£62,520,924	-£63,049,693	-£63,112,638	-£64,810,922
70% LAR : 15% LLR : 15% SO	40%	-£60,055,014	-£67,062,326	-£67,590,600	-£67,653,545	-£69,354,563
70% LAR : 15% LLR : 15% SO	45%	-£65,110,267	-£71,668,668	-£72,196,658	-£72,259,602	-£73,964,023
70% LAR : 15% LLR : 15% SO	50%	-£70,230,218	-£76,339,950	-£76,867,861	-£76,930,806	-£78,639,298

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£16,071,467	-£25,811,515	-£26,322,019	-£26,381,523	-£27,991,898
70% LAR : 15% LLR : 15% SO	5%	-£20,190,524	-£29,655,562	-£30,164,162	-£30,223,666	-£31,844,626
70% LAR : 15% LLR : 15% SO	10%	-£24,417,716	-£33,597,291	-£34,110,517	-£34,170,864	-£35,805,535
70% LAR : 15% LLR : 15% SO	15%	-£28,776,826	-£37,652,968	-£38,171,362	-£38,232,562	-£39,895,940
70% LAR : 15% LLR : 15% SO	20%	-£33,254,568	-£41,859,477	-£42,391,003	-£42,453,948	-£44,148,040
70% LAR : 15% LLR : 15% SO	25%	-£37,875,244	-£46,206,045	-£46,736,438	-£46,799,383	-£48,494,204
70% LAR : 15% LLR : 15% SO	30%	-£42,711,687	-£50,617,559	-£51,147,034	-£51,209,979	-£52,906,197
70% LAR : 15% LLR : 15% SO	35%	-£47,637,550	-£55,094,018	-£55,622,787	-£55,685,732	-£57,384,016
70% LAR : 15% LLR : 15% SO	40%	-£52,628,108	-£59,635,420	-£60,163,694	-£60,226,639	-£61,927,657
70% LAR : 15% LLR : 15% SO	45%	-£57,683,361	-£64,241,763	-£64,769,752	-£64,832,696	-£66,537,117
70% LAR : 15% LLR : 15% SO	50%	-£62,803,312	-£68,913,044	-£69,440,956	-£69,503,900	-£71,212,392

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£10,449,494	-£20,189,542	-£20,700,046	-£20,759,550	-£22,369,926
70% LAR : 15% LLR : 15% SO	5%	-£14,568,551	-£24,033,589	-£24,542,189	-£24,601,693	-£26,222,653
70% LAR : 15% LLR : 15% SO	10%	-£18,795,743	-£27,975,318	-£28,488,544	-£28,548,890	-£30,183,562
70% LAR : 15% LLR : 15% SO	15%	-£23,154,852	-£32,030,995	-£32,549,389	-£32,610,589	-£34,273,967
70% LAR : 15% LLR : 15% SO	20%	-£27,632,595	-£36,237,504	-£36,769,030	-£36,831,975	-£38,526,067
70% LAR : 15% LLR : 15% SO	25%	-£32,253,270	-£40,584,072	-£41,114,465	-£41,177,410	-£42,872,231
70% LAR : 15% LLR : 15% SO	30%	-£37,089,714	-£44,995,586	-£45,525,061	-£45,588,006	-£47,284,224
70% LAR : 15% LLR : 15% SO	35%	-£42,015,577	-£49,472,045	-£50,000,814	-£50,063,759	-£51,762,043
70% LAR : 15% LLR : 15% SO	40%	-£47,006,135	-£54,013,447	-£54,541,721	-£54,604,666	-£56,305,684
70% LAR : 15% LLR : 15% SO	45%	-£52,061,388	-£58,619,790	-£59,147,779	-£59,210,723	-£60,915,144
70% LAR : 15% LLR : 15% SO	50%	-£57,181,339	-£63,291,071	-£63,818,892	-£63,881,927	-£65,590,419

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T9 - 700 Flats, Retail and Nursery

Value Area	£475 per sq ft
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No Units	700
Site Area	3.14 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£1,244,271	-£11,277,927	-£11,794,796	-£11,855,143	-£13,494,349
70% LAR : 15% LLR : 15% SO	5%	-£5,133,592	-£14,855,291	-£15,376,946	-£15,438,147	-£17,093,964
70% LAR : 15% LLR : 15% SO	10%	-£9,125,642	-£18,550,180	-£19,077,166	-£19,139,232	-£20,830,220
70% LAR : 15% LLR : 15% SO	15%	-£13,240,365	-£22,390,306	-£22,923,182	-£22,986,128	-£24,680,159
70% LAR : 15% LLR : 15% SO	20%	-£17,501,945	-£26,307,370	-£26,838,897	-£26,901,842	-£28,595,933
70% LAR : 15% LLR : 15% SO	25%	-£21,933,859	-£30,289,363	-£30,819,776	-£30,882,721	-£32,577,942
70% LAR : 15% LLR : 15% SO	30%	-£26,430,469	-£34,336,341	-£34,866,815	-£34,928,761	-£36,624,979
70% LAR : 15% LLR : 15% SO	35%	-£30,991,776	-£38,448,244	-£38,977,013	-£39,039,958	-£40,738,242
70% LAR : 15% LLR : 15% SO	40%	-£35,617,777	-£42,625,091	-£43,153,364	-£43,216,309	-£44,917,327
70% LAR : 15% LLR : 15% SO	45%	-£40,308,475	-£46,866,877	-£47,394,866	-£47,457,811	-£49,162,231
70% LAR : 15% LLR : 15% SO	50%	-£45,063,870	-£51,173,603	-£51,701,514	-£51,764,459	-£53,472,950

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£53,242,029	-£63,275,685	-£63,792,554	-£63,852,900	-£65,492,107
70% LAR : 15% LLR : 15% SO	5%	-£57,131,350	-£66,853,049	-£67,374,704	-£67,435,905	-£69,091,722
70% LAR : 15% LLR : 15% SO	10%	-£61,123,400	-£70,547,938	-£71,074,924	-£71,136,990	-£72,827,978
70% LAR : 15% LLR : 15% SO	15%	-£65,238,123	-£74,388,064	-£74,920,940	-£74,983,886	-£76,677,917
70% LAR : 15% LLR : 15% SO	20%	-£69,499,702	-£78,305,128	-£78,836,655	-£78,899,600	-£80,593,891
70% LAR : 15% LLR : 15% SO	25%	-£73,931,617	-£82,287,140	-£82,817,534	-£82,880,479	-£84,575,300
70% LAR : 15% LLR : 15% SO	30%	-£78,428,227	-£86,334,099	-£86,863,573	-£86,926,519	-£88,622,737
70% LAR : 15% LLR : 15% SO	35%	-£82,989,534	-£90,446,002	-£90,974,771	-£91,037,716	-£92,736,000
70% LAR : 15% LLR : 15% SO	40%	-£87,615,535	-£94,622,848	-£95,151,122	-£95,214,067	-£96,915,085
70% LAR : 15% LLR : 15% SO	45%	-£92,306,233	-£98,864,635	-£99,392,624	-£99,455,568	-£101,159,989
70% LAR : 15% LLR : 15% SO	50%	-£97,061,628	-£103,171,361	-£103,699,272	-£103,762,217	-£106,470,708

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£31,276,352	-£41,312,008	-£41,828,877	-£41,889,223	-£43,528,428
70% LAR : 15% LLR : 15% SO	5%	-£35,167,673	-£44,889,372	-£45,411,027	-£45,472,228	-£47,128,045
70% LAR : 15% LLR : 15% SO	10%	-£39,159,723	-£48,584,261	-£49,111,247	-£49,173,313	-£50,864,301
70% LAR : 15% LLR : 15% SO	15%	-£43,274,446	-£52,424,387	-£52,957,263	-£53,020,209	-£54,714,239
70% LAR : 15% LLR : 15% SO	20%	-£47,536,025	-£56,341,451	-£56,872,977	-£56,935,923	-£58,630,014
70% LAR : 15% LLR : 15% SO	25%	-£51,967,940	-£60,323,463	-£60,853,857	-£60,916,801	-£62,611,623
70% LAR : 15% LLR : 15% SO	30%	-£56,484,550	-£64,370,422	-£64,899,896	-£64,962,842	-£66,659,059
70% LAR : 15% LLR : 15% SO	35%	-£61,025,856	-£68,482,325	-£69,011,094	-£69,074,039	-£70,772,323
70% LAR : 15% LLR : 15% SO	40%	-£65,651,858	-£72,659,171	-£73,187,444	-£73,250,390	-£74,951,408
70% LAR : 15% LLR : 15% SO	45%	-£70,342,556	-£76,900,959	-£77,428,947	-£77,491,891	-£79,196,312
70% LAR : 15% LLR : 15% SO	50%	-£75,097,951	-£81,207,684	-£81,735,595	-£81,798,540	-£83,507,031

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£23,851,446	-£33,885,102	-£34,401,871	-£34,462,317	-£36,101,524
70% LAR : 15% LLR : 15% SO	5%	-£27,740,767	-£37,462,466	-£37,984,121	-£38,045,322	-£39,701,139
70% LAR : 15% LLR : 15% SO	10%	-£31,732,817	-£41,157,355	-£41,684,341	-£41,746,407	-£43,437,395
70% LAR : 15% LLR : 15% SO	15%	-£35,847,540	-£44,997,481	-£45,530,357	-£45,593,303	-£47,287,334
70% LAR : 15% LLR : 15% SO	20%	-£40,109,119	-£48,914,545	-£49,446,072	-£49,509,017	-£51,203,108
70% LAR : 15% LLR : 15% SO	25%	-£44,541,034	-£52,896,557	-£53,426,951	-£53,489,896	-£55,184,717
70% LAR : 15% LLR : 15% SO	30%	-£49,037,644	-£56,943,516	-£57,472,990	-£57,535,936	-£59,232,154
70% LAR : 15% LLR : 15% SO	35%	-£53,598,951	-£61,055,419	-£61,584,188	-£61,647,133	-£63,345,417
70% LAR : 15% LLR : 15% SO	40%	-£58,224,952	-£65,232,265	-£65,780,539	-£65,823,484	-£67,524,502
70% LAR : 15% LLR : 15% SO	45%	-£62,915,650	-£69,474,052	-£70,002,041	-£70,064,986	-£71,769,406
70% LAR : 15% LLR : 15% SO	50%	-£67,671,045	-£73,780,778	-£74,308,689	-£74,371,634	-£76,080,125

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£18,229,473	-£28,263,129	-£28,778,958	-£28,840,344	-£30,479,551
70% LAR : 15% LLR : 15% SO	5%	-£22,118,794	-£31,840,493	-£32,362,148	-£32,423,349	-£34,079,166
70% LAR : 15% LLR : 15% SO	10%	-£26,110,844	-£35,535,382	-£36,062,368	-£36,124,434	-£37,815,422
70% LAR : 15% LLR : 15% SO	15%	-£30,225,567	-£39,375,508	-£39,908,384	-£39,971,330	-£41,665,361
70% LAR : 15% LLR : 15% SO	20%	-£34,487,146	-£43,292,572	-£43,824,099	-£43,887,044	-£45,581,135
70% LAR : 15% LLR : 15% SO	25%	-£38,919,061	-£47,274,584	-£47,804,978	-£47,867,922	-£49,562,744
70% LAR : 15% LLR : 15% SO	30%	-£43,415,671	-£51,321,543	-£51,851,017	-£51,913,963	-£53,610,180
70% LAR : 15% LLR : 15% SO	35%	-£47,976,978	-£55,433,446	-£55,962,215	-£56,025,160	-£57,723,444
70% LAR : 15% LLR : 15% SO	40%	-£52,602,979	-£59,610,292	-£60,138,566	-£60,201,511	-£61,902,529
70% LAR : 15% LLR : 15% SO	45%	-£57,293,677	-£63,852,079	-£64,380,068	-£64,443,012	-£66,147,433
70% LAR : 15% LLR : 15% SO	50%	-£62,049,072	-£68,158,805	-£68,686,716	-£68,749,661	-£70,458,152

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£675 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£72,625,014	£59,871,901	£59,238,947	£59,165,515	£57,166,835
70% LAR : 15% LLR : 15% SO	5%	£63,982,279	£51,708,414	£51,071,716	£50,997,244	£48,983,577
70% LAR : 15% LLR : 15% SO	10%	£55,262,907	£43,442,070	£42,807,492	£42,732,576	£40,699,882
70% LAR : 15% LLR : 15% SO	15%	£46,431,421	£35,047,432	£34,408,256	£34,332,732	£32,292,804
70% LAR : 15% LLR : 15% SO	20%	£37,486,091	£26,522,433	£25,878,037	£25,801,443	£23,736,626
70% LAR : 15% LLR : 15% SO	25%	£28,403,764	£17,841,146	£17,185,853	£17,107,076	£15,004,889
70% LAR : 15% LLR : 15% SO	30%	£19,158,436	£8,945,730	£8,280,953	£8,201,062	£6,054,681
70% LAR : 15% LLR : 15% SO	35%	£9,689,602	£-223,110	£-920,079	£-1,004,589	£-3,274,994
70% LAR : 15% LLR : 15% SO	40%	£-103,349	£-9,934,669	£-10,649,778	£-10,736,697	£-13,053,786
70% LAR : 15% LLR : 15% SO	45%	£-10,547,785	£-19,943,445	£-20,672,836	£-20,760,985	£-23,115,565
70% LAR : 15% LLR : 15% SO	50%	£-21,340,504	£-30,277,160	£-31,016,765	£-31,106,162	£-33,499,763

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£3,604,181	£-9,148,933	£-9,781,887	£-9,855,319	£-11,853,998
70% LAR : 15% LLR : 15% SO	5%	£-5,038,555	£-17,312,419	£-17,949,118	£-18,023,589	£-20,037,256
70% LAR : 15% LLR : 15% SO	10%	£-13,757,927	£-25,578,763	£-26,213,341	£-26,288,258	£-28,320,951
70% LAR : 15% LLR : 15% SO	15%	£-22,589,412	£-33,973,401	£-34,612,578	£-34,688,102	£-36,728,030
70% LAR : 15% LLR : 15% SO	20%	£-31,534,743	£-42,498,400	£-43,142,797	£-43,219,391	£-45,284,207
70% LAR : 15% LLR : 15% SO	25%	£-40,617,069	£-51,179,688	£-51,834,980	£-51,913,757	£-54,015,945
70% LAR : 15% LLR : 15% SO	30%	£-49,862,397	£-60,075,104	£-60,739,890	£-60,819,771	£-62,966,152
70% LAR : 15% LLR : 15% SO	35%	£-59,331,231	£-69,243,943	£-69,940,913	£-70,025,423	£-72,295,827
70% LAR : 15% LLR : 15% SO	40%	£-69,124,183	£-78,855,502	£-79,670,611	£-79,757,530	£-82,074,620
70% LAR : 15% LLR : 15% SO	45%	£-79,568,598	£-88,864,278	£-89,693,659	£-89,781,819	£-92,136,398
70% LAR : 15% LLR : 15% SO	50%	£-90,361,338	£-99,297,994	£-100,037,598	£-100,126,995	£-102,520,596

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£32,758,348	£20,005,234	£19,372,280	£19,298,849	£17,300,169
70% LAR : 15% LLR : 15% SO	5%	£24,115,612	£11,841,747	£11,205,049	£11,130,578	£9,116,910
70% LAR : 15% LLR : 15% SO	10%	£15,396,240	£3,575,403	£2,940,826	£2,865,909	£833,215
70% LAR : 15% LLR : 15% SO	15%	£6,564,755	£-4,819,234	£-5,458,411	£-5,533,935	£-7,573,863
70% LAR : 15% LLR : 15% SO	20%	£-2,380,576	£-13,344,233	£-13,988,630	£-14,065,224	£-16,130,040
70% LAR : 15% LLR : 15% SO	25%	£-11,462,902	£-22,025,521	£-22,680,814	£-22,759,591	£-24,861,778
70% LAR : 15% LLR : 15% SO	30%	£-20,708,230	£-30,920,937	£-31,585,713	£-31,665,605	£-33,811,985
70% LAR : 15% LLR : 15% SO	35%	£-30,177,064	£-40,089,777	£-40,788,746	£-40,871,256	£-43,141,661
70% LAR : 15% LLR : 15% SO	40%	£-39,970,016	£-49,801,335	£-50,516,445	£-50,603,363	£-52,920,453
70% LAR : 15% LLR : 15% SO	45%	£-50,414,432	£-59,810,111	£-60,539,502	£-60,627,652	£-62,982,231
70% LAR : 15% LLR : 15% SO	50%	£-61,207,171	£-70,143,827	£-70,883,431	£-70,972,828	£-73,366,430

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£42,616,681	£29,863,567	£29,230,613	£29,157,182	£27,158,502
70% LAR : 15% LLR : 15% SO	5%	£33,973,945	£21,700,081	£21,063,382	£20,988,911	£18,975,244
70% LAR : 15% LLR : 15% SO	10%	£25,254,573	£13,433,737	£12,799,159	£12,724,242	£10,691,549
70% LAR : 15% LLR : 15% SO	15%	£16,423,088	£5,039,099	£4,399,922	£4,324,398	£2,284,470
70% LAR : 15% LLR : 15% SO	20%	£7,477,757	£-3,485,900	£-4,130,297	£-4,206,891	£-6,271,707
70% LAR : 15% LLR : 15% SO	25%	£-1,604,569	£-12,167,188	£-12,822,480	£-12,901,257	£-15,003,445
70% LAR : 15% LLR : 15% SO	30%	£-10,849,897	£-21,062,604	£-21,727,380	£-21,807,271	£-23,953,652
70% LAR : 15% LLR : 15% SO	35%	£-20,318,731	£-30,231,443	£-30,928,413	£-31,012,923	£-33,283,327
70% LAR : 15% LLR : 15% SO	40%	£-30,111,683	£-39,943,002	£-40,658,111	£-40,745,030	£-43,062,120
70% LAR : 15% LLR : 15% SO	45%	£-40,558,998	£-49,851,778	£-50,681,169	£-50,769,319	£-53,123,898
70% LAR : 15% LLR : 15% SO	50%	£-51,348,838	£-60,286,494	£-61,025,088	£-61,114,495	£-63,508,096

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£50,079,181	£37,326,067	£36,693,113	£36,619,682	£34,621,002
70% LAR : 15% LLR : 15% SO	5%	£41,436,445	£29,162,581	£28,525,882	£28,451,411	£26,437,744
70% LAR : 15% LLR : 15% SO	10%	£32,717,073	£20,896,237	£20,261,659	£20,186,742	£18,154,049
70% LAR : 15% LLR : 15% SO	15%	£23,885,588	£12,501,599	£11,862,422	£11,786,898	£9,746,970
70% LAR : 15% LLR : 15% SO	20%	£14,940,257	£3,976,600	£3,332,203	£3,255,609	£1,190,793
70% LAR : 15% LLR : 15% SO	25%	£5,857,931	£-4,704,688	£-5,359,980	£-5,438,757	£-7,540,945
70% LAR : 15% LLR : 15% SO	30%	£-3,387,397	£-13,600,104	£-14,264,890	£-14,344,771	£-16,491,152
70% LAR : 15% LLR : 15% SO	35%	£-12,856,231	£-22,768,943	£-23,465,913	£-23,550,423	£-25,820,827
70% LAR : 15% LLR : 15% SO	40%	£-22,649,183	£-32,480,502	£-33,195,611	£-33,282,530	£-35,599,620
70% LAR : 15% LLR : 15% SO	45%	£-33,083,598	£-42,489,278	£-43,218,669	£-43,306,819	£-45,661,398
70% LAR : 15% LLR : 15% SO	50%	£-43,886,338	£-52,822,994	£-53,562,598	£-53,651,895	£-56,045,596

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£650 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£62,661,178	£49,782,588	£49,143,505	£49,069,034	£47,053,058
70% LAR : 15% LLR : 15% SO	5%	£54,487,480	£42,056,454	£41,413,256	£41,337,731	£39,303,507
70% LAR : 15% LLR : 15% SO	10%	£46,197,401	£34,219,513	£33,571,980	£33,495,388	£31,440,890
70% LAR : 15% LLR : 15% SO	15%	£37,797,015	£26,243,268	£25,595,362	£25,517,686	£23,440,850
70% LAR : 15% LLR : 15% SO	20%	£29,270,032	£18,117,650	£17,458,367	£17,379,590	£15,278,307
70% LAR : 15% LLR : 15% SO	25%	£20,591,797	£9,802,328	£9,136,397	£9,056,506	£6,914,534
70% LAR : 15% LLR : 15% SO	30%	£11,716,097	£1,247,786	£565,651	£483,483	£1,748,138
70% LAR : 15% LLR : 15% SO	35%	£2,576,149	£-779,085	£-8,489,322	£-8,575,028	£-10,858,391
70% LAR : 15% LLR : 15% SO	40%	£-7,107,296	£-17,075,497	£-17,795,100	£-17,882,019	£-20,227,665
70% LAR : 15% LLR : 15% SO	45%	£-17,150,955	£-26,675,681	£-27,415,394	£-27,504,791	£-29,892,689
70% LAR : 15% LLR : 15% SO	50%	£-27,558,369	£-36,517,430	£-37,257,036	£-37,346,431	£-39,740,034

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£6,359,656	£-19,238,246	£-19,877,323	£-19,951,799	£-21,967,175
70% LAR : 15% LLR : 15% SO	5%	£-14,533,354	£-26,964,379	£-27,607,578	£-27,683,103	£-29,717,327
70% LAR : 15% LLR : 15% SO	10%	£-22,823,432	£-34,801,320	£-35,448,853	£-35,525,448	£-37,579,943
70% LAR : 15% LLR : 15% SO	15%	£-31,223,818	£-42,777,565	£-43,425,471	£-43,503,148	£-45,579,984
70% LAR : 15% LLR : 15% SO	20%	£-39,750,802	£-50,903,183	£-51,562,467	£-51,641,244	£-53,742,527
70% LAR : 15% LLR : 15% SO	25%	£-48,429,037	£-59,218,506	£-59,884,436	£-59,964,327	£-62,106,300
70% LAR : 15% LLR : 15% SO	30%	£-57,304,736	£-67,773,047	£-68,455,182	£-68,537,350	£-70,768,972
70% LAR : 15% LLR : 15% SO	35%	£-66,444,685	£-76,799,929	£-77,510,155	£-77,595,862	£-79,879,224
70% LAR : 15% LLR : 15% SO	40%	£-76,128,129	£-86,096,330	£-86,815,933	£-86,902,852	£-89,248,488
70% LAR : 15% LLR : 15% SO	45%	£-86,171,768	£-95,696,514	£-96,436,227	£-96,525,624	£-98,913,522
70% LAR : 15% LLR : 15% SO	50%	£-96,579,203	£-105,538,263	£-106,277,869	£-106,367,265	£-108,760,867

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,794,512	£9,915,921	£9,276,838	£9,202,368	£7,186,391
70% LAR : 15% LLR : 15% SO	5%	£14,620,813	£2,189,787	£1,546,589	£1,471,064	£-563,160
70% LAR : 15% LLR : 15% SO	10%	£6,330,734	£-5,847,153	£-6,294,886	£-6,371,279	£-8,425,777
70% LAR : 15% LLR : 15% SO	15%	£-2,069,652	£-13,623,399	£-14,271,304	£-14,348,981	£-16,425,817
70% LAR : 15% LLR : 15% SO	20%	£-10,596,635	£-21,749,017	£-22,408,300	£-22,487,077	£-24,588,360
70% LAR : 15% LLR : 15% SO	25%	£-19,274,870	£-30,064,339	£-30,730,269	£-30,810,160	£-32,952,133
70% LAR : 15% LLR : 15% SO	30%	£-28,150,569	£-38,618,881	£-39,301,015	£-39,383,184	£-41,614,805
70% LAR : 15% LLR : 15% SO	35%	£-37,290,518	£-47,645,762	£-48,355,988	£-48,441,695	£-50,725,058
70% LAR : 15% LLR : 15% SO	40%	£-46,973,962	£-56,942,164	£-57,661,767	£-57,748,685	£-60,094,331
70% LAR : 15% LLR : 15% SO	45%	£-57,017,621	£-66,542,348	£-67,282,061	£-67,371,457	£-69,759,355
70% LAR : 15% LLR : 15% SO	50%	£-67,425,036	£-76,384,097	£-77,123,702	£-77,213,098	£-79,606,700

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£32,652,845	£19,774,254	£19,135,171	£19,060,701	£17,044,725
70% LAR : 15% LLR : 15% SO	5%	£24,479,146	£12,048,121	£11,404,922	£11,329,397	£9,295,173
70% LAR : 15% LLR : 15% SO	10%	£16,189,068	£4,211,180	£3,563,647	£3,487,054	£1,432,557
70% LAR : 15% LLR : 15% SO	15%	£7,788,682	£-3,765,065	£-4,412,971	£-4,490,648	£-6,567,484
70% LAR : 15% LLR : 15% SO	20%	£-738,302	£-11,890,683	£-12,549,967	£-12,628,744	£-14,730,027
70% LAR : 15% LLR : 15% SO	25%	£-9,416,537	£-20,206,006	£-20,871,936	£-20,951,827	£-23,093,800
70% LAR : 15% LLR : 15% SO	30%	£-18,292,236	£-28,760,547	£-29,442,682	£-29,524,850	£-31,756,472
70% LAR : 15% LLR : 15% SO	35%	£-27,432,185	£-37,787,429	£-38,487,655	£-38,583,362	£-40,866,724
70% LAR : 15% LLR : 15% SO	40%	£-37,115,629	£-47,085,830	£-47,803,433	£-47,890,352	£-50,235,998
70% LAR : 15% LLR : 15% SO	45%	£-47,159,288	£-56,684,014	£-57,423,727	£-57,513,124	£-59,901,022
70% LAR : 15% LLR : 15% SO	50%	£-57,566,703	£-66,526,763	£-67,265,369	£-67,354,765	£-69,748,367

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£40,115,345	£27,236,754	£26,597,671	£26,523,201	£24,507,225
70% LAR : 15% LLR : 15% SO	5%	£31,941,646	£19,510,621	£18,867,422	£18,791,897	£16,757,673
70% LAR : 15% LLR : 15% SO	10%	£23,651,568	£11,673,680	£11,026,147	£10,949,554	£8,895,057
70% LAR : 15% LLR : 15% SO	15%	£15,251,182	£3,697,435	£3,049,529	£2,971,852	£895,016
70% LAR : 15% LLR : 15% SO	20%	£6,724,198	£-4,428,183	£-5,087,467	£-5,166,244	£-7,267,527
70% LAR : 15% LLR : 15% SO	25%	£-1,954,037	£-12,743,506	£-13,409,436	£-13,489,327	£-15,631,300
70% LAR : 15% LLR : 15% SO	30%	£-10,829,736	£-21,298,047	£-21,980,182	£-22,062,350	£-24,293,972
70% LAR : 15% LLR : 15% SO	35%	£-19,969,685	£-30,324,929	£-31,035,155	£-31,120,862	£-33,404,224
70% LAR : 15% LLR : 15% SO	40%	£-29,653,129	£-39,621,330	£-40,340,933	£-40,427,852	£-42,773,498
70% LAR : 15% LLR : 15% SO	45%	£-39,696,788	£-49,221,614	£-49,961,227	£-50,050,624	£-52,438,522
70% LAR : 15% LLR : 15% SO	50%	£-50,104,203	£-59,063,263	£-59,802,869	£-59,892,265	£-62,285,867

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£600 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£42,596,957	£29,340,763	£28,680,899	£28,603,222	£26,521,694
70% LAR : 15% LLR : 15% SO	5%	£35,288,297	£22,452,430	£21,795,027	£21,717,350	£19,614,197
70% LAR : 15% LLR : 15% SO	10%	£27,857,976	£15,427,905	£14,762,954	£14,683,063	£12,555,377
70% LAR : 15% LLR : 15% SO	15%	£20,283,588	£8,233,669	£7,556,105	£7,475,084	£5,321,083
70% LAR : 15% LLR : 15% SO	20%	£12,542,044	£835,923	£145,109	£61,778	£-2,184,679
70% LAR : 15% LLR : 15% SO	25%	£4,589,417	£-6,952,671	£-7,665,079	£-7,750,786	£-10,027,219
70% LAR : 15% LLR : 15% SO	30%	£-3,736,958	£-14,944,800	£-15,666,839	£-15,752,758	£-18,063,310
70% LAR : 15% LLR : 15% SO	35%	£-12,433,161	£-23,158,719	£-23,889,189	£-23,977,338	£-26,323,440
70% LAR : 15% LLR : 15% SO	40%	£-21,380,676	£-31,629,774	£-32,369,888	£-32,459,283	£-34,842,416
70% LAR : 15% LLR : 15% SO	45%	£-30,614,805	£-40,240,447	£-40,980,160	£-41,069,557	£-43,457,455
70% LAR : 15% LLR : 15% SO	50%	£-39,984,535	£-48,943,597	£-49,683,201	£-49,772,598	£-52,166,199

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-26,423,876	£-39,680,070	£-40,339,334	£-40,417,611	£-42,499,139
70% LAR : 15% LLR : 15% SO	5%	£-33,732,537	£-46,568,404	£-47,225,806	£-47,303,484	£-49,406,637
70% LAR : 15% LLR : 15% SO	10%	£-41,162,857	£-53,592,928	£-54,257,879	£-54,337,770	£-56,465,457
70% LAR : 15% LLR : 15% SO	15%	£-48,737,246	£-60,787,164	£-61,464,728	£-61,545,750	£-63,699,750
70% LAR : 15% LLR : 15% SO	20%	£-56,478,790	£-68,184,910	£-68,875,724	£-68,959,055	£-71,205,512
70% LAR : 15% LLR : 15% SO	25%	£-64,431,417	£-75,973,504	£-76,685,912	£-76,771,619	£-79,048,053
70% LAR : 15% LLR : 15% SO	30%	£-72,757,791	£-83,965,434	£-84,686,673	£-84,773,592	£-87,084,143
70% LAR : 15% LLR : 15% SO	35%	£-81,453,994	£-92,179,553	£-92,910,022	£-92,998,171	£-95,344,273
70% LAR : 15% LLR : 15% SO	40%	£-90,401,509	£-100,650,607	£-101,390,721	£-101,480,117	£-103,863,249
70% LAR : 15% LLR : 15% SO	45%	£-99,635,639	£-109,261,290	£-110,000,993	£-110,090,390	£-112,478,288
70% LAR : 15% LLR : 15% SO	50%	£-109,005,368	£-117,964,439	£-118,704,035	£-118,793,431	£-121,187,033

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£2,730,290	£-10,525,904	£-11,185,768	£-11,263,444	£-13,344,973
70% LAR : 15% LLR : 15% SO	5%	£-4,578,370	£-17,414,237	£-18,071,639	£-18,149,317	£-20,252,470
70% LAR : 15% LLR : 15% SO	10%	£-12,008,690	£-24,438,762	£-25,103,712	£-25,183,604	£-27,311,290
70% LAR : 15% LLR : 15% SO	15%	£-19,583,079	£-31,632,998	£-32,310,562	£-32,391,583	£-34,545,584
70% LAR : 15% LLR : 15% SO	20%	£-27,324,623	£-39,030,744	£-39,721,558	£-39,804,889	£-42,051,346
70% LAR : 15% LLR : 15% SO	25%	£-35,277,250	£-46,819,338	£-47,531,746	£-47,617,452	£-49,893,886
70% LAR : 15% LLR : 15% SO	30%	£-43,603,625	£-54,811,267	£-55,532,506	£-55,619,425	£-57,929,976
70% LAR : 15% LLR : 15% SO	35%	£-52,299,827	£-63,025,386	£-63,755,855	£-63,844,005	£-66,190,106
70% LAR : 15% LLR : 15% SO	40%	£-61,247,343	£-71,496,441	£-72,236,554	£-72,325,950	£-74,709,082
70% LAR : 15% LLR : 15% SO	45%	£-70,481,472	£-80,107,114	£-80,946,827	£-80,936,223	£-83,324,121
70% LAR : 15% LLR : 15% SO	50%	£-79,851,202	£-88,810,263	£-89,549,868	£-89,639,265	£-92,032,866

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£12,588,624	£-667,570	£-1,327,434	£-1,405,111	£-3,486,639
70% LAR : 15% LLR : 15% SO	5%	£5,279,963	£-7,555,904	£-8,213,306	£-8,290,984	£-10,394,137
70% LAR : 15% LLR : 15% SO	10%	£-2,150,357	£-14,580,428	£-15,245,379	£-15,325,270	£-17,452,957
70% LAR : 15% LLR : 15% SO	15%	£-9,724,746	£-21,774,664	£-22,452,228	£-22,533,250	£-24,687,250
70% LAR : 15% LLR : 15% SO	20%	£-17,466,290	£-29,172,410	£-29,863,224	£-29,946,555	£-32,193,012
70% LAR : 15% LLR : 15% SO	25%	£-25,418,917	£-36,961,004	£-37,673,412	£-37,759,119	£-40,035,553
70% LAR : 15% LLR : 15% SO	30%	£-33,745,291	£-44,952,934	£-45,674,173	£-45,761,092	£-48,071,843
70% LAR : 15% LLR : 15% SO	35%	£-42,441,494	£-53,167,053	£-53,897,522	£-53,985,671	£-56,331,773
70% LAR : 15% LLR : 15% SO	40%	£-51,389,009	£-61,638,107	£-62,378,221	£-62,467,617	£-64,850,749
70% LAR : 15% LLR : 15% SO	45%	£-60,623,139	£-70,248,780	£-70,988,493	£-71,077,890	£-73,465,788
70% LAR : 15% LLR : 15% SO	50%	£-69,992,868	£-78,951,930	£-79,691,535	£-79,780,931	£-82,174,633

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£20,051,124	£6,794,930	£6,135,066	£6,057,389	£3,975,861
70% LAR : 15% LLR : 15% SO	5%	£12,742,463	£-93,404	£-750,806	£-828,484	£-2,931,637
70% LAR : 15% LLR : 15% SO	10%	£5,312,143	£-7,117,928	£-7,782,879	£-7,862,770	£-9,990,457
70% LAR : 15% LLR : 15% SO	15%	£-2,262,246	£-14,312,164	£-14,989,728	£-15,070,750	£-17,224,750
70% LAR : 15% LLR : 15% SO	20%	£-10,003,790	£-21,709,910	£-22,400,724	£-22,484,055	£-24,730,512
70% LAR : 15% LLR : 15% SO	25%	£-17,956,417	£-29,498,504	£-30,210,912	£-30,296,619	£-32,573,053
70% LAR : 15% LLR : 15% SO	30%	£-26,282,791	£-37,490,434	£-38,211,673	£-38,298,592	£-40,609,143
70% LAR : 15% LLR : 15% SO	35%	£-34,978,994	£-45,704,553	£-46,435,022	£-46,523,171	£-48,889,273
70% LAR : 15% LLR : 15% SO	40%	£-43,926,509	£-54,175,607	£-54,915,721	£-55,005,117	£-57,388,249
70% LAR : 15% LLR : 15% SO	45%	£-53,160,639	£-62,786,280	£-63,525,993	£-63,615,390	£-66,003,388
70% LAR : 15% LLR : 15% SO	50%	£-62,530,368	£-71,498,430	£-72,229,035	£-72,318,431	£-74,712,033

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£550 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£22,136,667	£8,261,355	£7,576,975	£7,495,953	£5,323,716
70% LAR : 15% LLR : 15% SO	5%	£15,600,004	£2,102,603	£1,408,849	£1,325,518	£-901,843
70% LAR : 15% LLR : 15% SO	10%	£8,905,851	£-4,333,462	£-5,051,310	£-5,137,016	£-7,413,205
70% LAR : 15% LLR : 15% SO	15%	£2,009,741	£-10,954,502	£-11,670,246	£-11,755,952	£-14,062,414
70% LAR : 15% LLR : 15% SO	20%	£-5,235,645	£-17,756,567	£-18,480,601	£-18,567,519	£-20,880,313
70% LAR : 15% LLR : 15% SO	25%	£-12,706,349	£-24,737,863	£-25,470,577	£-25,558,726	£-27,900,044
70% LAR : 15% LLR : 15% SO	30%	£-20,384,157	£-31,929,998	£-32,671,793	£-32,761,190	£-35,137,597
70% LAR : 15% LLR : 15% SO	35%	£-28,301,209	£-39,261,035	£-40,001,842	£-40,091,238	£-42,470,539
70% LAR : 15% LLR : 15% SO	40%	£-36,391,993	£-46,684,556	£-47,424,668	£-47,514,065	£-49,897,196
70% LAR : 15% LLR : 15% SO	45%	£-44,574,913	£-54,200,555	£-54,940,269	£-55,029,665	£-57,417,564
70% LAR : 15% LLR : 15% SO	50%	£-52,849,971	£-61,809,032	£-62,548,638	£-62,638,033	£-65,031,636

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-46,884,166	£-60,759,478	£-61,443,858	£-61,524,880	£-63,697,117
70% LAR : 15% LLR : 15% SO	5%	£-53,420,829	£-66,918,231	£-67,611,985	£-67,695,316	£-69,922,676
70% LAR : 15% LLR : 15% SO	10%	£-60,114,982	£-73,354,295	£-74,072,143	£-74,157,849	£-76,434,038
70% LAR : 15% LLR : 15% SO	15%	£-67,011,093	£-79,975,335	£-80,691,079	£-80,776,785	£-83,083,247
70% LAR : 15% LLR : 15% SO	20%	£-74,256,479	£-86,777,400	£-87,501,434	£-87,588,353	£-89,901,146
70% LAR : 15% LLR : 15% SO	25%	£-81,727,183	£-93,758,697	£-94,491,410	£-94,579,559	£-96,920,877
70% LAR : 15% LLR : 15% SO	30%	£-89,404,990	£-100,950,831	£-101,692,626	£-101,782,023	£-104,158,430
70% LAR : 15% LLR : 15% SO	35%	£-97,322,042	£-108,281,869	£-109,022,675	£-109,112,071	£-111,481,372
70% LAR : 15% LLR : 15% SO	40%	£-105,412,826	£-115,705,389	£-116,445,502	£-116,534,898	£-118,918,030
70% LAR : 15% LLR : 15% SO	45%	£-113,595,747	£-123,221,388	£-123,961,102	£-124,050,498	£-126,438,397
70% LAR : 15% LLR : 15% SO	50%	£-121,870,805	£-130,829,865	£-131,569,471	£-131,658,867	£-134,062,469

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-17,730,000	£-31,605,311	£-32,288,891	£-32,370,714	£-34,542,950
70% LAR : 15% LLR : 15% SO	5%	£-24,266,663	£-37,764,064	£-38,457,818	£-38,541,149	£-40,768,509
70% LAR : 15% LLR : 15% SO	10%	£-30,960,816	£-44,200,129	£-44,917,977	£-45,003,682	£-47,279,871
70% LAR : 15% LLR : 15% SO	15%	£-37,856,926	£-50,821,169	£-51,536,912	£-51,622,619	£-53,929,081
70% LAR : 15% LLR : 15% SO	20%	£-44,102,312	£-57,623,233	£-58,347,267	£-58,434,186	£-60,746,979
70% LAR : 15% LLR : 15% SO	25%	£-52,573,016	£-64,604,530	£-65,337,244	£-65,425,392	£-67,766,710
70% LAR : 15% LLR : 15% SO	30%	£-60,250,823	£-71,796,665	£-72,538,460	£-72,627,856	£-75,004,263
70% LAR : 15% LLR : 15% SO	35%	£-68,167,876	£-79,127,702	£-79,868,509	£-79,957,904	£-82,337,206
70% LAR : 15% LLR : 15% SO	40%	£-76,258,659	£-86,551,222	£-87,291,335	£-87,380,732	£-89,763,963
70% LAR : 15% LLR : 15% SO	45%	£-84,441,590	£-94,067,222	£-94,806,936	£-94,896,331	£-97,294,230
70% LAR : 15% LLR : 15% SO	50%	£-92,716,638	£-101,675,689	£-102,415,304	£-102,504,700	£-104,988,302

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-7,871,666	£-21,746,978	£-22,431,358	£-22,512,380	£-24,684,617
70% LAR : 15% LLR : 15% SO	5%	£-14,408,329	£-27,905,731	£-28,589,485	£-28,682,816	£-30,910,176
70% LAR : 15% LLR : 15% SO	10%	£-21,102,482	£-34,341,795	£-35,059,643	£-35,145,349	£-37,421,538
70% LAR : 15% LLR : 15% SO	15%	£-27,998,593	£-40,962,835	£-41,678,579	£-41,764,285	£-44,070,747
70% LAR : 15% LLR : 15% SO	20%	£-35,243,979	£-47,764,900	£-48,488,934	£-48,575,853	£-50,888,646
70% LAR : 15% LLR : 15% SO	25%	£-42,714,683	£-54,746,197	£-55,478,910	£-55,567,059	£-57,908,377
70% LAR : 15% LLR : 15% SO	30%	£-50,392,490	£-61,938,331	£-62,680,126	£-62,769,523	£-65,145,930
70% LAR : 15% LLR : 15% SO	35%	£-58,309,542	£-69,269,389	£-70,010,175	£-70,099,571	£-72,478,872
70% LAR : 15% LLR : 15% SO	40%	£-66,400,326	£-76,692,889	£-77,433,002	£-77,522,398	£-79,905,530
70% LAR : 15% LLR : 15% SO	45%	£-74,583,247	£-84,208,888	£-84,948,602	£-85,037,998	£-87,435,897
70% LAR : 15% LLR : 15% SO	50%	£-82,858,305	£-91,817,365	£-92,556,971	£-92,646,367	£-95,039,869

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£-409,166	£-14,284,478	£-14,968,858	£-15,049,880	£-17,222,117
70% LAR : 15% LLR : 15% SO	5%	£-6,945,829	£-20,443,231	£-21,136,985	£-21,220,316	£-23,447,676
70% LAR : 15% LLR : 15% SO	10%	£-13,639,982	£-26,879,295	£-27,597,143	£-27,682,449	£-29,959,038
70% LAR : 15% LLR : 15% SO	15%	£-20,536,093	£-33,500,335	£-34,216,079	£-34,301,785	£-36,608,247
70% LAR : 15% LLR : 15% SO	20%	£-27,781,479	£-40,302,400	£-41,026,434	£-41,113,353	£-43,426,146
70% LAR : 15% LLR : 15% SO	25%	£-35,252,183	£-47,283,697	£-48,016,410	£-48,104,559	£-50,445,877
70% LAR : 15% LLR : 15% SO	30%	£-42,929,990	£-54,475,831	£-55,217,626	£-55,307,023	£-57,683,430
70% LAR : 15% LLR : 15% SO	35%	£-50,847,042	£-61,808,889	£-62,547,675	£-62,637,071	£-65,016,372
70% LAR : 15% LLR : 15% SO	40%	£-58,937,826	£-69,230,389	£-69,970,502	£-70,059,898	£-72,443,030
70% LAR : 15% LLR : 15% SO	45%	£-67,120,747	£-76,746,388	£-77,486,102	£-77,575,498	£-79,963,397
70% LAR : 15% LLR : 15% SO	50%	£-75,395,805	£-84,354,865	£-85,094,471	£-85,183,867	£-87,577,469

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£500 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	LAR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	£851,407	-£13,539,978	-£14,273,152	-£14,360,071	-£16,672,857
70% LAR : 15% LLR : 15% SO	5%	-£5,175,206	-£19,091,590	-£19,822,029	-£19,908,949	-£22,220,152
70% LAR : 15% LLR : 15% SO	10%	-£11,342,791	-£24,786,273	-£25,524,581	-£25,612,730	-£27,953,796
70% LAR : 15% LLR : 15% SO	15%	-£17,695,507	-£30,640,091	-£31,386,651	-£31,476,047	-£33,849,390
70% LAR : 15% LLR : 15% SO	20%	-£24,216,197	-£36,668,178	-£37,412,849	-£37,502,245	-£39,875,673
70% LAR : 15% LLR : 15% SO	25%	-£30,933,928	-£42,789,757	-£43,531,839	-£43,621,236	-£45,995,985
70% LAR : 15% LLR : 15% SO	30%	-£37,785,590	-£49,001,823	-£49,743,618	-£49,833,015	-£52,209,422
70% LAR : 15% LLR : 15% SO	35%	-£44,729,371	-£55,307,374	-£56,048,181	-£56,137,576	-£58,516,678
70% LAR : 15% LLR : 15% SO	40%	-£51,765,297	-£61,705,408	-£62,445,521	-£62,534,917	-£64,918,049
70% LAR : 15% LLR : 15% SO	45%	-£58,893,360	-£68,195,921	-£68,935,634	-£69,025,031	-£71,412,930
70% LAR : 15% LLR : 15% SO	50%	-£66,113,560	-£74,778,912	-£75,518,516	-£75,607,913	-£78,001,514

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£68,169,426	-£82,560,812	-£83,293,385	-£83,380,904	-£85,693,690
70% LAR : 15% LLR : 15% SO	5%	-£74,196,039	-£88,112,423	-£88,842,862	-£88,929,762	-£91,240,986
70% LAR : 15% LLR : 15% SO	10%	-£80,363,625	-£93,807,106	-£94,545,415	-£94,633,563	-£96,974,629
70% LAR : 15% LLR : 15% SO	15%	-£86,716,340	-£99,660,924	-£100,407,485	-£100,496,881	-£102,870,224
70% LAR : 15% LLR : 15% SO	20%	-£93,237,030	-£105,689,012	-£106,433,682	-£106,523,079	-£108,896,506
70% LAR : 15% LLR : 15% SO	25%	-£99,954,761	-£111,809,591	-£112,552,673	-£112,642,069	-£115,016,519
70% LAR : 15% LLR : 15% SO	30%	-£106,806,414	-£118,022,657	-£118,764,451	-£118,853,848	-£121,230,255
70% LAR : 15% LLR : 15% SO	35%	-£113,750,204	-£124,328,207	-£125,069,014	-£125,159,410	-£127,537,711
70% LAR : 15% LLR : 15% SO	40%	-£120,786,130	-£130,726,241	-£131,466,354	-£131,556,751	-£133,938,882
70% LAR : 15% LLR : 15% SO	45%	-£127,914,194	-£137,216,754	-£137,955,467	-£138,045,864	-£140,433,763
70% LAR : 15% LLR : 15% SO	50%	-£135,134,393	-£143,799,745	-£144,539,350	-£144,628,746	-£147,022,348

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£39,015,259	-£53,406,645	-£54,139,819	-£54,226,737	-£56,539,523
70% LAR : 15% LLR : 15% SO	5%	-£45,041,872	-£58,958,256	-£59,688,696	-£59,775,615	-£62,086,819
70% LAR : 15% LLR : 15% SO	10%	-£51,209,458	-£64,652,940	-£65,391,248	-£65,479,396	-£67,820,462
70% LAR : 15% LLR : 15% SO	15%	-£57,562,173	-£70,506,758	-£71,253,318	-£71,342,714	-£73,716,057
70% LAR : 15% LLR : 15% SO	20%	-£64,082,863	-£76,534,845	-£77,279,515	-£77,368,912	-£79,742,339
70% LAR : 15% LLR : 15% SO	25%	-£70,800,594	-£82,655,424	-£83,398,506	-£83,487,903	-£85,862,352
70% LAR : 15% LLR : 15% SO	30%	-£77,652,247	-£88,868,490	-£89,610,285	-£89,699,682	-£92,076,089
70% LAR : 15% LLR : 15% SO	35%	-£84,596,037	-£95,174,041	-£95,914,847	-£96,004,243	-£98,383,544
70% LAR : 15% LLR : 15% SO	40%	-£91,631,964	-£101,572,075	-£102,312,187	-£102,401,584	-£104,784,715
70% LAR : 15% LLR : 15% SO	45%	-£98,760,027	-£108,062,588	-£108,802,301	-£108,891,697	-£111,279,596
70% LAR : 15% LLR : 15% SO	50%	-£105,980,227	-£114,646,578	-£115,385,183	-£115,474,580	-£117,968,181

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£29,156,926	-£43,548,312	-£44,281,485	-£44,368,404	-£46,681,190
70% LAR : 15% LLR : 15% SO	5%	-£35,183,539	-£49,099,923	-£49,830,362	-£49,917,282	-£52,228,486
70% LAR : 15% LLR : 15% SO	10%	-£41,351,125	-£54,794,606	-£55,532,915	-£55,621,063	-£57,962,129
70% LAR : 15% LLR : 15% SO	15%	-£47,703,840	-£60,648,424	-£61,394,985	-£61,484,381	-£63,857,724
70% LAR : 15% LLR : 15% SO	20%	-£54,224,530	-£66,676,512	-£67,421,182	-£67,510,579	-£69,884,006
70% LAR : 15% LLR : 15% SO	25%	-£60,942,261	-£72,797,091	-£73,540,173	-£73,629,569	-£76,004,019
70% LAR : 15% LLR : 15% SO	30%	-£67,793,914	-£79,010,157	-£79,751,951	-£79,841,348	-£82,217,755
70% LAR : 15% LLR : 15% SO	35%	-£74,737,704	-£85,315,707	-£86,056,514	-£86,145,910	-£88,525,211
70% LAR : 15% LLR : 15% SO	40%	-£81,773,630	-£91,713,741	-£92,453,854	-£92,543,251	-£94,926,382
70% LAR : 15% LLR : 15% SO	45%	-£88,901,694	-£98,204,254	-£98,943,967	-£99,033,364	-£101,421,263
70% LAR : 15% LLR : 15% SO	50%	-£96,121,893	-£104,787,245	-£105,526,850	-£105,616,246	-£108,009,848

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£21,694,426	-£36,085,812	-£36,818,385	-£36,905,904	-£39,218,690
70% LAR : 15% LLR : 15% SO	5%	-£27,721,039	-£41,637,423	-£42,367,862	-£42,454,782	-£44,765,986
70% LAR : 15% LLR : 15% SO	10%	-£33,888,625	-£47,332,106	-£48,070,415	-£48,158,563	-£50,499,629
70% LAR : 15% LLR : 15% SO	15%	-£40,241,340	-£53,185,924	-£53,932,485	-£54,021,881	-£56,395,224
70% LAR : 15% LLR : 15% SO	20%	-£46,762,030	-£59,214,012	-£59,958,682	-£60,048,079	-£62,421,506
70% LAR : 15% LLR : 15% SO	25%	-£53,479,761	-£65,334,591	-£66,077,673	-£66,167,069	-£68,541,519
70% LAR : 15% LLR : 15% SO	30%	-£60,331,414	-£71,547,657	-£72,289,451	-£72,378,848	-£74,755,255
70% LAR : 15% LLR : 15% SO	35%	-£67,275,204	-£77,853,207	-£78,594,014	-£78,683,410	-£81,062,711
70% LAR : 15% LLR : 15% SO	40%	-£74,311,130	-£84,251,241	-£84,991,354	-£85,080,751	-£87,463,682
70% LAR : 15% LLR : 15% SO	45%	-£81,439,194	-£90,741,754	-£91,481,467	-£91,570,864	-£93,958,763
70% LAR : 15% LLR : 15% SO	50%	-£88,659,393	-£97,324,745	-£98,064,350	-£98,153,746	-£100,547,348

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

T10 - 1,000 Flats and Retail

Value Area	£475 per sq ft
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No Units	1000
Site Area	4.17 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	LAR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£10,462,659	-£25,117,991	-£25,861,541	-£25,949,689	-£28,295,203
70% LAR : 15% LLR : 15% SO	5%	-£16,120,286	-£30,262,322	-£31,008,094	-£31,097,490	-£33,473,472
70% LAR : 15% LLR : 15% SO	10%	-£21,917,332	-£35,589,291	-£36,338,046	-£36,427,443	-£38,801,636
70% LAR : 15% LLR : 15% SO	15%	-£27,881,183	-£41,014,241	-£41,760,802	-£41,850,198	-£44,223,541
70% LAR : 15% LLR : 15% SO	20%	-£34,037,918	-£46,531,685	-£47,276,355	-£47,365,752	-£49,739,179
70% LAR : 15% LLR : 15% SO	25%	-£40,286,790	-£52,141,620	-£52,884,702	-£52,974,098	-£55,348,548
70% LAR : 15% LLR : 15% SO	30%	-£46,627,799	-£57,844,041	-£58,588,837	-£58,678,233	-£61,051,640
70% LAR : 15% LLR : 15% SO	35%	-£53,060,945	-£63,638,949	-£64,379,756	-£64,469,151	-£66,848,453
70% LAR : 15% LLR : 15% SO	40%	-£59,586,228	-£69,526,339	-£70,266,451	-£70,355,848	-£72,738,980
70% LAR : 15% LLR : 15% SO	45%	-£66,203,647	-£75,506,208	-£76,245,922	-£76,335,317	-£78,723,216
70% LAR : 15% LLR : 15% SO	50%	-£72,913,204	-£81,578,555	-£82,318,160	-£82,407,557	-£84,801,158

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£79,483,493	-£94,138,824	-£94,882,374	-£94,870,522	-£97,316,036
70% LAR : 15% LLR : 15% SO	5%	-£85,141,119	-£99,283,155	-£100,028,927	-£100,118,323	-£102,494,306
70% LAR : 15% LLR : 15% SO	10%	-£90,938,165	-£104,610,124	-£105,358,879	-£105,448,276	-£107,822,469
70% LAR : 15% LLR : 15% SO	15%	-£96,902,016	-£110,035,075	-£110,781,635	-£110,871,031	-£113,244,374
70% LAR : 15% LLR : 15% SO	20%	-£103,058,751	-£115,552,518	-£116,297,188	-£116,386,585	-£118,760,012
70% LAR : 15% LLR : 15% SO	25%	-£109,307,623	-£121,162,453	-£121,905,536	-£121,994,932	-£124,369,381
70% LAR : 15% LLR : 15% SO	30%	-£115,648,633	-£126,864,875	-£127,606,670	-£127,696,066	-£130,072,473
70% LAR : 15% LLR : 15% SO	35%	-£122,081,779	-£132,659,782	-£133,400,589	-£133,489,985	-£135,869,286
70% LAR : 15% LLR : 15% SO	40%	-£128,607,061	-£138,547,172	-£139,287,285	-£139,376,682	-£141,759,813
70% LAR : 15% LLR : 15% SO	45%	-£135,224,480	-£144,527,041	-£145,285,755	-£145,355,151	-£147,744,050
70% LAR : 15% LLR : 15% SO	50%	-£141,934,037	-£150,599,388	-£151,338,993	-£151,428,390	-£153,821,991

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£50,329,326	-£64,984,698	-£65,728,207	-£65,816,356	-£68,161,670
70% LAR : 15% LLR : 15% SO	5%	-£55,986,952	-£70,128,988	-£70,874,761	-£70,964,157	-£73,340,139
70% LAR : 15% LLR : 15% SO	10%	-£61,783,998	-£75,455,957	-£76,204,712	-£76,294,109	-£78,668,303
70% LAR : 15% LLR : 15% SO	15%	-£67,747,849	-£80,880,908	-£81,627,469	-£81,716,864	-£84,090,207
70% LAR : 15% LLR : 15% SO	20%	-£73,904,585	-£86,398,351	-£87,143,022	-£87,232,418	-£89,605,846
70% LAR : 15% LLR : 15% SO	25%	-£80,153,456	-£92,008,286	-£92,751,369	-£92,840,765	-£95,215,214
70% LAR : 15% LLR : 15% SO	30%	-£86,494,466	-£97,710,708	-£98,452,504	-£98,541,900	-£100,918,307
70% LAR : 15% LLR : 15% SO	35%	-£92,927,612	-£103,505,616	-£104,246,422	-£104,335,818	-£106,715,119
70% LAR : 15% LLR : 15% SO	40%	-£99,452,894	-£109,393,005	-£110,133,118	-£110,222,515	-£112,605,646
70% LAR : 15% LLR : 15% SO	45%	-£106,070,314	-£115,372,874	-£116,112,588	-£116,201,984	-£118,589,883
70% LAR : 15% LLR : 15% SO	50%	-£112,779,870	-£121,445,222	-£122,184,826	-£122,274,223	-£124,667,825

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£40,470,993	-£55,126,324	-£55,868,874	-£55,958,022	-£58,303,536
70% LAR : 15% LLR : 15% SO	5%	-£46,128,619	-£60,270,655	-£61,016,427	-£61,105,823	-£63,481,806
70% LAR : 15% LLR : 15% SO	10%	-£51,925,665	-£65,597,624	-£66,346,379	-£66,435,776	-£68,809,969
70% LAR : 15% LLR : 15% SO	15%	-£57,889,516	-£71,022,575	-£71,769,135	-£71,858,531	-£74,231,874
70% LAR : 15% LLR : 15% SO	20%	-£64,046,251	-£76,540,018	-£77,284,688	-£77,374,085	-£79,747,512
70% LAR : 15% LLR : 15% SO	25%	-£70,295,123	-£82,149,953	-£82,893,036	-£82,982,432	-£85,356,881
70% LAR : 15% LLR : 15% SO	30%	-£76,636,133	-£87,852,375	-£88,594,170	-£88,683,566	-£91,059,973
70% LAR : 15% LLR : 15% SO	35%	-£83,069,279	-£93,647,282	-£94,388,089	-£94,477,485	-£96,856,786
70% LAR : 15% LLR : 15% SO	40%	-£89,594,561	-£99,534,672	-£100,274,785	-£100,364,182	-£102,747,313
70% LAR : 15% LLR : 15% SO	45%	-£96,211,980	-£105,514,541	-£106,254,255	-£106,343,651	-£108,731,550
70% LAR : 15% LLR : 15% SO	50%	-£102,921,537	-£111,586,888	-£112,326,493	-£112,415,890	-£114,809,491

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% LAR : 15% LLR : 15% SO	0%	-£33,008,493	-£47,663,824	-£48,407,374	-£48,495,522	-£50,841,036
70% LAR : 15% LLR : 15% SO	5%	-£38,666,119	-£52,808,155	-£53,553,927	-£53,643,323	-£56,019,306
70% LAR : 15% LLR : 15% SO	10%	-£44,463,165	-£58,135,124	-£58,883,879	-£58,973,276	-£61,347,469
70% LAR : 15% LLR : 15% SO	15%	-£50,427,016	-£63,560,075	-£64,306,635	-£64,396,031	-£66,769,374
70% LAR : 15% LLR : 15% SO	20%	-£56,583,751	-£69,077,518	-£69,822,188	-£69,911,585	-£72,285,012
70% LAR : 15% LLR : 15% SO	25%	-£62,832,623	-£74,687,453	-£75,430,536	-£75,519,932	-£77,894,381
70% LAR : 15% LLR : 15% SO	30%	-£69,173,633	-£80,389,875	-£81,131,670	-£81,221,066	-£83,597,473
70% LAR : 15% LLR : 15% SO	35%	-£75,606,779	-£86,184,782	-£86,925,589	-£87,014,985	-£89,394,286
70% LAR : 15% LLR : 15% SO	40%	-£82,132,061	-£92,072,172	-£92,812,285	-£92,901,682	-£95,284,813
70% LAR : 15% LLR : 15% SO	45%	-£88,749,480	-£98,052,041	-£98,791,755	-£98,881,151	-£101,269,050
70% LAR : 15% LLR : 15% SO	50%	-£95,459,037	-£104,124,388	-£104,863,993	-£104,953,390	-£107,346,991

Appendix 7 - BTR appraisal results with SR and LLR

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

BTR / PRS - 200 Units

Value Area	Higher Rental Value CIL Zone A
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR & LLR	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£28,005,002	£24,728,810	£24,567,357	£24,549,130	£24,196,047
70% SR : 15% LAR : 15% SO	5%	£25,765,569	£22,641,576	£22,480,121	£22,461,894	£22,108,813
70% SR : 15% LAR : 15% SO	10%	£23,526,137	£20,554,340	£20,392,887	£20,374,660	£20,021,578
70% SR : 15% LAR : 15% SO	15%	£21,286,705	£18,467,106	£18,305,652	£18,287,425	£17,934,343
70% SR : 15% LAR : 15% SO	20%	£19,047,272	£16,379,871	£16,218,417	£16,200,190	£15,847,108
70% SR : 15% LAR : 15% SO	25%	£16,807,840	£14,292,636	£14,131,182	£14,112,955	£13,759,873
70% SR : 15% LAR : 15% SO	30%	£14,568,407	£12,205,401	£12,043,947	£12,025,720	£11,672,638
70% SR : 15% LAR : 15% SO	35%	£12,328,975	£10,118,166	£9,956,712	£9,938,485	£9,585,403
70% SR : 15% LAR : 15% SO	40%	£10,089,542	£8,030,931	£7,869,477	£7,851,250	£7,498,168
70% SR : 15% LAR : 15% SO	45%	£7,850,110	£5,943,696	£5,782,242	£5,764,016	£5,410,933
70% SR : 15% LAR : 15% SO	50%	£5,610,678	£3,856,461	£3,695,007	£3,676,780	£3,323,698

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£19,824,755	£16,548,564	£16,387,110	£16,368,883	£16,015,801
70% SR : 15% LAR : 15% SO	5%	£17,585,323	£14,461,329	£14,299,874	£14,281,648	£13,928,566
70% SR : 15% LAR : 15% SO	10%	£15,345,890	£12,374,094	£12,212,640	£12,194,413	£11,841,331
70% SR : 15% LAR : 15% SO	15%	£13,106,458	£10,286,859	£10,125,405	£10,107,178	£9,754,096
70% SR : 15% LAR : 15% SO	20%	£10,867,025	£8,199,624	£8,038,170	£8,019,943	£7,666,861
70% SR : 15% LAR : 15% SO	25%	£8,627,593	£6,112,389	£5,950,935	£5,932,708	£5,579,626
70% SR : 15% LAR : 15% SO	30%	£6,388,160	£4,025,154	£3,863,700	£3,845,473	£3,492,391
70% SR : 15% LAR : 15% SO	35%	£4,148,728	£1,937,919	£1,776,465	£1,758,238	£1,405,156
70% SR : 15% LAR : 15% SO	40%	£1,909,296	£-149,316	£-310,770	£-328,997	£-682,079
70% SR : 15% LAR : 15% SO	45%	£-330,137	£-2,236,551	£-2,396,005	£-2,416,231	£-2,769,314
70% SR : 15% LAR : 15% SO	50%	£-2,668,569	£-4,323,796	£-4,485,240	£-4,503,467	£-4,856,549

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£23,280,064	£20,003,872	£19,842,418	£19,824,192	£19,471,109
70% SR : 15% LAR : 15% SO	5%	£21,040,631	£17,916,638	£17,755,183	£17,736,956	£17,383,875
70% SR : 15% LAR : 15% SO	10%	£18,801,199	£15,829,402	£15,667,948	£15,649,722	£15,296,639
70% SR : 15% LAR : 15% SO	15%	£16,561,766	£13,742,168	£13,580,714	£13,562,486	£13,209,405
70% SR : 15% LAR : 15% SO	20%	£14,322,334	£11,654,932	£11,493,478	£11,475,252	£11,122,169
70% SR : 15% LAR : 15% SO	25%	£12,082,901	£9,567,698	£9,406,244	£9,388,016	£9,034,935
70% SR : 15% LAR : 15% SO	30%	£9,843,469	£7,480,462	£7,319,008	£7,300,782	£6,947,699
70% SR : 15% LAR : 15% SO	35%	£7,604,037	£5,393,228	£5,231,774	£5,213,546	£4,860,465
70% SR : 15% LAR : 15% SO	40%	£5,364,604	£3,305,992	£3,144,538	£3,126,312	£2,773,229
70% SR : 15% LAR : 15% SO	45%	£3,125,172	£1,218,758	£1,057,304	£1,039,077	£685,995
70% SR : 15% LAR : 15% SO	50%	£885,739	£-868,476	£-1,029,931	£-1,048,154	£-1,401,240

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£24,448,459	£21,172,267	£21,010,813	£20,992,587	£20,639,504
70% SR : 15% LAR : 15% SO	5%	£22,209,026	£19,085,033	£18,923,578	£18,905,351	£18,552,270
70% SR : 15% LAR : 15% SO	10%	£19,969,594	£16,997,797	£16,836,343	£16,818,117	£16,465,034
70% SR : 15% LAR : 15% SO	15%	£17,730,161	£14,910,563	£14,749,109	£14,730,881	£14,377,800
70% SR : 15% LAR : 15% SO	20%	£15,490,729	£12,823,327	£12,661,873	£12,643,647	£12,290,564
70% SR : 15% LAR : 15% SO	25%	£13,251,297	£10,736,093	£10,574,639	£10,556,411	£10,203,330
70% SR : 15% LAR : 15% SO	30%	£11,011,864	£8,648,857	£8,487,403	£8,469,177	£8,116,094
70% SR : 15% LAR : 15% SO	35%	£8,772,432	£6,561,623	£6,400,169	£6,381,941	£6,028,860
70% SR : 15% LAR : 15% SO	40%	£6,532,999	£4,474,387	£4,312,934	£4,294,707	£3,941,625
70% SR : 15% LAR : 15% SO	45%	£4,293,567	£2,387,153	£2,225,699	£2,207,473	£1,854,390
70% SR : 15% LAR : 15% SO	50%	£2,054,134	£299,918	£138,464	£120,237	£-292,645

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£25,332,903	£22,056,712	£21,895,258	£21,877,031	£21,523,949
70% SR : 15% LAR : 15% SO	5%	£23,093,471	£19,969,477	£19,808,022	£19,789,796	£19,436,714
70% SR : 15% LAR : 15% SO	10%	£20,854,038	£17,882,242	£17,720,788	£17,702,561	£17,349,479
70% SR : 15% LAR : 15% SO	15%	£18,614,606	£15,795,007	£15,633,553	£15,615,326	£15,262,244
70% SR : 15% LAR : 15% SO	20%	£16,375,173	£13,707,772	£13,546,318	£13,528,091	£13,175,009
70% SR : 15% LAR : 15% SO	25%	£14,135,741	£11,620,537	£11,459,083	£11,440,856	£11,087,774
70% SR : 15% LAR : 15% SO	30%	£11,896,309	£9,533,302	£9,371,848	£9,353,621	£9,000,539
70% SR : 15% LAR : 15% SO	35%	£9,656,876	£7,446,067	£7,284,613	£7,266,386	£6,913,304
70% SR : 15% LAR : 15% SO	40%	£7,417,444	£5,358,832	£5,197,378	£5,179,151	£4,826,069
70% SR : 15% LAR : 15% SO	45%	£5,178,011	£3,271,597	£3,110,144	£3,091,917	£2,738,634
70% SR : 15% LAR : 15% SO	50%	£2,938,579	£1,184,362	£1,022,908	£1,004,681	£651,599

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

BTR / PRS - 200 Units

Value Area	Lower Rental Value CIL Zone A
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No Units	200
Site Area	0.49 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR & LLR

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£13,738,475	£10,673,120	£10,511,665	£10,493,438	£10,140,357
70% SR : 15% LAR : 15% SO	5%	£12,197,970	£9,274,483	£9,113,029	£9,094,803	£8,741,720
70% SR : 15% LAR : 15% SO	10%	£10,657,466	£7,875,847	£7,714,393	£7,696,166	£7,343,084
70% SR : 15% LAR : 15% SO	15%	£9,116,962	£6,477,212	£6,315,758	£6,297,531	£5,944,449
70% SR : 15% LAR : 15% SO	20%	£7,576,457	£5,078,575	£4,917,121	£4,898,895	£4,545,812
70% SR : 15% LAR : 15% SO	25%	£6,035,953	£3,679,940	£3,518,485	£3,500,258	£3,147,177
70% SR : 15% LAR : 15% SO	30%	£4,495,448	£2,281,303	£2,119,849	£2,101,623	£1,748,540
70% SR : 15% LAR : 15% SO	35%	£2,954,944	£882,667	£721,213	£702,987	£349,904
70% SR : 15% LAR : 15% SO	40%	£1,414,440	£-523,271	£-687,009	£-705,493	£-1,063,572
70% SR : 15% LAR : 15% SO	45%	£-127,849	£-1,941,698	£-2,105,436	£-2,123,922	£-2,482,000
70% SR : 15% LAR : 15% SO	50%	£-1,690,153	£-3,360,126	£-3,523,865	£-3,542,349	£-3,900,428

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£5,558,228	£2,492,873	£2,331,418	£2,313,191	£1,960,110
70% SR : 15% LAR : 15% SO	5%	£4,017,723	£1,094,236	£932,782	£914,556	£561,473
70% SR : 15% LAR : 15% SO	10%	£2,477,220	£-304,400	£-465,854	£-484,081	£-837,163
70% SR : 15% LAR : 15% SO	15%	£936,715	£-1,703,035	£-1,864,489	£-1,882,716	£-2,235,798
70% SR : 15% LAR : 15% SO	20%	£-603,790	£-3,101,672	£-3,263,126	£-3,281,352	£-3,634,435
70% SR : 15% LAR : 15% SO	25%	£-2,144,294	£-4,500,307	£-4,661,762	£-4,679,989	£-5,033,070
70% SR : 15% LAR : 15% SO	30%	£-3,684,798	£-5,898,944	£-6,060,397	£-6,078,624	£-6,431,706
70% SR : 15% LAR : 15% SO	35%	£-5,225,303	£-7,297,580	£-7,459,034	£-7,477,260	£-7,830,343
70% SR : 15% LAR : 15% SO	40%	£-6,765,807	£-8,703,517	£-8,867,256	£-8,885,740	£-9,243,819
70% SR : 15% LAR : 15% SO	45%	£-8,306,311	£-10,121,945	£-10,285,683	£-10,304,169	£-10,662,247
70% SR : 15% LAR : 15% SO	50%	£-9,846,815	£-11,540,373	£-11,704,112	£-11,722,596	£-12,080,674

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£9,013,537	£5,948,181	£5,786,726	£5,768,500	£5,415,418
70% SR : 15% LAR : 15% SO	5%	£7,473,032	£4,549,545	£4,388,091	£4,369,864	£4,016,782
70% SR : 15% LAR : 15% SO	10%	£5,932,528	£3,150,909	£2,989,455	£2,971,228	£2,618,146
70% SR : 15% LAR : 15% SO	15%	£4,392,023	£1,752,273	£1,590,819	£1,572,593	£1,219,510
70% SR : 15% LAR : 15% SO	20%	£2,851,519	£353,637	£192,183	£173,956	£-179,126
70% SR : 15% LAR : 15% SO	25%	£1,311,015	£-1,044,998	£-1,206,453	£-1,224,680	£-1,577,761
70% SR : 15% LAR : 15% SO	30%	£-229,490	£-2,443,635	£-2,605,089	£-2,623,315	£-2,976,398
70% SR : 15% LAR : 15% SO	35%	£-789,995	£-3,842,271	£-4,003,725	£-4,021,952	£-4,375,034
70% SR : 15% LAR : 15% SO	40%	£-1,310,498	£-5,248,209	£-5,411,947	£-5,430,431	£-5,789,510
70% SR : 15% LAR : 15% SO	45%	£-1,831,001	£-6,656,636	£-6,830,375	£-6,848,860	£-7,206,938
70% SR : 15% LAR : 15% SO	50%	£-2,351,504	£-8,065,065	£-8,248,803	£-8,267,287	£-8,626,366

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£10,181,932	£7,116,576	£6,955,122	£6,936,895	£6,583,813
70% SR : 15% LAR : 15% SO	5%	£8,641,427	£5,717,940	£5,556,486	£5,538,260	£5,185,177
70% SR : 15% LAR : 15% SO	10%	£7,100,923	£4,319,304	£4,157,850	£4,139,623	£3,786,541
70% SR : 15% LAR : 15% SO	15%	£5,560,418	£2,920,668	£2,759,214	£2,740,988	£2,387,905
70% SR : 15% LAR : 15% SO	20%	£4,019,914	£1,522,032	£1,360,578	£1,342,351	£989,269
70% SR : 15% LAR : 15% SO	25%	£2,479,410	£123,397	£-38,058	£-58,285	£-409,366
70% SR : 15% LAR : 15% SO	30%	£938,905	£-1,275,240	£-1,436,694	£-1,454,920	£-1,808,003
70% SR : 15% LAR : 15% SO	35%	£-601,599	£-2,673,876	£-2,835,330	£-2,853,557	£-3,206,639
70% SR : 15% LAR : 15% SO	40%	£-1,122,103	£-4,079,814	£-4,243,552	£-4,262,036	£-4,620,115
70% SR : 15% LAR : 15% SO	45%	£-1,642,607	£-5,487,251	£-5,651,990	£-5,670,474	£-6,030,543
70% SR : 15% LAR : 15% SO	50%	£-2,163,111	£-6,894,689	£-7,060,428	£-7,078,912	£-7,450,971

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£11,066,376	£8,001,021	£7,839,566	£7,821,339	£7,468,258
70% SR : 15% LAR : 15% SO	5%	£9,525,871	£6,602,384	£6,440,931	£6,422,704	£6,069,622
70% SR : 15% LAR : 15% SO	10%	£7,985,366	£5,203,748	£5,042,294	£5,024,068	£4,670,985
70% SR : 15% LAR : 15% SO	15%	£6,444,863	£3,805,113	£3,643,659	£3,625,432	£3,272,350
70% SR : 15% LAR : 15% SO	20%	£4,904,358	£2,406,476	£2,245,022	£2,226,796	£1,873,713
70% SR : 15% LAR : 15% SO	25%	£3,363,854	£1,007,841	£846,386	£828,160	£475,078
70% SR : 15% LAR : 15% SO	30%	£1,823,350	£-390,795	£-552,249	£-570,476	£-923,558
70% SR : 15% LAR : 15% SO	35%	£282,845	£-1,789,432	£-1,950,886	£-1,968,112	£-2,322,195
70% SR : 15% LAR : 15% SO	40%	£-257,659	£-3,195,369	£-3,359,108	£-3,377,592	£-3,735,670
70% SR : 15% LAR : 15% SO	45%	£-799,948	£-4,611,797	£-4,777,535	£-4,796,020	£-5,154,099
70% SR : 15% LAR : 15% SO	50%	£-1,322,237	£-6,028,225	£-6,195,964	£-6,214,448	£-6,572,526

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

BIR / PRS - 200 Units	
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Value Area	Lower Rental Value CIL Zone B
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No Units	200
Site Area	0.49 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR & LLR	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£13,738,475	£10,778,097	£10,616,643	£10,598,417	£10,245,334
70% SR : 15% LAR : 15% SO	5%	£12,171,814	£9,348,442	£9,186,988	£9,168,762	£8,815,679
70% SR : 15% LAR : 15% SO	10%	£10,605,153	£7,918,787	£7,757,333	£7,739,106	£7,386,025
70% SR : 15% LAR : 15% SO	15%	£9,038,491	£6,489,132	£6,327,678	£6,309,451	£5,956,369
70% SR : 15% LAR : 15% SO	20%	£7,471,830	£5,059,477	£4,898,023	£4,879,796	£4,526,714
70% SR : 15% LAR : 15% SO	25%	£5,905,169	£3,629,821	£3,468,367	£3,450,141	£3,097,058
70% SR : 15% LAR : 15% SO	30%	£4,338,508	£2,200,167	£2,038,713	£2,020,486	£1,667,404
70% SR : 15% LAR : 15% SO	35%	£2,771,846	£770,511	£609,057	£590,830	£237,749
70% SR : 15% LAR : 15% SO	40%	£1,205,185	£-668,471	£-832,210	£-850,695	£-1,208,773
70% SR : 15% LAR : 15% SO	45%	£-366,592	£-2,118,358	£-2,282,096	£-2,300,580	£-2,658,660
70% SR : 15% LAR : 15% SO	50%	£-1,955,423	£-3,568,244	£-3,731,982	£-3,750,467	£-4,108,546

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£5,558,228	£2,597,850	£2,436,396	£2,418,170	£2,065,087
70% SR : 15% LAR : 15% SO	5%	£3,991,567	£1,168,195	£1,006,741	£988,515	£635,432
70% SR : 15% LAR : 15% SO	10%	£2,424,906	£-281,460	£-422,914	£-441,141	£-794,222
70% SR : 15% LAR : 15% SO	15%	£858,244	£-1,691,115	£-1,852,569	£-1,870,796	£-2,223,878
70% SR : 15% LAR : 15% SO	20%	£-708,417	£-3,120,770	£-3,282,224	£-3,300,451	£-3,653,533
70% SR : 15% LAR : 15% SO	25%	£-2,275,078	£-4,550,426	£-4,711,880	£-4,730,106	£-5,083,189
70% SR : 15% LAR : 15% SO	30%	£-3,841,739	£-5,980,080	£-6,141,534	£-6,159,761	£-6,512,843
70% SR : 15% LAR : 15% SO	35%	£-5,408,401	£-7,409,736	£-7,571,190	£-7,589,417	£-7,942,498
70% SR : 15% LAR : 15% SO	40%	£-6,975,062	£-8,848,718	£-9,010,457	£-9,030,942	£-9,389,020
70% SR : 15% LAR : 15% SO	45%	£-8,541,723	£-10,298,605	£-10,462,343	£-10,480,827	£-10,838,907
70% SR : 15% LAR : 15% SO	50%	£-10,108,384	£-11,748,490	£-11,912,229	£-11,930,714	£-12,288,793

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£9,013,537	£6,053,159	£5,891,705	£5,873,478	£5,520,396
70% SR : 15% LAR : 15% SO	5%	£7,446,876	£4,623,504	£4,462,050	£4,443,824	£4,090,741
70% SR : 15% LAR : 15% SO	10%	£5,880,215	£3,193,848	£3,032,394	£3,014,168	£2,661,086
70% SR : 15% LAR : 15% SO	15%	£4,313,553	£1,764,194	£1,602,740	£1,584,513	£1,231,431
70% SR : 15% LAR : 15% SO	20%	£2,746,892	£334,539	£173,085	£154,857	£-198,224
70% SR : 15% LAR : 15% SO	25%	£1,180,231	£-1,095,117	£-1,256,571	£-1,274,797	£-1,627,880
70% SR : 15% LAR : 15% SO	30%	£-386,430	£-2,524,772	£-2,686,226	£-2,704,452	£-3,057,535
70% SR : 15% LAR : 15% SO	35%	£-1,953,092	£-3,954,427	£-4,115,881	£-4,134,106	£-4,487,189
70% SR : 15% LAR : 15% SO	40%	£-3,519,753	£-5,393,409	£-5,557,149	£-5,575,633	£-5,933,711
70% SR : 15% LAR : 15% SO	45%	£-5,091,530	£-6,843,296	£-7,007,034	£-7,025,519	£-7,383,598
70% SR : 15% LAR : 15% SO	50%	£-6,663,307	£-8,293,182	£-8,456,920	£-8,475,406	£-8,833,484

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£10,181,932	£7,221,554	£7,060,100	£7,041,873	£6,688,791
70% SR : 15% LAR : 15% SO	5%	£8,615,271	£5,791,899	£5,630,445	£5,612,219	£5,259,136
70% SR : 15% LAR : 15% SO	10%	£7,048,610	£4,362,243	£4,200,789	£4,182,563	£3,829,481
70% SR : 15% LAR : 15% SO	15%	£5,481,948	£2,932,588	£2,771,135	£2,752,908	£2,399,826
70% SR : 15% LAR : 15% SO	20%	£3,915,287	£1,502,934	£1,341,480	£1,323,252	£970,171
70% SR : 15% LAR : 15% SO	25%	£2,348,626	£73,278	£-88,176	£-106,402	£-459,485
70% SR : 15% LAR : 15% SO	30%	£781,965	£-1,356,377	£-1,517,831	£-1,536,057	£-1,889,140
70% SR : 15% LAR : 15% SO	35%	£-784,697	£-2,786,032	£-2,947,486	£-2,965,713	£-3,318,794
70% SR : 15% LAR : 15% SO	40%	£-2,351,358	£-4,225,014	£-4,386,754	£-4,407,238	£-4,765,316
70% SR : 15% LAR : 15% SO	45%	£-3,923,135	£-5,674,901	£-5,836,639	£-5,857,124	£-6,215,203
70% SR : 15% LAR : 15% SO	50%	£-5,494,912	£-7,124,787	£-7,286,525	£-7,307,010	£-7,665,089

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LAR : 15% SO	0%	£11,066,376	£8,105,998	£7,944,544	£7,926,318	£7,573,235
70% SR : 15% LAR : 15% SO	5%	£9,499,715	£6,676,344	£6,514,890	£6,496,663	£6,143,581
70% SR : 15% LAR : 15% SO	10%	£7,933,054	£5,246,688	£5,085,234	£5,067,007	£4,713,926
70% SR : 15% LAR : 15% SO	15%	£6,366,392	£3,817,033	£3,655,579	£3,637,353	£3,284,270
70% SR : 15% LAR : 15% SO	20%	£4,799,731	£2,387,378	£2,225,924	£2,207,697	£1,854,615
70% SR : 15% LAR : 15% SO	25%	£3,233,070	£97,723	£-796,269	£-778,042	£-424,960
70% SR : 15% LAR : 15% SO	30%	£1,666,409	£-1,471,932	£-2,633,386	£-2,651,613	£-3,004,685
70% SR : 15% LAR : 15% SO	35%	£99,747	£-2,901,588	£-3,063,042	£-3,081,268	£-3,434,350
70% SR : 15% LAR : 15% SO	40%	£-1,466,914	£-4,340,570	£-4,504,309	£-4,522,793	£-4,880,872
70% SR : 15% LAR : 15% SO	45%	£-3,038,690	£-5,789,457	£-5,954,195	£-5,972,679	£-6,330,759
70% SR : 15% LAR : 15% SO	50%	£-4,627,522	£-7,240,342	£-7,404,081	£-7,422,566	£-7,780,644

Appendix 8 - Commercial and mixed-use schemes incorporating affordable workspace appraisal results

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

Employment Sites Testing Affordable Workspace Delivery

Site Area	1.54 Ha	1.54 Ha	0.77 Ha
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Residual land values:

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£5,233,024	£7,563,810	£3,781,905
10%	10%	£4,497,622	£6,743,939	£3,371,969
10%	25%	£4,184,149	£6,408,755	£3,204,377
10%	35%	£3,975,166	£6,185,300	£3,092,650
10%	50%	£3,661,693	£5,850,116	£2,925,059
20%	10%	£3,762,707	£592,477	£2,962,385
20%	25%	£3,135,760	£5,254,403	£2,627,202
20%	35%	£2,717,795	£4,807,493	£2,403,746
20%	50%	£2,090,848	£4,137,126	£2,068,563

Residual Land values compared to benchmark land values
Secondary Offices - upper value

£16,565,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£20,243,946	£17,913,160	£8,956,580
10%	10%	£20,979,348	£16,733,031	£9,366,516
10%	25%	£21,292,821	£19,069,215	£9,534,108
10%	35%	£21,531,804	£19,291,670	£9,645,835
10%	50%	£21,815,277	£19,626,854	£9,813,426
20%	10%	£21,714,263	£24,884,493	£9,776,100
20%	25%	£22,341,210	£20,222,567	£10,111,283
20%	35%	£22,759,175	£20,669,477	£10,334,739
20%	50%	£23,386,122	£21,339,844	£10,669,922

Residual Land values compared to benchmark land values
Secondary Industrial - upper value

£9,568,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£9,482,560	£7,151,774	£3,575,887
10%	10%	£10,217,962	£7,971,645	£3,985,823
10%	25%	£10,531,435	£8,306,829	£4,153,415
10%	35%	£10,740,418	£8,530,284	£4,265,142
10%	50%	£11,053,891	£9,865,468	£4,432,733
20%	10%	£10,952,877	£14,123,107	£4,395,407
20%	25%	£11,579,824	£9,461,181	£4,730,590
20%	35%	£11,997,789	£9,908,091	£4,954,046
20%	50%	£12,624,736	£10,578,458	£5,289,229

Residual Land values compared to benchmark land values
Secondary Offices - lower value and Community

£7,202,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£5,843,652	£3,512,866	£1,756,433
10%	10%	£6,579,054	£4,332,737	£2,166,369
10%	25%	£6,892,527	£4,667,921	£2,333,961
10%	35%	£7,101,510	£4,891,376	£2,445,688
10%	50%	£7,414,983	£5,226,560	£2,613,279
20%	10%	£7,313,969	£10,484,199	£2,575,953
20%	25%	£7,940,916	£5,922,273	£2,911,136
20%	35%	£8,358,881	£6,269,183	£3,134,592
20%	50%	£8,985,828	£6,939,550	£3,469,775

Residual Land values compared to benchmark land values
Secondary Industrial - lower value

£5,411,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£3,089,094	£768,308	£379,154
10%	10%	£3,824,496	£1,578,179	£789,090
10%	25%	£4,137,969	£1,913,363	£956,682
10%	35%	£4,346,952	£2,136,818	£1,068,409
10%	50%	£4,660,425	£2,472,002	£1,236,000
20%	10%	£4,559,411	£7,729,641	£1,198,674
20%	25%	£5,186,358	£3,067,715	£1,533,857
20%	35%	£5,604,323	£3,514,625	£1,757,313
20%	50%	£6,231,270	£4,184,992	£2,092,496

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

Employment Sites Testing Affordable Workspace Delivery - Sensitivity Test 1

Site Area	0.77 Ha	1.18 Ha	0.59 Ha
Reduction in site area	-50%	-23%	-23%

Residual land values:

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£5,233,024	£7,563,810	£3,781,905
10%	10%	£4,497,622	£6,743,939	£3,371,969
10%	25%	£4,184,149	£6,408,755	£3,204,377
10%	35%	£3,975,166	£6,185,300	£3,092,650
10%	50%	£3,661,693	£5,850,116	£2,925,059
20%	10%	£3,762,707	£592,477	£2,962,385
20%	25%	£3,135,760	£5,254,403	£2,627,202
20%	35%	£2,717,795	£4,807,493	£2,403,746
20%	50%	£2,090,848	£4,137,126	£2,068,563

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	-£7,505,461	-£12,053,457	-£6,026,729
10%	10%	-£8,240,863	-£12,873,328	-£6,436,665
10%	25%	-£8,554,336	-£13,208,512	-£6,604,256
10%	35%	-£8,763,319	-£13,431,967	-£6,715,984
10%	50%	-£9,076,792	-£13,767,151	-£6,883,575
20%	10%	-£8,975,778	-£19,024,790	-£6,846,249
20%	25%	-£9,602,725	-£14,362,864	-£7,181,431
20%	35%	-£10,020,690	-£14,809,774	-£7,404,888
20%	50%	-£10,647,637	-£15,480,140	-£7,740,070

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	-£2,124,768	-£3,767,190	-£1,883,595
10%	10%	-£2,860,170	-£4,587,061	-£2,293,531
10%	25%	-£3,173,643	-£4,922,245	-£2,461,122
10%	35%	-£3,382,626	-£5,145,700	-£2,572,850
10%	50%	-£3,696,099	-£5,480,884	-£2,740,441
20%	10%	-£3,595,085	-£10,738,523	-£2,703,115
20%	25%	-£4,222,032	-£6,076,597	-£3,038,298
20%	35%	-£4,639,997	-£6,523,507	-£3,261,754
20%	50%	-£5,266,944	-£7,193,873	-£3,596,937

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	-£305,314	-£965,231	-£482,616
10%	10%	-£1,040,716	-£1,785,102	-£892,551
10%	25%	-£1,354,189	-£2,120,286	-£1,060,143
10%	35%	-£1,563,172	-£2,343,741	-£1,171,870
10%	50%	-£1,876,645	-£2,678,924	-£1,339,462
20%	10%	-£1,775,631	-£7,936,564	-£1,302,136
20%	25%	-£2,402,578	-£3,274,637	-£1,637,318
20%	35%	-£2,820,543	-£3,721,548	-£1,860,774
20%	50%	-£3,447,490	-£4,391,914	-£2,195,957

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£1,071,965	£1,155,779	£577,889
10%	10%	£336,563	£335,908	£167,953
10%	25%	£23,090	£724	£362
10%	35%	-£185,893	-£222,731	-£111,366
10%	50%	-£499,366	-£557,915	-£278,957
20%	10%	-£398,352	-£5,815,554	-£241,631
20%	25%	-£1,025,299	-£1,153,628	-£576,813
20%	35%	-£1,443,264	-£1,600,538	-£800,270
20%	50%	-£2,070,211	-£2,270,904	-£1,135,452

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

Employment Sites Testing Affordable Workspace Delivery - Sensitivity Test 2

Site Area	0.57 Ha	0.88 Ha	0.44 Ha
Reduction in site area	-63%	-43%	-43%

Residual land values:

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£5,233,024	£7,563,810	£3,781,905
10%	10%	£4,497,622	£6,743,939	£3,371,969
10%	25%	£4,184,149	£6,408,755	£3,204,377
10%	35%	£3,975,166	£6,185,300	£3,092,650
10%	50%	£3,661,693	£5,850,116	£2,925,059
20%	10%	£3,762,707	£592,477	£2,962,385
20%	25%	£3,135,760	£5,254,403	£2,627,202
20%	35%	£2,717,795	£4,807,493	£2,403,746
20%	50%	£2,090,848	£4,137,126	£2,068,563

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	-£4,193,455	-£6,958,063	-£3,479,032
10%	10%	-£4,928,857	-£7,777,934	-£3,888,968
10%	25%	-£5,242,330	-£8,113,118	-£4,056,559
10%	35%	-£5,451,313	-£8,336,573	-£4,168,287
10%	50%	-£5,764,786	-£8,671,757	-£4,335,878
20%	10%	-£5,663,772	-£13,929,396	-£4,298,552
20%	25%	-£6,290,719	-£9,267,470	-£4,633,734
20%	35%	-£6,708,684	-£9,714,380	-£4,857,191
20%	50%	-£7,335,631	-£10,384,746	-£5,192,373

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	-£211,742	-£824,073	-£412,037
10%	10%	-£947,144	-£1,643,944	-£821,973
10%	25%	-£1,260,617	-£1,979,128	-£989,564
10%	35%	-£1,469,600	-£2,202,583	-£1,101,292
10%	50%	-£1,783,073	-£2,537,767	-£1,268,883
20%	10%	-£1,682,059	-£7,795,406	-£1,231,557
20%	25%	-£2,309,006	-£3,133,480	-£1,566,739
20%	35%	-£2,726,971	-£3,580,390	-£1,790,196
20%	50%	-£3,353,919	-£4,250,756	-£2,125,378

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£1,134,654	£1,250,104	£625,052
10%	10%	£399,252	£430,233	£215,116
10%	25%	£85,779	£95,050	£47,525
10%	35%	-£123,204	-£128,406	-£64,203
10%	50%	-£436,677	-£463,589	-£231,794
20%	10%	-£335,663	-£5,721,228	-£194,468
20%	25%	-£962,610	-£1,059,302	-£529,651
20%	35%	-£1,380,575	-£1,506,212	-£753,107
20%	50%	-£2,007,523	-£2,176,579	-£1,088,289

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£2,153,840	£2,820,202	£1,410,101
10%	10%	£1,418,439	£2,000,331	£1,000,165
10%	25%	£1,104,965	£1,665,148	£832,574
10%	35%	£895,982	£1,441,692	£720,846
10%	50%	£582,509	£1,106,509	£553,255
20%	10%	£683,524	-£4,151,130	£590,581
20%	25%	£56,576	£510,796	£255,398
20%	35%	-£361,389	£63,886	£31,942
20%	50%	-£988,336	-£606,481	-£303,240

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

Employment Sites Testing Affordable Workspace Delivery - Sensitivity Test 3

Site Area	0.43 Ha	0.66 Ha	0.33 Ha
Reduction in site area	-72%	-57%	-57%

Residual land values:

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£5,233,024	£7,563,810	£3,781,905
10%	10%	£4,497,622	£6,743,939	£3,371,969
10%	25%	£4,184,149	£6,408,755	£3,204,377
10%	35%	£3,975,166	£6,185,300	£3,092,650
10%	50%	£3,661,693	£5,850,116	£2,925,059
20%	10%	£3,762,707	£592,477	£2,962,385
20%	25%	£3,135,760	£5,254,403	£2,627,202
20%	35%	£2,717,795	£4,807,493	£2,403,746
20%	50%	£2,090,848	£4,137,126	£2,068,563

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£1,900,528	£3,391,288	£1,695,644
10%	10%	£2,635,929	£4,211,159	£2,105,580
10%	25%	£2,949,403	£4,546,342	£2,273,171
10%	35%	£3,158,386	£4,769,797	£2,384,899
10%	50%	£3,471,859	£5,104,981	£2,552,490
20%	10%	£3,370,844	£10,362,620	£2,515,164
20%	25%	£3,997,792	£5,700,694	£2,850,347
20%	35%	£4,415,767	£6,147,604	£3,073,803
20%	50%	£5,042,704	£6,817,971	£3,408,985

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£1,112,660	£1,236,108	£618,054
10%	10%	£377,259	£416,237	£208,118
10%	25%	£63,786	£81,054	£40,527
10%	35%	£145,198	£142,401	£71,201
10%	50%	£458,671	£477,585	£238,792
20%	10%	£357,656	£5,735,224	£201,466
20%	25%	£984,603	£1,073,298	£536,649
20%	35%	£1,402,569	£1,520,208	£760,105
20%	50%	£2,029,516	£2,190,575	£1,095,287

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£2,131,554	£2,800,839	£1,400,419
10%	10%	£1,396,153	£1,980,968	£990,483
10%	25%	£1,082,680	£1,645,784	£822,892
10%	35%	£873,697	£1,422,329	£711,165
10%	50%	£560,224	£1,087,145	£543,573
20%	10%	£661,238	£4,170,494	£580,899
20%	25%	£34,291	£491,432	£245,717
20%	35%	£383,674	£44,522	£22,261
20%	50%	£1,010,622	£625,844	£312,922

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£2,902,831	£3,985,299	£1,992,649
10%	10%	£2,167,429	£3,165,428	£1,582,713
10%	25%	£1,853,956	£2,830,244	£1,415,122
10%	35%	£1,644,973	£2,606,789	£1,303,394
10%	50%	£1,331,500	£2,271,605	£1,135,803
20%	10%	£1,432,514	£2,986,034	£1,173,129
20%	25%	£805,567	£1,675,892	£837,947
20%	35%	£387,602	£1,228,982	£614,491
20%	50%	£239,345	£558,616	£279,308

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

Employment Sites Testing Affordable Workspace Delivery - Sensitivity Test 4

Site Area	0.25 Ha	0.38 Ha	0.19 Ha
Reduction in site area	-84%	-75%	-75%

Residual land values:

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£5,233,024	£7,563,810	£3,781,905
10%	10%	£4,497,622	£6,743,939	£3,371,969
10%	25%	£4,184,149	£6,408,755	£3,204,377
10%	35%	£3,975,166	£6,185,300	£3,092,650
10%	50%	£3,661,693	£5,850,116	£2,925,059
20%	10%	£3,762,707	£592,477	£2,962,385
20%	25%	£3,135,760	£5,254,403	£2,627,202
20%	35%	£2,717,795	£4,807,493	£2,403,746
20%	50%	£2,090,848	£4,137,126	£2,068,563

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£1,156,709	£1,194,567	£597,284
10%	10%	£421,307	£374,696	£187,348
10%	25%	£107,834	£39,512	£19,756
10%	35%	-£101,149	-£183,943	-£91,971
10%	50%	-£414,622	-£519,126	-£259,563
20%	10%	-£313,608	-£5,776,766	-£222,237
20%	25%	-£940,555	-£1,114,839	-£557,419
20%	35%	-£1,358,520	-£1,561,750	-£790,875
20%	50%	-£1,985,468	-£2,232,116	-£1,116,058

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£2,878,530	£3,884,914	£1,942,457
10%	10%	£2,143,129	£3,065,043	£1,532,521
10%	25%	£1,829,656	£2,729,859	£1,364,929
10%	35%	£1,620,673	£2,506,404	£1,253,202
10%	50%	£1,307,199	£2,171,220	£1,085,611
20%	10%	£1,408,214	-£3,086,419	£1,122,937
20%	25%	£781,267	£1,575,507	£787,754
20%	35%	£363,301	£1,128,597	£564,298
20%	50%	-£263,646	£458,230	£229,115

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£3,460,756	£4,794,641	£2,397,320
10%	10%	£2,725,354	£3,974,770	£1,987,384
10%	25%	£2,411,881	£3,639,586	£1,819,793
10%	35%	£2,202,898	£3,416,131	£1,708,065
10%	50%	£1,889,425	£3,080,947	£1,540,474
20%	10%	£1,990,439	-£2,176,692	£1,577,800
20%	25%	£1,363,492	£2,485,234	£1,242,618
20%	35%	£945,527	£2,038,324	£1,019,161
20%	50%	£318,579	£1,367,957	£683,979

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Affordable Workspace Floorarea %	Discount to Market Value	EMP1 - 10,000 sqm B1c/B2	EMP2 - 10,000 sqm B8	EMP3 - 5,000 sqm B1c
0%	N/A	£3,901,485	£5,483,280	£2,741,640
10%	10%	£3,166,083	£4,663,409	£2,331,704
10%	25%	£2,852,610	£4,328,225	£2,164,113
10%	35%	£2,643,627	£4,104,770	£2,052,385
10%	50%	£2,330,154	£3,769,587	£1,884,794
20%	10%	£2,431,168	-£1,488,053	£1,922,120
20%	25%	£1,804,221	£3,173,874	£1,586,937
20%	35%	£1,386,256	£2,726,963	£1,363,481
20%	50%	£759,309	£2,056,597	£1,028,298

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 No AW

Value Area £675 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation
 Build cost inflation
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,319,841	£30,009,729	£29,867,470	£29,851,411	£29,478,157
70% SR : 15% LLR : 15% SO	5%	£31,418,354	£28,256,689	£28,114,961	£28,098,902	£27,726,074
70% SR : 15% LLR : 15% SO	10%	£29,502,192	£26,489,123	£26,347,866	£26,331,807	£25,959,262
70% SR : 15% LLR : 15% SO	15%	£27,571,356	£24,707,031	£24,566,189	£24,550,130	£24,177,718
70% SR : 15% LLR : 15% SO	20%	£25,625,845	£22,910,415	£22,769,930	£22,753,870	£22,376,501
70% SR : 15% LLR : 15% SO	25%	£23,665,660	£21,096,291	£20,954,121	£20,937,834	£20,559,976
70% SR : 15% LLR : 15% SO	30%	£21,690,800	£19,264,895	£19,122,972	£19,106,685	£18,728,515
70% SR : 15% LLR : 15% SO	35%	£19,701,267	£17,418,771	£17,277,037	£17,260,750	£16,882,119
70% SR : 15% LLR : 15% SO	40%	£17,697,057	£15,557,918	£15,416,316	£15,400,030	£15,020,790
70% SR : 15% LLR : 15% SO	45%	£15,675,575	£13,682,337	£13,540,813	£13,524,525	£13,144,527
70% SR : 15% LLR : 15% SO	50%	£13,633,647	£11,792,029	£11,650,526	£11,634,238	£11,253,332

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£23,001,159	-£26,311,271	-£26,453,530	-£26,469,589	-£26,842,843
70% SR : 15% LLR : 15% SO	5%	-£24,902,646	-£28,064,311	-£28,206,039	-£28,222,098	-£28,594,926
70% SR : 15% LLR : 15% SO	10%	-£26,818,808	-£29,831,877	-£29,973,134	-£29,989,193	-£30,361,738
70% SR : 15% LLR : 15% SO	15%	-£28,749,644	-£31,613,969	-£31,754,811	-£31,770,870	-£32,143,282
70% SR : 15% LLR : 15% SO	20%	-£30,695,155	-£33,410,585	-£33,551,070	-£33,567,130	-£33,944,499
70% SR : 15% LLR : 15% SO	25%	-£32,655,340	-£35,224,709	-£35,366,879	-£35,383,166	-£35,761,024
70% SR : 15% LLR : 15% SO	30%	-£34,630,200	-£37,056,105	-£37,198,028	-£37,214,315	-£37,592,485
70% SR : 15% LLR : 15% SO	35%	-£36,619,733	-£38,902,229	-£39,043,963	-£39,060,250	-£39,438,881
70% SR : 15% LLR : 15% SO	40%	-£38,623,943	-£40,763,082	-£40,904,684	-£40,920,970	-£41,300,210
70% SR : 15% LLR : 15% SO	45%	-£40,645,425	-£42,638,663	-£42,780,187	-£42,796,475	-£43,176,473
70% SR : 15% LLR : 15% SO	50%	-£42,687,353	-£44,528,971	-£44,670,474	-£44,686,762	-£45,067,668

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£788,641	-£2,521,471	-£2,663,730	-£2,679,789	-£3,053,043
70% SR : 15% LLR : 15% SO	5%	-£1,112,846	-£4,274,511	-£4,416,239	-£4,432,298	-£4,805,126
70% SR : 15% LLR : 15% SO	10%	-£3,029,008	-£6,042,077	-£6,183,334	-£6,199,393	-£6,571,938
70% SR : 15% LLR : 15% SO	15%	-£4,959,844	-£7,824,169	-£7,965,011	-£7,981,070	-£8,353,482
70% SR : 15% LLR : 15% SO	20%	-£6,905,355	-£9,620,785	-£9,761,270	-£9,777,330	-£10,154,699
70% SR : 15% LLR : 15% SO	25%	-£8,865,540	-£11,434,909	-£11,577,079	-£11,593,366	-£11,971,224
70% SR : 15% LLR : 15% SO	30%	-£10,840,400	-£13,266,305	-£13,408,228	-£13,424,515	-£13,802,685
70% SR : 15% LLR : 15% SO	35%	-£12,829,933	-£15,112,429	-£15,254,163	-£15,270,450	-£15,649,081
70% SR : 15% LLR : 15% SO	40%	-£14,834,143	-£16,973,282	-£17,114,884	-£17,131,170	-£17,510,410
70% SR : 15% LLR : 15% SO	45%	-£16,855,625	-£18,848,863	-£18,990,387	-£19,006,675	-£19,396,673
70% SR : 15% LLR : 15% SO	50%	-£18,897,553	-£20,739,171	-£20,880,674	-£20,896,962	-£21,277,868

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,833,041	£5,522,929	£5,380,670	£5,364,611	£4,991,357
70% SR : 15% LLR : 15% SO	5%	£6,931,554	£3,769,889	£3,628,161	£3,612,102	£3,239,274
70% SR : 15% LLR : 15% SO	10%	£5,015,392	£2,002,323	£1,861,066	£1,845,007	£1,472,462
70% SR : 15% LLR : 15% SO	15%	£3,084,556	£220,231	£79,389	£63,330	-£309,082
70% SR : 15% LLR : 15% SO	20%	£1,139,045	-£1,576,385	-£1,716,870	-£1,732,930	-£2,110,299
70% SR : 15% LLR : 15% SO	25%	-£821,140	-£3,390,509	-£3,532,679	-£3,548,966	-£3,926,824
70% SR : 15% LLR : 15% SO	30%	-£2,796,000	-£5,221,905	-£5,363,828	-£5,380,115	-£5,758,285
70% SR : 15% LLR : 15% SO	35%	-£4,785,533	-£7,068,029	-£7,209,763	-£7,226,050	-£7,604,681
70% SR : 15% LLR : 15% SO	40%	-£6,789,743	-£8,928,882	-£9,070,484	-£9,086,770	-£9,466,010
70% SR : 15% LLR : 15% SO	45%	-£8,811,225	-£10,804,463	-£10,945,987	-£10,962,275	-£11,342,273
70% SR : 15% LLR : 15% SO	50%	-£10,853,153	-£12,694,771	-£12,836,274	-£12,852,562	-£13,233,468

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,922,441	£11,612,329	£11,470,070	£11,454,011	£11,080,757
70% SR : 15% LLR : 15% SO	5%	£13,020,954	£9,859,289	£9,717,561	£9,701,502	£9,328,674
70% SR : 15% LLR : 15% SO	10%	£11,104,792	£8,091,723	£7,950,466	£7,934,407	£7,561,862
70% SR : 15% LLR : 15% SO	15%	£9,173,956	£6,309,631	£6,168,789	£6,152,730	£5,780,318
70% SR : 15% LLR : 15% SO	20%	£7,228,445	£4,513,015	£4,372,530	£4,356,470	£3,979,101
70% SR : 15% LLR : 15% SO	25%	£5,268,260	£2,698,891	£2,556,721	£2,540,434	£2,162,576
70% SR : 15% LLR : 15% SO	30%	£3,293,400	£867,495	£725,572	£709,285	£331,115
70% SR : 15% LLR : 15% SO	35%	£1,303,867	-£978,629	-£1,120,363	-£1,136,650	-£1,515,281
70% SR : 15% LLR : 15% SO	40%	-£700,943	-£2,839,482	-£2,981,084	-£2,997,370	-£3,376,610
70% SR : 15% LLR : 15% SO	45%	-£2,721,825	-£4,715,063	-£4,856,987	-£4,872,875	-£5,252,673
70% SR : 15% LLR : 15% SO	50%	-£4,763,753	-£6,605,371	-£6,746,874	-£6,763,162	-£7,144,068

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 No Aw

Value Area	£650 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,045,464	£27,768,964	£27,626,706	£27,610,645	£27,235,640
70% SR : 15% LLR : 15% SO	5%	£29,247,477	£26,117,895	£25,975,927	£25,959,640	£25,581,538
70% SR : 15% LLR : 15% SO	10%	£27,434,816	£24,449,854	£24,306,599	£24,290,312	£23,912,495
70% SR : 15% LLR : 15% SO	15%	£25,607,480	£22,765,317	£22,622,483	£22,606,196	£22,228,514
70% SR : 15% LLR : 15% SO	20%	£23,765,470	£21,066,050	£20,923,577	£20,907,290	£20,529,595
70% SR : 15% LLR : 15% SO	25%	£21,908,785	£19,352,054	£19,209,984	£19,193,597	£18,815,739
70% SR : 15% LLR : 15% SO	30%	£20,037,425	£17,623,327	£17,481,404	£17,465,117	£17,086,947
70% SR : 15% LLR : 15% SO	35%	£18,151,392	£15,879,872	£15,738,138	£15,721,851	£15,343,221
70% SR : 15% LLR : 15% SO	40%	£16,244,849	£14,121,688	£13,980,087	£13,963,800	£13,584,560
70% SR : 15% LLR : 15% SO	45%	£14,322,012	£12,348,777	£12,207,252	£12,190,965	£11,810,967
70% SR : 15% LLR : 15% SO	50%	£12,384,292	£10,561,138	£10,419,634	£10,403,348	£10,022,441

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,275,536	£22,852,036	£22,694,294	£22,710,355	£22,085,360
70% SR : 15% LLR : 15% SO	5%	£27,073,523	£30,203,105	£30,345,073	£30,361,360	£30,739,462
70% SR : 15% LLR : 15% SO	10%	£28,886,184	£31,871,146	£32,014,401	£32,030,688	£32,408,505
70% SR : 15% LLR : 15% SO	15%	£30,713,520	£33,555,683	£33,686,517	£33,714,804	£34,092,486
70% SR : 15% LLR : 15% SO	20%	£32,555,530	£35,254,950	£35,397,423	£35,413,710	£35,791,405
70% SR : 15% LLR : 15% SO	25%	£34,412,215	£36,968,946	£37,111,116	£37,127,403	£37,505,261
70% SR : 15% LLR : 15% SO	30%	£36,283,575	£38,697,673	£38,839,596	£38,855,883	£39,234,053
70% SR : 15% LLR : 15% SO	35%	£38,169,608	£40,441,128	£40,582,862	£40,599,149	£40,977,779
70% SR : 15% LLR : 15% SO	40%	£40,076,151	£42,199,312	£42,340,913	£42,357,200	£42,736,440
70% SR : 15% LLR : 15% SO	45%	£41,995,998	£43,972,223	£44,113,748	£44,130,035	£44,510,033
70% SR : 15% LLR : 15% SO	50%	£43,936,708	£45,759,862	£45,901,366	£45,917,652	£46,298,659

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,485,736	£4,762,236	£4,904,494	£4,920,555	£5,295,560
70% SR : 15% LLR : 15% SO	5%	£3,283,723	£6,413,305	£6,555,273	£6,571,560	£6,949,662
70% SR : 15% LLR : 15% SO	10%	£5,096,384	£8,081,346	£8,224,601	£8,240,888	£8,618,705
70% SR : 15% LLR : 15% SO	15%	£6,923,720	£9,765,883	£9,908,717	£9,925,004	£10,302,686
70% SR : 15% LLR : 15% SO	20%	£8,765,730	£11,465,150	£11,607,623	£11,623,910	£12,001,605
70% SR : 15% LLR : 15% SO	25%	£10,622,415	£13,179,146	£13,321,316	£13,337,603	£13,715,461
70% SR : 15% LLR : 15% SO	30%	£12,493,775	£14,907,873	£15,049,796	£15,066,083	£15,444,253
70% SR : 15% LLR : 15% SO	35%	£14,379,808	£16,651,328	£16,793,062	£16,809,349	£17,187,979
70% SR : 15% LLR : 15% SO	40%	£16,286,351	£18,409,512	£18,551,113	£18,567,400	£19,046,640
70% SR : 15% LLR : 15% SO	45%	£18,209,188	£20,182,423	£20,323,948	£20,340,235	£20,720,233
70% SR : 15% LLR : 15% SO	50%	£20,146,968	£21,970,062	£22,111,566	£22,127,852	£22,508,759

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,658,664	£3,282,164	£3,139,906	£3,123,845	£2,748,840
70% SR : 15% LLR : 15% SO	5%	£4,760,677	£1,631,095	£1,489,127	£1,472,840	£1,094,738
70% SR : 15% LLR : 15% SO	10%	£2,948,016	£36,946	£180,201	£196,488	£574,305
70% SR : 15% LLR : 15% SO	15%	£1,120,680	£1,721,483	£1,864,317	£1,880,604	£2,258,286
70% SR : 15% LLR : 15% SO	20%	£721,330	£3,420,750	£3,563,223	£3,579,510	£3,957,205
70% SR : 15% LLR : 15% SO	25%	£2,578,015	£5,134,746	£5,276,916	£5,293,203	£5,671,061
70% SR : 15% LLR : 15% SO	30%	£4,449,375	£6,863,473	£7,005,396	£7,021,683	£7,399,853
70% SR : 15% LLR : 15% SO	35%	£6,335,408	£8,606,928	£8,748,662	£8,764,949	£9,143,579
70% SR : 15% LLR : 15% SO	40%	£8,241,951	£10,365,112	£10,506,713	£10,523,000	£10,902,240
70% SR : 15% LLR : 15% SO	45%	£10,164,788	£12,138,023	£12,279,548	£12,295,835	£12,675,833
70% SR : 15% LLR : 15% SO	50%	£12,102,508	£13,929,662	£14,067,166	£14,083,452	£14,464,359

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,648,064	£9,371,564	£9,229,306	£9,213,245	£8,838,240
70% SR : 15% LLR : 15% SO	5%	£10,850,077	£7,720,495	£7,578,527	£7,562,240	£7,184,138
70% SR : 15% LLR : 15% SO	10%	£9,037,416	£6,052,454	£5,909,199	£5,892,912	£5,515,095
70% SR : 15% LLR : 15% SO	15%	£7,210,080	£4,367,917	£4,225,083	£4,208,796	£3,831,114
70% SR : 15% LLR : 15% SO	20%	£5,368,070	£2,668,650	£2,526,177	£2,509,890	£2,132,195
70% SR : 15% LLR : 15% SO	25%	£3,511,385	£954,654	£812,484	£796,197	£418,339
70% SR : 15% LLR : 15% SO	30%	£1,640,025	£774,073	£615,996	£602,283	£310,453
70% SR : 15% LLR : 15% SO	35%	£248,008	£2,517,528	£2,659,262	£2,675,549	£3,054,179
70% SR : 15% LLR : 15% SO	40%	£2,152,551	£4,275,712	£4,417,313	£4,433,600	£4,812,840
70% SR : 15% LLR : 15% SO	45%	£4,075,388	£6,048,623	£6,190,145	£6,206,433	£6,596,433
70% SR : 15% LLR : 15% SO	50%	£6,019,108	£7,836,262	£7,977,766	£7,994,052	£8,374,959

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 No AW

Value Area	£600 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,496,711	£23,259,570	£23,115,298	£23,099,010	£22,720,475
70% SR : 15% LLR : 15% SO	5%	£24,906,789	£21,810,898	£21,667,164	£21,650,877	£21,272,775
70% SR : 15% LLR : 15% SO	10%	£23,302,193	£20,347,494	£20,204,239	£20,187,952	£19,810,134
70% SR : 15% LLR : 15% SO	15%	£21,681,408	£18,869,360	£18,726,525	£18,710,237	£18,332,556
70% SR : 15% LLR : 15% SO	20%	£20,042,479	£17,376,495	£17,234,021	£17,217,734	£16,840,039
70% SR : 15% LLR : 15% SO	25%	£18,388,668	£15,868,900	£15,726,731	£15,710,443	£15,332,586
70% SR : 15% LLR : 15% SO	30%	£16,719,976	£14,346,576	£14,204,653	£14,188,366	£13,810,196
70% SR : 15% LLR : 15% SO	35%	£15,036,401	£12,809,524	£12,667,790	£12,651,502	£12,272,871
70% SR : 15% LLR : 15% SO	40%	£13,337,944	£11,257,742	£11,116,141	£11,099,853	£10,720,613
70% SR : 15% LLR : 15% SO	45%	£11,624,605	£9,691,233	£9,549,708	£9,533,422	£9,153,423
70% SR : 15% LLR : 15% SO	50%	£9,896,383	£8,109,997	£7,968,493	£7,952,205	£7,566,065

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£29,824,289	-£33,061,430	-£33,205,702	-£33,221,990	-£33,600,525
70% SR : 15% LLR : 15% SO	5%	-£31,414,211	-£34,510,102	-£34,653,836	-£34,670,123	-£35,048,225
70% SR : 15% LLR : 15% SO	10%	-£33,018,807	-£35,973,506	-£36,116,761	-£36,133,048	-£36,510,866
70% SR : 15% LLR : 15% SO	15%	-£34,639,592	-£37,451,640	-£37,594,475	-£37,610,763	-£37,988,444
70% SR : 15% LLR : 15% SO	20%	-£36,278,521	-£38,944,505	-£39,086,979	-£39,103,268	-£39,480,961
70% SR : 15% LLR : 15% SO	25%	-£37,932,332	-£40,452,100	-£40,594,269	-£40,610,557	-£40,988,414
70% SR : 15% LLR : 15% SO	30%	-£39,601,024	-£41,974,424	-£42,116,347	-£42,132,634	-£42,510,804
70% SR : 15% LLR : 15% SO	35%	-£41,284,599	-£43,511,476	-£43,653,210	-£43,669,498	-£44,048,129
70% SR : 15% LLR : 15% SO	40%	-£42,983,056	-£45,063,258	-£45,204,859	-£45,221,147	-£45,600,387
70% SR : 15% LLR : 15% SO	45%	-£44,696,395	-£46,629,767	-£46,771,292	-£46,787,578	-£47,167,577
70% SR : 15% LLR : 15% SO	50%	-£46,424,617	-£48,211,003	-£48,352,507	-£48,368,795	-£48,754,935

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£6,034,499	-£9,271,630	-£9,415,902	-£9,432,190	-£9,810,725
70% SR : 15% LLR : 15% SO	5%	-£7,624,411	-£10,720,302	-£10,864,036	-£10,880,323	-£11,258,425
70% SR : 15% LLR : 15% SO	10%	-£9,229,007	-£12,183,706	-£12,326,961	-£12,343,248	-£12,721,066
70% SR : 15% LLR : 15% SO	15%	-£10,849,792	-£13,661,840	-£13,804,675	-£13,820,963	-£14,198,644
70% SR : 15% LLR : 15% SO	20%	-£12,488,721	-£15,154,705	-£15,297,179	-£15,313,466	-£15,691,161
70% SR : 15% LLR : 15% SO	25%	-£14,142,532	-£16,662,300	-£16,804,469	-£16,820,757	-£17,198,614
70% SR : 15% LLR : 15% SO	30%	-£15,811,224	-£18,184,624	-£18,326,547	-£18,342,834	-£18,721,004
70% SR : 15% LLR : 15% SO	35%	-£17,494,799	-£19,721,676	-£19,863,410	-£19,879,698	-£20,258,329
70% SR : 15% LLR : 15% SO	40%	-£19,193,256	-£21,273,458	-£21,415,059	-£21,431,347	-£21,810,587
70% SR : 15% LLR : 15% SO	45%	-£20,906,595	-£22,839,967	-£22,981,492	-£22,997,778	-£23,377,777
70% SR : 15% LLR : 15% SO	50%	-£22,634,917	-£24,421,203	-£24,562,707	-£24,578,995	-£24,965,135

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,009,911	£1,227,230	£1,371,502	£1,387,790	£1,766,325
70% SR : 15% LLR : 15% SO	5%	£419,989	£2,675,902	£2,819,636	£2,835,923	£3,214,025
70% SR : 15% LLR : 15% SO	10%	£1,184,607	£4,139,306	£4,282,561	£4,298,848	£4,676,666
70% SR : 15% LLR : 15% SO	15%	£2,805,392	£5,617,440	£5,760,275	£5,776,563	£6,154,244
70% SR : 15% LLR : 15% SO	20%	£4,444,321	£7,110,305	£7,252,779	£7,269,066	£7,646,761
70% SR : 15% LLR : 15% SO	25%	£6,088,132	£8,617,900	£8,760,069	£8,776,357	£9,154,214
70% SR : 15% LLR : 15% SO	30%	£7,766,824	£10,140,224	£10,282,147	£10,298,434	£10,676,804
70% SR : 15% LLR : 15% SO	35%	£9,450,399	£11,677,276	£11,819,010	£11,835,298	£12,213,929
70% SR : 15% LLR : 15% SO	40%	£11,148,856	£13,229,058	£13,370,659	£13,386,947	£13,766,187
70% SR : 15% LLR : 15% SO	45%	£12,862,195	£14,795,567	£14,937,092	£14,953,378	£15,333,377
70% SR : 15% LLR : 15% SO	50%	£14,590,417	£16,376,803	£16,518,307	£16,534,595	£16,920,735

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,099,311	£4,862,170	£4,717,898	£4,701,610	£4,323,075
70% SR : 15% LLR : 15% SO	5%	£6,509,389	£3,413,498	£3,269,764	£3,253,477	£2,875,375
70% SR : 15% LLR : 15% SO	10%	£4,904,793	£1,950,094	£1,806,839	£1,790,552	£1,412,734
70% SR : 15% LLR : 15% SO	15%	£3,284,008	£471,960	£329,125	£312,837	£64,844
70% SR : 15% LLR : 15% SO	20%	£1,645,079	£-1,020,905	£-1,163,379	£-1,179,666	£-1,557,361
70% SR : 15% LLR : 15% SO	25%	£-8,732	£-2,528,500	£-2,670,669	£-2,686,957	£-3,064,814
70% SR : 15% LLR : 15% SO	30%	£-1,677,424	£-4,050,824	£-4,192,747	£-4,209,034	£-4,587,204
70% SR : 15% LLR : 15% SO	35%	£-3,360,999	£-5,587,876	£-5,729,610	£-5,745,898	£-6,124,529
70% SR : 15% LLR : 15% SO	40%	£-5,059,456	£-7,139,658	£-7,281,259	£-7,297,547	£-7,676,787
70% SR : 15% LLR : 15% SO	45%	£-6,772,795	£-8,706,167	£-8,847,692	£-8,863,978	£-9,243,977
70% SR : 15% LLR : 15% SO	50%	£-8,501,017	£-10,287,403	£-10,428,907	£-10,445,195	£-10,831,335

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 No AW

Value Area £550 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,926,007	£18,744,405	£18,600,133	£18,583,846	£18,205,311
70% SR : 15% LLR : 15% SO	5%	£20,532,054	£17,493,100	£17,349,366	£17,333,080	£16,954,978
70% SR : 15% LLR : 15% SO	10%	£19,123,218	£16,227,064	£16,083,810	£16,067,522	£15,689,706
70% SR : 15% LLR : 15% SO	15%	£17,699,500	£14,946,298	£14,803,463	£14,787,176	£14,409,494
70% SR : 15% LLR : 15% SO	20%	£16,260,900	£13,650,801	£13,508,328	£13,492,041	£13,114,345
70% SR : 15% LLR : 15% SO	25%	£14,807,417	£12,340,574	£12,198,405	£12,182,118	£11,804,259
70% SR : 15% LLR : 15% SO	30%	£13,339,053	£11,019,618	£10,873,694	£10,857,408	£10,479,238
70% SR : 15% LLR : 15% SO	35%	£11,855,807	£9,675,933	£9,534,199	£9,517,912	£9,134,697
70% SR : 15% LLR : 15% SO	40%	£10,357,679	£8,315,664	£8,172,058	£8,155,542	£7,770,935
70% SR : 15% LLR : 15% SO	45%	£8,844,668	£6,937,449	£6,793,921	£6,777,404	£6,392,028
70% SR : 15% LLR : 15% SO	50%	£7,315,757	£5,544,298	£5,400,792	£5,384,275	£4,997,979

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£34,394,893	£37,576,595	£37,720,867	£37,737,154	£38,115,688
70% SR : 15% LLR : 15% SO	5%	£35,788,946	£38,827,900	£38,971,634	£38,987,920	£39,366,022
70% SR : 15% LLR : 15% SO	10%	£37,197,782	£40,093,936	£40,237,190	£40,253,478	£40,631,294
70% SR : 15% LLR : 15% SO	15%	£38,621,500	£41,374,702	£41,517,537	£41,533,824	£41,911,506
70% SR : 15% LLR : 15% SO	20%	£40,060,100	£42,670,199	£42,812,672	£42,828,959	£43,206,855
70% SR : 15% LLR : 15% SO	25%	£41,513,583	£43,980,426	£44,122,595	£44,138,882	£44,516,741
70% SR : 15% LLR : 15% SO	30%	£42,981,947	£45,305,382	£45,447,306	£45,463,592	£45,841,762
70% SR : 15% LLR : 15% SO	35%	£44,465,193	£46,645,067	£46,798,801	£46,803,088	£47,186,303
70% SR : 15% LLR : 15% SO	40%	£45,963,321	£48,000,336	£48,148,942	£48,165,458	£48,550,065
70% SR : 15% LLR : 15% SO	45%	£47,476,332	£49,363,551	£49,527,079	£49,543,596	£49,928,972
70% SR : 15% LLR : 15% SO	50%	£49,005,243	£50,736,702	£50,920,208	£50,936,725	£51,323,021

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,605,193	£13,786,795	£13,931,067	£13,947,354	£14,325,888
70% SR : 15% LLR : 15% SO	5%	£11,999,146	£15,038,100	£15,181,834	£15,198,120	£15,576,222
70% SR : 15% LLR : 15% SO	10%	£13,407,982	£16,304,136	£16,447,390	£16,463,678	£16,841,494
70% SR : 15% LLR : 15% SO	15%	£14,831,700	£17,584,902	£17,727,737	£17,744,024	£18,121,706
70% SR : 15% LLR : 15% SO	20%	£16,270,300	£18,880,399	£19,022,872	£19,039,159	£19,416,855
70% SR : 15% LLR : 15% SO	25%	£17,723,783	£20,190,626	£20,332,795	£20,349,082	£20,726,941
70% SR : 15% LLR : 15% SO	30%	£19,192,147	£21,515,582	£21,657,506	£21,673,792	£22,051,962
70% SR : 15% LLR : 15% SO	35%	£20,675,393	£22,855,267	£22,997,001	£23,013,288	£23,396,503
70% SR : 15% LLR : 15% SO	40%	£22,173,521	£24,215,536	£24,359,142	£24,375,658	£24,760,265
70% SR : 15% LLR : 15% SO	45%	£23,686,532	£25,593,751	£25,737,279	£25,753,795	£26,139,172
70% SR : 15% LLR : 15% SO	50%	£25,215,443	£26,986,902	£27,130,408	£27,146,925	£27,533,221

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,560,793	£5,742,395	£5,886,667	£5,902,954	£6,281,489
70% SR : 15% LLR : 15% SO	5%	£3,954,746	£6,993,700	£7,137,434	£7,153,720	£7,531,822
70% SR : 15% LLR : 15% SO	10%	£5,363,582	£8,259,736	£8,402,990	£8,419,278	£8,797,084
70% SR : 15% LLR : 15% SO	15%	£6,787,300	£9,540,502	£9,683,337	£9,699,624	£10,077,306
70% SR : 15% LLR : 15% SO	20%	£8,225,900	£10,835,999	£10,978,472	£10,994,759	£11,372,455
70% SR : 15% LLR : 15% SO	25%	£9,679,383	£12,146,226	£12,288,395	£12,304,682	£12,682,541
70% SR : 15% LLR : 15% SO	30%	£11,147,747	£13,471,182	£13,613,106	£13,629,392	£14,007,562
70% SR : 15% LLR : 15% SO	35%	£12,630,993	£14,810,867	£14,952,601	£14,968,888	£15,352,103
70% SR : 15% LLR : 15% SO	40%	£14,129,121	£16,177,136	£16,314,742	£16,331,258	£16,715,965
70% SR : 15% LLR : 15% SO	45%	£15,642,132	£17,569,351	£17,692,879	£17,709,396	£18,094,772
70% SR : 15% LLR : 15% SO	50%	£17,171,043	£18,992,502	£19,086,008	£19,102,525	£19,488,821

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,528,607	£347,005	£202,733	£186,446	£192,089
70% SR : 15% LLR : 15% SO	5%	£2,134,654	£904,300	£1,048,034	£1,064,320	£1,442,422
70% SR : 15% LLR : 15% SO	10%	£725,818	£2,170,336	£2,313,590	£2,329,878	£2,707,694
70% SR : 15% LLR : 15% SO	15%	£697,900	£3,451,102	£3,593,937	£3,610,224	£3,987,906
70% SR : 15% LLR : 15% SO	20%	£2,136,500	£4,746,599	£4,889,072	£4,905,359	£5,283,055
70% SR : 15% LLR : 15% SO	25%	£3,589,983	£6,056,826	£6,198,995	£6,215,282	£6,593,141
70% SR : 15% LLR : 15% SO	30%	£5,058,347	£7,381,782	£7,523,706	£7,539,992	£7,918,162
70% SR : 15% LLR : 15% SO	35%	£6,541,593	£8,721,467	£8,863,201	£8,879,488	£9,262,703
70% SR : 15% LLR : 15% SO	40%	£8,039,721	£10,081,796	£10,225,342	£10,241,858	£10,626,465
70% SR : 15% LLR : 15% SO	45%	£9,552,732	£11,459,951	£11,603,479	£11,619,995	£12,005,372
70% SR : 15% LLR : 15% SO	50%	£11,081,643	£12,853,102	£12,996,608	£13,013,125	£13,399,421

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

<p>MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 No AW</p>

Value Area	£500 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,343,115	£14,336,261	£14,191,989	£14,175,701	£13,797,166
70% SR : 15% LLR : 15% SO	5%	£16,136,924	£13,264,593	£13,120,859	£13,104,572	£12,726,470
70% SR : 15% LLR : 15% SO	10%	£14,915,851	£12,178,194	£12,034,939	£12,018,653	£11,637,000
70% SR : 15% LLR : 15% SO	15%	£13,679,896	£11,074,617	£10,929,761	£10,913,243	£10,530,217
70% SR : 15% LLR : 15% SO	20%	£12,429,059	£9,952,331	£9,807,841	£9,791,325	£9,408,284
70% SR : 15% LLR : 15% SO	25%	£11,163,338	£8,815,107	£8,670,925	£8,654,408	£8,271,203
70% SR : 15% LLR : 15% SO	30%	£9,882,737	£7,662,945	£7,519,013	£7,502,496	£7,118,975
70% SR : 15% LLR : 15% SO	35%	£8,585,205	£6,495,845	£6,352,106	£6,335,588	£5,951,600
70% SR : 15% LLR : 15% SO	40%	£7,265,801	£5,313,809	£5,170,204	£5,153,687	£4,769,080
70% SR : 15% LLR : 15% SO	45%	£5,931,305	£4,116,837	£3,973,310	£3,956,792	£3,571,417
70% SR : 15% LLR : 15% SO	50%	£4,581,716	£2,904,929	£2,761,423	£2,744,905	£2,353,610

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£38,977,885	-£41,984,739	-£42,129,011	-£42,145,299	-£42,523,934
70% SR : 15% LLR : 15% SO	5%	-£40,184,076	-£43,056,407	-£43,200,141	-£43,216,428	-£43,594,530
70% SR : 15% LLR : 15% SO	10%	-£41,405,149	-£44,142,806	-£44,286,061	-£44,302,347	-£44,684,000
70% SR : 15% LLR : 15% SO	15%	-£42,641,104	-£45,246,383	-£45,391,239	-£45,407,757	-£45,790,783
70% SR : 15% LLR : 15% SO	20%	-£43,891,941	-£46,368,669	-£46,513,159	-£46,529,675	-£46,912,716
70% SR : 15% LLR : 15% SO	25%	-£45,157,662	-£47,505,893	-£47,650,075	-£47,666,592	-£48,049,797
70% SR : 15% LLR : 15% SO	30%	-£46,438,263	-£48,658,055	-£48,801,987	-£48,818,504	-£49,202,025
70% SR : 15% LLR : 15% SO	35%	-£47,735,795	-£49,825,155	-£49,968,894	-£49,985,412	-£50,369,400
70% SR : 15% LLR : 15% SO	40%	-£49,055,199	-£51,007,191	-£51,150,796	-£51,167,313	-£51,551,920
70% SR : 15% LLR : 15% SO	45%	-£50,389,695	-£52,204,163	-£52,347,690	-£52,364,208	-£52,749,583
70% SR : 15% LLR : 15% SO	50%	-£51,739,284	-£53,416,071	-£53,559,577	-£53,576,095	-£53,967,990

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£15,188,085	-£16,194,939	-£16,339,211	-£16,355,499	-£16,734,034
70% SR : 15% LLR : 15% SO	5%	-£16,394,276	-£19,266,607	-£19,410,341	-£19,426,628	-£19,804,730
70% SR : 15% LLR : 15% SO	10%	-£17,615,349	-£20,353,006	-£20,496,261	-£20,512,547	-£20,894,200
70% SR : 15% LLR : 15% SO	15%	-£18,851,304	-£21,456,583	-£21,601,439	-£21,617,957	-£22,000,983
70% SR : 15% LLR : 15% SO	20%	-£20,102,141	-£22,578,869	-£22,723,359	-£22,739,875	-£23,122,916
70% SR : 15% LLR : 15% SO	25%	-£21,367,862	-£23,716,093	-£23,860,275	-£23,876,792	-£24,259,997
70% SR : 15% LLR : 15% SO	30%	-£22,648,463	-£24,868,255	-£25,012,187	-£25,028,704	-£25,412,225
70% SR : 15% LLR : 15% SO	35%	-£23,945,995	-£26,035,355	-£26,179,094	-£26,195,612	-£26,579,800
70% SR : 15% LLR : 15% SO	40%	-£25,265,399	-£27,217,391	-£27,380,996	-£27,397,513	-£27,762,120
70% SR : 15% LLR : 15% SO	45%	-£26,599,895	-£28,414,363	-£28,557,890	-£28,574,408	-£28,959,783
70% SR : 15% LLR : 15% SO	50%	-£27,949,484	-£29,626,271	-£29,769,777	-£29,786,295	-£30,177,590

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£7,143,685	-£10,150,539	-£10,294,811	-£10,311,099	-£10,689,634
70% SR : 15% LLR : 15% SO	5%	-£8,349,876	-£11,222,207	-£11,365,941	-£11,382,228	-£11,760,330
70% SR : 15% LLR : 15% SO	10%	-£9,570,949	-£12,308,606	-£12,451,861	-£12,468,147	-£12,849,800
70% SR : 15% LLR : 15% SO	15%	-£10,806,904	-£13,412,183	-£13,557,039	-£13,573,557	-£13,956,583
70% SR : 15% LLR : 15% SO	20%	-£12,057,741	-£14,534,469	-£14,678,959	-£14,695,475	-£15,078,516
70% SR : 15% LLR : 15% SO	25%	-£13,323,462	-£15,671,693	-£15,815,875	-£15,832,392	-£16,215,597
70% SR : 15% LLR : 15% SO	30%	-£14,604,063	-£16,823,855	-£16,967,787	-£16,984,304	-£17,367,825
70% SR : 15% LLR : 15% SO	35%	-£15,901,595	-£17,990,955	-£18,134,694	-£18,151,212	-£18,535,200
70% SR : 15% LLR : 15% SO	40%	-£17,220,999	-£19,172,991	-£19,316,596	-£19,333,113	-£19,717,720
70% SR : 15% LLR : 15% SO	45%	-£18,555,495	-£20,369,963	-£20,513,490	-£20,530,008	-£20,915,363
70% SR : 15% LLR : 15% SO	50%	-£19,905,084	-£21,581,871	-£21,725,377	-£21,741,895	-£22,133,190

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£1,054,285	-£4,061,139	-£4,205,411	-£4,221,699	-£4,600,234
70% SR : 15% LLR : 15% SO	5%	-£2,260,476	-£5,132,807	-£5,276,541	-£5,292,828	-£5,670,930
70% SR : 15% LLR : 15% SO	10%	-£3,481,549	-£6,219,206	-£6,362,461	-£6,378,747	-£6,760,400
70% SR : 15% LLR : 15% SO	15%	-£4,717,504	-£7,322,783	-£7,467,639	-£7,484,157	-£7,867,183
70% SR : 15% LLR : 15% SO	20%	-£5,968,341	-£8,445,069	-£8,589,559	-£8,606,075	-£9,089,116
70% SR : 15% LLR : 15% SO	25%	-£7,234,062	-£9,582,293	-£9,726,475	-£9,742,992	-£10,126,197
70% SR : 15% LLR : 15% SO	30%	-£8,514,663	-£10,734,455	-£10,878,387	-£10,894,904	-£11,278,425
70% SR : 15% LLR : 15% SO	35%	-£9,812,195	-£11,901,555	-£12,045,294	-£12,061,812	-£12,445,800
70% SR : 15% LLR : 15% SO	40%	-£11,131,599	-£13,083,591	-£13,227,196	-£13,243,713	-£13,628,320
70% SR : 15% LLR : 15% SO	45%	-£12,466,095	-£14,280,563	-£14,424,090	-£14,440,608	-£14,825,363
70% SR : 15% LLR : 15% SO	50%	-£13,815,684	-£15,492,471	-£15,635,977	-£15,652,495	-£16,043,790

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 No Aw
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Value Area	£475 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,051,669	£12,071,675	£11,925,361	£11,908,843	£11,524,952
70% SR : 15% LLR : 15% SO	5%	£13,931,637	£11,079,826	£10,934,058	£10,917,540	£10,534,087
70% SR : 15% LLR : 15% SO	10%	£12,796,723	£10,073,036	£9,927,754	£9,911,237	£9,528,073
70% SR : 15% LLR : 15% SO	15%	£11,646,926	£9,051,308	£8,906,452	£8,889,934	£8,506,907
70% SR : 15% LLR : 15% SO	20%	£10,482,248	£8,014,640	£7,870,151	£7,853,633	£7,470,593
70% SR : 15% LLR : 15% SO	25%	£9,298,881	£6,963,034	£6,818,853	£6,802,336	£6,419,130
70% SR : 15% LLR : 15% SO	30%	£8,096,565	£5,896,491	£5,752,559	£5,736,042	£5,352,521
70% SR : 15% LLR : 15% SO	35%	£6,879,157	£4,815,010	£4,671,271	£4,654,754	£4,270,765
70% SR : 15% LLR : 15% SO	40%	£5,646,657	£3,718,593	£3,574,988	£3,558,470	£3,173,864
70% SR : 15% LLR : 15% SO	45%	£4,399,063	£2,604,032	£2,458,473	£2,441,723	£2,050,893
70% SR : 15% LLR : 15% SO	50%	£3,136,377	£1,465,451	£1,319,913	£1,303,163	£911,399

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£41,269,331	-£44,249,325	-£44,395,639	-£44,412,157	-£44,796,048
70% SR : 15% LLR : 15% SO	5%	-£42,389,363	-£45,241,174	-£45,386,942	-£45,403,460	-£45,786,913
70% SR : 15% LLR : 15% SO	10%	-£43,524,277	-£46,247,964	-£46,393,246	-£46,409,763	-£46,792,927
70% SR : 15% LLR : 15% SO	15%	-£44,674,074	-£47,269,692	-£47,414,548	-£47,431,066	-£47,814,093
70% SR : 15% LLR : 15% SO	20%	-£45,838,752	-£48,308,360	-£48,450,849	-£48,467,367	-£48,850,407
70% SR : 15% LLR : 15% SO	25%	-£47,022,119	-£49,357,966	-£49,502,147	-£49,518,664	-£49,901,870
70% SR : 15% LLR : 15% SO	30%	-£48,224,435	-£50,424,509	-£50,568,441	-£50,584,958	-£50,988,479
70% SR : 15% LLR : 15% SO	35%	-£49,441,843	-£51,505,990	-£51,649,729	-£51,666,246	-£52,050,235
70% SR : 15% LLR : 15% SO	40%	-£50,674,343	-£52,602,407	-£52,746,012	-£52,762,539	-£53,147,136
70% SR : 15% LLR : 15% SO	45%	-£51,921,937	-£53,716,968	-£53,862,527	-£53,879,277	-£54,270,107
70% SR : 15% LLR : 15% SO	50%	-£53,184,623	-£54,856,549	-£55,001,087	-£55,017,837	-£55,409,891

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£17,479,531	-£20,459,525	-£20,605,839	-£20,622,357	-£21,006,248
70% SR : 15% LLR : 15% SO	5%	-£18,599,563	-£21,451,374	-£21,597,142	-£21,613,660	-£21,997,113
70% SR : 15% LLR : 15% SO	10%	-£19,734,477	-£22,458,164	-£22,603,446	-£22,619,963	-£23,003,127
70% SR : 15% LLR : 15% SO	15%	-£20,884,274	-£23,479,892	-£23,624,748	-£23,641,266	-£24,024,293
70% SR : 15% LLR : 15% SO	20%	-£22,048,952	-£24,516,560	-£24,661,049	-£24,677,367	-£25,060,607
70% SR : 15% LLR : 15% SO	25%	-£23,232,319	-£25,568,166	-£25,712,347	-£25,728,664	-£26,112,070
70% SR : 15% LLR : 15% SO	30%	-£24,434,635	-£26,634,709	-£26,778,641	-£26,795,158	-£27,178,679
70% SR : 15% LLR : 15% SO	35%	-£25,652,043	-£27,716,190	-£27,859,929	-£27,876,446	-£28,260,435
70% SR : 15% LLR : 15% SO	40%	-£26,884,543	-£28,812,607	-£28,956,212	-£28,972,739	-£29,357,336
70% SR : 15% LLR : 15% SO	45%	-£28,132,137	-£29,927,168	-£30,072,727	-£30,089,477	-£30,480,307
70% SR : 15% LLR : 15% SO	50%	-£29,394,823	-£31,065,749	-£31,211,287	-£31,228,037	-£31,619,891

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£9,435,191	-£12,415,125	-£12,561,439	-£12,577,957	-£12,961,848
70% SR : 15% LLR : 15% SO	5%	-£10,555,163	-£13,406,974	-£13,552,742	-£13,569,260	-£13,952,713
70% SR : 15% LLR : 15% SO	10%	-£11,690,077	-£14,413,764	-£14,559,046	-£14,575,563	-£14,958,727
70% SR : 15% LLR : 15% SO	15%	-£12,839,874	-£15,435,492	-£15,580,348	-£15,596,866	-£15,979,893
70% SR : 15% LLR : 15% SO	20%	-£14,004,552	-£16,472,160	-£16,616,649	-£16,633,167	-£17,016,207
70% SR : 15% LLR : 15% SO	25%	-£15,187,919	-£17,523,766	-£17,667,947	-£17,684,464	-£18,067,670
70% SR : 15% LLR : 15% SO	30%	-£16,390,235	-£18,590,309	-£18,734,241	-£18,750,758	-£19,134,279
70% SR : 15% LLR : 15% SO	35%	-£17,607,643	-£19,671,790	-£19,815,529	-£19,832,046	-£20,216,035
70% SR : 15% LLR : 15% SO	40%	-£18,840,143	-£20,768,207	-£20,911,812	-£20,928,339	-£21,312,936
70% SR : 15% LLR : 15% SO	45%	-£20,087,737	-£21,882,768	-£22,028,327	-£22,045,077	-£22,435,907
70% SR : 15% LLR : 15% SO	50%	-£21,350,423	-£23,021,349	-£23,166,887	-£23,183,637	-£23,579,491

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,345,731	-£6,325,725	-£6,472,039	-£6,488,557	-£6,872,448
70% SR : 15% LLR : 15% SO	5%	-£4,465,763	-£7,317,574	-£7,463,342	-£7,479,860	-£7,863,313
70% SR : 15% LLR : 15% SO	10%	-£5,600,677	-£8,324,364	-£8,469,646	-£8,486,163	-£8,869,327
70% SR : 15% LLR : 15% SO	15%	-£6,750,474	-£9,346,092	-£9,490,948	-£9,507,466	-£9,890,493
70% SR : 15% LLR : 15% SO	20%	-£7,915,152	-£10,382,760	-£10,527,249	-£10,543,767	-£10,926,807
70% SR : 15% LLR : 15% SO	25%	-£9,098,519	-£11,434,366	-£11,578,547	-£11,595,064	-£11,978,270
70% SR : 15% LLR : 15% SO	30%	-£10,300,835	-£12,500,909	-£12,644,841	-£12,661,358	-£13,044,879
70% SR : 15% LLR : 15% SO	35%	-£11,518,243	-£13,582,390	-£13,726,129	-£13,742,646	-£14,126,635
70% SR : 15% LLR : 15% SO	40%	-£12,750,743	-£14,678,807	-£14,822,412	-£14,838,939	-£15,223,536
70% SR : 15% LLR : 15% SO	45%	-£13,998,337	-£15,793,368	-£15,938,927	-£15,955,677	-£16,346,907
70% SR : 15% LLR : 15% SO	50%	-£15,261,023	-£16,931,949	-£17,077,487	-£17,094,237	-£17,486,091

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 10% AW 10% Discount

Value Area £675 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,226,742	£28,932,784	£28,790,526	£28,774,465	£28,401,038
70% SR : 15% LLR : 15% SO	5%	£30,325,255	£27,179,744	£27,038,015	£27,021,956	£26,644,266
70% SR : 15% LLR : 15% SO	10%	£28,409,093	£25,409,914	£25,266,659	£25,250,372	£24,872,554
70% SR : 15% LLR : 15% SO	15%	£26,478,256	£23,622,708	£23,479,873	£23,463,586	£23,085,904
70% SR : 15% LLR : 15% SO	20%	£24,532,746	£21,820,772	£21,678,299	£21,662,011	£21,284,316
70% SR : 15% LLR : 15% SO	25%	£22,572,961	£20,004,105	£19,861,936	£19,845,649	£19,467,730
70% SR : 15% LLR : 15% SO	30%	£20,597,701	£18,172,710	£18,030,787	£18,014,499	£17,636,330
70% SR : 15% LLR : 15% SO	35%	£18,606,219	£16,326,586	£16,184,852	£16,168,564	£15,789,934
70% SR : 15% LLR : 15% SO	40%	£16,594,055	£14,465,732	£14,324,132	£14,307,844	£13,928,605
70% SR : 15% LLR : 15% SO	45%	£14,567,008	£12,590,152	£12,448,627	£12,432,340	£12,052,342
70% SR : 15% LLR : 15% SO	50%	£12,525,079	£10,699,845	£10,558,340	£10,542,053	£10,161,147

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,094,256	£27,388,216	£27,530,474	£27,546,535	£27,919,962
70% SR : 15% LLR : 15% SO	5%	£25,995,745	£29,141,256	£29,282,985	£29,299,044	£29,676,734
70% SR : 15% LLR : 15% SO	10%	£27,911,907	£30,911,086	£31,054,341	£31,070,628	£31,448,446
70% SR : 15% LLR : 15% SO	15%	£29,842,744	£32,698,292	£32,841,127	£32,857,414	£33,235,096
70% SR : 15% LLR : 15% SO	20%	£31,788,254	£34,500,228	£34,642,701	£34,658,989	£35,036,684
70% SR : 15% LLR : 15% SO	25%	£33,748,439	£36,316,895	£36,459,064	£36,475,351	£36,853,210
70% SR : 15% LLR : 15% SO	30%	£35,723,299	£38,148,290	£38,290,213	£38,306,501	£38,684,670
70% SR : 15% LLR : 15% SO	35%	£37,714,781	£39,994,414	£40,136,148	£40,152,436	£40,531,066
70% SR : 15% LLR : 15% SO	40%	£39,726,945	£41,855,268	£41,996,868	£42,013,156	£42,392,395
70% SR : 15% LLR : 15% SO	45%	£41,753,992	£43,730,848	£43,872,373	£43,888,660	£44,268,658
70% SR : 15% LLR : 15% SO	50%	£43,795,921	£45,621,155	£45,762,660	£45,778,947	£46,159,853

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£304,458	£3,598,416	£3,740,674	£3,756,735	£4,130,162
70% SR : 15% LLR : 15% SO	5%	£2,205,945	£5,351,456	£5,493,185	£5,509,244	£5,886,934
70% SR : 15% LLR : 15% SO	10%	£4,122,107	£7,121,266	£7,264,541	£7,280,826	£7,658,646
70% SR : 15% LLR : 15% SO	15%	£6,052,944	£8,908,492	£9,051,327	£9,067,614	£9,445,296
70% SR : 15% LLR : 15% SO	20%	£7,998,454	£10,710,428	£10,852,901	£10,869,189	£11,246,884
70% SR : 15% LLR : 15% SO	25%	£9,958,639	£12,527,095	£12,669,264	£12,685,551	£13,063,410
70% SR : 15% LLR : 15% SO	30%	£11,933,499	£14,358,490	£14,500,413	£14,516,701	£14,894,870
70% SR : 15% LLR : 15% SO	35%	£13,924,981	£16,204,614	£16,346,348	£16,362,636	£16,741,266
70% SR : 15% LLR : 15% SO	40%	£15,937,145	£18,065,468	£18,207,068	£18,223,356	£18,602,595
70% SR : 15% LLR : 15% SO	45%	£17,964,192	£19,941,048	£20,082,573	£20,098,860	£20,478,858
70% SR : 15% LLR : 15% SO	50%	£20,006,121	£21,831,385	£21,972,860	£21,989,147	£22,370,053

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,739,942	£4,445,984	£4,303,726	£4,287,665	£3,914,238
70% SR : 15% LLR : 15% SO	5%	£5,838,455	£2,692,944	£2,551,215	£2,535,156	£2,157,466
70% SR : 15% LLR : 15% SO	10%	£3,922,293	£923,114	£779,859	£763,572	£385,754
70% SR : 15% LLR : 15% SO	15%	£1,991,456	£-864,092	£-1,006,927	£-1,023,214	£-1,400,896
70% SR : 15% LLR : 15% SO	20%	£45,946	£-2,666,028	£-2,808,501	£-2,824,789	£-3,202,484
70% SR : 15% LLR : 15% SO	25%	£-1,914,239	£-4,482,695	£-4,624,864	£-4,641,151	£-5,019,010
70% SR : 15% LLR : 15% SO	30%	£-3,889,099	£-6,314,090	£-6,456,013	£-6,472,301	£-6,850,470
70% SR : 15% LLR : 15% SO	35%	£-5,880,581	£-8,160,214	£-8,301,948	£-8,318,236	£-8,696,866
70% SR : 15% LLR : 15% SO	40%	£-7,892,745	£-10,021,068	£-10,162,668	£-10,178,956	£-10,558,195
70% SR : 15% LLR : 15% SO	45%	£-9,919,792	£-11,896,648	£-12,038,173	£-12,054,460	£-12,434,458
70% SR : 15% LLR : 15% SO	50%	£-11,961,721	£-13,796,955	£-13,928,460	£-13,944,747	£-14,326,653

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,829,342	£10,535,384	£10,393,126	£10,377,065	£10,003,638
70% SR : 15% LLR : 15% SO	5%	£11,927,855	£8,782,344	£8,640,615	£8,624,556	£8,246,866
70% SR : 15% LLR : 15% SO	10%	£10,011,693	£7,012,514	£6,869,259	£6,852,972	£6,475,154
70% SR : 15% LLR : 15% SO	15%	£8,080,856	£5,225,308	£5,082,473	£5,066,186	£4,688,504
70% SR : 15% LLR : 15% SO	20%	£6,135,346	£3,423,372	£3,280,899	£3,264,611	£2,886,916
70% SR : 15% LLR : 15% SO	25%	£4,175,161	£1,606,705	£1,464,536	£1,448,249	£1,070,390
70% SR : 15% LLR : 15% SO	30%	£2,200,301	£-224,690	£-366,613	£-382,901	£-761,070
70% SR : 15% LLR : 15% SO	35%	£208,819	£-2,070,814	£-2,212,548	£-2,228,836	£-2,607,466
70% SR : 15% LLR : 15% SO	40%	£-1,803,945	£-3,931,668	£-4,073,268	£-4,089,556	£-4,468,795
70% SR : 15% LLR : 15% SO	45%	£-3,830,392	£-5,807,248	£-5,948,773	£-5,965,060	£-6,345,058
70% SR : 15% LLR : 15% SO	50%	£-5,872,321	£-7,687,555	£-7,839,060	£-7,855,347	£-8,236,293

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 10% AW 10% Discount

Value Area
£650 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,952,364	£26,682,550	£26,538,278	£26,521,991	£26,143,456
70% SR : 15% LLR : 15% SO	5%	£28,154,378	£25,027,475	£24,883,742	£24,867,454	£24,489,352
70% SR : 15% LLR : 15% SO	10%	£26,341,716	£23,357,669	£23,214,414	£23,198,128	£22,820,310
70% SR : 15% LLR : 15% SO	15%	£24,514,380	£21,673,132	£21,530,298	£21,514,011	£21,136,328
70% SR : 15% LLR : 15% SO	20%	£22,672,370	£19,973,865	£19,831,392	£19,815,106	£19,437,410
70% SR : 15% LLR : 15% SO	25%	£20,815,501	£18,259,868	£18,117,699	£18,101,412	£17,723,554
70% SR : 15% LLR : 15% SO	30%	£18,937,310	£16,531,142	£16,389,219	£16,372,931	£15,984,762
70% SR : 15% LLR : 15% SO	35%	£17,044,237	£14,787,687	£14,645,953	£14,629,665	£14,251,036
70% SR : 15% LLR : 15% SO	40%	£15,136,282	£13,029,504	£12,887,902	£12,871,615	£12,492,375
70% SR : 15% LLR : 15% SO	45%	£13,213,444	£11,256,592	£11,115,067	£11,098,780	£10,718,781
70% SR : 15% LLR : 15% SO	50%	£11,275,725	£9,468,953	£9,327,450	£9,311,162	£8,930,256

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,368,636	£23,638,450	£23,782,722	£23,799,009	£20,177,544
70% SR : 15% LLR : 15% SO	5%	£28,166,622	£31,293,525	£31,437,258	£31,453,546	£31,831,648
70% SR : 15% LLR : 15% SO	10%	£29,979,284	£32,963,331	£33,106,586	£33,122,872	£33,500,690
70% SR : 15% LLR : 15% SO	15%	£31,806,620	£34,647,868	£34,790,702	£34,806,989	£35,184,672
70% SR : 15% LLR : 15% SO	20%	£33,648,630	£36,347,135	£36,489,608	£36,505,894	£36,883,590
70% SR : 15% LLR : 15% SO	25%	£35,505,499	£38,061,132	£38,203,301	£38,219,588	£38,597,446
70% SR : 15% LLR : 15% SO	30%	£37,383,690	£39,789,858	£39,931,781	£39,948,069	£40,326,238
70% SR : 15% LLR : 15% SO	35%	£39,276,763	£41,533,313	£41,675,047	£41,691,335	£42,069,964
70% SR : 15% LLR : 15% SO	40%	£41,184,718	£43,291,496	£43,433,098	£43,449,385	£43,828,625
70% SR : 15% LLR : 15% SO	45%	£43,107,556	£45,064,408	£45,205,933	£45,222,220	£45,602,219
70% SR : 15% LLR : 15% SO	50%	£45,045,275	£46,852,047	£46,993,550	£47,009,838	£47,390,744

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,576,836	£5,848,650	£5,992,922	£6,009,209	£6,387,744
70% SR : 15% LLR : 15% SO	5%	£4,376,822	£7,503,725	£7,647,458	£7,663,746	£8,041,848
70% SR : 15% LLR : 15% SO	10%	£6,189,484	£9,173,531	£9,316,786	£9,333,072	£9,710,890
70% SR : 15% LLR : 15% SO	15%	£8,016,820	£10,858,068	£11,000,902	£11,017,189	£11,394,872
70% SR : 15% LLR : 15% SO	20%	£9,858,830	£12,557,335	£12,699,808	£12,716,094	£13,093,790
70% SR : 15% LLR : 15% SO	25%	£11,715,699	£14,271,332	£14,413,501	£14,429,788	£14,807,646
70% SR : 15% LLR : 15% SO	30%	£13,593,890	£16,000,058	£16,141,981	£16,158,269	£16,536,438
70% SR : 15% LLR : 15% SO	35%	£15,486,963	£17,743,513	£17,885,247	£17,901,535	£18,280,164
70% SR : 15% LLR : 15% SO	40%	£17,394,918	£19,501,896	£19,643,298	£19,659,585	£20,038,825
70% SR : 15% LLR : 15% SO	45%	£19,317,756	£21,274,608	£21,416,133	£21,432,420	£21,812,419
70% SR : 15% LLR : 15% SO	50%	£21,255,475	£23,062,247	£23,203,750	£23,220,038	£23,600,944

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,465,564	£2,195,750	£2,051,478	£2,035,191	£1,656,656
70% SR : 15% LLR : 15% SO	5%	£3,667,578	£40,675	£96,942	£80,654	£2,552
70% SR : 15% LLR : 15% SO	10%	£1,854,916	£1,129,131	£1,272,386	£1,288,672	£1,666,490
70% SR : 15% LLR : 15% SO	15%	£27,580	£2,813,668	£2,956,502	£2,972,789	£3,350,472
70% SR : 15% LLR : 15% SO	20%	£1,814,430	£4,512,935	£4,655,408	£4,671,694	£5,049,390
70% SR : 15% LLR : 15% SO	25%	£3,671,299	£6,226,932	£6,369,101	£6,385,388	£6,763,246
70% SR : 15% LLR : 15% SO	30%	£5,549,490	£7,955,658	£8,097,581	£8,113,869	£8,492,038
70% SR : 15% LLR : 15% SO	35%	£7,442,583	£9,689,113	£9,840,847	£9,857,135	£10,235,764
70% SR : 15% LLR : 15% SO	40%	£9,350,518	£11,457,296	£11,598,898	£11,615,185	£11,994,425
70% SR : 15% LLR : 15% SO	45%	£11,273,356	£13,230,208	£13,371,733	£13,388,020	£13,768,019
70% SR : 15% LLR : 15% SO	50%	£13,211,075	£15,017,847	£15,159,350	£15,175,638	£15,556,544

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,554,964	£8,285,150	£8,140,878	£8,124,591	£7,746,056
70% SR : 15% LLR : 15% SO	5%	£9,756,978	£6,630,075	£6,486,342	£6,470,054	£6,091,952
70% SR : 15% LLR : 15% SO	10%	£7,944,316	£4,960,269	£4,817,014	£4,800,728	£4,422,910
70% SR : 15% LLR : 15% SO	15%	£6,116,980	£3,275,732	£3,132,898	£3,116,611	£2,738,928
70% SR : 15% LLR : 15% SO	20%	£4,274,970	£1,576,465	£1,433,992	£1,417,706	£1,040,010
70% SR : 15% LLR : 15% SO	25%	£2,418,101	£-137,532	£-279,701	£-295,988	£-673,846
70% SR : 15% LLR : 15% SO	30%	£539,910	£-1,866,258	£-2,008,181	£-2,024,469	£-2,402,638
70% SR : 15% LLR : 15% SO	35%	£-1,353,163	£-3,609,713	£-3,751,447	£-3,767,735	£-4,146,364
70% SR : 15% LLR : 15% SO	40%	£-3,261,118	£-5,367,896	£-5,509,498	£-5,525,785	£-5,905,025
70% SR : 15% LLR : 15% SO	45%	£-5,163,956	£-7,140,808	£-7,282,333	£-7,298,620	£-7,679,619
70% SR : 15% LLR : 15% SO	50%	£-7,121,675	£-8,928,447	£-9,069,850	£-9,086,238	£-9,467,144

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 10% AW 10% Discount

Value Area £600 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,400,333	£22,167,384	£22,023,112	£22,006,826	£21,628,290
70% SR : 15% LLR : 15% SO	5%	£23,806,050	£20,718,712	£20,574,979	£20,558,692	£20,180,589
70% SR : 15% LLR : 15% SO	10%	£22,196,886	£19,255,309	£19,112,054	£19,095,768	£18,717,950
70% SR : 15% LLR : 15% SO	15%	£20,572,839	£17,777,175	£17,634,339	£17,618,053	£17,240,371
70% SR : 15% LLR : 15% SO	20%	£18,933,911	£16,284,309	£16,141,836	£16,125,550	£15,747,854
70% SR : 15% LLR : 15% SO	25%	£17,280,101	£14,776,715	£14,634,545	£14,618,259	£14,240,401
70% SR : 15% LLR : 15% SO	30%	£15,611,408	£13,254,391	£13,112,468	£13,096,181	£12,718,011
70% SR : 15% LLR : 15% SO	35%	£13,927,833	£11,717,338	£11,575,604	£11,559,317	£11,180,687
70% SR : 15% LLR : 15% SO	40%	£12,229,376	£10,165,557	£10,023,955	£10,007,669	£9,628,429
70% SR : 15% LLR : 15% SO	45%	£10,516,037	£8,597,119	£8,453,592	£8,437,074	£8,051,699
70% SR : 15% LLR : 15% SO	50%	£8,787,816	£7,004,744	£6,861,238	£6,844,721	£6,458,424

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,820,867	£34,153,616	£34,297,858	£34,314,174	£34,692,710
70% SR : 15% LLR : 15% SO	5%	£32,514,950	£35,602,288	£35,746,021	£35,762,308	£36,140,411
70% SR : 15% LLR : 15% SO	10%	£34,124,114	£37,065,691	£37,208,946	£37,225,232	£37,603,050
70% SR : 15% LLR : 15% SO	15%	£35,748,161	£38,543,825	£38,686,661	£38,702,947	£39,080,629
70% SR : 15% LLR : 15% SO	20%	£37,387,089	£40,036,691	£40,179,164	£40,195,450	£40,573,146
70% SR : 15% LLR : 15% SO	25%	£39,040,899	£41,544,285	£41,686,455	£41,702,741	£42,080,599
70% SR : 15% LLR : 15% SO	30%	£40,709,592	£43,066,609	£43,208,532	£43,224,819	£43,602,989
70% SR : 15% LLR : 15% SO	35%	£42,393,167	£44,603,662	£44,745,396	£44,761,683	£45,140,313
70% SR : 15% LLR : 15% SO	40%	£44,091,624	£46,155,443	£46,297,045	£46,313,331	£46,692,571
70% SR : 15% LLR : 15% SO	45%	£45,804,963	£47,723,881	£47,867,408	£47,883,926	£48,269,301
70% SR : 15% LLR : 15% SO	50%	£47,533,184	£49,316,256	£49,459,762	£49,476,279	£49,862,676

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,130,867	£10,363,816	£10,508,058	£10,524,374	£10,902,910
70% SR : 15% LLR : 15% SO	5%	£8,725,150	£11,812,488	£11,956,221	£11,972,508	£12,350,611
70% SR : 15% LLR : 15% SO	10%	£10,334,314	£13,275,891	£13,419,146	£13,435,432	£13,813,250
70% SR : 15% LLR : 15% SO	15%	£11,958,361	£14,754,025	£14,896,861	£14,913,147	£15,290,829
70% SR : 15% LLR : 15% SO	20%	£13,597,289	£16,246,891	£16,389,364	£16,405,650	£16,783,346
70% SR : 15% LLR : 15% SO	25%	£15,251,099	£17,754,485	£17,896,655	£17,912,941	£18,290,799
70% SR : 15% LLR : 15% SO	30%	£16,919,792	£19,276,809	£19,418,732	£19,435,019	£19,813,189
70% SR : 15% LLR : 15% SO	35%	£18,603,367	£20,813,862	£20,955,596	£20,971,883	£21,305,513
70% SR : 15% LLR : 15% SO	40%	£20,301,824	£22,365,643	£22,507,245	£22,523,531	£22,902,771
70% SR : 15% LLR : 15% SO	45%	£22,015,163	£23,934,081	£24,077,608	£24,094,126	£24,679,501
70% SR : 15% LLR : 15% SO	50%	£23,743,384	£25,526,486	£25,669,962	£25,686,479	£26,372,776

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£913,633	£2,319,416	£2,463,689	£2,479,974	£2,858,510
70% SR : 15% LLR : 15% SO	5%	£680,750	£3,768,088	£3,911,821	£3,928,108	£4,306,211
70% SR : 15% LLR : 15% SO	10%	£2,289,914	£5,231,491	£5,374,746	£5,391,032	£5,768,850
70% SR : 15% LLR : 15% SO	15%	£3,913,961	£6,709,625	£6,852,461	£6,868,747	£7,246,429
70% SR : 15% LLR : 15% SO	20%	£5,552,889	£8,202,491	£8,344,964	£8,361,250	£8,738,946
70% SR : 15% LLR : 15% SO	25%	£7,206,699	£9,710,085	£9,852,255	£9,868,541	£10,246,399
70% SR : 15% LLR : 15% SO	30%	£8,875,392	£11,232,409	£11,374,332	£11,390,619	£11,788,789
70% SR : 15% LLR : 15% SO	35%	£10,558,967	£12,769,462	£12,911,196	£12,927,483	£13,306,113
70% SR : 15% LLR : 15% SO	40%	£12,257,424	£14,321,243	£14,462,845	£14,479,131	£14,858,371
70% SR : 15% LLR : 15% SO	45%	£13,970,763	£15,889,681	£16,033,208	£16,049,726	£16,435,101
70% SR : 15% LLR : 15% SO	50%	£15,698,984	£17,482,056	£17,625,562	£17,642,079	£18,028,376

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,002,933	£3,769,984	£3,625,712	£3,609,426	£3,230,890
70% SR : 15% LLR : 15% SO	5%	£5,408,650	£2,321,312	£2,177,579	£2,161,292	£1,783,189
70% SR : 15% LLR : 15% SO	10%	£3,799,486	£857,909	£714,654	£698,368	£320,550
70% SR : 15% LLR : 15% SO	15%	£2,175,439	£620,225	£473,061	£457,347	£117,029
70% SR : 15% LLR : 15% SO	20%	£536,511	£2,113,091	£2,255,564	£2,271,850	£2,649,546
70% SR : 15% LLR : 15% SO	25%	£1,117,299	£3,620,685	£3,762,855	£3,779,141	£4,156,999
70% SR : 15% LLR : 15% SO	30%	£2,785,992	£5,143,009	£5,284,932	£5,301,219	£5,679,389
70% SR : 15% LLR : 15% SO	35%	£4,469,587	£6,680,062	£6,821,796	£6,838,083	£7,216,713
70% SR : 15% LLR : 15% SO	40%	£6,168,024	£8,231,843	£8,373,445	£8,389,731	£8,768,971
70% SR : 15% LLR : 15% SO	45%	£7,881,363	£9,800,281	£9,943,808	£9,960,326	£10,345,701
70% SR : 15% LLR : 15% SO	50%	£9,608,584	£11,392,686	£11,536,162	£11,552,679	£11,938,976

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 10% Discount

Value Area £550 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,817,440	£17,652,220	£17,507,948	£17,491,660	£17,113,125
70% SR : 15% LLR : 15% SO	5%	£19,423,486	£16,400,915	£16,257,182	£16,240,894	£15,862,793
70% SR : 15% LLR : 15% SO	10%	£18,014,650	£15,134,879	£14,991,624	£14,975,338	£14,597,520
70% SR : 15% LLR : 15% SO	15%	£16,590,932	£13,854,113	£13,711,278	£13,694,991	£13,317,309
70% SR : 15% LLR : 15% SO	20%	£15,152,332	£12,558,616	£12,416,143	£12,399,655	£12,022,160
70% SR : 15% LLR : 15% SO	25%	£13,696,850	£11,248,389	£11,106,220	£11,089,932	£10,709,144
70% SR : 15% LLR : 15% SO	30%	£12,230,486	£9,919,643	£9,775,712	£9,759,195	£9,375,673
70% SR : 15% LLR : 15% SO	35%	£10,747,239	£8,571,302	£8,427,562	£8,411,045	£8,027,056
70% SR : 15% LLR : 15% SO	40%	£9,249,110	£7,208,023	£7,064,415	£7,047,900	£6,663,294
70% SR : 15% LLR : 15% SO	45%	£7,730,561	£5,829,808	£5,686,281	£5,669,763	£5,284,388
70% SR : 15% LLR : 15% SO	50%	£6,191,502	£4,436,658	£4,293,152	£4,276,634	£3,890,338

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£35,503,560	-£38,668,790	-£38,813,052	-£38,829,340	-£39,207,675
70% SR : 15% LLR : 15% SO	5%	-£36,897,514	-£39,920,085	-£40,063,818	-£40,080,106	-£40,458,207
70% SR : 15% LLR : 15% SO	10%	-£38,306,350	-£41,186,121	-£41,329,376	-£41,345,662	-£41,723,480
70% SR : 15% LLR : 15% SO	15%	-£39,730,068	-£42,466,887	-£42,609,722	-£42,626,009	-£43,003,691
70% SR : 15% LLR : 15% SO	20%	-£41,168,668	-£43,762,384	-£43,904,857	-£43,921,145	-£44,298,840
70% SR : 15% LLR : 15% SO	25%	-£42,622,150	-£45,072,611	-£45,214,780	-£45,231,068	-£45,611,856
70% SR : 15% LLR : 15% SO	30%	-£44,090,514	-£46,401,357	-£46,545,288	-£46,561,805	-£46,945,327
70% SR : 15% LLR : 15% SO	35%	-£45,573,761	-£47,749,698	-£47,893,438	-£47,909,955	-£48,293,944
70% SR : 15% LLR : 15% SO	40%	-£47,071,890	-£49,112,977	-£49,256,582	-£49,273,100	-£49,657,706
70% SR : 15% LLR : 15% SO	45%	-£48,590,439	-£50,491,192	-£50,634,719	-£50,651,237	-£51,036,612
70% SR : 15% LLR : 15% SO	50%	-£50,129,498	-£51,884,342	-£52,027,848	-£52,044,366	-£52,430,662

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£11,713,760	-£14,878,990	-£15,023,252	-£15,039,540	-£15,418,075
70% SR : 15% LLR : 15% SO	5%	-£13,107,714	-£16,130,285	-£16,274,018	-£16,290,306	-£16,668,407
70% SR : 15% LLR : 15% SO	10%	-£14,516,550	-£17,396,321	-£17,539,576	-£17,555,862	-£17,933,680
70% SR : 15% LLR : 15% SO	15%	-£15,940,268	-£18,677,087	-£18,819,922	-£18,836,209	-£19,213,891
70% SR : 15% LLR : 15% SO	20%	-£17,378,868	-£19,972,584	-£20,115,057	-£20,131,345	-£20,509,040
70% SR : 15% LLR : 15% SO	25%	-£18,832,350	-£21,282,811	-£21,424,980	-£21,441,268	-£21,822,056
70% SR : 15% LLR : 15% SO	30%	-£20,300,714	-£22,611,557	-£22,755,488	-£22,772,005	-£23,155,527
70% SR : 15% LLR : 15% SO	35%	-£21,783,961	-£23,959,898	-£24,103,638	-£24,120,155	-£24,504,144
70% SR : 15% LLR : 15% SO	40%	-£23,282,090	-£25,323,177	-£25,466,762	-£25,483,300	-£25,867,906
70% SR : 15% LLR : 15% SO	45%	-£24,800,639	-£26,701,392	-£26,944,919	-£26,961,437	-£27,246,812
70% SR : 15% LLR : 15% SO	50%	-£26,339,698	-£28,094,542	-£28,238,048	-£28,254,566	-£28,640,862

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,669,360	-£6,834,580	-£6,978,652	-£6,995,140	-£7,373,675
70% SR : 15% LLR : 15% SO	5%	-£5,063,314	-£8,085,885	-£8,229,618	-£8,245,906	-£8,624,007
70% SR : 15% LLR : 15% SO	10%	-£6,472,150	-£9,351,921	-£9,495,176	-£9,511,462	-£9,889,280
70% SR : 15% LLR : 15% SO	15%	-£7,895,868	-£10,632,687	-£10,775,522	-£10,791,809	-£11,169,491
70% SR : 15% LLR : 15% SO	20%	-£9,334,468	-£11,928,184	-£12,070,657	-£12,086,945	-£12,464,640
70% SR : 15% LLR : 15% SO	25%	-£10,787,950	-£13,238,411	-£13,380,580	-£13,396,868	-£13,777,656
70% SR : 15% LLR : 15% SO	30%	-£12,256,314	-£14,567,157	-£14,711,088	-£14,727,605	-£15,111,127
70% SR : 15% LLR : 15% SO	35%	-£13,739,561	-£15,915,498	-£16,059,238	-£16,075,755	-£16,459,744
70% SR : 15% LLR : 15% SO	40%	-£15,237,690	-£17,278,777	-£17,422,382	-£17,438,900	-£17,823,506
70% SR : 15% LLR : 15% SO	45%	-£16,756,239	-£18,658,392	-£18,800,519	-£18,817,037	-£19,202,412
70% SR : 15% LLR : 15% SO	50%	-£18,295,298	-£20,050,142	-£20,193,648	-£20,210,166	-£20,596,462

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,420,040	-£745,180	-£866,452	-£895,740	-£1,284,275
70% SR : 15% LLR : 15% SO	5%	£1,026,086	-£1,996,485	-£2,140,218	-£2,156,506	-£2,534,607
70% SR : 15% LLR : 15% SO	10%	-£382,750	-£3,262,521	-£3,405,776	-£3,422,062	-£3,799,880
70% SR : 15% LLR : 15% SO	15%	-£1,806,468	-£4,543,287	-£4,686,122	-£4,702,409	-£5,080,091
70% SR : 15% LLR : 15% SO	20%	-£3,245,068	-£5,838,784	-£5,981,257	-£5,997,545	-£6,375,240
70% SR : 15% LLR : 15% SO	25%	-£4,698,550	-£7,149,011	-£7,291,180	-£7,307,468	-£7,688,256
70% SR : 15% LLR : 15% SO	30%	-£6,166,914	-£8,477,757	-£8,621,688	-£8,638,205	-£9,021,727
70% SR : 15% LLR : 15% SO	35%	-£7,650,181	-£9,826,098	-£9,969,838	-£9,986,355	-£10,370,344
70% SR : 15% LLR : 15% SO	40%	-£9,148,290	-£11,189,377	-£11,332,982	-£11,349,500	-£11,734,106
70% SR : 15% LLR : 15% SO	45%	-£10,666,839	-£12,567,592	-£12,711,119	-£12,727,637	-£13,113,012
70% SR : 15% LLR : 15% SO	50%	-£12,205,898	-£13,960,742	-£14,104,248	-£14,120,766	-£14,507,062

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 10% AW 10% Discount

Value Area £500 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,234,547	£13,244,075	£13,097,885	£13,081,368	£12,697,476
70% SR : 15% LLR : 15% SO	5%	£15,028,356	£12,166,732	£12,020,964	£12,004,446	£11,620,993
70% SR : 15% LLR : 15% SO	10%	£13,807,283	£11,074,323	£10,929,041	£10,912,524	£10,529,359
70% SR : 15% LLR : 15% SO	15%	£12,571,328	£9,966,977	£9,822,121	£9,805,603	£9,422,576
70% SR : 15% LLR : 15% SO	20%	£11,320,490	£8,844,690	£8,700,201	£8,683,684	£8,300,644
70% SR : 15% LLR : 15% SO	25%	£10,054,479	£7,707,466	£7,563,285	£7,546,767	£7,163,562
70% SR : 15% LLR : 15% SO	30%	£8,765,261	£6,555,304	£6,411,372	£6,394,856	£6,011,334
70% SR : 15% LLR : 15% SO	35%	£7,460,950	£5,388,205	£5,244,466	£5,227,948	£4,843,959
70% SR : 15% LLR : 15% SO	40%	£6,141,546	£4,206,169	£4,062,564	£4,046,046	£3,661,439
70% SR : 15% LLR : 15% SO	45%	£4,807,050	£3,009,197	£2,864,008	£2,847,257	£2,456,428
70% SR : 15% LLR : 15% SO	50%	£3,457,461	£1,784,347	£1,638,809	£1,622,058	£1,230,296

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£40,086,453	-£43,078,925	-£43,223,116	-£43,239,632	-£43,623,324
70% SR : 15% LLR : 15% SO	5%	-£41,292,644	-£44,154,268	-£44,300,036	-£44,316,554	-£44,700,007
70% SR : 15% LLR : 15% SO	10%	-£42,513,717	-£45,246,677	-£45,391,959	-£45,408,476	-£45,791,641
70% SR : 15% LLR : 15% SO	15%	-£43,749,672	-£46,354,023	-£46,498,879	-£46,515,397	-£46,898,424
70% SR : 15% LLR : 15% SO	20%	-£45,000,510	-£47,476,310	-£47,620,799	-£47,637,318	-£48,020,356
70% SR : 15% LLR : 15% SO	25%	-£46,266,521	-£48,613,534	-£48,757,715	-£48,774,233	-£49,157,438
70% SR : 15% LLR : 15% SO	30%	-£47,555,739	-£49,765,696	-£49,909,628	-£49,926,144	-£50,309,666
70% SR : 15% LLR : 15% SO	35%	-£48,860,050	-£50,932,795	-£51,076,534	-£51,093,052	-£51,477,041
70% SR : 15% LLR : 15% SO	40%	-£50,179,454	-£52,114,831	-£52,258,436	-£52,274,954	-£52,659,561
70% SR : 15% LLR : 15% SO	45%	-£51,513,950	-£53,311,803	-£53,456,992	-£53,473,743	-£53,864,572
70% SR : 15% LLR : 15% SO	50%	-£52,863,539	-£54,526,693	-£54,682,191	-£54,698,942	-£55,090,704

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£16,296,653	-£19,287,125	-£19,433,316	-£19,449,832	-£19,833,724
70% SR : 15% LLR : 15% SO	5%	-£17,502,844	-£20,364,468	-£20,510,236	-£20,526,754	-£20,910,207
70% SR : 15% LLR : 15% SO	10%	-£18,723,917	-£21,456,877	-£21,602,159	-£21,618,676	-£22,001,841
70% SR : 15% LLR : 15% SO	15%	-£19,959,872	-£22,564,223	-£22,709,079	-£22,725,597	-£23,108,624
70% SR : 15% LLR : 15% SO	20%	-£21,210,710	-£23,686,510	-£23,830,999	-£23,847,516	-£24,230,556
70% SR : 15% LLR : 15% SO	25%	-£22,476,721	-£24,823,734	-£24,967,915	-£24,984,433	-£25,367,638
70% SR : 15% LLR : 15% SO	30%	-£23,765,939	-£25,975,896	-£26,119,828	-£26,136,344	-£26,519,866
70% SR : 15% LLR : 15% SO	35%	-£25,070,250	-£27,142,995	-£27,286,734	-£27,303,252	-£27,687,241
70% SR : 15% LLR : 15% SO	40%	-£26,389,654	-£28,325,031	-£28,468,636	-£28,485,154	-£28,869,761
70% SR : 15% LLR : 15% SO	45%	-£27,724,150	-£29,522,003	-£29,667,192	-£29,683,943	-£30,074,772
70% SR : 15% LLR : 15% SO	50%	-£29,073,739	-£30,746,893	-£30,892,391	-£30,909,142	-£31,300,894

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£8,252,253	-£11,242,725	-£11,388,916	-£11,405,432	-£11,789,324
70% SR : 15% LLR : 15% SO	5%	-£9,458,444	-£12,320,068	-£12,465,836	-£12,482,354	-£12,865,807
70% SR : 15% LLR : 15% SO	10%	-£10,679,517	-£13,412,477	-£13,557,759	-£13,574,276	-£13,957,441
70% SR : 15% LLR : 15% SO	15%	-£11,915,472	-£14,519,823	-£14,664,679	-£14,681,197	-£15,064,224
70% SR : 15% LLR : 15% SO	20%	-£13,166,310	-£15,642,110	-£15,786,599	-£15,803,116	-£16,186,156
70% SR : 15% LLR : 15% SO	25%	-£14,432,321	-£16,779,334	-£16,923,515	-£16,940,033	-£17,323,238
70% SR : 15% LLR : 15% SO	30%	-£15,721,539	-£17,931,496	-£18,075,428	-£18,091,944	-£18,475,466
70% SR : 15% LLR : 15% SO	35%	-£17,025,850	-£19,098,595	-£19,242,334	-£19,258,852	-£19,642,841
70% SR : 15% LLR : 15% SO	40%	-£18,345,254	-£20,280,631	-£20,424,236	-£20,440,754	-£20,825,361
70% SR : 15% LLR : 15% SO	45%	-£19,679,750	-£21,477,603	-£21,622,792	-£21,639,543	-£22,030,372
70% SR : 15% LLR : 15% SO	50%	-£21,029,339	-£22,702,493	-£22,847,991	-£22,864,742	-£23,256,604

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£2,162,853	-£5,153,325	-£5,299,515	-£5,316,032	-£5,699,824
70% SR : 15% LLR : 15% SO	5%	-£3,369,044	-£6,230,668	-£6,376,436	-£6,392,954	-£6,776,407
70% SR : 15% LLR : 15% SO	10%	-£4,590,117	-£7,323,077	-£7,468,359	-£7,484,876	-£7,868,041
70% SR : 15% LLR : 15% SO	15%	-£5,826,072	-£8,430,423	-£8,575,279	-£8,591,797	-£8,974,824
70% SR : 15% LLR : 15% SO	20%	-£7,076,910	-£9,552,710	-£9,697,199	-£9,713,716	-£10,096,756
70% SR : 15% LLR : 15% SO	25%	-£8,342,921	-£10,689,934	-£10,834,115	-£10,850,633	-£11,233,838
70% SR : 15% LLR : 15% SO	30%	-£9,632,139	-£11,842,096	-£11,986,028	-£12,002,544	-£12,386,066
70% SR : 15% LLR : 15% SO	35%	-£10,936,450	-£13,009,195	-£13,152,934	-£13,169,452	-£13,553,441
70% SR : 15% LLR : 15% SO	40%	-£12,255,854	-£14,191,231	-£14,334,836	-£14,351,354	-£14,735,961
70% SR : 15% LLR : 15% SO	45%	-£13,590,350	-£15,388,203	-£15,533,392	-£15,550,143	-£15,940,972
70% SR : 15% LLR : 15% SO	50%	-£14,939,939	-£16,613,093	-£16,758,591	-£16,775,342	-£17,167,104

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 10% Discount

Value Area £475 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,943,101	£10,964,034	£10,817,721	£10,801,203	£10,417,311
70% SR : 15% LLR : 15% SO	5%	£12,823,068	£9,972,185	£9,826,417	£9,809,900	£9,426,447
70% SR : 15% LLR : 15% SO	10%	£11,688,154	£8,965,395	£8,820,113	£8,803,597	£8,420,432
70% SR : 15% LLR : 15% SO	15%	£10,533,978	£7,943,667	£7,798,811	£7,782,293	£7,399,267
70% SR : 15% LLR : 15% SO	20%	£9,361,849	£6,907,000	£6,762,511	£6,745,993	£6,362,952
70% SR : 15% LLR : 15% SO	25%	£8,174,626	£5,855,394	£5,711,213	£5,694,695	£5,311,490
70% SR : 15% LLR : 15% SO	30%	£6,972,311	£4,788,851	£4,644,919	£4,628,401	£4,244,881
70% SR : 15% LLR : 15% SO	35%	£5,754,902	£3,707,370	£3,563,631	£3,547,113	£3,160,493
70% SR : 15% LLR : 15% SO	40%	£4,522,401	£2,604,152	£2,458,515	£2,441,765	£2,051,715
70% SR : 15% LLR : 15% SO	45%	£3,274,808	£1,480,718	£1,335,159	£1,318,408	£927,579
70% SR : 15% LLR : 15% SO	50%	£2,003,592	£342,136	£196,599	£179,847	£-214,915

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£42,377,899	-£46,956,966	-£45,503,279	-£45,519,797	-£45,903,688
70% SR : 15% LLR : 15% SO	5%	-£43,497,932	-£46,348,815	-£46,494,583	-£46,511,100	-£46,894,553
70% SR : 15% LLR : 15% SO	10%	-£44,632,846	-£47,355,605	-£47,500,887	-£47,517,403	-£47,900,568
70% SR : 15% LLR : 15% SO	15%	-£45,787,022	-£48,377,333	-£48,522,189	-£48,538,707	-£48,921,733
70% SR : 15% LLR : 15% SO	20%	-£46,959,151	-£49,414,000	-£49,558,489	-£49,575,007	-£49,938,048
70% SR : 15% LLR : 15% SO	25%	-£48,146,374	-£50,465,606	-£50,609,787	-£50,626,305	-£51,009,510
70% SR : 15% LLR : 15% SO	30%	-£49,348,689	-£51,532,149	-£51,676,081	-£51,692,599	-£52,076,119
70% SR : 15% LLR : 15% SO	35%	-£50,566,098	-£52,613,630	-£52,757,369	-£52,773,887	-£53,160,507
70% SR : 15% LLR : 15% SO	40%	-£51,798,599	-£53,716,848	-£53,862,485	-£53,879,235	-£54,269,285
70% SR : 15% LLR : 15% SO	45%	-£53,046,192	-£54,840,282	-£54,985,841	-£55,002,592	-£55,393,421
70% SR : 15% LLR : 15% SO	50%	-£54,317,408	-£56,978,864	-£56,124,401	-£56,141,153	-£56,535,915

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£18,588,099	-£21,567,166	-£21,713,479	-£21,729,997	-£22,113,888
70% SR : 15% LLR : 15% SO	5%	-£19,708,132	-£22,559,015	-£22,704,783	-£22,721,300	-£23,104,753
70% SR : 15% LLR : 15% SO	10%	-£20,843,046	-£23,565,805	-£23,711,087	-£23,727,603	-£24,110,768
70% SR : 15% LLR : 15% SO	15%	-£21,997,222	-£24,587,533	-£24,732,389	-£24,748,907	-£25,131,933
70% SR : 15% LLR : 15% SO	20%	-£23,169,351	-£25,624,200	-£25,768,689	-£25,785,207	-£26,168,248
70% SR : 15% LLR : 15% SO	25%	-£24,356,574	-£26,675,806	-£26,819,987	-£26,836,505	-£27,219,710
70% SR : 15% LLR : 15% SO	30%	-£25,558,889	-£27,742,349	-£27,886,281	-£27,902,799	-£28,286,319
70% SR : 15% LLR : 15% SO	35%	-£26,776,298	-£28,823,830	-£28,967,569	-£28,984,087	-£29,370,707
70% SR : 15% LLR : 15% SO	40%	-£28,008,799	-£29,927,048	-£30,072,685	-£30,089,435	-£30,479,485
70% SR : 15% LLR : 15% SO	45%	-£29,256,392	-£31,050,482	-£31,196,041	-£31,212,792	-£31,603,621
70% SR : 15% LLR : 15% SO	50%	-£30,527,608	-£32,189,064	-£32,334,601	-£32,351,353	-£32,746,115

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£10,843,699	-£13,622,766	-£13,668,079	-£13,685,597	-£14,069,488
70% SR : 15% LLR : 15% SO	5%	-£11,663,732	-£14,514,615	-£14,660,383	-£14,676,900	-£15,060,353
70% SR : 15% LLR : 15% SO	10%	-£12,798,646	-£15,521,405	-£15,666,687	-£15,683,203	-£16,066,368
70% SR : 15% LLR : 15% SO	15%	-£13,952,822	-£16,543,133	-£16,687,989	-£16,704,507	-£17,087,533
70% SR : 15% LLR : 15% SO	20%	-£15,124,951	-£17,579,800	-£17,724,289	-£17,740,807	-£18,123,848
70% SR : 15% LLR : 15% SO	25%	-£16,312,174	-£18,631,406	-£18,775,587	-£18,792,105	-£19,175,310
70% SR : 15% LLR : 15% SO	30%	-£17,514,489	-£19,697,949	-£19,841,881	-£19,858,399	-£20,241,919
70% SR : 15% LLR : 15% SO	35%	-£18,731,898	-£20,779,430	-£20,923,169	-£20,939,687	-£21,326,307
70% SR : 15% LLR : 15% SO	40%	-£19,964,399	-£21,882,648	-£22,026,285	-£22,042,035	-£22,435,985
70% SR : 15% LLR : 15% SO	45%	-£21,211,992	-£23,006,082	-£23,151,641	-£23,168,392	-£23,559,221
70% SR : 15% LLR : 15% SO	50%	-£22,483,208	-£24,144,664	-£24,290,201	-£24,306,953	-£24,701,715

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£4,454,299	-£7,433,366	-£7,579,679	-£7,596,197	-£7,860,089
70% SR : 15% LLR : 15% SO	5%	-£5,574,332	-£8,425,215	-£8,570,983	-£8,587,500	-£8,970,953
70% SR : 15% LLR : 15% SO	10%	-£6,709,246	-£9,432,005	-£9,577,287	-£9,593,803	-£9,976,968
70% SR : 15% LLR : 15% SO	15%	-£7,863,422	-£10,453,733	-£10,598,589	-£10,615,107	-£10,998,133
70% SR : 15% LLR : 15% SO	20%	-£9,035,551	-£11,490,400	-£11,634,889	-£11,651,407	-£12,034,448
70% SR : 15% LLR : 15% SO	25%	-£10,222,774	-£12,542,006	-£12,686,187	-£12,702,705	-£13,085,910
70% SR : 15% LLR : 15% SO	30%	-£11,425,089	-£13,608,549	-£13,752,481	-£13,768,999	-£14,152,919
70% SR : 15% LLR : 15% SO	35%	-£12,642,488	-£14,690,030	-£14,833,769	-£14,850,287	-£15,236,907
70% SR : 15% LLR : 15% SO	40%	-£13,874,999	-£15,793,248	-£15,938,885	-£15,955,635	-£16,345,685
70% SR : 15% LLR : 15% SO	45%	-£15,122,592	-£16,916,682	-£17,062,241	-£17,078,992	-£17,469,821
70% SR : 15% LLR : 15% SO	50%	-£16,393,808	-£18,055,264	-£18,200,801	-£18,217,553	-£18,612,315

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 10% AW 25% Discount

Value Area £675 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,767,826	£28,480,650	£28,337,329	£28,321,041	£27,942,505
70% SR : 15% LLR : 15% SO	5%	£29,866,338	£26,723,857	£26,580,123	£26,563,836	£26,185,734
70% SR : 15% LLR : 15% SO	10%	£27,950,177	£24,951,382	£24,808,127	£24,791,839	£24,414,022
70% SR : 15% LLR : 15% SO	15%	£26,019,340	£23,164,176	£23,021,340	£23,005,054	£22,627,372
70% SR : 15% LLR : 15% SO	20%	£24,073,829	£21,362,240	£21,219,766	£21,203,479	£20,825,783
70% SR : 15% LLR : 15% SO	25%	£22,113,644	£19,545,573	£19,403,404	£19,387,116	£19,009,258
70% SR : 15% LLR : 15% SO	30%	£20,138,091	£17,714,177	£17,572,254	£17,555,968	£17,177,797
70% SR : 15% LLR : 15% SO	35%	£18,140,809	£15,868,053	£15,726,319	£15,710,032	£15,331,402
70% SR : 15% LLR : 15% SO	40%	£16,128,644	£14,007,200	£13,865,599	£13,849,312	£13,470,072
70% SR : 15% LLR : 15% SO	45%	£14,101,598	£12,131,620	£11,990,095	£11,973,809	£11,593,810
70% SR : 15% LLR : 15% SO	50%	£12,059,669	£10,241,312	£10,099,808	£10,083,521	£9,702,615

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£24,553,174	-£27,840,350	-£27,983,671	-£27,999,959	-£28,378,495
70% SR : 15% LLR : 15% SO	5%	-£26,454,662	-£29,597,143	-£29,740,877	-£29,757,164	-£30,135,266
70% SR : 15% LLR : 15% SO	10%	-£28,370,823	-£31,369,618	-£31,512,873	-£31,529,161	-£31,906,978
70% SR : 15% LLR : 15% SO	15%	-£30,301,660	-£33,156,824	-£33,299,660	-£33,315,946	-£33,693,628
70% SR : 15% LLR : 15% SO	20%	-£32,247,171	-£34,958,760	-£35,101,234	-£35,117,521	-£35,495,217
70% SR : 15% LLR : 15% SO	25%	-£34,207,356	-£36,775,427	-£36,917,596	-£36,933,884	-£37,311,742
70% SR : 15% LLR : 15% SO	30%	-£36,182,909	-£38,606,823	-£38,748,746	-£38,765,032	-£39,143,203
70% SR : 15% LLR : 15% SO	35%	-£38,180,191	-£40,452,947	-£40,594,681	-£40,610,968	-£40,989,598
70% SR : 15% LLR : 15% SO	40%	-£40,192,356	-£42,313,800	-£42,455,401	-£42,471,688	-£42,850,928
70% SR : 15% LLR : 15% SO	45%	-£42,219,402	-£44,189,390	-£44,330,905	-£44,347,191	-£44,727,190
70% SR : 15% LLR : 15% SO	50%	-£44,261,331	-£46,079,688	-£46,221,192	-£46,237,479	-£46,618,385

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£763,374	-£4,050,550	-£4,193,671	-£4,210,159	-£4,586,695
70% SR : 15% LLR : 15% SO	5%	-£2,664,862	-£5,807,343	-£5,951,077	-£5,967,364	-£6,345,466
70% SR : 15% LLR : 15% SO	10%	-£4,581,023	-£7,579,818	-£7,723,073	-£7,739,361	-£8,117,178
70% SR : 15% LLR : 15% SO	15%	-£6,511,860	-£9,367,024	-£9,509,860	-£9,526,146	-£9,903,828
70% SR : 15% LLR : 15% SO	20%	-£8,457,371	-£11,168,960	-£11,311,434	-£11,327,721	-£11,705,417
70% SR : 15% LLR : 15% SO	25%	-£10,417,556	-£12,985,627	-£13,127,796	-£13,144,084	-£13,521,942
70% SR : 15% LLR : 15% SO	30%	-£12,393,109	-£14,817,023	-£14,958,946	-£14,975,232	-£15,353,403
70% SR : 15% LLR : 15% SO	35%	-£14,390,391	-£16,663,147	-£16,804,881	-£16,821,168	-£17,199,798
70% SR : 15% LLR : 15% SO	40%	-£16,402,556	-£18,524,000	-£18,665,601	-£18,681,888	-£19,061,128
70% SR : 15% LLR : 15% SO	45%	-£18,429,602	-£20,399,590	-£20,541,105	-£20,557,391	-£20,937,390
70% SR : 15% LLR : 15% SO	50%	-£20,471,531	-£22,289,888	-£22,431,392	-£22,447,679	-£22,828,585

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,281,026	£3,993,850	£3,850,529	£3,834,241	£3,455,705
70% SR : 15% LLR : 15% SO	5%	£5,379,538	£2,237,057	£2,093,323	£2,077,036	£1,698,934
70% SR : 15% LLR : 15% SO	10%	£3,463,377	£464,582	£321,327	£305,039	£72,778
70% SR : 15% LLR : 15% SO	15%	£1,532,540	-£1,322,624	-£1,465,460	-£1,481,746	-£1,859,428
70% SR : 15% LLR : 15% SO	20%	-£412,971	-£3,124,560	-£3,267,034	-£3,283,321	-£3,661,017
70% SR : 15% LLR : 15% SO	25%	-£2,373,156	-£4,941,227	-£5,083,396	-£5,099,684	-£5,477,542
70% SR : 15% LLR : 15% SO	30%	-£4,348,709	-£6,772,623	-£6,914,546	-£6,930,832	-£7,309,003
70% SR : 15% LLR : 15% SO	35%	-£6,345,991	-£8,618,747	-£8,760,481	-£8,776,768	-£9,155,398
70% SR : 15% LLR : 15% SO	40%	-£8,358,156	-£10,479,600	-£10,621,201	-£10,637,488	-£11,016,728
70% SR : 15% LLR : 15% SO	45%	-£10,385,202	-£12,355,180	-£12,496,705	-£12,512,991	-£12,892,990
70% SR : 15% LLR : 15% SO	50%	-£12,427,131	-£14,245,488	-£14,386,992	-£14,403,279	-£14,784,185

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,370,426	£10,083,250	£9,939,929	£9,923,641	£9,545,105
70% SR : 15% LLR : 15% SO	5%	£11,468,938	£8,326,457	£8,182,723	£8,166,436	£7,788,334
70% SR : 15% LLR : 15% SO	10%	£9,552,777	£6,553,982	£6,410,727	£6,394,439	£6,016,622
70% SR : 15% LLR : 15% SO	15%	£7,621,940	£4,766,776	£4,623,940	£4,607,654	£4,229,972
70% SR : 15% LLR : 15% SO	20%	£5,676,429	£2,964,840	£2,822,366	£2,806,079	£2,428,383
70% SR : 15% LLR : 15% SO	25%	£3,716,244	£1,148,173	£1,006,004	£989,716	£611,858
70% SR : 15% LLR : 15% SO	30%	£1,740,691	-£683,223	-£825,146	-£841,432	-£1,219,603
70% SR : 15% LLR : 15% SO	35%	-£256,591	-£2,529,347	-£2,671,081	-£2,687,368	-£3,065,998
70% SR : 15% LLR : 15% SO	40%	-£4,268,756	-£4,390,200	-£4,531,801	-£4,548,088	-£4,927,328
70% SR : 15% LLR : 15% SO	45%	-£6,295,802	-£6,265,780	-£6,407,305	-£6,423,591	-£6,803,590
70% SR : 15% LLR : 15% SO	50%	-£8,337,741	-£8,156,098	-£8,297,592	-£8,313,879	-£8,694,785

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 10% AW 25% Discount

Value Area
£650 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,493,448	£26,224,018	£26,079,746	£26,063,458	£25,684,923
70% SR : 15% LLR : 15% SO	5%	£27,695,462	£24,568,943	£24,425,209	£24,408,923	£24,030,820
70% SR : 15% LLR : 15% SO	10%	£25,882,800	£22,899,138	£22,755,883	£22,739,595	£22,361,778
70% SR : 15% LLR : 15% SO	15%	£24,055,464	£21,214,601	£21,071,766	£21,055,478	£20,677,797
70% SR : 15% LLR : 15% SO	20%	£22,213,400	£19,515,333	£19,372,861	£19,356,573	£18,978,877
70% SR : 15% LLR : 15% SO	25%	£20,350,091	£17,801,336	£17,659,167	£17,642,879	£17,265,021
70% SR : 15% LLR : 15% SO	30%	£18,471,900	£16,072,609	£15,930,686	£15,914,400	£15,536,229
70% SR : 15% LLR : 15% SO	35%	£16,578,827	£14,329,154	£14,187,420	£14,171,134	£13,792,503
70% SR : 15% LLR : 15% SO	40%	£14,670,871	£12,570,971	£12,429,370	£12,413,082	£12,033,842
70% SR : 15% LLR : 15% SO	45%	£12,748,034	£10,798,060	£10,656,535	£10,640,248	£10,260,249
70% SR : 15% LLR : 15% SO	50%	£10,810,315	£9,010,421	£8,868,917	£8,852,630	£8,469,866

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£26,627,552	-£30,096,382	-£30,241,254	-£30,257,542	-£30,636,077
70% SR : 15% LLR : 15% SO	5%	-£28,625,538	-£31,752,057	-£31,895,791	-£31,912,077	-£32,290,180
70% SR : 15% LLR : 15% SO	10%	-£30,438,200	-£33,421,862	-£33,565,117	-£33,581,405	-£33,959,222
70% SR : 15% LLR : 15% SO	15%	-£32,265,536	-£35,106,399	-£35,249,234	-£35,265,522	-£35,643,203
70% SR : 15% LLR : 15% SO	20%	-£34,107,600	-£36,805,667	-£36,948,139	-£36,964,427	-£37,342,123
70% SR : 15% LLR : 15% SO	25%	-£35,970,909	-£38,519,664	-£38,661,833	-£38,678,121	-£39,055,979
70% SR : 15% LLR : 15% SO	30%	-£37,849,100	-£40,248,391	-£40,390,314	-£40,406,600	-£40,784,771
70% SR : 15% LLR : 15% SO	35%	-£39,742,173	-£41,991,846	-£42,133,580	-£42,149,866	-£42,528,497
70% SR : 15% LLR : 15% SO	40%	-£41,650,129	-£43,750,029	-£43,891,630	-£43,907,918	-£44,287,158
70% SR : 15% LLR : 15% SO	45%	-£43,572,956	-£45,522,940	-£45,664,465	-£45,680,752	-£46,050,751
70% SR : 15% LLR : 15% SO	50%	-£45,510,685	-£47,310,579	-£47,452,083	-£47,468,370	-£47,851,134

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,037,752	-£6,307,182	-£6,451,454	-£6,467,742	-£6,846,277
70% SR : 15% LLR : 15% SO	5%	-£4,835,738	-£7,962,257	-£8,105,991	-£8,122,277	-£8,500,380
70% SR : 15% LLR : 15% SO	10%	-£6,648,400	-£9,632,062	-£9,775,317	-£9,791,605	-£10,169,422
70% SR : 15% LLR : 15% SO	15%	-£8,475,736	-£11,316,599	-£11,459,434	-£11,475,722	-£11,853,403
70% SR : 15% LLR : 15% SO	20%	-£10,317,800	-£13,015,867	-£13,158,339	-£13,174,627	-£13,552,323
70% SR : 15% LLR : 15% SO	25%	-£12,181,109	-£14,729,864	-£14,872,033	-£14,888,321	-£15,266,179
70% SR : 15% LLR : 15% SO	30%	-£14,059,300	-£16,458,591	-£16,600,514	-£16,616,800	-£16,994,971
70% SR : 15% LLR : 15% SO	35%	-£15,952,373	-£18,202,046	-£18,343,780	-£18,360,066	-£18,738,697
70% SR : 15% LLR : 15% SO	40%	-£17,860,329	-£19,960,229	-£20,101,830	-£20,118,118	-£20,497,358
70% SR : 15% LLR : 15% SO	45%	-£19,783,166	-£21,733,140	-£21,874,665	-£21,890,952	-£22,270,951
70% SR : 15% LLR : 15% SO	50%	-£21,720,985	-£23,520,779	-£23,662,283	-£23,678,570	-£24,061,334

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,006,648	£1,737,218	£1,592,946	£1,576,658	£1,198,123
70% SR : 15% LLR : 15% SO	5%	£3,208,662	£82,143	-£61,591	-£77,877	-£455,380
70% SR : 15% LLR : 15% SO	10%	£1,396,000	-£1,587,662	-£1,730,917	-£1,747,205	-£2,125,022
70% SR : 15% LLR : 15% SO	15%	-£431,336	-£3,272,199	-£3,415,034	-£3,431,322	-£3,809,003
70% SR : 15% LLR : 15% SO	20%	-£2,273,400	-£4,971,467	-£5,113,939	-£5,130,227	-£5,507,923
70% SR : 15% LLR : 15% SO	25%	-£4,136,709	-£6,685,464	-£6,827,633	-£6,843,921	-£7,221,779
70% SR : 15% LLR : 15% SO	30%	-£6,014,900	-£8,414,191	-£8,556,114	-£8,572,400	-£9,050,571
70% SR : 15% LLR : 15% SO	35%	-£7,907,973	-£10,157,646	-£10,299,380	-£10,315,666	-£10,694,297
70% SR : 15% LLR : 15% SO	40%	-£9,815,929	-£11,915,829	-£12,057,430	-£12,073,718	-£12,452,958
70% SR : 15% LLR : 15% SO	45%	-£11,739,795	-£13,688,740	-£13,830,265	-£13,846,552	-£14,226,551
70% SR : 15% LLR : 15% SO	50%	-£13,676,485	-£15,476,379	-£15,617,883	-£15,634,170	-£16,016,834

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,096,048	£7,826,618	£7,682,346	£7,666,058	£7,287,523
70% SR : 15% LLR : 15% SO	5%	£9,298,062	£6,171,543	£6,027,809	£6,011,523	£5,633,420
70% SR : 15% LLR : 15% SO	10%	£7,485,400	£4,501,738	£4,358,483	£4,342,195	£3,964,378
70% SR : 15% LLR : 15% SO	15%	£5,658,064	£2,817,201	£2,674,366	£2,658,078	£2,280,397
70% SR : 15% LLR : 15% SO	20%	£3,816,000	£1,117,933	£975,461	£959,173	£581,477
70% SR : 15% LLR : 15% SO	25%	£1,952,691	-£598,064	-£738,233	-£754,521	-£1,132,379
70% SR : 15% LLR : 15% SO	30%	£74,500	-£2,324,791	-£2,466,714	-£2,483,000	-£2,861,171
70% SR : 15% LLR : 15% SO	35%	-£1,818,573	-£4,068,246	-£4,209,980	-£4,226,266	-£4,604,897
70% SR : 15% LLR : 15% SO	40%	-£3,726,529	-£5,826,429	-£5,968,930	-£5,984,318	-£6,363,558
70% SR : 15% LLR : 15% SO	45%	-£5,649,366	-£7,599,340	-£7,740,865	-£7,757,152	-£8,137,151
70% SR : 15% LLR : 15% SO	50%	-£7,587,065	-£9,386,979	-£9,528,483	-£9,544,770	-£9,927,534

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 10% AW 25% Discount

Value Area £600 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,934,922	£21,708,852	£21,564,581	£21,548,294	£21,169,758
70% SR : 15% LLR : 15% SO	5%	£23,340,640	£20,260,180	£20,116,446	£20,100,160	£19,722,058
70% SR : 15% LLR : 15% SO	10%	£21,731,476	£18,796,776	£18,653,521	£18,637,235	£18,259,417
70% SR : 15% LLR : 15% SO	15%	£20,107,429	£17,318,642	£17,175,807	£17,159,521	£16,781,838
70% SR : 15% LLR : 15% SO	20%	£18,468,501	£15,825,778	£15,683,305	£15,667,017	£15,289,322
70% SR : 15% LLR : 15% SO	25%	£16,814,690	£14,316,163	£14,176,014	£14,159,726	£13,781,868
70% SR : 15% LLR : 15% SO	30%	£15,145,998	£12,796,859	£12,653,935	£12,637,649	£12,259,479
70% SR : 15% LLR : 15% SO	35%	£13,462,423	£11,258,806	£11,117,072	£11,100,784	£10,722,155
70% SR : 15% LLR : 15% SO	40%	£11,763,966	£9,707,025	£9,565,424	£9,549,137	£9,164,808
70% SR : 15% LLR : 15% SO	45%	£10,050,626	£8,132,099	£7,988,571	£7,972,053	£7,586,678
70% SR : 15% LLR : 15% SO	50%	£8,322,406	£6,539,724	£6,396,217	£6,379,699	£5,993,403

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,386,076	£34,612,148	£34,756,419	£34,772,706	£35,151,242
70% SR : 15% LLR : 15% SO	5%	£32,980,360	£36,060,820	£36,204,554	£36,220,840	£36,598,942
70% SR : 15% LLR : 15% SO	10%	£34,589,524	£37,524,224	£37,667,479	£37,683,765	£38,061,583
70% SR : 15% LLR : 15% SO	15%	£36,213,571	£39,002,358	£39,145,193	£39,161,479	£39,539,162
70% SR : 15% LLR : 15% SO	20%	£37,852,499	£40,495,222	£40,637,695	£40,653,983	£41,031,678
70% SR : 15% LLR : 15% SO	25%	£39,506,310	£42,002,817	£42,144,986	£42,161,274	£42,539,132
70% SR : 15% LLR : 15% SO	30%	£41,175,002	£43,525,141	£43,667,065	£43,683,351	£44,051,521
70% SR : 15% LLR : 15% SO	35%	£42,858,577	£45,062,194	£45,203,928	£45,220,216	£45,598,845
70% SR : 15% LLR : 15% SO	40%	£44,557,034	£46,613,975	£46,755,576	£46,771,863	£47,156,192
70% SR : 15% LLR : 15% SO	45%	£46,270,374	£48,188,901	£48,332,429	£48,348,947	£48,734,322
70% SR : 15% LLR : 15% SO	50%	£47,998,594	£49,781,276	£49,924,793	£49,941,301	£50,327,697

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,596,276	£10,822,348	£10,966,619	£10,982,906	£11,361,442
70% SR : 15% LLR : 15% SO	5%	£9,190,560	£12,271,020	£12,414,754	£12,431,040	£12,809,142
70% SR : 15% LLR : 15% SO	10%	£10,799,724	£13,734,424	£13,877,679	£13,893,965	£14,271,783
70% SR : 15% LLR : 15% SO	15%	£12,423,771	£15,212,558	£15,355,393	£15,371,679	£15,749,362
70% SR : 15% LLR : 15% SO	20%	£14,062,699	£16,705,422	£16,847,895	£16,864,183	£17,241,878
70% SR : 15% LLR : 15% SO	25%	£15,716,510	£18,213,017	£18,355,186	£18,371,474	£18,749,332
70% SR : 15% LLR : 15% SO	30%	£17,385,202	£19,735,341	£19,877,265	£19,893,551	£20,271,721
70% SR : 15% LLR : 15% SO	35%	£19,068,777	£21,272,394	£21,414,128	£21,430,416	£21,809,045
70% SR : 15% LLR : 15% SO	40%	£20,767,234	£22,824,175	£22,965,776	£22,982,063	£23,366,392
70% SR : 15% LLR : 15% SO	45%	£22,480,574	£24,399,101	£24,542,629	£24,559,147	£24,944,522
70% SR : 15% LLR : 15% SO	50%	£24,208,794	£25,991,476	£26,134,993	£26,151,501	£26,537,797

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£448,122	£2,777,846	£2,922,219	£2,938,506	£3,317,042
70% SR : 15% LLR : 15% SO	5%	£1,146,160	£4,226,620	£4,370,354	£4,386,640	£4,764,742
70% SR : 15% LLR : 15% SO	10%	£2,755,324	£5,690,024	£5,833,279	£5,849,565	£6,227,383
70% SR : 15% LLR : 15% SO	15%	£4,379,371	£7,168,158	£7,310,993	£7,327,279	£7,704,962
70% SR : 15% LLR : 15% SO	20%	£6,018,299	£8,661,022	£8,803,495	£8,819,783	£9,197,478
70% SR : 15% LLR : 15% SO	25%	£7,672,110	£10,168,617	£10,310,786	£10,327,074	£10,704,932
70% SR : 15% LLR : 15% SO	30%	£9,340,802	£11,690,941	£11,832,865	£11,849,151	£12,227,321
70% SR : 15% LLR : 15% SO	35%	£11,024,377	£13,227,994	£13,369,728	£13,386,016	£13,764,645
70% SR : 15% LLR : 15% SO	40%	£12,722,834	£14,779,775	£14,921,376	£14,937,663	£15,321,992
70% SR : 15% LLR : 15% SO	45%	£14,436,174	£16,354,701	£16,496,229	£16,512,747	£16,900,122
70% SR : 15% LLR : 15% SO	50%	£16,164,394	£17,947,076	£18,089,593	£18,107,101	£18,493,397

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,537,522	£3,311,452	£3,167,181	£3,150,894	£2,772,358
70% SR : 15% LLR : 15% SO	5%	£4,943,240	£1,862,780	£1,719,046	£1,702,760	£1,324,658
70% SR : 15% LLR : 15% SO	10%	£3,334,076	£399,376	£256,121	£239,835	£137,983
70% SR : 15% LLR : 15% SO	15%	£1,710,029	£1,078,758	£1,221,593	£1,237,879	£1,615,562
70% SR : 15% LLR : 15% SO	20%	£71,101	£2,571,622	£2,714,095	£2,730,383	£3,108,078
70% SR : 15% LLR : 15% SO	25%	£1,582,710	£4,079,217	£4,221,386	£4,237,674	£4,615,532
70% SR : 15% LLR : 15% SO	30%	£3,251,402	£5,601,541	£5,743,465	£5,759,751	£6,137,921
70% SR : 15% LLR : 15% SO	35%	£4,934,977	£7,138,594	£7,280,328	£7,296,615	£7,675,245
70% SR : 15% LLR : 15% SO	40%	£6,635,494	£8,690,375	£8,831,976	£8,848,263	£9,232,592
70% SR : 15% LLR : 15% SO	45%	£8,346,774	£10,265,301	£10,408,829	£10,425,347	£10,810,722
70% SR : 15% LLR : 15% SO	50%	£10,074,994	£11,857,676	£12,001,183	£12,017,701	£12,403,997

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 25% Discount

Value Area £550 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,352,030	£17,193,687	£17,049,415	£17,033,129	£16,654,593
70% SR : 15% LLR : 15% SO	5%	£18,958,076	£15,942,383	£15,798,649	£15,782,362	£15,404,260
70% SR : 15% LLR : 15% SO	10%	£17,549,240	£14,676,348	£14,533,093	£14,516,806	£14,138,988
70% SR : 15% LLR : 15% SO	15%	£16,125,522	£13,395,581	£13,252,745	£13,236,459	£12,858,777
70% SR : 15% LLR : 15% SO	20%	£14,686,922	£12,100,083	£11,957,610	£11,941,324	£11,562,446
70% SR : 15% LLR : 15% SO	25%	£13,233,440	£10,788,027	£10,643,845	£10,627,329	£10,244,123
70% SR : 15% LLR : 15% SO	30%	£11,765,075	£9,454,623	£9,310,691	£9,294,173	£8,910,653
70% SR : 15% LLR : 15% SO	35%	£10,281,829	£8,106,281	£7,962,541	£7,946,024	£7,562,036
70% SR : 15% LLR : 15% SO	40%	£8,782,531	£6,743,002	£6,599,397	£6,582,880	£6,198,273
70% SR : 15% LLR : 15% SO	45%	£7,258,565	£5,364,788	£5,221,260	£5,204,743	£4,819,366
70% SR : 15% LLR : 15% SO	50%	£5,719,506	£3,971,637	£3,828,130	£3,811,613	£3,425,317

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£35,966,870	-£39,127,313	-£39,271,556	-£39,287,871	-£39,696,407
70% SR : 15% LLR : 15% SO	5%	-£37,362,924	-£40,378,617	-£40,522,351	-£40,538,638	-£40,916,740
70% SR : 15% LLR : 15% SO	10%	-£38,771,760	-£41,644,652	-£41,787,907	-£41,804,194	-£42,182,012
70% SR : 15% LLR : 15% SO	15%	-£40,195,478	-£42,925,419	-£43,068,255	-£43,084,541	-£43,462,223
70% SR : 15% LLR : 15% SO	20%	-£41,634,078	-£44,220,917	-£44,363,390	-£44,379,678	-£44,758,554
70% SR : 15% LLR : 15% SO	25%	-£43,087,560	-£45,532,973	-£45,677,155	-£45,693,671	-£46,076,877
70% SR : 15% LLR : 15% SO	30%	-£44,555,925	-£46,866,377	-£47,010,309	-£47,026,827	-£47,410,347
70% SR : 15% LLR : 15% SO	35%	-£46,039,171	-£48,214,719	-£48,358,459	-£48,374,976	-£48,758,964
70% SR : 15% LLR : 15% SO	40%	-£47,538,469	-£49,577,998	-£49,721,603	-£49,738,120	-£50,122,727
70% SR : 15% LLR : 15% SO	45%	-£49,052,435	-£50,956,212	-£51,099,740	-£51,116,257	-£51,501,634
70% SR : 15% LLR : 15% SO	50%	-£50,601,494	-£52,349,363	-£52,492,870	-£52,509,387	-£52,895,683

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£12,178,170	-£15,337,513	-£15,481,786	-£15,498,071	-£15,876,607
70% SR : 15% LLR : 15% SO	5%	-£13,573,124	-£16,588,817	-£16,732,551	-£16,748,838	-£17,126,940
70% SR : 15% LLR : 15% SO	10%	-£14,981,960	-£17,854,852	-£17,998,107	-£18,014,394	-£18,392,212
70% SR : 15% LLR : 15% SO	15%	-£16,405,678	-£19,135,619	-£19,278,455	-£19,294,741	-£19,672,423
70% SR : 15% LLR : 15% SO	20%	-£17,844,278	-£20,431,117	-£20,573,590	-£20,589,878	-£20,968,754
70% SR : 15% LLR : 15% SO	25%	-£19,297,760	-£21,743,173	-£21,887,355	-£21,903,871	-£22,287,077
70% SR : 15% LLR : 15% SO	30%	-£20,766,125	-£23,076,577	-£23,220,509	-£23,237,027	-£23,620,547
70% SR : 15% LLR : 15% SO	35%	-£22,249,371	-£24,424,919	-£24,568,659	-£24,585,176	-£24,969,164
70% SR : 15% LLR : 15% SO	40%	-£23,748,669	-£25,788,198	-£25,931,803	-£25,948,320	-£26,332,927
70% SR : 15% LLR : 15% SO	45%	-£25,272,635	-£27,166,412	-£27,309,940	-£27,326,457	-£27,711,834
70% SR : 15% LLR : 15% SO	50%	-£26,811,694	-£28,569,563	-£28,703,070	-£28,719,587	-£29,105,883

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£4,134,770	-£7,293,113	-£7,437,385	-£7,453,671	-£7,832,207
70% SR : 15% LLR : 15% SO	5%	-£5,528,724	-£8,544,417	-£8,688,151	-£8,704,438	-£9,082,540
70% SR : 15% LLR : 15% SO	10%	-£6,937,560	-£9,810,452	-£9,953,707	-£9,969,994	-£10,347,812
70% SR : 15% LLR : 15% SO	15%	-£8,361,278	-£11,091,219	-£11,234,055	-£11,250,341	-£11,628,023
70% SR : 15% LLR : 15% SO	20%	-£9,799,878	-£12,386,717	-£12,529,190	-£12,545,476	-£12,924,354
70% SR : 15% LLR : 15% SO	25%	-£11,253,360	-£13,698,773	-£13,842,955	-£13,859,471	-£14,242,677
70% SR : 15% LLR : 15% SO	30%	-£12,721,725	-£15,032,177	-£15,176,109	-£15,192,627	-£15,576,147
70% SR : 15% LLR : 15% SO	35%	-£14,204,971	-£16,380,519	-£16,524,259	-£16,540,776	-£16,924,764
70% SR : 15% LLR : 15% SO	40%	-£15,704,269	-£17,743,798	-£17,887,403	-£17,903,920	-£18,288,527
70% SR : 15% LLR : 15% SO	45%	-£17,228,235	-£19,122,012	-£19,265,540	-£19,282,057	-£19,667,434
70% SR : 15% LLR : 15% SO	50%	-£18,767,294	-£20,515,163	-£20,658,670	-£20,675,187	-£21,061,483

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,954,630	-£1,203,713	-£1,347,985	-£1,364,271	-£1,742,807
70% SR : 15% LLR : 15% SO	5%	£560,676	-£2,455,017	-£2,598,751	-£2,615,038	-£2,993,140
70% SR : 15% LLR : 15% SO	10%	-£848,160	-£3,721,052	-£3,864,307	-£3,880,594	-£4,258,412
70% SR : 15% LLR : 15% SO	15%	-£2,271,878	-£5,001,819	-£5,144,655	-£5,160,941	-£5,538,623
70% SR : 15% LLR : 15% SO	20%	-£3,710,478	-£6,297,317	-£6,439,790	-£6,456,076	-£6,834,954
70% SR : 15% LLR : 15% SO	25%	-£5,163,960	-£7,609,373	-£7,753,555	-£7,770,071	-£8,153,277
70% SR : 15% LLR : 15% SO	30%	-£6,632,325	-£8,942,777	-£9,086,709	-£9,103,227	-£9,486,747
70% SR : 15% LLR : 15% SO	35%	-£8,115,571	-£10,291,119	-£10,434,859	-£10,451,376	-£10,835,364
70% SR : 15% LLR : 15% SO	40%	-£9,614,869	-£11,654,398	-£11,798,003	-£11,814,520	-£12,199,127
70% SR : 15% LLR : 15% SO	45%	-£11,138,835	-£13,032,612	-£13,176,140	-£13,192,657	-£13,578,034
70% SR : 15% LLR : 15% SO	50%	-£12,677,994	-£14,425,763	-£14,569,270	-£14,585,787	-£14,972,083

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 10% AW 25% Discount

Value Area £500 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,769,137	£12,779,178	£12,632,865	£12,616,347	£12,232,455
70% SR : 15% LLR : 15% SO	5%	£14,562,946	£11,701,710	£11,555,943	£11,539,425	£11,155,973
70% SR : 15% LLR : 15% SO	10%	£13,341,873	£10,609,303	£10,464,021	£10,447,503	£10,064,339
70% SR : 15% LLR : 15% SO	15%	£12,105,918	£9,501,955	£9,357,099	£9,340,582	£8,957,555
70% SR : 15% LLR : 15% SO	20%	£10,855,080	£8,379,670	£8,235,180	£8,218,663	£7,835,622
70% SR : 15% LLR : 15% SO	25%	£9,582,483	£7,242,445	£7,098,264	£7,081,746	£6,698,541
70% SR : 15% LLR : 15% SO	30%	£8,293,265	£6,090,284	£5,946,352	£5,929,834	£5,546,313
70% SR : 15% LLR : 15% SO	35%	£6,988,953	£4,923,184	£4,779,444	£4,762,927	£4,378,939
70% SR : 15% LLR : 15% SO	40%	£5,669,550	£3,741,148	£3,597,543	£3,581,025	£3,195,602
70% SR : 15% LLR : 15% SO	45%	£4,335,054	£2,537,966	£2,392,407	£2,375,886	£1,984,826
70% SR : 15% LLR : 15% SO	50%	£2,985,464	£1,312,745	£1,167,208	£1,150,457	£758,695

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,551,863	£43,541,822	£43,698,136	£43,704,653	£44,098,545
70% SR : 15% LLR : 15% SO	5%	£41,758,054	£44,619,290	£44,765,057	£44,781,575	£45,165,027
70% SR : 15% LLR : 15% SO	10%	£42,979,127	£45,711,697	£45,856,979	£45,873,497	£46,256,661
70% SR : 15% LLR : 15% SO	15%	£44,215,082	£46,819,045	£46,963,901	£46,980,418	£47,363,445
70% SR : 15% LLR : 15% SO	20%	£45,465,920	£47,941,330	£48,085,820	£48,102,337	£48,485,378
70% SR : 15% LLR : 15% SO	25%	£46,738,517	£49,078,555	£49,222,736	£49,239,254	£49,622,459
70% SR : 15% LLR : 15% SO	30%	£48,027,735	£50,230,716	£50,374,648	£50,391,166	£50,774,687
70% SR : 15% LLR : 15% SO	35%	£49,332,047	£51,397,816	£51,541,556	£51,558,073	£51,942,061
70% SR : 15% LLR : 15% SO	40%	£50,651,450	£52,579,852	£52,723,457	£52,739,975	£53,125,398
70% SR : 15% LLR : 15% SO	45%	£51,985,946	£53,783,034	£53,926,593	£53,943,344	£54,336,174
70% SR : 15% LLR : 15% SO	50%	£53,336,536	£55,006,285	£55,153,792	£55,170,543	£55,562,305

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,762,063	£19,762,022	£19,898,336	£19,814,653	£20,298,745
70% SR : 15% LLR : 15% SO	5%	£17,968,254	£20,829,490	£20,975,257	£20,991,775	£21,375,227
70% SR : 15% LLR : 15% SO	10%	£19,189,327	£21,921,897	£22,067,179	£22,083,697	£22,466,861
70% SR : 15% LLR : 15% SO	15%	£20,425,282	£23,029,245	£23,174,101	£23,190,618	£23,573,645
70% SR : 15% LLR : 15% SO	20%	£21,676,120	£24,151,530	£24,296,020	£24,312,537	£24,695,578
70% SR : 15% LLR : 15% SO	25%	£22,948,717	£25,288,755	£25,432,936	£25,449,454	£25,832,659
70% SR : 15% LLR : 15% SO	30%	£24,237,935	£26,440,916	£26,584,848	£26,601,366	£26,984,887
70% SR : 15% LLR : 15% SO	35%	£25,542,247	£27,608,016	£27,751,756	£27,768,273	£28,152,261
70% SR : 15% LLR : 15% SO	40%	£26,861,650	£28,790,052	£28,933,657	£28,950,175	£29,335,598
70% SR : 15% LLR : 15% SO	45%	£28,196,146	£29,993,234	£30,136,793	£30,153,544	£30,546,374
70% SR : 15% LLR : 15% SO	50%	£29,546,736	£31,218,485	£31,363,892	£31,380,743	£31,772,505

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,717,663	£11,707,622	£11,853,936	£11,870,453	£12,254,345
70% SR : 15% LLR : 15% SO	5%	£9,923,854	£12,765,090	£12,930,857	£12,947,375	£13,330,827
70% SR : 15% LLR : 15% SO	10%	£11,144,927	£13,877,497	£14,022,779	£14,039,297	£14,422,461
70% SR : 15% LLR : 15% SO	15%	£12,380,882	£14,984,845	£15,129,701	£15,146,218	£15,529,245
70% SR : 15% LLR : 15% SO	20%	£13,631,720	£16,107,130	£16,251,620	£16,268,137	£16,651,178
70% SR : 15% LLR : 15% SO	25%	£14,904,317	£17,244,355	£17,388,536	£17,405,054	£17,788,259
70% SR : 15% LLR : 15% SO	30%	£16,193,535	£18,396,516	£18,540,448	£18,556,966	£18,940,487
70% SR : 15% LLR : 15% SO	35%	£17,497,847	£19,563,616	£19,707,356	£19,723,873	£20,107,861
70% SR : 15% LLR : 15% SO	40%	£18,817,250	£20,745,652	£20,889,257	£20,905,775	£21,291,198
70% SR : 15% LLR : 15% SO	45%	£20,151,746	£21,948,834	£22,094,393	£22,111,144	£22,501,974
70% SR : 15% LLR : 15% SO	50%	£21,501,336	£23,174,085	£23,319,592	£23,336,343	£23,728,105

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,628,263	£5,618,222	£5,764,535	£5,781,053	£6,164,845
70% SR : 15% LLR : 15% SO	5%	£3,834,454	£6,695,690	£6,841,457	£6,857,975	£7,241,427
70% SR : 15% LLR : 15% SO	10%	£5,055,527	£7,788,097	£7,933,379	£7,949,897	£8,333,061
70% SR : 15% LLR : 15% SO	15%	£6,291,482	£8,895,445	£9,040,301	£9,056,818	£9,439,845
70% SR : 15% LLR : 15% SO	20%	£7,542,320	£10,017,730	£10,162,220	£10,178,377	£10,561,778
70% SR : 15% LLR : 15% SO	25%	£8,814,917	£11,154,955	£11,299,136	£11,315,654	£11,698,859
70% SR : 15% LLR : 15% SO	30%	£10,104,135	£12,307,116	£12,451,048	£12,467,566	£12,851,087
70% SR : 15% LLR : 15% SO	35%	£11,408,447	£13,474,216	£13,617,956	£13,634,473	£14,018,461
70% SR : 15% LLR : 15% SO	40%	£12,727,850	£14,656,252	£14,799,857	£14,816,375	£15,201,798
70% SR : 15% LLR : 15% SO	45%	£14,062,346	£15,859,434	£16,004,993	£16,021,744	£16,412,574
70% SR : 15% LLR : 15% SO	50%	£15,411,936	£17,084,685	£17,230,192	£17,246,943	£17,638,705

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 25% Discount

Value Area £475 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,477,690	£10,499,014	£10,352,700	£10,336,182	£9,952,290
70% SR : 15% LLR : 15% SO	5%	£12,357,658	£9,507,164	£9,361,397	£9,344,879	£8,961,426
70% SR : 15% LLR : 15% SO	10%	£11,219,020	£8,500,375	£8,355,093	£8,338,575	£7,955,411
70% SR : 15% LLR : 15% SO	15%	£10,061,982	£7,478,647	£7,333,791	£7,317,273	£6,934,246
70% SR : 15% LLR : 15% SO	20%	£8,889,852	£6,441,979	£6,297,490	£6,280,973	£5,897,932
70% SR : 15% LLR : 15% SO	25%	£7,702,630	£5,390,373	£5,246,192	£5,229,675	£4,846,469
70% SR : 15% LLR : 15% SO	30%	£6,500,314	£4,323,829	£4,179,898	£4,163,381	£3,779,859
70% SR : 15% LLR : 15% SO	35%	£5,282,906	£3,240,838	£3,095,065	£3,078,548	£2,688,892
70% SR : 15% LLR : 15% SO	40%	£4,050,406	£2,132,551	£1,986,914	£1,970,397	£1,580,114
70% SR : 15% LLR : 15% SO	45%	£2,801,771	£1,009,116	£863,558	£846,807	£455,977
70% SR : 15% LLR : 15% SO	50%	£1,524,917	£-131,297	£-278,894	£-295,883	£-693,189

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-42,843,310	£-45,821,996	£-45,968,300	£-45,884,818	£-46,388,710
70% SR : 15% LLR : 15% SO	5%	£-43,963,342	£-46,813,836	£-46,959,603	£-46,976,121	£-47,359,574
70% SR : 15% LLR : 15% SO	10%	£-45,101,980	£-47,820,625	£-47,965,907	£-47,982,425	£-48,365,589
70% SR : 15% LLR : 15% SO	15%	£-46,259,018	£-48,842,353	£-48,987,209	£-49,003,727	£-49,398,754
70% SR : 15% LLR : 15% SO	20%	£-47,431,148	£-49,879,021	£-50,023,510	£-50,040,027	£-50,423,068
70% SR : 15% LLR : 15% SO	25%	£-48,618,370	£-50,930,627	£-51,074,808	£-51,091,325	£-51,474,531
70% SR : 15% LLR : 15% SO	30%	£-49,820,686	£-51,997,171	£-52,141,102	£-52,157,619	£-52,541,141
70% SR : 15% LLR : 15% SO	35%	£-51,038,084	£-53,080,162	£-53,225,935	£-53,242,687	£-53,632,108
70% SR : 15% LLR : 15% SO	40%	£-52,270,594	£-54,188,449	£-54,334,086	£-54,350,837	£-54,740,886
70% SR : 15% LLR : 15% SO	45%	£-53,519,229	£-55,311,894	£-55,457,442	£-55,474,193	£-55,865,923
70% SR : 15% LLR : 15% SO	50%	£-54,796,083	£-56,452,297	£-56,599,894	£-56,616,883	£-57,014,189

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-19,053,510	£-22,032,196	£-22,178,500	£-22,195,018	£-22,578,910
70% SR : 15% LLR : 15% SO	5%	£-20,173,542	£-23,024,036	£-23,169,803	£-23,186,321	£-23,569,774
70% SR : 15% LLR : 15% SO	10%	£-21,312,180	£-24,030,825	£-24,176,107	£-24,192,625	£-24,575,789
70% SR : 15% LLR : 15% SO	15%	£-22,469,218	£-25,052,553	£-25,197,409	£-25,213,927	£-25,596,954
70% SR : 15% LLR : 15% SO	20%	£-23,641,348	£-26,089,221	£-26,233,710	£-26,250,227	£-26,633,268
70% SR : 15% LLR : 15% SO	25%	£-24,828,570	£-27,140,827	£-27,285,008	£-27,301,525	£-27,684,731
70% SR : 15% LLR : 15% SO	30%	£-26,030,886	£-28,207,371	£-28,351,302	£-28,367,819	£-28,751,341
70% SR : 15% LLR : 15% SO	35%	£-27,248,294	£-29,290,362	£-29,436,135	£-29,452,887	£-29,842,308
70% SR : 15% LLR : 15% SO	40%	£-28,480,794	£-30,389,649	£-30,544,286	£-30,561,037	£-30,951,086
70% SR : 15% LLR : 15% SO	45%	£-29,729,429	£-31,522,084	£-31,667,642	£-31,684,393	£-32,075,223
70% SR : 15% LLR : 15% SO	50%	£-31,006,283	£-32,682,497	£-32,810,094	£-32,827,083	£-33,224,389

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-11,009,110	£-13,987,796	£-14,134,100	£-14,150,618	£-14,534,510
70% SR : 15% LLR : 15% SO	5%	£-12,129,142	£-14,979,636	£-15,125,403	£-15,141,921	£-15,525,374
70% SR : 15% LLR : 15% SO	10%	£-13,267,780	£-15,986,425	£-16,131,707	£-16,148,225	£-16,531,389
70% SR : 15% LLR : 15% SO	15%	£-14,424,818	£-17,008,153	£-17,153,009	£-17,169,527	£-17,552,554
70% SR : 15% LLR : 15% SO	20%	£-15,596,948	£-18,044,821	£-18,189,310	£-18,205,827	£-18,588,868
70% SR : 15% LLR : 15% SO	25%	£-16,784,170	£-19,096,427	£-19,240,608	£-19,257,125	£-19,640,331
70% SR : 15% LLR : 15% SO	30%	£-17,986,486	£-20,162,971	£-20,306,902	£-20,323,419	£-20,706,941
70% SR : 15% LLR : 15% SO	35%	£-19,203,894	£-21,245,982	£-21,391,735	£-21,408,487	£-21,797,908
70% SR : 15% LLR : 15% SO	40%	£-20,436,394	£-22,354,249	£-22,499,886	£-22,516,637	£-22,906,886
70% SR : 15% LLR : 15% SO	45%	£-21,685,029	£-23,477,684	£-23,623,242	£-23,639,993	£-24,030,823
70% SR : 15% LLR : 15% SO	50%	£-22,961,883	£-24,618,097	£-24,765,694	£-24,782,683	£-25,179,889

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-4,919,710	£-7,898,386	£-8,044,700	£-8,061,218	£-8,445,110
70% SR : 15% LLR : 15% SO	5%	£-6,039,742	£-8,890,236	£-9,036,003	£-9,052,521	£-9,435,974
70% SR : 15% LLR : 15% SO	10%	£-7,178,380	£-9,897,025	£-10,042,307	£-10,058,825	£-10,441,989
70% SR : 15% LLR : 15% SO	15%	£-8,335,418	£-10,918,753	£-11,063,609	£-11,080,127	£-11,463,154
70% SR : 15% LLR : 15% SO	20%	£-9,507,548	£-11,955,421	£-12,099,910	£-12,116,427	£-12,499,468
70% SR : 15% LLR : 15% SO	25%	£-10,694,770	£-13,007,027	£-13,151,208	£-13,167,725	£-13,550,931
70% SR : 15% LLR : 15% SO	30%	£-11,897,086	£-14,073,571	£-14,217,502	£-14,234,019	£-14,617,541
70% SR : 15% LLR : 15% SO	35%	£-13,114,484	£-15,156,582	£-15,302,335	£-15,319,087	£-15,708,508
70% SR : 15% LLR : 15% SO	40%	£-14,346,994	£-16,264,849	£-16,410,486	£-16,427,237	£-16,817,286
70% SR : 15% LLR : 15% SO	45%	£-15,595,629	£-17,398,284	£-17,533,842	£-17,550,593	£-17,941,423
70% SR : 15% LLR : 15% SO	50%	£-16,872,483	£-18,528,697	£-18,676,294	£-18,693,283	£-19,080,589

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 10% AW 35% Discount

Value Area	£675 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,461,881	£28,175,912	£28,031,640	£28,015,353	£27,636,818
70% SR : 15% LLR : 15% SO	5%	£29,560,394	£26,418,168	£26,274,434	£26,258,147	£25,880,045
70% SR : 15% LLR : 15% SO	10%	£27,644,233	£24,645,693	£24,502,438	£24,486,152	£24,108,334
70% SR : 15% LLR : 15% SO	15%	£25,713,396	£22,858,487	£22,715,653	£22,699,365	£22,321,683
70% SR : 15% LLR : 15% SO	20%	£23,767,885	£21,056,551	£20,914,078	£20,897,790	£20,520,096
70% SR : 15% LLR : 15% SO	25%	£21,807,700	£19,239,885	£19,097,715	£19,081,429	£18,703,570
70% SR : 15% LLR : 15% SO	30%	£19,827,818	£17,408,490	£17,266,567	£17,250,279	£16,872,110
70% SR : 15% LLR : 15% SO	35%	£17,830,536	£15,562,365	£15,420,632	£15,404,344	£15,025,713
70% SR : 15% LLR : 15% SO	40%	£15,818,371	£13,701,512	£13,559,911	£13,543,624	£13,164,384
70% SR : 15% LLR : 15% SO	45%	£13,791,324	£11,825,932	£11,684,407	£11,668,120	£11,288,121
70% SR : 15% LLR : 15% SO	50%	£11,749,396	£9,935,624	£9,794,120	£9,777,833	£9,396,927

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£24,859,119	-£26,145,088	-£26,289,360	-£26,305,647	-£28,684,182
70% SR : 15% LLR : 15% SO	5%	-£26,760,506	-£29,902,832	-£30,046,566	-£30,062,853	-£30,440,955
70% SR : 15% LLR : 15% SO	10%	-£28,676,767	-£31,675,307	-£31,818,562	-£31,834,848	-£32,212,666
70% SR : 15% LLR : 15% SO	15%	-£30,607,604	-£33,462,513	-£33,605,347	-£33,621,635	-£33,999,317
70% SR : 15% LLR : 15% SO	20%	-£32,553,115	-£35,264,449	-£35,406,922	-£35,423,210	-£35,800,904
70% SR : 15% LLR : 15% SO	25%	-£34,513,300	-£37,081,115	-£37,223,285	-£37,239,571	-£37,617,430
70% SR : 15% LLR : 15% SO	30%	-£36,493,182	-£38,912,510	-£39,054,433	-£39,070,721	-£39,448,890
70% SR : 15% LLR : 15% SO	35%	-£38,490,464	-£40,758,635	-£40,900,368	-£40,916,656	-£41,295,287
70% SR : 15% LLR : 15% SO	40%	-£40,502,629	-£42,619,488	-£42,761,089	-£42,777,376	-£43,156,616
70% SR : 15% LLR : 15% SO	45%	-£42,529,676	-£44,495,068	-£44,636,593	-£44,652,880	-£45,032,879
70% SR : 15% LLR : 15% SO	50%	-£44,571,604	-£46,386,376	-£46,526,880	-£46,543,167	-£46,924,073

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£1,069,319	-£4,355,286	-£4,499,560	-£4,515,847	-£4,894,382
70% SR : 15% LLR : 15% SO	5%	-£2,970,806	-£6,113,032	-£6,256,766	-£6,273,053	-£6,651,155
70% SR : 15% LLR : 15% SO	10%	-£4,886,967	-£7,885,507	-£8,028,762	-£8,045,048	-£8,422,866
70% SR : 15% LLR : 15% SO	15%	-£6,817,804	-£9,672,713	-£9,815,547	-£9,831,835	-£10,209,517
70% SR : 15% LLR : 15% SO	20%	-£8,763,315	-£11,474,649	-£11,617,122	-£11,633,410	-£12,011,104
70% SR : 15% LLR : 15% SO	25%	-£10,723,500	-£13,291,315	-£13,433,485	-£13,449,771	-£13,827,630
70% SR : 15% LLR : 15% SO	30%	-£12,703,382	-£15,122,710	-£15,264,633	-£15,280,921	-£15,699,090
70% SR : 15% LLR : 15% SO	35%	-£14,700,664	-£16,968,835	-£17,105,568	-£17,126,856	-£17,505,487
70% SR : 15% LLR : 15% SO	40%	-£16,712,829	-£18,829,688	-£18,971,289	-£18,987,576	-£19,366,816
70% SR : 15% LLR : 15% SO	45%	-£18,739,876	-£20,705,268	-£20,846,793	-£20,863,080	-£21,243,079
70% SR : 15% LLR : 15% SO	50%	-£20,781,904	-£22,596,576	-£22,737,080	-£22,753,367	-£23,134,273

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,975,081	£3,689,112	£3,544,840	£3,528,553	£3,150,018
70% SR : 15% LLR : 15% SO	5%	£5,073,594	£1,931,368	£1,787,634	£1,771,347	£1,393,245
70% SR : 15% LLR : 15% SO	10%	£3,157,433	£158,893	£15,638	-£648	-£378,466
70% SR : 15% LLR : 15% SO	15%	£1,226,596	-£1,628,313	-£1,771,147	-£1,787,435	-£2,165,117
70% SR : 15% LLR : 15% SO	20%	-£718,915	-£3,430,249	-£3,572,722	-£3,589,010	-£3,966,704
70% SR : 15% LLR : 15% SO	25%	-£2,679,100	-£5,246,915	-£5,389,085	-£5,405,371	-£5,783,230
70% SR : 15% LLR : 15% SO	30%	-£4,658,982	-£7,078,310	-£7,220,233	-£7,236,521	-£7,614,690
70% SR : 15% LLR : 15% SO	35%	-£6,656,264	-£8,924,435	-£9,066,168	-£9,082,456	-£9,461,087
70% SR : 15% LLR : 15% SO	40%	-£8,668,429	-£10,785,288	-£10,926,889	-£10,943,176	-£11,322,416
70% SR : 15% LLR : 15% SO	45%	-£10,695,476	-£12,660,368	-£12,802,393	-£12,818,680	-£13,198,979
70% SR : 15% LLR : 15% SO	50%	-£12,737,404	-£14,551,176	-£14,692,680	-£14,708,967	-£15,089,873

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,064,481	£9,778,512	£9,634,240	£9,617,953	£9,239,418
70% SR : 15% LLR : 15% SO	5%	£11,162,994	£8,020,768	£7,877,034	£7,860,747	£7,482,645
70% SR : 15% LLR : 15% SO	10%	£9,246,833	£6,248,293	£6,105,038	£6,088,752	£5,710,934
70% SR : 15% LLR : 15% SO	15%	£7,315,996	£4,461,087	£4,318,253	£4,301,965	£3,924,283
70% SR : 15% LLR : 15% SO	20%	£5,370,485	£2,659,151	£2,516,678	£2,500,390	£2,122,696
70% SR : 15% LLR : 15% SO	25%	£3,410,300	£842,485	£700,315	£684,029	£306,170
70% SR : 15% LLR : 15% SO	30%	£1,430,418	-£988,910	-£1,130,833	-£1,147,121	-£1,525,290
70% SR : 15% LLR : 15% SO	35%	-£566,864	-£2,835,035	-£2,976,768	-£2,993,056	-£3,371,687
70% SR : 15% LLR : 15% SO	40%	-£2,579,029	-£4,695,888	-£4,837,489	-£4,853,776	-£5,233,016
70% SR : 15% LLR : 15% SO	45%	-£4,606,076	-£6,571,468	-£6,712,993	-£6,729,280	-£7,109,279
70% SR : 15% LLR : 15% SO	50%	-£6,648,004	-£8,461,176	-£8,603,280	-£8,619,567	-£9,000,473

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 35% Discount

Value Area £650 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,187,505	£25,918,329	£25,774,057	£25,757,771	£25,379,235
70% SR : 15% LLR : 15% SO	5%	£27,389,517	£24,263,255	£24,119,522	£24,103,234	£23,725,132
70% SR : 15% LLR : 15% SO	10%	£25,576,856	£22,593,449	£22,450,194	£22,433,907	£22,056,089
70% SR : 15% LLR : 15% SO	15%	£23,749,520	£20,908,912	£20,766,077	£20,749,791	£20,372,108
70% SR : 15% LLR : 15% SO	20%	£21,903,127	£19,209,645	£19,067,172	£19,050,885	£18,673,189
70% SR : 15% LLR : 15% SO	25%	£20,039,817	£17,495,647	£17,353,478	£17,337,192	£16,959,334
70% SR : 15% LLR : 15% SO	30%	£18,161,627	£15,766,922	£15,624,999	£15,608,711	£15,230,542
70% SR : 15% LLR : 15% SO	35%	£16,268,553	£14,023,467	£13,881,733	£13,865,445	£13,486,815
70% SR : 15% LLR : 15% SO	40%	£14,360,598	£12,265,283	£12,123,682	£12,107,395	£11,728,155
70% SR : 15% LLR : 15% SO	45%	£12,437,761	£10,492,371	£10,350,847	£10,334,559	£9,954,562
70% SR : 15% LLR : 15% SO	50%	£10,500,041	£8,704,733	£8,562,666	£8,546,148	£8,159,852

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£27,133,495	-£30,402,671	-£30,546,943	-£30,563,229	-£30,941,765
70% SR : 15% LLR : 15% SO	5%	-£28,931,483	-£32,057,745	-£32,201,478	-£32,217,766	-£32,595,668
70% SR : 15% LLR : 15% SO	10%	-£30,744,144	-£33,727,551	-£33,870,806	-£33,887,093	-£34,264,911
70% SR : 15% LLR : 15% SO	15%	-£32,571,480	-£35,412,088	-£35,554,923	-£35,571,209	-£35,948,892
70% SR : 15% LLR : 15% SO	20%	-£34,417,873	-£37,111,355	-£37,253,828	-£37,270,115	-£37,647,811
70% SR : 15% LLR : 15% SO	25%	-£36,281,183	-£38,825,353	-£38,967,522	-£38,983,808	-£39,361,666
70% SR : 15% LLR : 15% SO	30%	-£38,159,373	-£40,554,078	-£40,696,001	-£40,712,289	-£41,090,458
70% SR : 15% LLR : 15% SO	35%	-£40,052,447	-£42,297,533	-£42,439,267	-£42,455,555	-£42,834,185
70% SR : 15% LLR : 15% SO	40%	-£41,960,402	-£44,055,717	-£44,197,318	-£44,213,605	-£44,992,845
70% SR : 15% LLR : 15% SO	45%	-£43,883,239	-£45,828,629	-£45,970,153	-£45,986,441	-£46,366,438
70% SR : 15% LLR : 15% SO	50%	-£45,820,959	-£47,616,267	-£47,758,334	-£47,774,852	-£48,161,148

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,343,696	-£6,612,871	-£6,757,143	-£6,773,429	-£7,151,965
70% SR : 15% LLR : 15% SO	5%	-£5,141,683	-£8,267,945	-£8,411,678	-£8,427,966	-£8,806,068
70% SR : 15% LLR : 15% SO	10%	-£6,954,344	-£9,937,751	-£10,081,006	-£10,097,293	-£10,475,111
70% SR : 15% LLR : 15% SO	15%	-£8,781,680	-£11,622,288	-£11,765,123	-£11,781,409	-£12,159,092
70% SR : 15% LLR : 15% SO	20%	-£10,628,073	-£13,321,555	-£13,464,028	-£13,480,315	-£13,858,011
70% SR : 15% LLR : 15% SO	25%	-£12,491,383	-£15,035,553	-£15,177,722	-£15,194,008	-£15,571,866
70% SR : 15% LLR : 15% SO	30%	-£14,369,573	-£16,764,278	-£16,906,201	-£16,922,489	-£17,300,658
70% SR : 15% LLR : 15% SO	35%	-£16,262,647	-£18,507,733	-£18,649,467	-£18,665,755	-£19,044,385
70% SR : 15% LLR : 15% SO	40%	-£18,170,602	-£20,265,917	-£20,407,518	-£20,423,805	-£20,803,045
70% SR : 15% LLR : 15% SO	45%	-£20,093,439	-£22,038,829	-£22,180,353	-£22,196,641	-£22,576,638
70% SR : 15% LLR : 15% SO	50%	-£22,031,159	-£23,826,467	-£23,968,534	-£23,985,052	-£24,371,348

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,700,705	£1,431,529	£1,287,257	£1,270,971	£692,435
70% SR : 15% LLR : 15% SO	5%	£2,902,717	-£223,545	-£367,278	-£383,566	-£761,658
70% SR : 15% LLR : 15% SO	10%	£1,090,056	-£1,893,351	-£2,036,606	-£2,052,893	-£2,430,711
70% SR : 15% LLR : 15% SO	15%	-£737,280	-£3,577,888	-£3,720,723	-£3,737,009	-£4,114,692
70% SR : 15% LLR : 15% SO	20%	-£2,583,673	-£5,277,155	-£5,419,628	-£5,435,915	-£5,813,611
70% SR : 15% LLR : 15% SO	25%	-£4,446,983	-£6,991,153	-£7,133,322	-£7,149,608	-£7,527,466
70% SR : 15% LLR : 15% SO	30%	-£6,325,173	-£8,719,878	-£8,861,801	-£8,878,089	-£9,256,258
70% SR : 15% LLR : 15% SO	35%	-£8,218,247	-£10,463,333	-£10,605,067	-£10,621,355	-£10,999,985
70% SR : 15% LLR : 15% SO	40%	-£10,126,202	-£12,221,517	-£12,363,118	-£12,379,405	-£12,758,645
70% SR : 15% LLR : 15% SO	45%	-£12,049,039	-£13,994,429	-£14,135,953	-£14,152,241	-£14,532,238
70% SR : 15% LLR : 15% SO	50%	-£13,986,759	-£15,782,067	-£15,924,134	-£15,940,652	-£16,326,848

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,790,105	£7,520,929	£7,376,657	£7,360,371	£6,981,835
70% SR : 15% LLR : 15% SO	5%	£8,992,117	£5,865,855	£5,722,122	£5,705,834	£5,327,732
70% SR : 15% LLR : 15% SO	10%	£7,179,456	£4,196,049	£4,052,794	£4,036,507	£3,658,689
70% SR : 15% LLR : 15% SO	15%	£5,352,120	£2,511,512	£2,368,677	£2,352,391	£1,974,708
70% SR : 15% LLR : 15% SO	20%	£3,505,727	£812,245	£669,772	£653,485	£275,789
70% SR : 15% LLR : 15% SO	25%	£1,642,417	-£901,753	-£1,043,922	-£1,060,208	-£1,438,066
70% SR : 15% LLR : 15% SO	30%	-£235,773	-£2,630,478	-£2,772,401	-£2,788,689	-£3,166,858
70% SR : 15% LLR : 15% SO	35%	-£2,128,847	-£4,373,933	-£4,515,667	-£4,531,955	-£4,910,585
70% SR : 15% LLR : 15% SO	40%	-£4,036,802	-£6,132,117	-£6,273,718	-£6,290,005	-£6,669,245
70% SR : 15% LLR : 15% SO	45%	-£5,959,639	-£7,905,029	-£8,046,953	-£8,063,241	-£8,442,838
70% SR : 15% LLR : 15% SO	50%	-£7,897,359	-£9,692,667	-£9,834,734	-£9,851,252	-£10,227,548

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 10% AW 35% Discount

Value Area £600 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,624,649	£21,403,164	£21,258,892	£21,242,605	£20,864,070
70% SR : 15% LLR : 15% SO	5%	£23,030,367	£19,954,492	£19,810,759	£19,794,471	£19,416,369
70% SR : 15% LLR : 15% SO	10%	£21,421,203	£18,491,089	£18,347,834	£18,331,547	£17,953,729
70% SR : 15% LLR : 15% SO	15%	£19,797,156	£17,012,955	£16,870,119	£16,853,832	£16,476,150
70% SR : 15% LLR : 15% SO	20%	£18,158,228	£15,520,089	£15,377,616	£15,361,329	£14,983,634
70% SR : 15% LLR : 15% SO	25%	£16,504,417	£14,012,494	£13,870,325	£13,854,038	£13,476,180
70% SR : 15% LLR : 15% SO	30%	£14,835,724	£12,490,171	£12,348,248	£12,331,960	£11,953,791
70% SR : 15% LLR : 15% SO	35%	£13,152,149	£10,953,117	£10,811,384	£10,795,097	£10,418,466
70% SR : 15% LLR : 15% SO	40%	£11,453,693	£9,399,524	£9,255,918	£9,239,041	£8,854,794
70% SR : 15% LLR : 15% SO	45%	£9,740,353	£7,822,085	£7,678,557	£7,662,039	£7,276,664
70% SR : 15% LLR : 15% SO	50%	£8,011,451	£6,229,710	£6,086,203	£6,069,685	£5,683,389

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£31,696,351	-£34,917,836	-£35,062,108	-£35,078,395	-£35,456,930
70% SR : 15% LLR : 15% SO	5%	-£33,290,633	-£36,966,508	-£36,510,241	-£36,526,529	-£36,904,631
70% SR : 15% LLR : 15% SO	10%	-£34,899,797	-£37,829,911	-£37,973,166	-£37,989,453	-£38,367,271
70% SR : 15% LLR : 15% SO	15%	-£36,523,844	-£39,308,045	-£39,450,881	-£39,467,168	-£39,844,850
70% SR : 15% LLR : 15% SO	20%	-£38,162,772	-£40,800,911	-£40,943,384	-£40,959,671	-£41,337,366
70% SR : 15% LLR : 15% SO	25%	-£39,816,583	-£42,308,506	-£42,450,675	-£42,466,962	-£42,844,820
70% SR : 15% LLR : 15% SO	30%	-£41,485,276	-£43,830,829	-£43,972,752	-£43,989,040	-£44,367,209
70% SR : 15% LLR : 15% SO	35%	-£43,168,851	-£45,367,883	-£45,509,616	-£45,525,903	-£45,904,534
70% SR : 15% LLR : 15% SO	40%	-£44,867,307	-£46,921,476	-£47,065,082	-£47,081,599	-£47,466,206
70% SR : 15% LLR : 15% SO	45%	-£46,580,647	-£48,489,915	-£48,642,443	-£48,658,961	-£49,044,336
70% SR : 15% LLR : 15% SO	50%	-£48,309,549	-£50,091,290	-£50,294,797	-£50,281,315	-£50,637,611

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£7,906,551	-£11,128,036	-£11,272,308	-£11,288,595	-£11,667,130
70% SR : 15% LLR : 15% SO	5%	-£9,500,833	-£12,576,708	-£12,720,441	-£12,736,729	-£13,114,831
70% SR : 15% LLR : 15% SO	10%	-£11,109,997	-£14,040,111	-£14,183,366	-£14,199,653	-£14,577,471
70% SR : 15% LLR : 15% SO	15%	-£12,734,044	-£15,518,245	-£15,661,081	-£15,677,368	-£16,055,050
70% SR : 15% LLR : 15% SO	20%	-£14,372,972	-£17,011,111	-£17,153,584	-£17,169,871	-£17,547,566
70% SR : 15% LLR : 15% SO	25%	-£16,026,783	-£18,518,706	-£18,660,875	-£18,677,162	-£19,055,020
70% SR : 15% LLR : 15% SO	30%	-£17,695,476	-£20,041,029	-£20,182,952	-£20,199,240	-£20,577,409
70% SR : 15% LLR : 15% SO	35%	-£19,379,051	-£21,578,083	-£21,719,816	-£21,736,103	-£22,114,734
70% SR : 15% LLR : 15% SO	40%	-£21,077,507	-£23,131,676	-£23,275,282	-£23,291,799	-£23,676,406
70% SR : 15% LLR : 15% SO	45%	-£22,790,847	-£24,709,115	-£24,852,643	-£24,869,161	-£25,254,536
70% SR : 15% LLR : 15% SO	50%	-£24,519,749	-£26,301,490	-£26,444,997	-£26,461,515	-£26,847,811

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£137,849	-£3,083,636	-£3,227,908	-£3,244,195	-£3,622,730
70% SR : 15% LLR : 15% SO	5%	-£1,456,433	-£4,532,308	-£4,676,041	-£4,692,329	-£5,070,431
70% SR : 15% LLR : 15% SO	10%	-£3,065,597	-£5,995,711	-£6,138,966	-£6,155,253	-£6,533,071
70% SR : 15% LLR : 15% SO	15%	-£4,689,644	-£7,473,845	-£7,616,681	-£7,632,968	-£8,010,650
70% SR : 15% LLR : 15% SO	20%	-£6,328,572	-£8,966,711	-£9,109,184	-£9,125,471	-£9,503,166
70% SR : 15% LLR : 15% SO	25%	-£7,982,383	-£10,474,306	-£10,616,475	-£10,632,762	-£11,010,620
70% SR : 15% LLR : 15% SO	30%	-£9,651,076	-£11,996,629	-£12,138,552	-£12,154,840	-£12,533,009
70% SR : 15% LLR : 15% SO	35%	-£11,334,651	-£13,533,683	-£13,675,416	-£13,691,703	-£14,070,334
70% SR : 15% LLR : 15% SO	40%	-£13,033,107	-£15,087,276	-£15,230,882	-£15,247,399	-£15,632,006
70% SR : 15% LLR : 15% SO	45%	-£14,746,447	-£16,664,715	-£16,808,243	-£16,824,761	-£17,210,136
70% SR : 15% LLR : 15% SO	50%	-£16,476,349	-£18,267,090	-£18,400,597	-£18,417,115	-£18,803,411

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,227,249	£3,005,764	£2,861,492	£2,845,205	£2,466,670
70% SR : 15% LLR : 15% SO	5%	£4,632,967	£1,557,092	£1,413,359	£1,397,071	£1,018,969
70% SR : 15% LLR : 15% SO	10%	£3,023,803	£93,689	-£49,566	-£55,853	-£443,671
70% SR : 15% LLR : 15% SO	15%	£1,399,756	-£1,384,445	-£1,527,281	-£1,543,568	-£1,921,250
70% SR : 15% LLR : 15% SO	20%	-£239,172	-£2,877,311	-£3,019,784	-£3,036,071	-£3,413,766
70% SR : 15% LLR : 15% SO	25%	-£1,892,983	-£4,384,906	-£4,527,075	-£4,543,362	-£4,921,220
70% SR : 15% LLR : 15% SO	30%	-£3,561,676	-£5,907,229	-£6,049,152	-£6,065,440	-£6,443,609
70% SR : 15% LLR : 15% SO	35%	-£5,245,281	-£7,444,283	-£7,586,016	-£7,602,303	-£7,980,934
70% SR : 15% LLR : 15% SO	40%	-£6,945,707	-£8,997,876	-£9,141,482	-£9,157,999	-£9,542,606
70% SR : 15% LLR : 15% SO	45%	-£8,667,047	-£10,575,315	-£10,718,843	-£10,735,361	-£11,120,736
70% SR : 15% LLR : 15% SO	50%	-£10,398,949	-£12,167,690	-£12,311,197	-£12,327,715	-£12,714,011

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 35% Discount

Value Area £550 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,041,756	£16,887,999	£16,743,728	£16,727,440	£16,348,904
70% SR : 15% LLR : 15% SO	5%	£18,647,803	£15,636,695	£15,492,961	£15,476,675	£15,098,572
70% SR : 15% LLR : 15% SO	10%	£17,238,966	£14,370,659	£14,227,404	£14,211,117	£13,833,299
70% SR : 15% LLR : 15% SO	15%	£15,815,249	£13,089,892	£12,947,058	£12,930,770	£12,553,088
70% SR : 15% LLR : 15% SO	20%	£14,376,648	£11,794,396	£11,651,923	£11,635,473	£11,252,432
70% SR : 15% LLR : 15% SO	25%	£12,923,166	£10,478,013	£10,333,831	£10,317,315	£9,934,109
70% SR : 15% LLR : 15% SO	30%	£11,454,802	£9,144,609	£9,000,677	£8,984,159	£8,600,639
70% SR : 15% LLR : 15% SO	35%	£9,971,566	£7,796,267	£7,652,527	£7,636,010	£7,252,022
70% SR : 15% LLR : 15% SO	40%	£8,467,866	£6,432,988	£6,289,383	£6,272,866	£5,888,260
70% SR : 15% LLR : 15% SO	45%	£6,943,900	£5,054,774	£4,911,246	£4,894,729	£4,509,352
70% SR : 15% LLR : 15% SO	50%	£5,404,842	£3,661,623	£3,518,116	£3,501,600	£3,115,303

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£36,278,244	-£39,433,001	-£39,577,272	-£39,593,560	-£39,972,096
70% SR : 15% LLR : 15% SO	5%	-£37,673,197	-£40,684,305	-£40,828,039	-£40,844,325	-£41,222,428
70% SR : 15% LLR : 15% SO	10%	-£39,082,034	-£41,950,341	-£42,093,596	-£42,109,883	-£42,487,701
70% SR : 15% LLR : 15% SO	15%	-£40,505,751	-£43,231,108	-£43,373,942	-£43,390,230	-£43,767,912
70% SR : 15% LLR : 15% SO	20%	-£41,944,352	-£44,526,604	-£44,669,077	-£44,685,527	-£45,068,568
70% SR : 15% LLR : 15% SO	25%	-£43,397,834	-£45,842,987	-£45,987,169	-£46,003,685	-£46,386,891
70% SR : 15% LLR : 15% SO	30%	-£44,866,198	-£47,176,391	-£47,320,323	-£47,336,841	-£47,720,361
70% SR : 15% LLR : 15% SO	35%	-£46,349,444	-£48,524,733	-£48,668,473	-£48,684,990	-£49,088,978
70% SR : 15% LLR : 15% SO	40%	-£47,853,134	-£49,889,012	-£50,031,617	-£50,048,134	-£50,432,740
70% SR : 15% LLR : 15% SO	45%	-£49,377,100	-£51,265,226	-£51,409,754	-£51,426,271	-£51,811,648
70% SR : 15% LLR : 15% SO	50%	-£50,916,158	-£52,659,377	-£52,802,884	-£52,819,400	-£53,205,697

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£12,489,444	-£15,643,201	-£15,787,472	-£15,803,760	-£16,182,296
70% SR : 15% LLR : 15% SO	5%	-£13,883,397	-£16,894,505	-£17,038,239	-£17,054,523	-£17,432,628
70% SR : 15% LLR : 15% SO	10%	-£15,292,234	-£18,160,541	-£18,303,796	-£18,320,083	-£18,697,901
70% SR : 15% LLR : 15% SO	15%	-£16,715,951	-£19,441,308	-£19,584,142	-£19,600,430	-£19,978,112
70% SR : 15% LLR : 15% SO	20%	-£18,154,552	-£20,736,804	-£20,879,277	-£20,895,727	-£21,278,768
70% SR : 15% LLR : 15% SO	25%	-£19,608,034	-£22,053,187	-£22,197,369	-£22,213,885	-£22,597,091
70% SR : 15% LLR : 15% SO	30%	-£21,076,398	-£23,386,591	-£23,530,523	-£23,547,041	-£23,930,561
70% SR : 15% LLR : 15% SO	35%	-£22,559,644	-£24,734,933	-£24,878,673	-£24,895,190	-£25,279,178
70% SR : 15% LLR : 15% SO	40%	-£24,063,334	-£26,098,212	-£26,241,817	-£26,258,334	-£26,642,940
70% SR : 15% LLR : 15% SO	45%	-£25,587,300	-£27,476,426	-£27,619,954	-£27,636,471	-£28,011,648
70% SR : 15% LLR : 15% SO	50%	-£27,126,358	-£28,869,577	-£29,013,084	-£29,029,600	-£29,415,897

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£4,445,044	-£7,598,801	-£7,743,072	-£7,759,360	-£8,137,896
70% SR : 15% LLR : 15% SO	5%	-£5,838,997	-£8,850,105	-£8,993,839	-£9,010,125	-£9,388,228
70% SR : 15% LLR : 15% SO	10%	-£7,247,834	-£10,116,141	-£10,259,396	-£10,275,683	-£10,653,501
70% SR : 15% LLR : 15% SO	15%	-£8,671,551	-£11,396,908	-£11,539,742	-£11,556,030	-£11,933,712
70% SR : 15% LLR : 15% SO	20%	-£10,110,152	-£12,692,404	-£12,834,877	-£12,851,327	-£13,234,368
70% SR : 15% LLR : 15% SO	25%	-£11,563,634	-£14,008,787	-£14,152,969	-£14,169,485	-£14,552,691
70% SR : 15% LLR : 15% SO	30%	-£13,031,998	-£15,342,191	-£15,486,123	-£15,502,641	-£15,886,161
70% SR : 15% LLR : 15% SO	35%	-£14,515,244	-£16,690,533	-£16,834,273	-£16,850,790	-£17,234,778
70% SR : 15% LLR : 15% SO	40%	-£16,018,934	-£18,053,812	-£18,197,417	-£18,213,934	-£18,598,540
70% SR : 15% LLR : 15% SO	45%	-£17,542,900	-£19,432,026	-£19,575,554	-£19,592,071	-£19,977,448
70% SR : 15% LLR : 15% SO	50%	-£19,081,958	-£20,826,177	-£20,968,684	-£20,985,200	-£21,371,497

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,644,356	-£1,509,401	-£1,653,672	-£1,669,960	-£2,048,496
70% SR : 15% LLR : 15% SO	5%	£250,403	-£2,760,705	-£2,904,439	-£2,920,725	-£3,298,828
70% SR : 15% LLR : 15% SO	10%	-£1,158,434	-£4,026,741	-£4,169,996	-£4,186,283	-£4,564,101
70% SR : 15% LLR : 15% SO	15%	-£2,582,151	-£5,307,508	-£5,450,342	-£5,466,630	-£5,844,312
70% SR : 15% LLR : 15% SO	20%	-£4,020,752	-£6,603,004	-£6,745,477	-£6,761,927	-£7,144,968
70% SR : 15% LLR : 15% SO	25%	-£5,474,234	-£7,919,387	-£8,063,569	-£8,080,085	-£8,463,291
70% SR : 15% LLR : 15% SO	30%	-£6,942,598	-£9,252,791	-£9,396,723	-£9,413,241	-£9,796,761
70% SR : 15% LLR : 15% SO	35%	-£8,425,844	-£10,601,133	-£10,744,873	-£10,761,390	-£11,145,378
70% SR : 15% LLR : 15% SO	40%	-£9,929,534	-£11,964,412	-£12,108,017	-£12,124,534	-£12,509,140
70% SR : 15% LLR : 15% SO	45%	-£11,453,590	-£13,342,626	-£13,486,154	-£13,502,671	-£13,888,048
70% SR : 15% LLR : 15% SO	50%	-£12,992,558	-£14,735,777	-£14,879,284	-£14,895,800	-£15,282,097

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 35% Discount

Value Area
 £500 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,458,863	£12,469,164	£12,322,851	£12,306,333	£11,922,441
70% SR : 15% LLR : 15% SO	5%	£14,252,672	£11,391,696	£11,245,929	£11,229,411	£10,845,959
70% SR : 15% LLR : 15% SO	10%	£13,031,600	£10,299,289	£10,154,007	£10,137,489	£9,754,325
70% SR : 15% LLR : 15% SO	15%	£11,795,645	£9,191,941	£9,047,085	£9,030,568	£8,647,542
70% SR : 15% LLR : 15% SO	20%	£10,541,944	£8,069,656	£7,925,166	£7,908,649	£7,525,608
70% SR : 15% LLR : 15% SO	25%	£9,267,818	£6,932,431	£6,788,250	£6,771,732	£6,388,527
70% SR : 15% LLR : 15% SO	30%	£7,978,600	£5,780,270	£5,636,338	£5,619,820	£5,236,299
70% SR : 15% LLR : 15% SO	35%	£6,674,290	£4,613,170	£4,469,430	£4,452,913	£4,068,925
70% SR : 15% LLR : 15% SO	40%	£5,354,886	£3,431,134	£3,287,529	£3,271,012	£2,881,201
70% SR : 15% LLR : 15% SO	45%	£4,020,390	£2,223,565	£2,078,006	£2,061,255	£1,670,425
70% SR : 15% LLR : 15% SO	50%	£2,669,644	£998,344	£852,807	£836,056	£444,294

Residual Land values compared to benchmark land values

Secondary Offices - upper value **£16,565,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£40,862,137	-£43,851,836	-£43,998,149	-£44,014,667	-£44,398,959
70% SR : 15% LLR : 15% SO	5%	-£42,058,328	-£44,929,304	-£45,075,071	-£45,091,589	-£45,475,041
70% SR : 15% LLR : 15% SO	10%	-£43,269,400	-£46,021,711	-£46,166,993	-£46,183,511	-£46,566,675
70% SR : 15% LLR : 15% SO	15%	-£44,525,355	-£47,129,059	-£47,273,915	-£47,290,432	-£47,673,458
70% SR : 15% LLR : 15% SO	20%	-£45,779,056	-£48,251,344	-£48,395,834	-£48,412,351	-£48,795,392
70% SR : 15% LLR : 15% SO	25%	-£47,053,182	-£49,388,569	-£49,532,750	-£49,549,268	-£49,932,473
70% SR : 15% LLR : 15% SO	30%	-£48,342,400	-£50,540,730	-£50,684,662	-£50,701,180	-£51,084,701
70% SR : 15% LLR : 15% SO	35%	-£49,646,710	-£51,707,830	-£51,851,570	-£51,868,087	-£52,252,075
70% SR : 15% LLR : 15% SO	40%	-£50,966,114	-£52,889,866	-£53,033,471	-£53,049,988	-£53,439,799
70% SR : 15% LLR : 15% SO	45%	-£52,300,610	-£54,097,435	-£54,242,994	-£54,259,745	-£54,650,975
70% SR : 15% LLR : 15% SO	50%	-£53,651,366	-£55,322,686	-£55,468,193	-£55,484,944	-£55,876,706

Residual Land values compared to benchmark land values

Secondary Industrial - upper value **£9,568,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£17,072,337	-£20,062,096	-£20,208,349	-£20,224,667	-£20,608,759
70% SR : 15% LLR : 15% SO	5%	-£18,278,528	-£21,139,504	-£21,285,271	-£21,301,789	-£21,685,241
70% SR : 15% LLR : 15% SO	10%	-£19,499,600	-£22,231,911	-£22,377,193	-£22,393,711	-£22,776,675
70% SR : 15% LLR : 15% SO	15%	-£20,735,555	-£23,339,259	-£23,484,115	-£23,500,632	-£23,883,658
70% SR : 15% LLR : 15% SO	20%	-£21,989,256	-£24,461,544	-£24,606,034	-£24,622,551	-£25,005,592
70% SR : 15% LLR : 15% SO	25%	-£23,263,382	-£25,598,769	-£25,742,950	-£25,759,468	-£26,142,673
70% SR : 15% LLR : 15% SO	30%	-£24,562,600	-£26,750,930	-£26,894,862	-£26,911,380	-£27,294,901
70% SR : 15% LLR : 15% SO	35%	-£25,886,910	-£27,918,030	-£28,061,770	-£28,078,287	-£28,462,275
70% SR : 15% LLR : 15% SO	40%	-£27,176,314	-£29,100,066	-£29,243,671	-£29,260,188	-£29,649,999
70% SR : 15% LLR : 15% SO	45%	-£28,510,810	-£30,307,635	-£30,453,194	-£30,469,945	-£30,860,775
70% SR : 15% LLR : 15% SO	50%	-£29,861,566	-£31,532,886	-£31,678,393	-£31,695,144	-£32,086,886

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community **£7,202,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£9,027,937	-£12,017,696	-£12,163,949	-£12,180,467	-£12,564,959
70% SR : 15% LLR : 15% SO	5%	-£10,234,128	-£13,095,104	-£13,240,871	-£13,257,389	-£13,640,841
70% SR : 15% LLR : 15% SO	10%	-£11,455,200	-£14,187,511	-£14,332,793	-£14,349,311	-£14,732,475
70% SR : 15% LLR : 15% SO	15%	-£12,691,155	-£15,294,859	-£15,439,715	-£15,456,232	-£15,839,258
70% SR : 15% LLR : 15% SO	20%	-£13,944,856	-£16,417,144	-£16,561,634	-£16,578,151	-£16,961,192
70% SR : 15% LLR : 15% SO	25%	-£15,218,982	-£17,554,369	-£17,698,550	-£17,715,068	-£18,098,273
70% SR : 15% LLR : 15% SO	30%	-£16,508,200	-£18,706,530	-£18,850,462	-£18,866,980	-£19,250,901
70% SR : 15% LLR : 15% SO	35%	-£17,812,510	-£19,873,630	-£20,017,370	-£20,033,887	-£20,417,875
70% SR : 15% LLR : 15% SO	40%	-£19,131,914	-£21,055,666	-£21,199,271	-£21,215,788	-£21,605,599
70% SR : 15% LLR : 15% SO	45%	-£20,466,410	-£22,263,235	-£22,408,794	-£22,425,545	-£22,816,375
70% SR : 15% LLR : 15% SO	50%	-£21,817,156	-£23,498,486	-£23,633,993	-£23,650,744	-£24,042,506

Residual Land values compared to benchmark land values

Secondary Industrial - lower value **£5,411,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£2,838,537	-£5,828,236	-£6,074,549	-£6,091,067	-£6,474,869
70% SR : 15% LLR : 15% SO	5%	-£4,144,728	-£7,005,704	-£7,151,471	-£7,167,989	-£7,551,441
70% SR : 15% LLR : 15% SO	10%	-£5,365,800	-£8,098,111	-£8,243,393	-£8,259,911	-£8,643,075
70% SR : 15% LLR : 15% SO	15%	-£6,601,755	-£9,205,459	-£9,350,315	-£9,366,832	-£9,749,858
70% SR : 15% LLR : 15% SO	20%	-£7,855,456	-£10,327,744	-£10,472,234	-£10,488,751	-£10,871,792
70% SR : 15% LLR : 15% SO	25%	-£9,129,582	-£11,464,969	-£11,609,150	-£11,625,668	-£12,008,873
70% SR : 15% LLR : 15% SO	30%	-£10,418,800	-£12,617,190	-£12,761,062	-£12,777,580	-£13,181,101
70% SR : 15% LLR : 15% SO	35%	-£11,723,110	-£13,784,230	-£13,927,970	-£13,944,487	-£14,328,475
70% SR : 15% LLR : 15% SO	40%	-£13,042,514	-£14,966,266	-£15,109,871	-£15,126,388	-£15,516,199
70% SR : 15% LLR : 15% SO	45%	-£14,377,010	-£16,173,835	-£16,319,394	-£16,336,145	-£16,726,975
70% SR : 15% LLR : 15% SO	50%	-£15,727,756	-£17,399,086	-£17,544,593	-£17,561,344	-£17,953,106

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 35% Discount

Value Area £475 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,167,417	£10,189,000	£10,042,686	£10,026,168	£9,642,276
70% SR : 15% LLR : 15% SO	5%	£12,046,299	£9,197,150	£9,051,383	£9,034,865	£8,651,412
70% SR : 15% LLR : 15% SO	10%	£10,904,355	£8,190,361	£8,045,079	£8,028,561	£7,645,397
70% SR : 15% LLR : 15% SO	15%	£9,747,318	£7,168,633	£7,023,777	£7,007,259	£6,624,232
70% SR : 15% LLR : 15% SO	20%	£8,575,188	£6,131,965	£5,987,476	£5,970,959	£5,587,918
70% SR : 15% LLR : 15% SO	25%	£7,397,966	£5,090,359	£4,936,178	£4,919,661	£4,536,455
70% SR : 15% LLR : 15% SO	30%	£6,185,650	£4,013,815	£3,869,884	£3,853,367	£3,467,909
70% SR : 15% LLR : 15% SO	35%	£4,968,242	£2,926,437	£2,780,664	£2,763,912	£2,374,491
70% SR : 15% LLR : 15% SO	40%	£3,735,741	£1,818,150	£1,672,513	£1,655,761	£1,265,713
70% SR : 15% LLR : 15% SO	45%	£2,482,654	£694,716	£549,157	£532,406	£141,576
70% SR : 15% LLR : 15% SO	50%	£1,205,800	£-450,148	£-597,744	£-614,732	£-1,012,039

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£43,153,583	-£46,132,000	-£46,278,314	-£46,294,832	-£46,678,724
70% SR : 15% LLR : 15% SO	5%	-£44,274,701	-£47,123,850	-£47,269,617	-£47,286,135	-£47,669,588
70% SR : 15% LLR : 15% SO	10%	-£45,416,645	-£48,130,639	-£48,275,921	-£48,292,439	-£48,675,603
70% SR : 15% LLR : 15% SO	15%	-£46,573,682	-£49,152,367	-£49,292,223	-£49,313,741	-£49,696,768
70% SR : 15% LLR : 15% SO	20%	-£47,745,812	-£50,189,035	-£50,333,524	-£50,350,041	-£50,733,082
70% SR : 15% LLR : 15% SO	25%	-£48,933,034	-£51,240,641	-£51,384,822	-£51,401,339	-£51,784,545
70% SR : 15% LLR : 15% SO	30%	-£50,135,350	-£52,307,185	-£52,451,116	-£52,467,633	-£52,831,091
70% SR : 15% LLR : 15% SO	35%	-£51,352,758	-£53,394,563	-£53,540,336	-£53,557,088	-£53,946,509
70% SR : 15% LLR : 15% SO	40%	-£52,585,259	-£54,502,850	-£54,648,487	-£54,665,239	-£55,055,287
70% SR : 15% LLR : 15% SO	45%	-£53,839,346	-£55,626,294	-£55,771,843	-£55,788,594	-£56,179,424
70% SR : 15% LLR : 15% SO	50%	-£55,115,200	-£56,771,148	-£56,918,744	-£56,935,732	-£57,333,039

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£19,363,783	-£22,342,200	-£22,488,514	-£22,505,032	-£22,888,924
70% SR : 15% LLR : 15% SO	5%	-£20,484,901	-£23,334,050	-£23,479,817	-£23,496,335	-£23,879,788
70% SR : 15% LLR : 15% SO	10%	-£21,626,845	-£24,340,839	-£24,486,121	-£24,502,639	-£24,885,803
70% SR : 15% LLR : 15% SO	15%	-£22,783,882	-£25,362,567	-£25,507,423	-£25,523,941	-£25,906,968
70% SR : 15% LLR : 15% SO	20%	-£23,956,012	-£26,399,235	-£26,543,724	-£26,560,241	-£26,943,282
70% SR : 15% LLR : 15% SO	25%	-£25,143,234	-£27,450,841	-£27,595,022	-£27,611,539	-£27,994,745
70% SR : 15% LLR : 15% SO	30%	-£26,345,550	-£28,517,385	-£28,661,316	-£28,677,833	-£29,063,291
70% SR : 15% LLR : 15% SO	35%	-£27,562,958	-£29,604,763	-£29,750,536	-£29,767,288	-£30,156,709
70% SR : 15% LLR : 15% SO	40%	-£28,795,459	-£30,713,050	-£30,858,687	-£30,875,439	-£31,265,487
70% SR : 15% LLR : 15% SO	45%	-£30,049,546	-£31,836,494	-£31,982,043	-£31,998,794	-£32,389,624
70% SR : 15% LLR : 15% SO	50%	-£31,325,400	-£32,981,348	-£33,128,944	-£33,145,932	-£33,543,239

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£11,319,383	-£14,297,800	-£14,444,114	-£14,460,632	-£14,844,524
70% SR : 15% LLR : 15% SO	5%	-£12,440,501	-£15,289,650	-£15,435,417	-£15,451,935	-£15,835,388
70% SR : 15% LLR : 15% SO	10%	-£13,582,445	-£16,296,439	-£16,441,721	-£16,458,239	-£16,841,403
70% SR : 15% LLR : 15% SO	15%	-£14,739,482	-£17,318,167	-£17,463,023	-£17,479,541	-£17,862,568
70% SR : 15% LLR : 15% SO	20%	-£15,911,612	-£18,354,835	-£18,499,324	-£18,515,841	-£18,888,882
70% SR : 15% LLR : 15% SO	25%	-£17,098,834	-£19,406,441	-£19,550,622	-£19,567,139	-£19,950,345
70% SR : 15% LLR : 15% SO	30%	-£18,301,150	-£20,472,985	-£20,616,916	-£20,633,433	-£21,018,891
70% SR : 15% LLR : 15% SO	35%	-£19,518,558	-£21,560,383	-£21,708,136	-£21,722,888	-£22,112,309
70% SR : 15% LLR : 15% SO	40%	-£20,751,059	-£22,668,650	-£22,814,287	-£22,831,039	-£23,221,087
70% SR : 15% LLR : 15% SO	45%	-£22,004,146	-£23,792,084	-£23,937,643	-£23,954,394	-£24,345,224
70% SR : 15% LLR : 15% SO	50%	-£23,281,000	-£24,936,948	-£25,084,544	-£25,101,532	-£25,488,839

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£5,229,983	-£8,208,400	-£8,354,714	-£8,371,232	-£8,756,124
70% SR : 15% LLR : 15% SO	5%	-£6,351,101	-£9,200,250	-£9,346,017	-£9,362,535	-£9,745,988
70% SR : 15% LLR : 15% SO	10%	-£7,493,045	-£10,207,039	-£10,352,321	-£10,368,839	-£10,752,003
70% SR : 15% LLR : 15% SO	15%	-£8,650,082	-£11,228,767	-£11,373,623	-£11,390,141	-£11,773,168
70% SR : 15% LLR : 15% SO	20%	-£9,822,212	-£12,265,435	-£12,409,924	-£12,426,441	-£12,809,482
70% SR : 15% LLR : 15% SO	25%	-£11,009,434	-£13,317,041	-£13,461,222	-£13,477,739	-£13,860,945
70% SR : 15% LLR : 15% SO	30%	-£12,211,750	-£14,383,585	-£14,527,516	-£14,544,033	-£14,929,491
70% SR : 15% LLR : 15% SO	35%	-£13,429,158	-£15,470,983	-£15,616,736	-£15,633,488	-£16,022,909
70% SR : 15% LLR : 15% SO	40%	-£14,661,659	-£16,579,250	-£16,724,887	-£16,741,639	-£17,131,687
70% SR : 15% LLR : 15% SO	45%	-£15,914,746	-£17,702,694	-£17,848,243	-£17,864,994	-£18,255,624
70% SR : 15% LLR : 15% SO	50%	-£17,191,600	-£18,847,548	-£18,995,144	-£19,012,132	-£19,409,439

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 10% AW 50% Discount

Value Area	£675 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,002,965	£27,717,380	£27,573,108	£27,556,821	£27,178,285
70% SR : 15% LLR : 15% SO	5%	£29,101,478	£25,959,636	£25,815,902	£25,799,616	£25,421,513
70% SR : 15% LLR : 15% SO	10%	£27,185,316	£24,187,162	£24,043,907	£24,027,619	£23,649,802
70% SR : 15% LLR : 15% SO	15%	£25,254,480	£22,399,956	£22,257,120	£22,240,833	£21,863,151
70% SR : 15% LLR : 15% SO	20%	£23,308,970	£20,598,019	£20,455,545	£20,439,259	£20,061,563
70% SR : 15% LLR : 15% SO	25%	£21,344,807	£18,781,353	£18,639,184	£18,622,896	£18,245,038
70% SR : 15% LLR : 15% SO	30%	£19,362,408	£16,949,957	£16,808,034	£16,791,747	£16,413,577
70% SR : 15% LLR : 15% SO	35%	£17,365,126	£15,103,833	£14,962,099	£14,945,812	£14,567,181
70% SR : 15% LLR : 15% SO	40%	£15,352,961	£13,242,980	£13,101,378	£13,085,092	£12,705,852
70% SR : 15% LLR : 15% SO	45%	£13,325,914	£11,367,400	£11,225,875	£11,209,588	£10,829,589
70% SR : 15% LLR : 15% SO	50%	£11,283,985	£9,477,091	£9,335,588	£9,319,301	£8,938,394

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£25,318,035	-£28,603,620	-£28,747,892	-£28,764,179	-£29,142,715
70% SR : 15% LLR : 15% SO	5%	-£27,219,522	-£30,361,364	-£30,505,098	-£30,521,384	-£30,899,487
70% SR : 15% LLR : 15% SO	10%	-£29,135,684	-£32,133,838	-£32,277,093	-£32,293,381	-£32,671,198
70% SR : 15% LLR : 15% SO	15%	-£31,066,520	-£33,921,044	-£34,063,880	-£34,080,167	-£34,457,849
70% SR : 15% LLR : 15% SO	20%	-£33,012,030	-£35,722,981	-£35,865,455	-£35,881,741	-£36,259,437
70% SR : 15% LLR : 15% SO	25%	-£34,976,193	-£37,539,647	-£37,681,816	-£37,698,104	-£38,075,962
70% SR : 15% LLR : 15% SO	30%	-£36,958,592	-£39,371,043	-£39,512,966	-£39,529,253	-£39,907,423
70% SR : 15% LLR : 15% SO	35%	-£38,955,874	-£41,217,167	-£41,358,901	-£41,375,188	-£41,753,819
70% SR : 15% LLR : 15% SO	40%	-£40,968,039	-£43,078,020	-£43,219,622	-£43,235,908	-£43,615,148
70% SR : 15% LLR : 15% SO	45%	-£42,995,086	-£44,953,600	-£45,095,125	-£45,111,412	-£45,491,411
70% SR : 15% LLR : 15% SO	50%	-£45,037,015	-£46,843,908	-£46,985,412	-£47,001,698	-£47,382,606

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£1,528,235	-£4,813,820	-£4,958,082	-£4,974,379	-£5,352,815
70% SR : 15% LLR : 15% SO	5%	-£3,429,722	-£6,571,564	-£6,715,298	-£6,731,584	-£7,109,687
70% SR : 15% LLR : 15% SO	10%	-£5,345,884	-£8,344,038	-£8,487,293	-£8,503,581	-£8,881,398
70% SR : 15% LLR : 15% SO	15%	-£7,276,720	-£10,131,244	-£10,274,080	-£10,290,367	-£10,668,049
70% SR : 15% LLR : 15% SO	20%	-£9,222,230	-£11,933,181	-£12,075,655	-£12,091,941	-£12,469,637
70% SR : 15% LLR : 15% SO	25%	-£11,186,393	-£13,749,847	-£13,892,016	-£13,908,304	-£14,286,162
70% SR : 15% LLR : 15% SO	30%	-£13,168,792	-£15,581,243	-£15,723,166	-£15,739,453	-£16,117,623
70% SR : 15% LLR : 15% SO	35%	-£15,166,074	-£17,427,367	-£17,569,101	-£17,585,388	-£17,964,019
70% SR : 15% LLR : 15% SO	40%	-£17,178,239	-£19,288,220	-£19,429,822	-£19,446,108	-£19,825,348
70% SR : 15% LLR : 15% SO	45%	-£19,205,296	-£21,163,800	-£21,305,325	-£21,321,612	-£21,701,611
70% SR : 15% LLR : 15% SO	50%	-£21,247,215	-£23,054,108	-£23,195,612	-£23,211,898	-£23,592,806

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,516,165	£3,230,580	£3,068,308	£3,070,021	£2,691,485
70% SR : 15% LLR : 15% SO	5%	£4,614,678	£1,472,836	£1,329,102	£1,312,816	£934,713
70% SR : 15% LLR : 15% SO	10%	£2,698,516	£-299,638	£-442,893	£-459,181	£-836,998
70% SR : 15% LLR : 15% SO	15%	£767,680	£-2,086,844	£-2,229,680	£-2,245,967	£-2,623,649
70% SR : 15% LLR : 15% SO	20%	£-1,177,830	£-3,888,781	£-4,031,255	£-4,047,541	£-4,425,237
70% SR : 15% LLR : 15% SO	25%	£-3,141,993	£-5,705,447	£-5,847,616	£-5,863,904	£-6,241,762
70% SR : 15% LLR : 15% SO	30%	£-5,124,392	£-7,536,843	£-7,678,766	£-7,695,053	£-8,073,223
70% SR : 15% LLR : 15% SO	35%	£-7,121,674	£-9,382,967	£-9,524,701	£-9,540,988	£-9,919,619
70% SR : 15% LLR : 15% SO	40%	£-9,133,839	£-11,243,820	£-11,385,422	£-11,401,708	£-11,780,948
70% SR : 15% LLR : 15% SO	45%	£-11,160,896	£-13,119,400	£-13,260,925	£-13,277,212	£-13,657,211
70% SR : 15% LLR : 15% SO	50%	£-13,202,815	£-15,009,708	£-15,151,212	£-15,167,498	£-15,548,406

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,605,565	£9,319,980	£9,175,708	£9,159,421	£8,780,885
70% SR : 15% LLR : 15% SO	5%	£10,704,078	£7,562,236	£7,418,502	£7,402,216	£7,024,113
70% SR : 15% LLR : 15% SO	10%	£8,787,916	£5,789,762	£5,646,507	£5,630,219	£5,252,402
70% SR : 15% LLR : 15% SO	15%	£6,857,080	£4,002,556	£3,859,720	£3,843,433	£3,465,751
70% SR : 15% LLR : 15% SO	20%	£4,911,570	£2,200,619	£2,058,145	£2,041,859	£1,664,163
70% SR : 15% LLR : 15% SO	25%	£2,947,407	£383,953	£241,784	£225,496	£-152,362
70% SR : 15% LLR : 15% SO	30%	£965,008	£-1,447,443	£-1,589,368	£-1,605,853	£-1,983,823
70% SR : 15% LLR : 15% SO	35%	£-1,032,274	£-3,293,567	£-3,435,301	£-3,451,588	£-3,830,219
70% SR : 15% LLR : 15% SO	40%	£-3,044,439	£-5,154,420	£-5,296,022	£-5,312,308	£-5,691,548
70% SR : 15% LLR : 15% SO	45%	£-5,071,486	£-7,030,000	£-7,171,525	£-7,187,812	£-7,567,811
70% SR : 15% LLR : 15% SO	50%	£-7,113,415	£-8,920,309	£-9,061,812	£-9,078,099	£-9,459,006

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 10% AW 50% Discount
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Value Area	£650 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,728,589	£25,459,797	£25,315,526	£25,299,238	£24,920,702
70% SR : 15% LLR : 15% SO	5%	£26,930,601	£23,804,723	£23,660,989	£23,644,702	£23,266,600
70% SR : 15% LLR : 15% SO	10%	£25,117,940	£22,134,917	£21,991,662	£21,975,374	£21,597,558
70% SR : 15% LLR : 15% SO	15%	£23,286,143	£20,450,380	£20,307,546	£20,291,258	£19,913,576
70% SR : 15% LLR : 15% SO	20%	£21,437,717	£18,751,113	£18,608,640	£18,592,352	£18,214,657
70% SR : 15% LLR : 15% SO	25%	£19,574,407	£17,037,116	£16,894,947	£16,878,659	£16,500,801
70% SR : 15% LLR : 15% SO	30%	£17,696,217	£15,308,389	£15,166,466	£15,150,179	£14,772,009
70% SR : 15% LLR : 15% SO	35%	£15,803,143	£13,564,934	£13,423,200	£13,406,913	£13,028,283
70% SR : 15% LLR : 15% SO	40%	£13,895,188	£11,806,750	£11,665,150	£11,648,862	£11,269,622
70% SR : 15% LLR : 15% SO	45%	£11,972,350	£10,033,839	£9,892,314	£9,876,027	£9,496,029
70% SR : 15% LLR : 15% SO	50%	£10,034,631	£8,241,151	£8,097,646	£8,081,128	£7,694,832

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£27,592,411	-£30,861,203	-£31,005,474	-£31,021,762	-£31,400,298
70% SR : 15% LLR : 15% SO	5%	-£29,390,399	-£32,516,277	-£32,660,011	-£32,676,298	-£33,054,400
70% SR : 15% LLR : 15% SO	10%	-£31,203,060	-£34,186,083	-£34,329,338	-£34,345,626	-£34,723,442
70% SR : 15% LLR : 15% SO	15%	-£33,034,857	-£35,870,620	-£36,013,454	-£36,029,742	-£36,407,424
70% SR : 15% LLR : 15% SO	20%	-£34,883,283	-£37,569,887	-£37,712,360	-£37,728,648	-£38,106,343
70% SR : 15% LLR : 15% SO	25%	-£36,746,593	-£39,283,884	-£39,426,053	-£39,442,341	-£39,820,199
70% SR : 15% LLR : 15% SO	30%	-£38,624,783	-£41,012,611	-£41,154,534	-£41,170,821	-£41,548,991
70% SR : 15% LLR : 15% SO	35%	-£40,517,857	-£42,756,066	-£42,897,800	-£42,914,087	-£43,292,717
70% SR : 15% LLR : 15% SO	40%	-£42,425,812	-£44,514,250	-£44,655,850	-£44,672,138	-£45,051,378
70% SR : 15% LLR : 15% SO	45%	-£44,345,650	-£46,287,161	-£46,428,696	-£46,444,973	-£46,824,971
70% SR : 15% LLR : 15% SO	50%	-£46,286,369	-£48,079,649	-£48,223,354	-£48,239,872	-£48,626,168

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,802,611	-£7,071,403	-£7,215,674	-£7,231,962	-£7,610,498
70% SR : 15% LLR : 15% SO	5%	-£5,600,599	-£8,726,477	-£8,870,211	-£8,886,498	-£9,264,600
70% SR : 15% LLR : 15% SO	10%	-£7,413,260	-£10,396,283	-£10,539,538	-£10,555,826	-£10,933,642
70% SR : 15% LLR : 15% SO	15%	-£9,245,057	-£12,080,820	-£12,223,654	-£12,239,942	-£12,617,624
70% SR : 15% LLR : 15% SO	20%	-£11,093,483	-£13,780,087	-£13,922,560	-£13,938,848	-£14,316,543
70% SR : 15% LLR : 15% SO	25%	-£12,956,793	-£15,494,084	-£15,636,253	-£15,652,541	-£16,030,399
70% SR : 15% LLR : 15% SO	30%	-£14,834,983	-£17,222,811	-£17,364,734	-£17,381,021	-£17,759,191
70% SR : 15% LLR : 15% SO	35%	-£16,728,057	-£18,966,266	-£19,108,000	-£19,124,287	-£19,502,917
70% SR : 15% LLR : 15% SO	40%	-£18,636,012	-£20,724,450	-£20,866,050	-£20,882,338	-£21,261,578
70% SR : 15% LLR : 15% SO	45%	-£20,559,950	-£22,497,361	-£22,638,896	-£22,655,173	-£23,035,171
70% SR : 15% LLR : 15% SO	50%	-£22,496,569	-£24,290,049	-£24,433,554	-£24,450,072	-£24,836,368

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,241,789	£972,997	£828,726	£812,438	£433,902
70% SR : 15% LLR : 15% SO	5%	£2,443,801	-£682,077	-£825,811	-£842,098	-£1,220,200
70% SR : 15% LLR : 15% SO	10%	£631,140	-£2,351,883	-£2,495,138	-£2,511,426	-£2,889,242
70% SR : 15% LLR : 15% SO	15%	-£1,200,657	-£4,036,420	-£4,179,254	-£4,195,542	-£4,573,224
70% SR : 15% LLR : 15% SO	20%	-£3,049,083	-£5,735,687	-£5,878,160	-£5,894,448	-£6,272,143
70% SR : 15% LLR : 15% SO	25%	-£4,912,393	-£7,449,684	-£7,591,853	-£7,608,141	-£8,085,999
70% SR : 15% LLR : 15% SO	30%	-£6,790,583	-£9,176,411	-£9,320,334	-£9,336,621	-£9,714,791
70% SR : 15% LLR : 15% SO	35%	-£8,683,657	-£10,921,866	-£11,063,600	-£11,079,887	-£11,458,517
70% SR : 15% LLR : 15% SO	40%	-£10,591,612	-£12,680,050	-£12,821,650	-£12,837,938	-£13,217,178
70% SR : 15% LLR : 15% SO	45%	-£12,514,450	-£14,452,961	-£14,594,486	-£14,610,773	-£14,990,771
70% SR : 15% LLR : 15% SO	50%	-£14,452,169	-£16,245,649	-£16,389,154	-£16,405,672	-£16,791,968

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,331,189	£7,062,397	£6,918,126	£6,901,838	£6,523,302
70% SR : 15% LLR : 15% SO	5%	£8,533,201	£5,407,323	£5,263,589	£5,247,302	£4,869,200
70% SR : 15% LLR : 15% SO	10%	£6,720,540	£3,737,517	£3,594,262	£3,577,974	£3,200,158
70% SR : 15% LLR : 15% SO	15%	£4,888,743	£2,052,980	£1,910,146	£1,893,858	£1,516,176
70% SR : 15% LLR : 15% SO	20%	£3,040,317	£353,713	£211,240	£194,952	-£182,743
70% SR : 15% LLR : 15% SO	25%	£1,177,007	-£1,360,284	-£1,502,453	-£1,518,741	-£1,896,599
70% SR : 15% LLR : 15% SO	30%	-£701,183	-£3,089,011	-£3,230,934	-£3,247,221	-£3,625,391
70% SR : 15% LLR : 15% SO	35%	-£2,594,257	-£4,832,466	-£4,974,200	-£4,990,487	-£5,369,117
70% SR : 15% LLR : 15% SO	40%	-£4,502,212	-£6,590,650	-£6,732,250	-£6,748,538	-£7,127,778
70% SR : 15% LLR : 15% SO	45%	-£6,425,050	-£8,363,661	-£8,505,096	-£8,521,373	-£8,901,371
70% SR : 15% LLR : 15% SO	50%	-£8,362,769	-£10,156,249	-£10,299,754	-£10,316,072	-£10,702,668

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 10% AW 50% Discount

Value Area £600 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,159,239	£20,944,632	£20,800,360	£20,784,073	£20,405,538
70% SR : 15% LLR : 15% SO	5%	£22,564,957	£19,495,960	£19,352,226	£19,335,939	£18,957,837
70% SR : 15% LLR : 15% SO	10%	£20,955,793	£18,032,556	£17,889,302	£17,873,014	£17,495,197
70% SR : 15% LLR : 15% SO	15%	£19,331,746	£16,554,422	£16,411,587	£16,395,300	£16,017,618
70% SR : 15% LLR : 15% SO	20%	£17,692,818	£15,061,557	£14,919,084	£14,902,796	£14,525,102
70% SR : 15% LLR : 15% SO	25%	£16,039,007	£13,553,962	£13,411,793	£13,395,505	£13,017,648
70% SR : 15% LLR : 15% SO	30%	£14,370,314	£12,031,638	£11,899,715	£11,873,428	£11,495,258
70% SR : 15% LLR : 15% SO	35%	£12,686,739	£10,494,586	£10,352,852	£10,336,565	£9,952,760
70% SR : 15% LLR : 15% SO	40%	£10,988,282	£8,934,502	£8,790,898	£8,774,380	£8,389,774
70% SR : 15% LLR : 15% SO	45%	£9,274,943	£7,357,064	£7,213,536	£7,197,019	£6,811,643
70% SR : 15% LLR : 15% SO	50%	£7,539,454	£5,764,688	£5,621,183	£5,604,665	£5,218,369

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£32,161,761	-£35,978,368	-£35,520,640	-£35,536,927	-£35,915,462
70% SR : 15% LLR : 15% SO	5%	-£33,756,043	-£36,825,040	-£36,968,774	-£36,985,061	-£37,363,163
70% SR : 15% LLR : 15% SO	10%	-£35,365,207	-£38,288,444	-£38,431,698	-£38,447,986	-£38,825,803
70% SR : 15% LLR : 15% SO	15%	-£36,989,254	-£39,766,578	-£39,909,413	-£39,925,700	-£40,303,382
70% SR : 15% LLR : 15% SO	20%	-£38,628,182	-£41,259,443	-£41,401,916	-£41,418,204	-£41,795,898
70% SR : 15% LLR : 15% SO	25%	-£40,281,993	-£42,767,038	-£42,909,207	-£42,925,495	-£43,303,352
70% SR : 15% LLR : 15% SO	30%	-£41,950,686	-£44,289,362	-£44,431,285	-£44,447,572	-£44,825,742
70% SR : 15% LLR : 15% SO	35%	-£43,634,261	-£45,826,414	-£45,968,148	-£45,984,435	-£46,368,240
70% SR : 15% LLR : 15% SO	40%	-£45,332,718	-£47,386,498	-£47,530,102	-£47,546,620	-£47,931,226
70% SR : 15% LLR : 15% SO	45%	-£47,046,057	-£48,963,936	-£49,107,464	-£49,123,981	-£49,509,357
70% SR : 15% LLR : 15% SO	50%	-£48,781,546	-£50,566,312	-£50,699,817	-£50,716,335	-£51,102,691

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£8,371,961	-£11,588,568	-£11,730,840	-£11,747,127	-£12,125,962
70% SR : 15% LLR : 15% SO	5%	-£9,966,243	-£13,035,240	-£13,178,974	-£13,195,261	-£13,573,363
70% SR : 15% LLR : 15% SO	10%	-£11,575,407	-£14,498,644	-£14,641,898	-£14,658,186	-£15,036,003
70% SR : 15% LLR : 15% SO	15%	-£13,199,454	-£15,976,778	-£16,119,613	-£16,135,900	-£16,513,582
70% SR : 15% LLR : 15% SO	20%	-£14,838,382	-£17,469,643	-£17,612,116	-£17,628,404	-£18,006,098
70% SR : 15% LLR : 15% SO	25%	-£16,492,193	-£18,977,238	-£19,119,407	-£19,135,695	-£19,513,552
70% SR : 15% LLR : 15% SO	30%	-£18,160,886	-£20,499,562	-£20,641,485	-£20,657,772	-£21,035,942
70% SR : 15% LLR : 15% SO	35%	-£19,844,461	-£22,036,614	-£22,178,348	-£22,194,635	-£22,578,440
70% SR : 15% LLR : 15% SO	40%	-£21,542,918	-£23,589,698	-£23,740,302	-£23,756,820	-£24,141,426
70% SR : 15% LLR : 15% SO	45%	-£23,256,257	-£25,174,136	-£25,317,664	-£25,334,161	-£25,719,557
70% SR : 15% LLR : 15% SO	50%	-£24,991,746	-£26,786,512	-£26,910,017	-£26,926,535	-£27,312,631

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£327,561	-£3,542,168	-£3,686,440	-£3,702,727	-£4,081,262
70% SR : 15% LLR : 15% SO	5%	-£1,921,843	-£4,990,840	-£5,134,574	-£5,150,861	-£5,528,963
70% SR : 15% LLR : 15% SO	10%	-£3,531,007	-£6,454,244	-£6,597,498	-£6,613,786	-£6,991,603
70% SR : 15% LLR : 15% SO	15%	-£5,155,054	-£7,932,378	-£8,075,213	-£8,091,500	-£8,469,182
70% SR : 15% LLR : 15% SO	20%	-£6,793,982	-£9,425,243	-£9,567,716	-£9,584,004	-£9,961,698
70% SR : 15% LLR : 15% SO	25%	-£8,447,793	-£10,932,838	-£11,075,007	-£11,091,295	-£11,469,152
70% SR : 15% LLR : 15% SO	30%	-£10,116,486	-£12,455,162	-£12,597,085	-£12,613,372	-£12,991,542
70% SR : 15% LLR : 15% SO	35%	-£11,800,061	-£13,992,214	-£14,133,948	-£14,150,235	-£14,534,040
70% SR : 15% LLR : 15% SO	40%	-£13,499,518	-£15,552,298	-£15,695,902	-£15,712,420	-£16,097,026
70% SR : 15% LLR : 15% SO	45%	-£15,211,857	-£17,139,736	-£17,273,264	-£17,289,781	-£17,675,157
70% SR : 15% LLR : 15% SO	50%	-£16,947,346	-£18,752,112	-£18,865,617	-£18,882,135	-£19,268,431

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,761,839	£2,547,232	£2,402,960	£2,386,673	£2,008,138
70% SR : 15% LLR : 15% SO	5%	£4,167,557	£1,098,560	£954,826	£938,539	£560,437
70% SR : 15% LLR : 15% SO	10%	£2,558,393	-£364,844	-£508,098	-£524,386	-£902,203
70% SR : 15% LLR : 15% SO	15%	£934,346	-£1,842,978	-£1,985,813	-£2,002,100	-£2,379,782
70% SR : 15% LLR : 15% SO	20%	-£704,582	-£3,335,843	-£3,478,316	-£3,494,604	-£3,872,298
70% SR : 15% LLR : 15% SO	25%	-£2,358,393	-£4,843,438	-£4,985,607	-£5,001,895	-£5,379,752
70% SR : 15% LLR : 15% SO	30%	-£4,027,086	-£6,365,762	-£6,507,685	-£6,523,972	-£6,902,142
70% SR : 15% LLR : 15% SO	35%	-£5,710,681	-£7,902,814	-£8,044,548	-£8,060,835	-£8,444,640
70% SR : 15% LLR : 15% SO	40%	-£7,405,118	-£9,462,898	-£9,606,502	-£9,623,020	-£10,007,626
70% SR : 15% LLR : 15% SO	45%	-£9,122,457	-£11,040,336	-£11,183,864	-£11,200,381	-£11,585,757
70% SR : 15% LLR : 15% SO	50%	-£10,857,946	-£12,632,712	-£12,776,217	-£12,792,735	-£13,179,091

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 50% Discount

Value Area
 £550 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,576,346	£16,429,467	£16,285,195	£16,268,908	£15,890,373
70% SR : 15% LLR : 15% SO	5%	£18,182,392	£15,178,162	£15,034,428	£15,018,142	£14,640,040
70% SR : 15% LLR : 15% SO	10%	£16,773,556	£13,912,127	£13,768,872	£13,752,586	£13,374,768
70% SR : 15% LLR : 15% SO	15%	£15,349,839	£12,631,361	£12,488,525	£12,472,238	£12,090,587
70% SR : 15% LLR : 15% SO	20%	£13,911,238	£11,331,459	£11,186,969	£11,170,452	£10,787,412
70% SR : 15% LLR : 15% SO	25%	£12,457,756	£10,012,992	£9,869,811	£9,852,293	£9,469,098
70% SR : 15% LLR : 15% SO	30%	£10,989,392	£8,679,587	£8,535,856	£8,519,139	£8,135,617
70% SR : 15% LLR : 15% SO	35%	£9,504,743	£7,331,246	£7,187,507	£7,170,989	£6,787,000
70% SR : 15% LLR : 15% SO	40%	£7,995,870	£5,967,968	£5,824,363	£5,807,845	£5,423,238
70% SR : 15% LLR : 15% SO	45%	£6,471,904	£4,589,752	£4,446,225	£4,429,707	£4,044,332
70% SR : 15% LLR : 15% SO	50%	£4,932,846	£3,196,603	£3,053,096	£3,036,578	£2,645,573

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£36,744,654	£39,891,533	£40,035,806	£40,052,092	£40,430,627
70% SR : 15% LLR : 15% SO	5%	£38,138,608	£41,142,838	£41,286,572	£41,302,858	£41,680,960
70% SR : 15% LLR : 15% SO	10%	£39,547,444	£42,408,873	£42,552,128	£42,568,414	£42,946,232
70% SR : 15% LLR : 15% SO	15%	£40,971,161	£43,689,639	£43,832,475	£43,848,762	£44,230,413
70% SR : 15% LLR : 15% SO	20%	£42,409,762	£44,989,541	£45,134,031	£45,150,548	£45,533,588
70% SR : 15% LLR : 15% SO	25%	£43,863,244	£46,308,008	£46,452,189	£46,468,707	£46,851,912
70% SR : 15% LLR : 15% SO	30%	£45,331,608	£47,641,413	£47,785,344	£47,801,861	£48,185,383
70% SR : 15% LLR : 15% SO	35%	£46,816,257	£48,989,754	£49,133,493	£49,150,011	£49,534,000
70% SR : 15% LLR : 15% SO	40%	£48,325,130	£50,353,032	£50,496,637	£50,513,155	£50,897,762
70% SR : 15% LLR : 15% SO	45%	£49,849,096	£51,731,248	£51,874,775	£51,891,293	£52,276,668
70% SR : 15% LLR : 15% SO	50%	£51,388,154	£53,124,397	£53,267,904	£53,284,422	£53,675,427

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,854,854	£16,101,733	£16,246,006	£16,262,292	£16,640,827
70% SR : 15% LLR : 15% SO	5%	£14,348,808	£17,353,038	£17,496,772	£17,513,058	£17,891,160
70% SR : 15% LLR : 15% SO	10%	£15,757,644	£18,619,073	£18,762,328	£18,778,614	£19,156,432
70% SR : 15% LLR : 15% SO	15%	£17,181,361	£19,899,839	£20,042,675	£20,058,962	£20,440,613
70% SR : 15% LLR : 15% SO	20%	£18,619,962	£21,199,741	£21,344,231	£21,360,748	£21,743,788
70% SR : 15% LLR : 15% SO	25%	£20,073,444	£22,518,208	£22,662,389	£22,678,907	£23,062,112
70% SR : 15% LLR : 15% SO	30%	£21,541,808	£23,851,613	£23,995,544	£24,012,061	£24,395,583
70% SR : 15% LLR : 15% SO	35%	£23,026,457	£25,199,954	£25,343,693	£25,360,211	£25,744,200
70% SR : 15% LLR : 15% SO	40%	£24,535,330	£26,563,232	£26,706,837	£26,723,355	£27,107,962
70% SR : 15% LLR : 15% SO	45%	£26,059,296	£27,947,448	£28,094,975	£28,101,493	£28,486,868
70% SR : 15% LLR : 15% SO	50%	£27,598,354	£29,334,597	£29,478,104	£29,494,622	£29,885,627

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,910,454	£8,057,333	£8,201,605	£8,217,892	£8,596,427
70% SR : 15% LLR : 15% SO	5%	£6,304,408	£9,308,638	£9,452,372	£9,468,658	£9,846,760
70% SR : 15% LLR : 15% SO	10%	£7,713,244	£10,574,673	£10,717,928	£10,734,214	£11,112,032
70% SR : 15% LLR : 15% SO	15%	£9,136,961	£11,855,439	£11,998,275	£12,014,562	£12,396,213
70% SR : 15% LLR : 15% SO	20%	£10,575,562	£13,155,341	£13,299,831	£13,316,348	£13,699,388
70% SR : 15% LLR : 15% SO	25%	£12,029,044	£14,473,808	£14,617,989	£14,634,507	£15,017,712
70% SR : 15% LLR : 15% SO	30%	£13,497,408	£15,807,213	£15,951,144	£15,967,661	£16,331,183
70% SR : 15% LLR : 15% SO	35%	£14,982,057	£17,155,554	£17,299,293	£17,315,811	£17,699,800
70% SR : 15% LLR : 15% SO	40%	£16,490,930	£18,518,832	£18,662,437	£18,678,955	£19,063,562
70% SR : 15% LLR : 15% SO	45%	£18,014,896	£19,897,048	£20,040,575	£20,057,093	£20,442,468
70% SR : 15% LLR : 15% SO	50%	£19,553,954	£21,290,197	£21,433,704	£21,450,222	£21,841,227

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,178,946	£1,967,833	£2,112,205	£2,128,492	£2,507,027
70% SR : 15% LLR : 15% SO	5%	£215,008	£3,219,238	£3,362,972	£3,379,258	£3,757,360
70% SR : 15% LLR : 15% SO	10%	£1,623,844	£4,485,273	£4,628,528	£4,644,814	£5,022,632
70% SR : 15% LLR : 15% SO	15%	£3,047,561	£5,766,039	£5,908,875	£5,925,162	£6,306,813
70% SR : 15% LLR : 15% SO	20%	£4,486,162	£7,065,941	£7,210,431	£7,226,948	£7,609,988
70% SR : 15% LLR : 15% SO	25%	£5,939,644	£8,384,408	£8,528,589	£8,545,107	£8,928,312
70% SR : 15% LLR : 15% SO	30%	£7,408,008	£9,717,813	£9,861,744	£9,878,261	£10,281,783
70% SR : 15% LLR : 15% SO	35%	£8,892,657	£11,068,154	£11,209,893	£11,226,411	£11,610,400
70% SR : 15% LLR : 15% SO	40%	£10,401,530	£12,429,432	£12,573,037	£12,589,555	£12,974,162
70% SR : 15% LLR : 15% SO	45%	£11,925,496	£13,807,648	£13,951,175	£13,967,693	£14,353,968
70% SR : 15% LLR : 15% SO	50%	£13,464,554	£15,200,797	£15,344,304	£15,360,822	£15,751,827

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 10% AW 50% Discount

Value Area £500 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,993,453	£12,004,143	£11,857,829	£11,841,313	£11,457,420
70% SR : 15% LLR : 15% SO	5%	£13,787,262	£10,926,676	£10,780,908	£10,764,390	£10,380,938
70% SR : 15% LLR : 15% SO	10%	£12,566,190	£9,834,267	£9,688,985	£9,672,468	£9,289,304
70% SR : 15% LLR : 15% SO	15%	£11,328,981	£8,726,921	£8,582,065	£8,565,547	£8,182,520
70% SR : 15% LLR : 15% SO	20%	£10,069,948	£7,604,634	£7,460,146	£7,443,628	£7,060,588
70% SR : 15% LLR : 15% SO	25%	£8,795,823	£6,467,411	£6,323,230	£6,306,712	£5,923,507
70% SR : 15% LLR : 15% SO	30%	£7,506,604	£5,315,248	£5,171,317	£5,154,800	£4,771,278
70% SR : 15% LLR : 15% SO	35%	£6,202,293	£4,148,149	£4,004,410	£3,987,892	£3,603,903
70% SR : 15% LLR : 15% SO	40%	£4,882,890	£2,962,037	£2,816,400	£2,799,648	£2,409,599
70% SR : 15% LLR : 15% SO	45%	£3,548,393	£1,751,963	£1,606,404	£1,589,654	£1,198,824
70% SR : 15% LLR : 15% SO	50%	£2,190,969	£526,743	£381,206	£364,455	£-27,694

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£41,327,547	-£44,316,857	-£44,463,171	-£44,479,687	-£44,863,580
70% SR : 15% LLR : 15% SO	5%	-£42,533,738	-£45,394,324	-£45,540,092	-£45,556,610	-£45,940,062
70% SR : 15% LLR : 15% SO	10%	-£43,754,810	-£46,486,733	-£46,632,015	-£46,648,532	-£47,031,696
70% SR : 15% LLR : 15% SO	15%	-£44,992,019	-£47,594,079	-£47,738,935	-£47,755,453	-£48,138,480
70% SR : 15% LLR : 15% SO	20%	-£46,251,052	-£48,716,366	-£48,860,854	-£48,877,372	-£49,260,412
70% SR : 15% LLR : 15% SO	25%	-£47,525,177	-£49,853,589	-£49,997,770	-£50,014,288	-£50,397,493
70% SR : 15% LLR : 15% SO	30%	-£48,814,396	-£51,005,752	-£51,149,683	-£51,166,200	-£51,549,722
70% SR : 15% LLR : 15% SO	35%	-£50,118,707	-£52,172,851	-£52,316,590	-£52,333,108	-£52,717,097
70% SR : 15% LLR : 15% SO	40%	-£51,438,110	-£53,358,963	-£53,504,600	-£53,521,352	-£53,911,401
70% SR : 15% LLR : 15% SO	45%	-£52,772,607	-£54,569,037	-£54,714,596	-£54,731,346	-£55,122,176
70% SR : 15% LLR : 15% SO	50%	-£54,130,031	-£55,794,287	-£55,939,794	-£55,956,545	-£56,348,694

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£17,537,747	-£20,527,057	-£20,673,371	-£20,689,687	-£21,073,780
70% SR : 15% LLR : 15% SO	5%	-£18,743,938	-£21,604,524	-£21,750,292	-£21,766,810	-£22,150,262
70% SR : 15% LLR : 15% SO	10%	-£19,965,010	-£22,696,933	-£22,842,215	-£22,858,732	-£23,241,896
70% SR : 15% LLR : 15% SO	15%	-£21,202,219	-£23,804,279	-£23,949,135	-£23,965,653	-£24,348,880
70% SR : 15% LLR : 15% SO	20%	-£22,461,252	-£24,926,566	-£25,071,054	-£25,087,572	-£25,470,812
70% SR : 15% LLR : 15% SO	25%	-£23,735,377	-£26,063,789	-£26,207,970	-£26,224,488	-£26,607,693
70% SR : 15% LLR : 15% SO	30%	-£25,024,596	-£27,215,952	-£27,359,883	-£27,376,400	-£27,759,922
70% SR : 15% LLR : 15% SO	35%	-£26,328,907	-£28,383,051	-£28,526,790	-£28,543,308	-£28,927,297
70% SR : 15% LLR : 15% SO	40%	-£27,648,310	-£29,569,163	-£29,714,800	-£29,731,552	-£30,121,601
70% SR : 15% LLR : 15% SO	45%	-£28,982,807	-£30,779,237	-£30,924,796	-£30,941,546	-£31,332,376
70% SR : 15% LLR : 15% SO	50%	-£30,340,231	-£32,004,457	-£32,149,894	-£32,166,745	-£32,558,894

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£9,493,347	-£12,482,657	-£12,628,971	-£12,645,487	-£13,029,380
70% SR : 15% LLR : 15% SO	5%	-£10,699,538	-£13,560,124	-£13,705,892	-£13,722,410	-£14,105,862
70% SR : 15% LLR : 15% SO	10%	-£11,920,610	-£14,652,533	-£14,797,815	-£14,814,333	-£15,197,496
70% SR : 15% LLR : 15% SO	15%	-£13,157,819	-£15,759,879	-£15,904,735	-£15,921,253	-£16,304,280
70% SR : 15% LLR : 15% SO	20%	-£14,416,852	-£16,882,166	-£17,026,654	-£17,043,172	-£17,426,212
70% SR : 15% LLR : 15% SO	25%	-£15,690,977	-£18,019,389	-£18,163,570	-£18,180,088	-£18,563,293
70% SR : 15% LLR : 15% SO	30%	-£16,980,196	-£19,171,552	-£19,315,483	-£19,332,000	-£19,715,522
70% SR : 15% LLR : 15% SO	35%	-£18,284,507	-£20,338,651	-£20,482,390	-£20,498,908	-£20,882,897
70% SR : 15% LLR : 15% SO	40%	-£19,603,910	-£21,524,763	-£21,670,400	-£21,687,152	-£22,077,201
70% SR : 15% LLR : 15% SO	45%	-£20,938,407	-£22,734,837	-£22,880,396	-£22,897,146	-£23,287,976
70% SR : 15% LLR : 15% SO	50%	-£22,296,831	-£23,960,057	-£24,105,594	-£24,122,345	-£24,514,494

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,403,947	-£6,393,257	-£6,539,571	-£6,556,087	-£6,939,980
70% SR : 15% LLR : 15% SO	5%	-£4,610,138	-£7,470,724	-£7,616,492	-£7,633,010	-£8,016,462
70% SR : 15% LLR : 15% SO	10%	-£5,831,210	-£8,563,133	-£8,708,415	-£8,724,932	-£9,108,096
70% SR : 15% LLR : 15% SO	15%	-£7,068,419	-£9,670,479	-£9,815,335	-£9,831,853	-£10,214,880
70% SR : 15% LLR : 15% SO	20%	-£8,327,452	-£10,792,766	-£10,937,254	-£10,953,772	-£11,336,812
70% SR : 15% LLR : 15% SO	25%	-£9,601,577	-£11,929,989	-£12,074,170	-£12,090,688	-£12,473,893
70% SR : 15% LLR : 15% SO	30%	-£10,890,796	-£13,082,152	-£13,226,083	-£13,242,600	-£13,626,122
70% SR : 15% LLR : 15% SO	35%	-£12,195,107	-£14,249,251	-£14,392,990	-£14,409,508	-£14,793,497
70% SR : 15% LLR : 15% SO	40%	-£13,514,510	-£15,435,363	-£15,581,000	-£15,597,512	-£15,967,801
70% SR : 15% LLR : 15% SO	45%	-£14,849,007	-£16,645,437	-£16,790,996	-£16,807,746	-£17,158,576
70% SR : 15% LLR : 15% SO	50%	-£16,206,431	-£17,870,657	-£18,016,194	-£18,032,945	-£18,425,094

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 10% AW 50% Discount

Value Area £475 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,701,155	£9,723,978	£9,577,665	£9,561,148	£9,177,255
70% SR : 15% LLR : 15% SO	5%	£11,574,304	£8,732,129	£8,586,361	£8,569,844	£8,186,392
70% SR : 15% LLR : 15% SO	10%	£10,432,359	£7,725,340	£7,580,058	£7,563,541	£7,180,377
70% SR : 15% LLR : 15% SO	15%	£9,275,322	£6,703,611	£6,558,755	£6,542,238	£6,159,211
70% SR : 15% LLR : 15% SO	20%	£8,103,192	£5,666,944	£5,522,455	£5,505,937	£5,122,896
70% SR : 15% LLR : 15% SO	25%	£6,915,969	£4,615,339	£4,471,157	£4,454,639	£4,071,435
70% SR : 15% LLR : 15% SO	30%	£5,713,654	£3,547,975	£3,402,007	£3,385,256	£2,996,307
70% SR : 15% LLR : 15% SO	35%	£4,496,246	£2,454,836	£2,309,063	£2,292,311	£1,902,899
70% SR : 15% LLR : 15% SO	40%	£3,263,745	£1,346,549	£1,200,912	£1,184,160	£794,112
70% SR : 15% LLR : 15% SO	45%	£2,003,979	£223,114	£77,555	£60,805	£-334,695
70% SR : 15% LLR : 15% SO	50%	£727,125	£-928,423	£-1,076,019	£-1,093,008	£-1,495,125

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-43,619,845	£-46,597,022	£-46,743,336	£-46,759,652	£-47,143,745
70% SR : 15% LLR : 15% SO	5%	£-44,746,696	£-47,588,871	£-47,734,639	£-47,751,156	£-48,134,608
70% SR : 15% LLR : 15% SO	10%	£-45,888,641	£-48,595,660	£-48,740,942	£-48,757,459	£-49,140,623
70% SR : 15% LLR : 15% SO	15%	£-47,045,678	£-49,617,389	£-49,762,245	£-49,778,762	£-50,161,789
70% SR : 15% LLR : 15% SO	20%	£-48,217,808	£-50,654,056	£-50,798,545	£-50,815,063	£-51,198,104
70% SR : 15% LLR : 15% SO	25%	£-49,405,031	£-51,705,661	£-51,849,843	£-51,866,361	£-52,249,565
70% SR : 15% LLR : 15% SO	30%	£-50,607,346	£-52,773,025	£-52,918,993	£-52,935,744	£-53,324,693
70% SR : 15% LLR : 15% SO	35%	£-51,824,754	£-53,866,164	£-54,011,937	£-54,028,689	£-54,418,111
70% SR : 15% LLR : 15% SO	40%	£-53,057,255	£-54,974,451	£-55,120,088	£-55,136,840	£-55,526,888
70% SR : 15% LLR : 15% SO	45%	£-54,317,021	£-56,097,896	£-56,243,445	£-56,260,195	£-56,655,695
70% SR : 15% LLR : 15% SO	50%	£-55,593,875	£-57,249,423	£-57,397,019	£-57,414,008	£-57,816,125

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-19,830,045	£-22,807,222	£-22,953,536	£-22,970,052	£-23,353,945
70% SR : 15% LLR : 15% SO	5%	£-20,956,896	£-23,799,071	£-23,944,839	£-23,961,356	£-24,344,808
70% SR : 15% LLR : 15% SO	10%	£-22,098,841	£-24,805,860	£-24,951,142	£-24,967,659	£-25,350,823
70% SR : 15% LLR : 15% SO	15%	£-23,255,878	£-25,827,589	£-25,972,445	£-25,988,962	£-26,371,989
70% SR : 15% LLR : 15% SO	20%	£-24,428,008	£-26,864,256	£-27,008,745	£-27,025,263	£-27,408,304
70% SR : 15% LLR : 15% SO	25%	£-25,615,231	£-27,915,861	£-28,060,043	£-28,076,561	£-28,459,765
70% SR : 15% LLR : 15% SO	30%	£-26,817,546	£-28,983,225	£-29,129,193	£-29,145,944	£-29,534,893
70% SR : 15% LLR : 15% SO	35%	£-28,034,954	£-30,076,384	£-30,222,137	£-30,238,889	£-30,628,311
70% SR : 15% LLR : 15% SO	40%	£-29,267,455	£-31,184,651	£-31,330,288	£-31,347,040	£-31,737,088
70% SR : 15% LLR : 15% SO	45%	£-30,527,221	£-32,308,086	£-32,453,645	£-32,470,395	£-32,865,895
70% SR : 15% LLR : 15% SO	50%	£-31,804,075	£-33,459,623	£-33,607,219	£-33,624,208	£-34,026,325

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-11,785,645	£-14,762,822	£-14,908,136	£-14,925,652	£-15,309,545
70% SR : 15% LLR : 15% SO	5%	£-12,912,496	£-15,754,671	£-15,900,439	£-15,916,956	£-16,300,408
70% SR : 15% LLR : 15% SO	10%	£-14,054,441	£-16,761,460	£-16,906,742	£-16,923,259	£-17,306,423
70% SR : 15% LLR : 15% SO	15%	£-15,211,478	£-17,783,189	£-17,928,045	£-17,944,562	£-18,327,589
70% SR : 15% LLR : 15% SO	20%	£-16,383,608	£-18,819,856	£-18,964,345	£-18,980,863	£-19,363,904
70% SR : 15% LLR : 15% SO	25%	£-17,570,831	£-19,871,461	£-20,015,643	£-20,032,161	£-20,415,365
70% SR : 15% LLR : 15% SO	30%	£-18,773,146	£-20,938,825	£-21,084,793	£-21,101,544	£-21,490,493
70% SR : 15% LLR : 15% SO	35%	£-19,990,554	£-22,031,984	£-22,177,737	£-22,194,489	£-22,583,911
70% SR : 15% LLR : 15% SO	40%	£-21,223,055	£-23,140,251	£-23,285,888	£-23,302,640	£-23,692,688
70% SR : 15% LLR : 15% SO	45%	£-22,482,821	£-24,263,686	£-24,409,245	£-24,425,995	£-24,821,495
70% SR : 15% LLR : 15% SO	50%	£-23,759,675	£-25,415,223	£-25,562,819	£-25,579,808	£-25,981,925

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-5,696,245	£-8,673,422	£-8,819,735	£-8,836,252	£-9,220,145
70% SR : 15% LLR : 15% SO	5%	£-6,823,096	£-9,685,271	£-9,811,039	£-9,827,556	£-10,211,008
70% SR : 15% LLR : 15% SO	10%	£-7,965,041	£-10,672,060	£-10,817,342	£-10,833,859	£-11,217,023
70% SR : 15% LLR : 15% SO	15%	£-9,122,078	£-11,693,789	£-11,838,645	£-11,855,162	£-12,238,189
70% SR : 15% LLR : 15% SO	20%	£-10,294,208	£-12,730,456	£-12,874,945	£-12,891,463	£-13,274,504
70% SR : 15% LLR : 15% SO	25%	£-11,481,431	£-13,782,061	£-13,926,243	£-13,942,761	£-14,325,365
70% SR : 15% LLR : 15% SO	30%	£-12,683,746	£-14,849,425	£-14,995,393	£-15,012,144	£-15,401,093
70% SR : 15% LLR : 15% SO	35%	£-13,901,154	£-15,942,584	£-16,088,337	£-16,105,089	£-16,494,511
70% SR : 15% LLR : 15% SO	40%	£-15,133,655	£-17,050,851	£-17,196,488	£-17,213,240	£-17,603,288
70% SR : 15% LLR : 15% SO	45%	£-16,383,421	£-18,174,286	£-18,319,845	£-18,336,595	£-18,732,095
70% SR : 15% LLR : 15% SO	50%	£-17,670,275	£-19,325,823	£-19,473,419	£-19,490,408	£-19,882,525

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 20% AW 10% Discount

Value Area	£675 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,134,496	£27,848,800	£27,704,529	£27,688,242	£27,309,706
70% SR : 15% LLR : 15% SO	5%	£29,233,009	£26,091,057	£25,947,323	£25,931,036	£25,552,934
70% SR : 15% LLR : 15% SO	10%	£27,316,847	£24,318,582	£24,175,327	£24,159,040	£23,781,222
70% SR : 15% LLR : 15% SO	15%	£25,386,011	£22,531,376	£22,388,541	£22,372,254	£21,994,572
70% SR : 15% LLR : 15% SO	20%	£23,440,500	£20,729,440	£20,586,967	£20,570,679	£20,192,983
70% SR : 15% LLR : 15% SO	25%	£21,478,200	£18,912,773	£18,770,604	£18,754,317	£18,376,458
70% SR : 15% LLR : 15% SO	30%	£19,495,800	£17,081,378	£16,939,455	£16,923,167	£16,544,998
70% SR : 15% LLR : 15% SO	35%	£17,498,517	£15,235,253	£15,093,519	£15,077,232	£14,698,602
70% SR : 15% LLR : 15% SO	40%	£15,486,352	£13,374,400	£13,232,800	£13,216,512	£12,837,273
70% SR : 15% LLR : 15% SO	45%	£13,459,306	£11,498,820	£11,357,295	£11,341,008	£10,961,010
70% SR : 15% LLR : 15% SO	50%	£11,417,377	£9,608,513	£9,467,008	£9,450,721	£9,069,815

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£25,186,504	-£26,472,200	-£26,616,471	-£26,632,758	-£29,011,294
70% SR : 15% LLR : 15% SO	5%	-£27,087,991	-£30,229,943	-£30,373,677	-£30,389,964	-£30,768,066
70% SR : 15% LLR : 15% SO	10%	-£29,004,153	-£32,002,418	-£32,145,673	-£32,161,960	-£32,539,778
70% SR : 15% LLR : 15% SO	15%	-£30,934,989	-£33,789,624	-£33,932,459	-£33,948,746	-£34,326,428
70% SR : 15% LLR : 15% SO	20%	-£32,880,500	-£35,591,560	-£35,734,033	-£35,750,321	-£36,128,017
70% SR : 15% LLR : 15% SO	25%	-£34,842,800	-£37,408,227	-£37,550,396	-£37,566,683	-£37,944,542
70% SR : 15% LLR : 15% SO	30%	-£36,825,200	-£39,239,622	-£39,381,545	-£39,397,833	-£39,776,002
70% SR : 15% LLR : 15% SO	35%	-£38,822,483	-£41,085,747	-£41,227,481	-£41,243,768	-£41,622,398
70% SR : 15% LLR : 15% SO	40%	-£40,834,648	-£42,946,600	-£43,088,200	-£43,104,488	-£43,483,727
70% SR : 15% LLR : 15% SO	45%	-£42,861,694	-£44,822,180	-£44,963,705	-£44,979,922	-£45,359,990
70% SR : 15% LLR : 15% SO	50%	-£44,903,623	-£46,712,487	-£46,853,992	-£46,870,279	-£47,251,185

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£1,396,704	-£4,682,400	-£4,826,671	-£4,842,958	-£5,221,494
70% SR : 15% LLR : 15% SO	5%	-£3,298,191	-£6,440,143	-£6,583,977	-£6,600,164	-£6,978,266
70% SR : 15% LLR : 15% SO	10%	-£5,214,353	-£8,212,618	-£8,355,873	-£8,372,160	-£8,749,978
70% SR : 15% LLR : 15% SO	15%	-£7,145,189	-£9,999,824	-£10,142,659	-£10,158,946	-£10,536,628
70% SR : 15% LLR : 15% SO	20%	-£9,090,700	-£11,801,760	-£11,944,233	-£11,960,521	-£12,338,217
70% SR : 15% LLR : 15% SO	25%	-£11,053,000	-£13,618,427	-£13,760,596	-£13,776,883	-£14,154,742
70% SR : 15% LLR : 15% SO	30%	-£13,035,400	-£15,449,822	-£15,591,745	-£15,608,033	-£15,996,202
70% SR : 15% LLR : 15% SO	35%	-£15,032,683	-£17,295,947	-£17,437,681	-£17,453,968	-£17,832,598
70% SR : 15% LLR : 15% SO	40%	-£17,044,848	-£19,156,800	-£19,298,400	-£19,314,688	-£19,693,927
70% SR : 15% LLR : 15% SO	45%	-£19,071,894	-£21,032,390	-£21,173,905	-£21,190,192	-£21,570,190
70% SR : 15% LLR : 15% SO	50%	-£21,113,923	-£22,922,687	-£23,064,192	-£23,080,479	-£23,461,385

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,647,696	£3,362,000	£3,217,729	£3,201,442	£2,822,906
70% SR : 15% LLR : 15% SO	5%	£4,746,209	£1,604,257	£1,460,523	£1,444,236	£1,066,134
70% SR : 15% LLR : 15% SO	10%	£2,830,047	-£168,218	-£311,473	-£327,760	-£705,578
70% SR : 15% LLR : 15% SO	15%	£899,211	-£1,955,424	-£2,098,259	-£2,114,546	-£2,492,228
70% SR : 15% LLR : 15% SO	20%	-£1,046,300	-£3,757,360	-£3,899,833	-£3,916,121	-£4,293,817
70% SR : 15% LLR : 15% SO	25%	-£3,008,600	-£5,574,027	-£5,716,196	-£5,732,483	-£6,110,342
70% SR : 15% LLR : 15% SO	30%	-£4,991,000	-£7,405,422	-£7,547,345	-£7,563,633	-£7,941,802
70% SR : 15% LLR : 15% SO	35%	-£6,988,283	-£9,251,547	-£9,393,281	-£9,409,568	-£9,788,198
70% SR : 15% LLR : 15% SO	40%	-£9,000,448	-£11,112,400	-£11,254,000	-£11,270,288	-£11,649,527
70% SR : 15% LLR : 15% SO	45%	-£11,027,494	-£12,987,980	-£13,129,505	-£13,145,792	-£13,525,790
70% SR : 15% LLR : 15% SO	50%	-£13,069,423	-£14,878,287	-£15,019,792	-£15,036,079	-£15,416,985

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,737,096	£9,451,400	£9,307,129	£9,290,842	£8,912,306
70% SR : 15% LLR : 15% SO	5%	£10,835,609	£7,693,657	£7,549,923	£7,533,636	£7,155,534
70% SR : 15% LLR : 15% SO	10%	£8,919,447	£5,921,182	£5,777,927	£5,761,640	£5,383,822
70% SR : 15% LLR : 15% SO	15%	£6,988,611	£4,133,976	£3,991,141	£3,974,854	£3,597,172
70% SR : 15% LLR : 15% SO	20%	£5,043,100	£2,332,040	£2,189,567	£2,173,279	£1,795,583
70% SR : 15% LLR : 15% SO	25%	£3,080,800	£515,373	£373,204	£356,917	-£20,942
70% SR : 15% LLR : 15% SO	30%	£1,098,400	-£1,316,022	-£1,457,945	-£1,474,233	-£1,852,402
70% SR : 15% LLR : 15% SO	35%	-£898,883	-£3,162,147	-£3,303,881	-£3,320,168	-£3,698,798
70% SR : 15% LLR : 15% SO	40%	-£2,911,048	-£5,023,000	-£5,164,600	-£5,180,888	-£5,560,127
70% SR : 15% LLR : 15% SO	45%	-£4,938,094	-£6,898,580	-£7,040,105	-£7,056,392	-£7,436,390
70% SR : 15% LLR : 15% SO	50%	-£6,969,023	-£8,789,887	-£8,930,392	-£8,946,679	-£9,327,585

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

<p>MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 20% AW 10% Discount</p>
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Value Area	£650 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,860,119	£25,591,218	£25,446,946	£25,430,659	£25,052,124
70% SR : 15% LLR : 15% SO	5%	£27,062,132	£23,936,143	£23,792,410	£23,776,122	£23,398,020
70% SR : 15% LLR : 15% SO	10%	£25,249,471	£22,266,337	£22,123,083	£22,106,796	£21,728,978
70% SR : 15% LLR : 15% SO	15%	£23,419,536	£20,581,801	£20,438,966	£20,422,678	£20,044,997
70% SR : 15% LLR : 15% SO	20%	£21,571,108	£18,882,533	£18,740,060	£18,723,773	£18,346,078
70% SR : 15% LLR : 15% SO	25%	£19,707,799	£17,168,536	£17,026,367	£17,010,080	£16,632,221
70% SR : 15% LLR : 15% SO	30%	£17,829,608	£15,439,810	£15,297,887	£15,281,599	£14,903,430
70% SR : 15% LLR : 15% SO	35%	£15,936,536	£13,696,355	£13,554,621	£13,538,334	£13,159,704
70% SR : 15% LLR : 15% SO	40%	£14,028,590	£11,938,172	£11,796,570	£11,780,283	£11,401,043
70% SR : 15% LLR : 15% SO	45%	£12,105,742	£10,165,260	£10,023,735	£10,007,448	£9,627,449
70% SR : 15% LLR : 15% SO	50%	£10,168,022	£8,374,432	£8,230,925	£8,214,409	£7,828,112

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£27,460,881	-£30,728,782	-£30,874,054	-£30,890,341	-£31,268,876
70% SR : 15% LLR : 15% SO	5%	-£29,258,868	-£32,384,857	-£32,528,590	-£32,544,878	-£32,922,980
70% SR : 15% LLR : 15% SO	10%	-£31,071,529	-£34,054,663	-£34,197,917	-£34,214,204	-£34,592,022
70% SR : 15% LLR : 15% SO	15%	-£32,901,464	-£35,739,139	-£35,882,034	-£35,898,322	-£36,276,003
70% SR : 15% LLR : 15% SO	20%	-£34,749,892	-£37,438,467	-£37,580,940	-£37,597,227	-£37,974,922
70% SR : 15% LLR : 15% SO	25%	-£36,613,201	-£39,152,464	-£39,294,633	-£39,310,920	-£39,688,779
70% SR : 15% LLR : 15% SO	30%	-£38,491,392	-£40,881,190	-£41,023,113	-£41,039,401	-£41,417,570
70% SR : 15% LLR : 15% SO	35%	-£40,384,464	-£42,624,645	-£42,766,379	-£42,782,666	-£43,161,296
70% SR : 15% LLR : 15% SO	40%	-£42,292,420	-£44,382,828	-£44,524,430	-£44,540,717	-£44,919,957
70% SR : 15% LLR : 15% SO	45%	-£44,215,258	-£46,155,740	-£46,297,265	-£46,313,552	-£46,693,551
70% SR : 15% LLR : 15% SO	50%	-£46,152,978	-£47,946,568	-£48,090,075	-£48,106,891	-£48,492,888

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,671,081	-£6,839,982	-£7,084,254	-£7,100,541	-£7,478,076
70% SR : 15% LLR : 15% SO	5%	-£5,469,068	-£8,595,057	-£8,738,790	-£8,755,078	-£9,133,180
70% SR : 15% LLR : 15% SO	10%	-£7,281,729	-£10,264,863	-£10,408,117	-£10,424,404	-£10,802,222
70% SR : 15% LLR : 15% SO	15%	-£9,111,664	-£11,949,339	-£12,082,234	-£12,108,522	-£12,486,203
70% SR : 15% LLR : 15% SO	20%	-£10,960,092	-£13,648,667	-£13,791,140	-£13,807,427	-£14,185,122
70% SR : 15% LLR : 15% SO	25%	-£12,823,401	-£15,362,664	-£15,504,833	-£15,521,120	-£15,898,979
70% SR : 15% LLR : 15% SO	30%	-£14,701,592	-£17,091,390	-£17,233,313	-£17,249,601	-£17,627,770
70% SR : 15% LLR : 15% SO	35%	-£16,594,664	-£18,834,845	-£18,976,579	-£18,992,866	-£19,371,486
70% SR : 15% LLR : 15% SO	40%	-£18,502,620	-£20,593,028	-£20,734,630	-£20,750,917	-£21,130,157
70% SR : 15% LLR : 15% SO	45%	-£20,425,458	-£22,365,940	-£22,507,465	-£22,523,752	-£22,903,751
70% SR : 15% LLR : 15% SO	50%	-£22,363,178	-£24,156,768	-£24,300,375	-£24,316,791	-£24,703,088

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,373,319	£1,104,418	£960,146	£943,859	£665,324
70% SR : 15% LLR : 15% SO	5%	£2,575,332	-£590,657	-£894,390	-£710,678	-£1,088,780
70% SR : 15% LLR : 15% SO	10%	£762,671	-£2,220,463	-£2,363,717	-£2,380,004	-£2,757,822
70% SR : 15% LLR : 15% SO	15%	-£1,067,264	-£3,904,999	-£4,047,834	-£4,064,122	-£4,441,803
70% SR : 15% LLR : 15% SO	20%	-£2,915,692	-£5,604,267	-£5,746,740	-£5,763,027	-£6,140,722
70% SR : 15% LLR : 15% SO	25%	-£4,779,001	-£7,318,264	-£7,460,433	-£7,476,720	-£7,854,579
70% SR : 15% LLR : 15% SO	30%	-£6,657,192	-£9,046,990	-£9,188,913	-£9,205,201	-£9,583,370
70% SR : 15% LLR : 15% SO	35%	-£8,550,264	-£10,790,445	-£10,932,179	-£10,948,466	-£11,327,096
70% SR : 15% LLR : 15% SO	40%	-£10,458,220	-£12,548,628	-£12,690,230	-£12,706,517	-£13,085,757
70% SR : 15% LLR : 15% SO	45%	-£12,381,058	-£14,321,540	-£14,463,065	-£14,479,352	-£14,859,351
70% SR : 15% LLR : 15% SO	50%	-£14,318,778	-£16,112,368	-£16,255,875	-£16,272,391	-£16,658,688

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,462,719	£7,193,818	£7,049,546	£7,033,259	£6,654,724
70% SR : 15% LLR : 15% SO	5%	£8,664,732	£5,538,743	£5,395,010	£5,378,722	£5,000,620
70% SR : 15% LLR : 15% SO	10%	£6,852,071	£3,868,937	£3,725,683	£3,709,396	£3,331,578
70% SR : 15% LLR : 15% SO	15%	£5,022,136	£2,184,401	£2,041,566	£2,025,278	£1,647,597
70% SR : 15% LLR : 15% SO	20%	£3,173,708	£485,133	£342,660	£326,373	-£51,322
70% SR : 15% LLR : 15% SO	25%	£1,310,399	-£1,228,864	-£1,371,033	-£1,387,320	-£1,765,179
70% SR : 15% LLR : 15% SO	30%	-£567,792	-£2,957,590	-£3,099,513	-£3,115,801	-£3,493,970
70% SR : 15% LLR : 15% SO	35%	-£2,460,864	-£4,701,045	-£4,842,779	-£4,859,066	-£5,237,696
70% SR : 15% LLR : 15% SO	40%	-£4,368,820	-£6,459,228	-£6,600,830	-£6,617,117	-£6,996,357
70% SR : 15% LLR : 15% SO	45%	-£6,291,658	-£8,232,140	-£8,373,665	-£8,389,952	-£8,769,951
70% SR : 15% LLR : 15% SO	50%	-£8,229,378	-£10,022,968	-£10,166,475	-£10,182,991	-£10,569,288

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 20% AW 10% Discount

Value Area £600 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,292,630	£21,076,052	£20,931,781	£20,915,494	£20,536,958
70% SR : 15% LLR : 15% SO	5%	£22,698,348	£19,627,380	£19,483,646	£19,467,360	£19,089,258
70% SR : 15% LLR : 15% SO	10%	£21,089,184	£18,163,977	£18,020,722	£18,004,435	£17,626,618
70% SR : 15% LLR : 15% SO	15%	£19,465,138	£16,685,843	£16,543,007	£16,526,721	£16,149,039
70% SR : 15% LLR : 15% SO	20%	£17,826,209	£15,192,977	£15,050,505	£15,034,218	£14,656,522
70% SR : 15% LLR : 15% SO	25%	£16,172,399	£13,695,383	£13,543,214	£13,526,927	£13,149,068
70% SR : 15% LLR : 15% SO	30%	£14,503,706	£12,163,059	£12,021,135	£12,004,849	£11,626,680
70% SR : 15% LLR : 15% SO	35%	£12,820,132	£10,626,006	£10,484,272	£10,467,985	£10,086,041
70% SR : 15% LLR : 15% SO	40%	£11,121,674	£9,067,783	£8,924,178	£8,907,661	£8,523,054
70% SR : 15% LLR : 15% SO	45%	£9,408,335	£7,490,344	£7,346,816	£7,330,299	£6,944,923
70% SR : 15% LLR : 15% SO	50%	£7,674,734	£5,897,969	£5,754,462	£5,737,946	£5,351,649

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£32,028,370	-£35,244,948	-£35,389,219	-£35,405,606	-£35,784,042
70% SR : 15% LLR : 15% SO	5%	-£33,622,652	-£36,693,620	-£36,837,354	-£36,853,640	-£37,231,742
70% SR : 15% LLR : 15% SO	10%	-£35,231,816	-£38,157,023	-£38,300,278	-£38,316,565	-£38,694,382
70% SR : 15% LLR : 15% SO	15%	-£36,855,862	-£39,635,157	-£39,777,993	-£39,794,279	-£40,171,961
70% SR : 15% LLR : 15% SO	20%	-£38,494,791	-£41,128,023	-£41,270,495	-£41,286,782	-£41,664,478
70% SR : 15% LLR : 15% SO	25%	-£40,148,601	-£42,635,617	-£42,777,786	-£42,794,073	-£43,171,332
70% SR : 15% LLR : 15% SO	30%	-£41,817,294	-£44,157,941	-£44,299,865	-£44,316,151	-£44,694,320
70% SR : 15% LLR : 15% SO	35%	-£43,500,868	-£45,694,994	-£45,836,728	-£45,853,015	-£46,234,959
70% SR : 15% LLR : 15% SO	40%	-£45,199,328	-£47,253,217	-£47,396,822	-£47,413,339	-£47,797,946
70% SR : 15% LLR : 15% SO	45%	-£46,912,665	-£48,830,656	-£48,974,184	-£48,990,701	-£49,376,977
70% SR : 15% LLR : 15% SO	50%	-£48,646,266	-£50,423,031	-£50,566,538	-£50,583,054	-£50,969,351

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£8,238,570	-£11,455,148	-£11,599,419	-£11,615,706	-£11,894,242
70% SR : 15% LLR : 15% SO	5%	-£9,832,852	-£12,903,820	-£13,047,554	-£13,063,840	-£13,441,942
70% SR : 15% LLR : 15% SO	10%	-£11,442,016	-£14,367,223	-£14,510,478	-£14,526,765	-£14,904,582
70% SR : 15% LLR : 15% SO	15%	-£13,066,062	-£15,845,357	-£15,988,193	-£16,004,479	-£16,382,161
70% SR : 15% LLR : 15% SO	20%	-£14,704,991	-£17,338,223	-£17,480,695	-£17,496,982	-£17,874,678
70% SR : 15% LLR : 15% SO	25%	-£16,358,801	-£18,845,817	-£18,987,986	-£19,004,273	-£19,382,132
70% SR : 15% LLR : 15% SO	30%	-£18,027,494	-£20,368,141	-£20,510,065	-£20,526,351	-£20,904,520
70% SR : 15% LLR : 15% SO	35%	-£19,711,068	-£21,905,194	-£22,046,928	-£22,063,215	-£22,445,159
70% SR : 15% LLR : 15% SO	40%	-£21,409,528	-£23,463,417	-£23,607,022	-£23,623,539	-£24,008,146
70% SR : 15% LLR : 15% SO	45%	-£23,122,865	-£25,040,856	-£25,184,384	-£25,200,901	-£25,586,277
70% SR : 15% LLR : 15% SO	50%	-£24,856,466	-£26,633,231	-£26,776,738	-£26,793,254	-£27,179,551

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£194,170	-£3,410,748	-£3,555,019	-£3,571,306	-£3,949,842
70% SR : 15% LLR : 15% SO	5%	-£1,788,452	-£4,859,420	-£5,003,154	-£5,019,440	-£5,397,542
70% SR : 15% LLR : 15% SO	10%	-£3,397,616	-£6,322,823	-£6,466,078	-£6,482,365	-£6,860,182
70% SR : 15% LLR : 15% SO	15%	-£5,021,662	-£7,800,957	-£7,943,793	-£7,960,079	-£8,337,761
70% SR : 15% LLR : 15% SO	20%	-£6,660,591	-£9,293,823	-£9,436,295	-£9,452,582	-£9,830,278
70% SR : 15% LLR : 15% SO	25%	-£8,314,401	-£10,801,417	-£10,943,586	-£10,959,873	-£11,337,732
70% SR : 15% LLR : 15% SO	30%	-£9,983,094	-£12,323,741	-£12,465,665	-£12,481,951	-£12,880,120
70% SR : 15% LLR : 15% SO	35%	-£11,666,668	-£13,860,794	-£14,002,528	-£14,018,815	-£14,400,759
70% SR : 15% LLR : 15% SO	40%	-£13,365,128	-£15,419,017	-£15,562,622	-£15,579,139	-£15,963,746
70% SR : 15% LLR : 15% SO	45%	-£15,078,465	-£16,998,456	-£17,139,984	-£17,156,501	-£17,541,877
70% SR : 15% LLR : 15% SO	50%	-£16,812,066	-£18,598,831	-£18,732,338	-£18,748,854	-£19,135,151

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,895,230	£2,678,652	£2,534,381	£2,518,094	£2,139,558
70% SR : 15% LLR : 15% SO	5%	£4,300,948	£1,229,980	£1,086,246	£1,069,960	£691,858
70% SR : 15% LLR : 15% SO	10%	£2,691,784	£-233,423	£-376,678	£-392,985	£-770,782
70% SR : 15% LLR : 15% SO	15%	£1,067,738	£-1,711,557	£-1,854,393	£-1,870,679	£-2,248,361
70% SR : 15% LLR : 15% SO	20%	£-571,191	£-3,204,423	£-3,346,895	£-3,363,182	£-3,740,878
70% SR : 15% LLR : 15% SO	25%	£-2,225,001	£-4,712,017	£-4,854,186	£-4,870,473	£-5,248,332
70% SR : 15% LLR : 15% SO	30%	£-3,893,694	£-6,234,341	£-6,376,265	£-6,392,551	£-6,770,720
70% SR : 15% LLR : 15% SO	35%	£-5,577,288	£-7,771,394	£-7,913,128	£-7,929,415	£-8,311,359
70% SR : 15% LLR : 15% SO	40%	£-7,275,726	£-9,329,617	£-9,473,222	£-9,489,739	£-9,874,346
70% SR : 15% LLR : 15% SO	45%	£-8,989,065	£-10,907,056	£-11,050,584	£-11,067,101	£-11,452,477
70% SR : 15% LLR : 15% SO	50%	£-10,722,666	£-12,499,431	£-12,642,938	£-12,659,454	£-13,045,751

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 10% Discount

Value Area £550 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,709,737	£16,560,888	£16,416,615	£16,400,328	£16,021,793
70% SR : 15% LLR : 15% SO	5%	£18,315,784	£15,309,583	£15,165,850	£15,149,562	£14,771,461
70% SR : 15% LLR : 15% SO	10%	£16,906,948	£14,043,547	£13,900,293	£13,884,006	£13,506,188
70% SR : 15% LLR : 15% SO	15%	£15,483,230	£12,762,781	£12,619,946	£12,603,659	£12,223,868
70% SR : 15% LLR : 15% SO	20%	£14,044,630	£11,464,739	£11,320,250	£11,303,732	£10,920,692
70% SR : 15% LLR : 15% SO	25%	£12,591,148	£10,146,273	£10,002,092	£9,985,574	£9,602,369
70% SR : 15% LLR : 15% SO	30%	£11,122,783	£8,812,868	£8,668,936	£8,652,419	£8,268,898
70% SR : 15% LLR : 15% SO	35%	£9,639,537	£7,464,526	£7,320,786	£7,304,268	£6,920,281
70% SR : 15% LLR : 15% SO	40%	£8,131,150	£6,101,248	£5,957,643	£5,941,125	£5,556,519
70% SR : 15% LLR : 15% SO	45%	£6,607,184	£4,723,033	£4,579,506	£4,562,988	£4,177,613
70% SR : 15% LLR : 15% SO	50%	£5,068,126	£3,329,882	£3,186,377	£3,169,859	£2,780,740

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£36,611,263	-£39,760,132	-£39,904,356	-£39,820,672	-£40,299,207
70% SR : 15% LLR : 15% SO	5%	-£38,005,216	-£41,011,417	-£41,155,150	-£41,171,438	-£41,549,539
70% SR : 15% LLR : 15% SO	10%	-£39,414,052	-£42,277,453	-£42,420,707	-£42,436,994	-£42,814,812
70% SR : 15% LLR : 15% SO	15%	-£40,837,770	-£43,558,219	-£43,701,054	-£43,717,341	-£44,097,132
70% SR : 15% LLR : 15% SO	20%	-£42,276,370	-£44,856,261	-£45,000,750	-£45,017,268	-£45,400,308
70% SR : 15% LLR : 15% SO	25%	-£43,729,852	-£46,174,727	-£46,318,908	-£46,335,426	-£46,718,631
70% SR : 15% LLR : 15% SO	30%	-£45,198,217	-£47,508,132	-£47,652,064	-£47,668,581	-£48,052,102
70% SR : 15% LLR : 15% SO	35%	-£46,681,463	-£48,856,474	-£49,000,214	-£49,016,731	-£49,400,719
70% SR : 15% LLR : 15% SO	40%	-£48,189,850	-£50,219,752	-£50,363,357	-£50,379,875	-£50,764,481
70% SR : 15% LLR : 15% SO	45%	-£49,713,816	-£51,597,967	-£51,741,494	-£51,758,012	-£52,143,387
70% SR : 15% LLR : 15% SO	50%	-£51,252,874	-£52,991,118	-£53,134,623	-£53,151,141	-£53,540,260

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£12,821,463	-£15,970,332	-£16,114,586	-£16,130,872	-£16,509,407
70% SR : 15% LLR : 15% SO	5%	-£14,215,416	-£17,221,617	-£17,365,350	-£17,381,638	-£17,759,739
70% SR : 15% LLR : 15% SO	10%	-£15,624,252	-£18,487,653	-£18,630,907	-£18,647,194	-£19,025,012
70% SR : 15% LLR : 15% SO	15%	-£17,047,970	-£19,768,419	-£19,911,254	-£19,927,541	-£20,307,332
70% SR : 15% LLR : 15% SO	20%	-£18,486,570	-£21,066,461	-£21,210,950	-£21,227,468	-£21,610,508
70% SR : 15% LLR : 15% SO	25%	-£19,940,052	-£22,384,927	-£22,529,108	-£22,545,626	-£22,928,831
70% SR : 15% LLR : 15% SO	30%	-£21,408,417	-£23,718,332	-£23,862,264	-£23,878,781	-£24,262,302
70% SR : 15% LLR : 15% SO	35%	-£22,891,663	-£25,066,674	-£25,210,414	-£25,226,931	-£25,610,919
70% SR : 15% LLR : 15% SO	40%	-£24,400,050	-£26,429,952	-£26,573,557	-£26,590,075	-£26,974,681
70% SR : 15% LLR : 15% SO	45%	-£25,924,016	-£27,808,167	-£27,951,694	-£27,968,212	-£28,353,387
70% SR : 15% LLR : 15% SO	50%	-£27,463,074	-£29,201,318	-£29,344,823	-£29,361,341	-£29,750,460

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£4,777,063	-£7,925,812	-£8,070,185	-£8,086,472	-£8,466,007
70% SR : 15% LLR : 15% SO	5%	-£6,171,016	-£9,177,217	-£9,320,950	-£9,337,238	-£9,715,339
70% SR : 15% LLR : 15% SO	10%	-£7,579,852	-£10,443,253	-£10,586,507	-£10,602,794	-£10,980,612
70% SR : 15% LLR : 15% SO	15%	-£9,003,570	-£11,724,019	-£11,866,854	-£11,883,141	-£12,262,932
70% SR : 15% LLR : 15% SO	20%	-£10,442,170	-£13,022,061	-£13,166,550	-£13,183,068	-£13,566,108
70% SR : 15% LLR : 15% SO	25%	-£11,895,652	-£14,340,527	-£14,484,708	-£14,501,226	-£14,884,431
70% SR : 15% LLR : 15% SO	30%	-£13,364,017	-£15,673,932	-£15,817,864	-£15,834,381	-£16,217,902
70% SR : 15% LLR : 15% SO	35%	-£14,847,263	-£17,022,274	-£17,166,014	-£17,182,531	-£17,586,519
70% SR : 15% LLR : 15% SO	40%	-£16,355,650	-£18,385,552	-£18,529,157	-£18,545,675	-£18,930,281
70% SR : 15% LLR : 15% SO	45%	-£17,879,616	-£19,763,767	-£19,907,294	-£19,923,812	-£20,309,187
70% SR : 15% LLR : 15% SO	50%	-£19,418,674	-£21,156,918	-£21,300,423	-£21,316,941	-£21,706,060

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,312,337	-£1,836,512	-£1,880,785	-£1,897,072	-£2,376,607
70% SR : 15% LLR : 15% SO	5%	-£81,616	-£3,087,817	-£3,231,550	-£3,247,838	-£3,625,339
70% SR : 15% LLR : 15% SO	10%	-£1,490,452	-£4,353,853	-£4,497,107	-£4,513,394	-£4,891,212
70% SR : 15% LLR : 15% SO	15%	-£2,914,170	-£5,634,619	-£5,777,454	-£5,793,741	-£6,173,532
70% SR : 15% LLR : 15% SO	20%	-£4,352,770	-£6,932,661	-£7,077,150	-£7,093,668	-£7,476,708
70% SR : 15% LLR : 15% SO	25%	-£5,806,252	-£8,251,127	-£8,395,308	-£8,411,826	-£8,795,031
70% SR : 15% LLR : 15% SO	30%	-£7,274,617	-£9,584,532	-£9,728,464	-£9,744,981	-£10,128,502
70% SR : 15% LLR : 15% SO	35%	-£8,757,863	-£10,932,874	-£11,076,614	-£11,093,131	-£11,477,119
70% SR : 15% LLR : 15% SO	40%	-£10,266,250	-£12,295,152	-£12,439,757	-£12,456,275	-£12,840,881
70% SR : 15% LLR : 15% SO	45%	-£11,790,216	-£13,674,367	-£13,817,894	-£13,834,412	-£14,219,787
70% SR : 15% LLR : 15% SO	50%	-£13,329,274	-£15,067,518	-£15,211,023	-£15,227,541	-£15,616,660

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 20% AW 10% Discount

Value Area £500 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,126,846	£12,137,424	£11,991,110	£11,974,592	£11,590,701
70% SR : 15% LLR : 15% SO	5%	£13,920,654	£11,059,955	£10,914,188	£10,897,671	£10,514,218
70% SR : 15% LLR : 15% SO	10%	£12,699,581	£9,967,548	£9,822,266	£9,805,748	£9,422,584
70% SR : 15% LLR : 15% SO	15%	£11,463,626	£8,860,201	£8,715,344	£8,698,828	£8,315,801
70% SR : 15% LLR : 15% SO	20%	£10,205,228	£7,737,915	£7,593,426	£7,576,908	£7,193,868
70% SR : 15% LLR : 15% SO	25%	£9,931,103	£6,600,691	£6,456,509	£6,439,592	£6,056,787
70% SR : 15% LLR : 15% SO	30%	£7,641,884	£5,448,529	£5,304,597	£5,288,079	£4,904,559
70% SR : 15% LLR : 15% SO	35%	£6,337,573	£4,281,429	£4,137,689	£4,121,173	£3,737,184
70% SR : 15% LLR : 15% SO	40%	£5,018,169	£3,097,203	£2,951,566	£2,934,814	£2,544,765
70% SR : 15% LLR : 15% SO	45%	£3,683,673	£1,887,129	£1,741,572	£1,724,820	£1,333,991
70% SR : 15% LLR : 15% SO	50%	£2,328,163	£661,909	£516,373	£499,621	£107,859

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£41,194,154	-£44,183,576	-£44,329,890	-£44,346,408	-£44,730,299
70% SR : 15% LLR : 15% SO	5%	-£42,400,346	-£45,261,045	-£45,406,812	-£45,423,329	-£45,806,782
70% SR : 15% LLR : 15% SO	10%	-£43,621,419	-£46,353,452	-£46,498,734	-£46,515,252	-£46,898,416
70% SR : 15% LLR : 15% SO	15%	-£44,857,374	-£47,460,799	-£47,605,656	-£47,622,172	-£48,005,199
70% SR : 15% LLR : 15% SO	20%	-£46,115,772	-£48,583,085	-£48,727,574	-£48,744,092	-£49,127,132
70% SR : 15% LLR : 15% SO	25%	-£47,389,897	-£49,720,309	-£49,864,491	-£49,881,008	-£50,264,213
70% SR : 15% LLR : 15% SO	30%	-£48,679,116	-£50,872,471	-£51,016,403	-£51,032,921	-£51,416,441
70% SR : 15% LLR : 15% SO	35%	-£49,983,427	-£52,039,571	-£52,183,311	-£52,199,827	-£52,583,816
70% SR : 15% LLR : 15% SO	40%	-£51,302,831	-£53,223,797	-£53,369,434	-£53,386,186	-£53,776,235
70% SR : 15% LLR : 15% SO	45%	-£52,637,327	-£54,433,871	-£54,579,428	-£54,596,180	-£54,997,009
70% SR : 15% LLR : 15% SO	50%	-£53,992,837	-£55,659,091	-£55,804,627	-£55,821,379	-£56,213,141

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£17,404,354	-£20,393,776	-£20,540,090	-£20,556,608	-£20,940,499
70% SR : 15% LLR : 15% SO	5%	-£18,610,546	-£21,471,245	-£21,617,012	-£21,633,529	-£22,016,982
70% SR : 15% LLR : 15% SO	10%	-£19,831,619	-£22,563,652	-£22,708,934	-£22,725,452	-£23,108,616
70% SR : 15% LLR : 15% SO	15%	-£21,067,574	-£23,670,999	-£23,815,856	-£23,832,372	-£24,215,399
70% SR : 15% LLR : 15% SO	20%	-£22,325,972	-£24,793,285	-£24,937,774	-£24,954,292	-£25,337,332
70% SR : 15% LLR : 15% SO	25%	-£23,600,097	-£25,930,509	-£26,074,691	-£26,091,208	-£26,474,413
70% SR : 15% LLR : 15% SO	30%	-£24,889,316	-£27,082,671	-£27,226,603	-£27,243,121	-£27,626,841
70% SR : 15% LLR : 15% SO	35%	-£26,193,627	-£28,249,771	-£28,393,511	-£28,410,027	-£28,794,016
70% SR : 15% LLR : 15% SO	40%	-£27,513,031	-£29,433,997	-£29,579,634	-£29,596,386	-£29,986,435
70% SR : 15% LLR : 15% SO	45%	-£28,847,527	-£30,644,071	-£30,789,628	-£30,806,380	-£31,197,209
70% SR : 15% LLR : 15% SO	50%	-£30,203,037	-£31,869,291	-£32,014,827	-£32,031,579	-£32,423,341

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£9,359,954	-£12,349,376	-£12,495,690	-£12,512,208	-£12,896,099
70% SR : 15% LLR : 15% SO	5%	-£10,566,146	-£13,426,845	-£13,572,612	-£13,589,129	-£13,972,582
70% SR : 15% LLR : 15% SO	10%	-£11,787,219	-£14,519,252	-£14,664,534	-£14,681,052	-£15,064,216
70% SR : 15% LLR : 15% SO	15%	-£13,023,174	-£15,626,599	-£15,771,456	-£15,787,972	-£16,170,999
70% SR : 15% LLR : 15% SO	20%	-£14,281,572	-£16,748,885	-£16,893,374	-£16,909,892	-£17,292,932
70% SR : 15% LLR : 15% SO	25%	-£15,555,697	-£17,886,109	-£18,030,291	-£18,046,808	-£18,430,013
70% SR : 15% LLR : 15% SO	30%	-£16,844,916	-£19,038,271	-£19,182,203	-£19,198,721	-£19,582,241
70% SR : 15% LLR : 15% SO	35%	-£18,149,227	-£20,205,371	-£20,349,111	-£20,365,627	-£20,749,816
70% SR : 15% LLR : 15% SO	40%	-£19,468,631	-£21,389,597	-£21,535,234	-£21,551,986	-£21,942,035
70% SR : 15% LLR : 15% SO	45%	-£20,803,127	-£22,595,671	-£22,745,228	-£22,761,980	-£23,152,809
70% SR : 15% LLR : 15% SO	50%	-£22,158,637	-£23,824,891	-£23,970,427	-£23,987,179	-£24,378,941

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,270,554	-£6,259,976	-£6,406,290	-£6,422,808	-£6,806,699
70% SR : 15% LLR : 15% SO	5%	-£4,476,746	-£7,337,445	-£7,483,212	-£7,499,729	-£7,883,182
70% SR : 15% LLR : 15% SO	10%	-£5,697,819	-£8,429,852	-£8,575,134	-£8,591,652	-£8,974,816
70% SR : 15% LLR : 15% SO	15%	-£6,933,774	-£9,537,199	-£9,682,056	-£9,698,572	-£10,081,599
70% SR : 15% LLR : 15% SO	20%	-£8,192,172	-£10,659,485	-£10,803,974	-£10,820,492	-£11,203,532
70% SR : 15% LLR : 15% SO	25%	-£9,466,297	-£11,796,709	-£11,940,891	-£11,957,408	-£12,340,813
70% SR : 15% LLR : 15% SO	30%	-£10,755,516	-£12,948,871	-£13,092,803	-£13,109,321	-£13,492,841
70% SR : 15% LLR : 15% SO	35%	-£12,059,827	-£14,115,971	-£14,259,711	-£14,276,227	-£14,660,216
70% SR : 15% LLR : 15% SO	40%	-£13,379,231	-£15,300,197	-£15,445,834	-£15,462,586	-£15,852,635
70% SR : 15% LLR : 15% SO	45%	-£14,713,727	-£16,510,271	-£16,655,828	-£16,672,580	-£17,063,409
70% SR : 15% LLR : 15% SO	50%	-£16,069,237	-£17,735,491	-£17,881,027	-£17,897,779	-£18,289,541

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 10% Discount

Value Area £475 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,835,399	£9,857,259	£9,710,945	£9,694,428	£9,310,536
70% SR : 15% LLR : 15% SO	5%	£11,709,583	£8,865,410	£8,719,642	£8,703,124	£8,319,672
70% SR : 15% LLR : 15% SO	10%	£10,567,639	£7,858,620	£7,713,338	£7,696,820	£7,313,657
70% SR : 15% LLR : 15% SO	15%	£9,410,602	£6,836,892	£6,692,036	£6,675,518	£6,292,491
70% SR : 15% LLR : 15% SO	20%	£8,238,472	£5,800,225	£5,655,735	£5,639,218	£5,256,177
70% SR : 15% LLR : 15% SO	25%	£7,051,249	£4,748,619	£4,604,438	£4,587,920	£4,204,715
70% SR : 15% LLR : 15% SO	30%	£5,848,934	£3,682,076	£3,537,173	£3,520,655	£3,131,473
70% SR : 15% LLR : 15% SO	35%	£4,631,526	£2,590,003	£2,444,229	£2,427,711	£2,038,056
70% SR : 15% LLR : 15% SO	40%	£3,399,024	£1,481,715	£1,336,078	£1,319,560	£929,278
70% SR : 15% LLR : 15% SO	45%	£2,141,173	£368,280	£212,722	£195,971	£-197,616
70% SR : 15% LLR : 15% SO	50%	£864,318	£-791,343	£-938,940	£-955,928	£-1,356,106

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£43,485,601	£46,463,741	£46,610,056	£46,626,572	£47,010,464
70% SR : 15% LLR : 15% SO	5%	£44,611,417	£47,455,590	£47,601,358	£47,617,876	£48,001,328
70% SR : 15% LLR : 15% SO	10%	£45,753,361	£48,462,380	£48,607,662	£48,624,180	£49,007,343
70% SR : 15% LLR : 15% SO	15%	£46,910,398	£49,484,108	£49,628,964	£49,645,482	£50,028,509
70% SR : 15% LLR : 15% SO	20%	£48,082,528	£50,520,775	£50,665,265	£50,681,782	£51,064,823
70% SR : 15% LLR : 15% SO	25%	£49,269,751	£51,572,381	£51,716,562	£51,733,080	£52,116,285
70% SR : 15% LLR : 15% SO	30%	£50,472,066	£52,638,924	£52,783,827	£52,800,578	£53,189,527
70% SR : 15% LLR : 15% SO	35%	£51,689,474	£53,730,997	£53,876,771	£53,893,522	£54,282,944
70% SR : 15% LLR : 15% SO	40%	£52,921,976	£54,839,285	£54,964,922	£54,981,673	£55,391,722
70% SR : 15% LLR : 15% SO	45%	£54,179,827	£55,962,730	£56,108,278	£56,125,029	£56,518,616
70% SR : 15% LLR : 15% SO	50%	£55,456,682	£57,112,343	£57,259,940	£57,276,928	£57,677,106

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,695,801	£22,673,941	£22,820,256	£22,836,772	£23,220,864
70% SR : 15% LLR : 15% SO	5%	£20,821,617	£23,665,790	£23,811,558	£23,828,076	£24,211,528
70% SR : 15% LLR : 15% SO	10%	£21,963,561	£24,672,580	£24,817,862	£24,834,380	£25,217,543
70% SR : 15% LLR : 15% SO	15%	£23,120,598	£25,694,308	£25,839,164	£25,855,682	£26,238,709
70% SR : 15% LLR : 15% SO	20%	£24,292,728	£26,730,975	£26,875,465	£26,891,982	£27,275,023
70% SR : 15% LLR : 15% SO	25%	£25,479,951	£27,782,581	£27,926,762	£27,943,280	£28,326,485
70% SR : 15% LLR : 15% SO	30%	£26,682,266	£28,849,124	£28,994,027	£29,010,778	£29,399,727
70% SR : 15% LLR : 15% SO	35%	£27,899,674	£29,941,197	£30,086,971	£30,103,722	£30,493,144
70% SR : 15% LLR : 15% SO	40%	£29,132,176	£31,049,485	£31,195,122	£31,211,873	£31,601,922
70% SR : 15% LLR : 15% SO	45%	£30,390,027	£32,172,920	£32,316,478	£32,335,229	£32,728,616
70% SR : 15% LLR : 15% SO	50%	£31,666,882	£33,322,543	£33,470,140	£33,487,128	£33,887,306

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,651,401	£14,629,541	£14,775,856	£14,792,372	£15,176,264
70% SR : 15% LLR : 15% SO	5%	£12,777,217	£15,621,390	£15,767,158	£15,783,676	£16,167,128
70% SR : 15% LLR : 15% SO	10%	£13,919,161	£16,628,180	£16,773,462	£16,789,980	£17,173,143
70% SR : 15% LLR : 15% SO	15%	£15,076,198	£17,649,908	£17,794,764	£17,811,282	£18,194,309
70% SR : 15% LLR : 15% SO	20%	£16,248,328	£18,686,575	£18,831,065	£18,847,582	£19,230,623
70% SR : 15% LLR : 15% SO	25%	£17,435,551	£19,738,181	£19,882,362	£19,898,880	£20,282,085
70% SR : 15% LLR : 15% SO	30%	£18,637,866	£20,804,724	£20,949,627	£20,966,378	£21,355,327
70% SR : 15% LLR : 15% SO	35%	£19,855,274	£21,896,797	£22,042,571	£22,059,322	£22,448,744
70% SR : 15% LLR : 15% SO	40%	£21,087,776	£23,005,085	£23,150,722	£23,167,473	£23,557,522
70% SR : 15% LLR : 15% SO	45%	£22,345,627	£24,128,520	£24,274,078	£24,290,829	£24,684,416
70% SR : 15% LLR : 15% SO	50%	£23,622,482	£25,278,143	£25,425,740	£25,442,728	£25,842,906

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,562,001	£8,540,141	£8,686,455	£8,702,972	£9,086,864
70% SR : 15% LLR : 15% SO	5%	£6,687,817	£9,531,990	£9,677,758	£9,694,276	£10,077,728
70% SR : 15% LLR : 15% SO	10%	£7,829,761	£10,538,780	£10,684,062	£10,700,580	£11,083,743
70% SR : 15% LLR : 15% SO	15%	£8,986,798	£11,560,508	£11,705,364	£11,721,882	£12,104,909
70% SR : 15% LLR : 15% SO	20%	£10,158,928	£12,597,175	£12,741,665	£12,758,182	£13,141,223
70% SR : 15% LLR : 15% SO	25%	£11,346,151	£13,648,781	£13,792,962	£13,809,480	£14,192,685
70% SR : 15% LLR : 15% SO	30%	£12,548,466	£14,715,324	£14,860,227	£14,876,978	£15,265,927
70% SR : 15% LLR : 15% SO	35%	£13,765,874	£15,807,397	£15,933,171	£15,969,922	£16,359,344
70% SR : 15% LLR : 15% SO	40%	£14,998,376	£16,915,685	£17,061,322	£17,078,073	£17,468,122
70% SR : 15% LLR : 15% SO	45%	£16,256,227	£18,039,120	£18,184,678	£18,201,429	£18,595,016
70% SR : 15% LLR : 15% SO	50%	£17,533,082	£19,188,743	£19,336,340	£19,353,328	£19,753,606

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 20% AW 25% Discount

Value Area	£675 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,216,664	£26,931,736	£26,787,464	£26,771,177	£26,392,642
70% SR : 15% LLR : 15% SO	5%	£28,315,177	£25,173,992	£25,030,259	£25,013,971	£24,635,869
70% SR : 15% LLR : 15% SO	10%	£26,399,015	£23,401,517	£23,258,262	£23,241,976	£22,864,158
70% SR : 15% LLR : 15% SO	15%	£24,467,533	£21,614,311	£21,471,477	£21,455,190	£21,077,507
70% SR : 15% LLR : 15% SO	20%	£22,514,897	£19,812,375	£19,669,902	£19,653,615	£19,275,919
70% SR : 15% LLR : 15% SO	25%	£20,547,379	£17,995,708	£17,853,539	£17,837,253	£17,459,395
70% SR : 15% LLR : 15% SO	30%	£18,564,980	£16,164,314	£16,022,390	£16,006,103	£15,627,934
70% SR : 15% LLR : 15% SO	35%	£16,567,697	£14,318,189	£14,176,455	£14,160,168	£13,781,538
70% SR : 15% LLR : 15% SO	40%	£14,555,532	£12,457,337	£12,315,735	£12,299,448	£11,920,208
70% SR : 15% LLR : 15% SO	45%	£12,528,485	£10,581,756	£10,440,231	£10,423,944	£10,043,946
70% SR : 15% LLR : 15% SO	50%	£10,486,556	£8,688,017	£8,544,511	£8,527,994	£8,141,698

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,104,336	£29,989,264	£29,533,536	£29,549,823	£29,928,358
70% SR : 15% LLR : 15% SO	5%	£28,005,823	£31,147,008	£31,290,741	£31,307,029	£31,685,131
70% SR : 15% LLR : 15% SO	10%	£29,921,985	£32,919,483	£33,062,738	£33,079,024	£33,456,842
70% SR : 15% LLR : 15% SO	15%	£31,853,467	£34,706,689	£34,849,523	£34,865,810	£35,243,493
70% SR : 15% LLR : 15% SO	20%	£33,806,103	£36,508,625	£36,651,098	£36,667,385	£37,405,081
70% SR : 15% LLR : 15% SO	25%	£35,773,621	£38,325,292	£38,467,461	£38,483,747	£38,861,605
70% SR : 15% LLR : 15% SO	30%	£37,756,020	£40,156,686	£40,298,610	£40,314,897	£40,693,066
70% SR : 15% LLR : 15% SO	35%	£39,753,303	£42,002,811	£42,144,545	£42,160,832	£42,539,462
70% SR : 15% LLR : 15% SO	40%	£41,765,468	£43,863,663	£44,005,265	£44,021,552	£44,400,792
70% SR : 15% LLR : 15% SO	45%	£43,792,515	£45,739,244	£45,880,769	£45,897,056	£46,277,054
70% SR : 15% LLR : 15% SO	50%	£45,834,444	£47,632,983	£47,776,489	£47,793,006	£48,179,302

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,314,536	£5,599,464	£5,743,736	£5,760,023	£6,136,558
70% SR : 15% LLR : 15% SO	5%	£4,216,023	£7,357,208	£7,500,941	£7,517,229	£7,895,331
70% SR : 15% LLR : 15% SO	10%	£6,132,185	£9,129,683	£9,272,938	£9,289,224	£9,667,042
70% SR : 15% LLR : 15% SO	15%	£8,063,667	£10,916,889	£11,059,723	£11,076,010	£11,453,693
70% SR : 15% LLR : 15% SO	20%	£10,016,303	£12,718,825	£12,861,298	£12,877,585	£13,255,281
70% SR : 15% LLR : 15% SO	25%	£11,983,821	£14,535,492	£14,677,661	£14,693,947	£15,071,805
70% SR : 15% LLR : 15% SO	30%	£13,966,220	£16,366,886	£16,508,810	£16,525,097	£16,903,266
70% SR : 15% LLR : 15% SO	35%	£15,963,503	£18,213,011	£18,354,745	£18,371,032	£18,749,662
70% SR : 15% LLR : 15% SO	40%	£17,975,668	£20,073,863	£20,215,465	£20,231,752	£20,610,992
70% SR : 15% LLR : 15% SO	45%	£20,002,715	£21,949,444	£22,090,969	£22,107,256	£22,487,254
70% SR : 15% LLR : 15% SO	50%	£22,044,644	£23,843,183	£23,986,689	£24,003,206	£24,389,502

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,729,864	£2,444,936	£2,300,664	£2,284,377	£1,905,842
70% SR : 15% LLR : 15% SO	5%	£3,828,377	£687,192	£543,459	£527,171	£149,069
70% SR : 15% LLR : 15% SO	10%	£1,912,215	£1,085,283	£1,228,538	£1,244,824	£1,622,642
70% SR : 15% LLR : 15% SO	15%	£-19,267	£2,872,489	£3,015,323	£3,031,610	£3,409,293
70% SR : 15% LLR : 15% SO	20%	£-1,971,903	£4,674,425	£4,816,898	£4,833,185	£5,210,881
70% SR : 15% LLR : 15% SO	25%	£-3,939,421	£6,491,092	£6,633,261	£6,649,547	£7,027,405
70% SR : 15% LLR : 15% SO	30%	£-5,921,820	£8,322,486	£8,464,410	£8,480,697	£8,858,866
70% SR : 15% LLR : 15% SO	35%	£-7,919,103	£10,168,611	£10,310,345	£10,326,632	£10,705,262
70% SR : 15% LLR : 15% SO	40%	£-9,931,268	£12,029,463	£12,171,065	£12,187,352	£12,566,592
70% SR : 15% LLR : 15% SO	45%	£-11,958,315	£13,905,044	£14,046,569	£14,062,856	£14,442,854
70% SR : 15% LLR : 15% SO	50%	£-14,000,244	£15,798,783	£15,942,289	£15,958,606	£16,345,102

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,819,264	£8,534,336	£8,390,064	£8,373,777	£7,995,242
70% SR : 15% LLR : 15% SO	5%	£9,917,777	£6,776,592	£6,632,859	£6,616,571	£6,238,469
70% SR : 15% LLR : 15% SO	10%	£8,001,615	£5,004,117	£4,860,862	£4,844,576	£4,466,758
70% SR : 15% LLR : 15% SO	15%	£6,070,133	£3,216,911	£3,074,077	£3,057,790	£2,680,107
70% SR : 15% LLR : 15% SO	20%	£4,117,497	£1,414,975	£1,272,502	£1,256,215	£878,519
70% SR : 15% LLR : 15% SO	25%	£2,149,979	£-401,692	£-543,861	£-560,147	£-938,005
70% SR : 15% LLR : 15% SO	30%	£167,580	£-2,233,086	£-2,375,010	£-2,391,297	£-2,769,466
70% SR : 15% LLR : 15% SO	35%	£-1,829,703	£-4,079,211	£-4,220,945	£-4,237,232	£-4,615,862
70% SR : 15% LLR : 15% SO	40%	£-3,841,868	£-5,940,063	£-6,081,665	£-6,097,952	£-6,477,192
70% SR : 15% LLR : 15% SO	45%	£-5,868,915	£-7,815,644	£-7,957,169	£-7,973,456	£-8,333,454
70% SR : 15% LLR : 15% SO	50%	£-7,810,844	£-9,709,383	£-9,852,899	£-9,869,406	£-10,256,702

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 20% AW 25% Discount

Value Area
£650 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,942,286	£24,674,153	£24,529,881	£24,513,594	£24,135,059
70% SR : 15% LLR : 15% SO	5%	£26,140,922	£23,019,078	£22,875,345	£22,859,058	£22,480,956
70% SR : 15% LLR : 15% SO	10%	£24,322,260	£21,349,273	£21,206,018	£21,189,731	£20,811,913
70% SR : 15% LLR : 15% SO	15%	£22,488,714	£19,664,736	£19,521,901	£19,505,615	£19,127,932
70% SR : 15% LLR : 15% SO	20%	£20,640,288	£17,965,469	£17,822,996	£17,806,709	£17,429,013
70% SR : 15% LLR : 15% SO	25%	£18,776,979	£16,251,472	£16,109,302	£16,093,015	£15,715,158
70% SR : 15% LLR : 15% SO	30%	£16,898,788	£14,522,746	£14,380,322	£14,364,036	£13,986,366
70% SR : 15% LLR : 15% SO	35%	£15,005,714	£12,779,290	£12,637,557	£12,621,270	£12,242,639
70% SR : 15% LLR : 15% SO	40%	£13,097,759	£11,021,107	£10,879,505	£10,863,219	£10,483,979
70% SR : 15% LLR : 15% SO	45%	£11,174,921	£9,245,152	£9,101,624	£9,085,107	£8,699,731
70% SR : 15% LLR : 15% SO	50%	£9,237,202	£7,444,390	£7,300,883	£7,284,367	£6,898,070

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,378,714	£31,646,847	£31,791,119	£31,807,406	£32,185,941
70% SR : 15% LLR : 15% SO	5%	£30,180,078	£33,301,922	£33,445,655	£33,461,942	£33,840,044
70% SR : 15% LLR : 15% SO	10%	£31,998,740	£34,971,727	£35,114,982	£35,131,269	£35,509,087
70% SR : 15% LLR : 15% SO	15%	£33,832,286	£36,656,264	£36,799,099	£36,815,385	£37,193,068
70% SR : 15% LLR : 15% SO	20%	£35,680,712	£38,355,531	£38,498,004	£38,514,291	£38,991,987
70% SR : 15% LLR : 15% SO	25%	£37,544,021	£40,069,528	£40,211,698	£40,227,985	£40,605,842
70% SR : 15% LLR : 15% SO	30%	£39,422,212	£41,798,254	£41,940,178	£41,956,464	£42,334,634
70% SR : 15% LLR : 15% SO	35%	£41,315,296	£43,541,710	£43,683,443	£43,699,730	£44,078,361
70% SR : 15% LLR : 15% SO	40%	£43,223,241	£45,299,893	£45,441,495	£45,457,781	£46,837,021
70% SR : 15% LLR : 15% SO	45%	£45,145,079	£47,075,848	£47,219,376	£47,235,663	£47,621,269
70% SR : 15% LLR : 15% SO	50%	£47,083,798	£48,876,610	£49,020,117	£49,036,633	£49,422,930

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,988,914	£7,857,047	£8,001,319	£8,017,606	£8,396,141
70% SR : 15% LLR : 15% SO	5%	£6,390,278	£9,512,122	£9,655,855	£9,672,142	£10,050,244
70% SR : 15% LLR : 15% SO	10%	£8,208,940	£11,181,927	£11,325,182	£11,341,469	£11,719,287
70% SR : 15% LLR : 15% SO	15%	£10,042,486	£12,866,464	£13,009,299	£13,025,585	£13,403,268
70% SR : 15% LLR : 15% SO	20%	£11,890,912	£14,565,731	£14,708,204	£14,724,491	£15,102,187
70% SR : 15% LLR : 15% SO	25%	£13,754,221	£16,279,728	£16,421,898	£16,438,185	£16,816,042
70% SR : 15% LLR : 15% SO	30%	£15,632,412	£18,008,454	£18,150,378	£18,166,664	£18,544,834
70% SR : 15% LLR : 15% SO	35%	£17,525,486	£19,751,910	£19,893,643	£19,909,930	£20,288,561
70% SR : 15% LLR : 15% SO	40%	£19,433,441	£21,510,093	£21,651,695	£21,667,981	£22,047,221
70% SR : 15% LLR : 15% SO	45%	£21,355,279	£23,285,048	£23,429,576	£23,446,953	£23,831,469
70% SR : 15% LLR : 15% SO	50%	£23,293,988	£25,086,810	£25,230,317	£25,248,633	£26,633,130

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,455,486	£187,353	£43,081	£26,794	£361,741
70% SR : 15% LLR : 15% SO	5%	£1,654,122	£1,467,722	£1,611,455	£1,627,742	£2,005,844
70% SR : 15% LLR : 15% SO	10%	£164,540	£3,137,527	£3,280,782	£3,297,069	£3,674,887
70% SR : 15% LLR : 15% SO	15%	£1,998,086	£4,822,064	£4,964,899	£4,981,185	£5,358,868
70% SR : 15% LLR : 15% SO	20%	£3,846,512	£6,521,331	£6,663,804	£6,680,091	£7,057,787
70% SR : 15% LLR : 15% SO	25%	£5,709,821	£8,235,328	£8,377,498	£8,393,785	£8,771,642
70% SR : 15% LLR : 15% SO	30%	£7,588,012	£9,964,054	£10,105,978	£10,122,264	£10,500,434
70% SR : 15% LLR : 15% SO	35%	£9,481,086	£11,707,510	£11,849,243	£11,865,530	£12,244,161
70% SR : 15% LLR : 15% SO	40%	£11,389,041	£13,465,893	£13,607,295	£13,623,581	£14,002,821
70% SR : 15% LLR : 15% SO	45%	£13,311,879	£15,241,648	£15,385,176	£15,401,893	£15,767,069
70% SR : 15% LLR : 15% SO	50%	£15,249,598	£17,042,410	£17,185,917	£17,202,433	£17,568,730

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,544,886	£6,276,753	£6,132,481	£6,116,194	£5,737,659
70% SR : 15% LLR : 15% SO	5%	£7,743,522	£4,621,678	£4,477,945	£4,461,658	£4,083,556
70% SR : 15% LLR : 15% SO	10%	£5,924,860	£2,951,873	£2,808,618	£2,792,331	£2,414,513
70% SR : 15% LLR : 15% SO	15%	£4,091,314	£1,267,336	£1,124,501	£1,108,215	£730,532
70% SR : 15% LLR : 15% SO	20%	£2,242,888	£-431,931	£-574,404	£-590,691	£-968,387
70% SR : 15% LLR : 15% SO	25%	£379,579	£-2,145,928	£-2,288,098	£-2,304,385	£-2,682,242
70% SR : 15% LLR : 15% SO	30%	£-1,498,612	£-3,874,654	£-4,016,578	£-4,032,864	£-4,411,034
70% SR : 15% LLR : 15% SO	35%	£-3,391,686	£-5,618,110	£-5,759,843	£-5,776,130	£-6,154,761
70% SR : 15% LLR : 15% SO	40%	£-5,295,641	£-7,376,293	£-7,517,895	£-7,534,181	£-7,913,421
70% SR : 15% LLR : 15% SO	45%	£-7,222,479	£-9,152,248	£-9,295,776	£-9,312,293	£-9,697,669
70% SR : 15% LLR : 15% SO	50%	£-9,160,198	£-10,955,010	£-11,098,517	£-11,115,033	£-11,499,330

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 20% AW 25% Discount

Value Area £600 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,361,810	£20,158,989	£20,014,717	£19,998,429	£19,619,894
70% SR : 15% LLR : 15% SO	5%	£21,767,528	£18,710,316	£18,566,583	£18,550,295	£18,172,193
70% SR : 15% LLR : 15% SO	10%	£20,158,364	£17,246,913	£17,103,658	£17,087,371	£16,709,553
70% SR : 15% LLR : 15% SO	15%	£18,534,318	£15,768,778	£15,625,944	£15,609,656	£15,231,974
70% SR : 15% LLR : 15% SO	20%	£16,895,389	£14,275,913	£14,133,440	£14,117,153	£13,739,457
70% SR : 15% LLR : 15% SO	25%	£15,241,579	£12,768,319	£12,626,149	£12,609,862	£12,232,004
70% SR : 15% LLR : 15% SO	30%	£13,572,886	£11,245,995	£11,103,879	£11,087,361	£10,703,840
70% SR : 15% LLR : 15% SO	35%	£11,889,311	£9,700,244	£9,556,604	£9,539,987	£9,155,989
70% SR : 15% LLR : 15% SO	40%	£10,190,853	£8,137,741	£7,994,136	£7,977,619	£7,593,012
70% SR : 15% LLR : 15% SO	45%	£8,472,012	£6,560,302	£6,416,774	£6,400,257	£6,014,881
70% SR : 15% LLR : 15% SO	50%	£6,730,741	£4,967,927	£4,824,421	£4,807,904	£4,421,607

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,959,190	£36,162,011	£36,308,283	£36,322,571	£36,701,106
70% SR : 15% LLR : 15% SO	5%	£34,553,472	£37,610,684	£37,754,417	£37,770,705	£38,148,807
70% SR : 15% LLR : 15% SO	10%	£36,162,636	£39,074,087	£39,217,342	£39,233,629	£39,611,447
70% SR : 15% LLR : 15% SO	15%	£37,786,682	£40,552,222	£40,695,056	£40,711,344	£41,089,026
70% SR : 15% LLR : 15% SO	20%	£39,425,611	£42,045,087	£42,187,560	£42,203,847	£42,581,543
70% SR : 15% LLR : 15% SO	25%	£41,079,421	£43,552,681	£43,694,851	£43,711,138	£44,088,996
70% SR : 15% LLR : 15% SO	30%	£42,748,114	£45,075,005	£45,217,121	£45,233,639	£45,617,160
70% SR : 15% LLR : 15% SO	35%	£44,431,689	£46,620,756	£46,764,496	£46,781,013	£47,165,001
70% SR : 15% LLR : 15% SO	40%	£46,130,147	£48,183,259	£48,326,864	£48,343,381	£48,727,988
70% SR : 15% LLR : 15% SO	45%	£47,849,988	£49,760,698	£49,904,226	£49,920,743	£50,306,119
70% SR : 15% LLR : 15% SO	50%	£49,590,269	£51,353,073	£51,496,579	£51,513,096	£51,899,393

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,169,390	£12,372,211	£12,516,483	£12,532,771	£12,911,306
70% SR : 15% LLR : 15% SO	5%	£10,763,672	£13,920,884	£13,964,617	£13,980,905	£14,359,007
70% SR : 15% LLR : 15% SO	10%	£12,372,836	£15,284,287	£15,427,542	£15,443,829	£15,821,647
70% SR : 15% LLR : 15% SO	15%	£13,996,882	£16,762,422	£16,905,256	£16,921,544	£17,299,226
70% SR : 15% LLR : 15% SO	20%	£15,635,811	£18,255,287	£18,397,760	£18,414,047	£18,791,743
70% SR : 15% LLR : 15% SO	25%	£17,289,621	£19,762,881	£19,905,051	£19,921,338	£20,299,196
70% SR : 15% LLR : 15% SO	30%	£18,958,314	£21,285,205	£21,427,321	£21,443,639	£21,827,360
70% SR : 15% LLR : 15% SO	35%	£20,641,889	£22,830,956	£22,974,696	£22,991,213	£23,375,201
70% SR : 15% LLR : 15% SO	40%	£22,340,347	£24,393,459	£24,537,064	£24,553,581	£24,938,188
70% SR : 15% LLR : 15% SO	45%	£24,059,198	£25,970,898	£26,114,426	£26,130,943	£26,516,319
70% SR : 15% LLR : 15% SO	50%	£25,800,469	£27,563,273	£27,706,779	£27,723,296	£28,109,593

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,124,990	£4,327,811	£4,472,083	£4,488,371	£4,866,806
70% SR : 15% LLR : 15% SO	5%	£2,719,272	£5,776,484	£5,920,217	£5,936,505	£6,314,607
70% SR : 15% LLR : 15% SO	10%	£4,328,436	£7,239,887	£7,383,142	£7,399,429	£7,777,247
70% SR : 15% LLR : 15% SO	15%	£5,952,482	£8,718,022	£8,860,856	£8,877,144	£9,254,826
70% SR : 15% LLR : 15% SO	20%	£7,591,411	£10,210,887	£10,353,360	£10,369,647	£10,747,343
70% SR : 15% LLR : 15% SO	25%	£9,245,221	£11,718,481	£11,860,651	£11,876,938	£12,254,796
70% SR : 15% LLR : 15% SO	30%	£10,913,914	£13,240,805	£13,382,921	£13,399,439	£13,782,960
70% SR : 15% LLR : 15% SO	35%	£12,597,489	£14,786,556	£14,930,296	£14,946,813	£15,330,801
70% SR : 15% LLR : 15% SO	40%	£14,295,947	£16,349,059	£16,492,664	£16,509,181	£16,893,788
70% SR : 15% LLR : 15% SO	45%	£16,014,788	£17,926,498	£18,070,026	£18,086,543	£18,471,919
70% SR : 15% LLR : 15% SO	50%	£17,756,069	£19,518,873	£19,662,379	£19,678,896	£20,065,193

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,964,410	£1,761,589	£1,617,317	£1,601,029	£1,222,494
70% SR : 15% LLR : 15% SO	5%	£3,370,128	£312,916	£169,183	£152,895	£225,207
70% SR : 15% LLR : 15% SO	10%	£1,760,964	£-1,150,487	£-1,293,742	£-1,310,029	£-1,687,847
70% SR : 15% LLR : 15% SO	15%	£136,918	£-2,628,622	£-2,771,456	£-2,787,744	£-3,165,426
70% SR : 15% LLR : 15% SO	20%	£-1,502,011	£-4,121,487	£-4,263,960	£-4,280,247	£-4,657,943
70% SR : 15% LLR : 15% SO	25%	£-3,155,821	£-5,629,081	£-5,771,251	£-5,787,538	£-6,165,396
70% SR : 15% LLR : 15% SO	30%	£-4,824,514	£-7,151,405	£-7,293,521	£-7,310,039	£-7,693,560
70% SR : 15% LLR : 15% SO	35%	£-6,508,089	£-8,697,156	£-8,840,896	£-8,857,413	£-9,241,401
70% SR : 15% LLR : 15% SO	40%	£-8,206,547	£-10,259,659	£-10,403,264	£-10,419,781	£-10,894,388
70% SR : 15% LLR : 15% SO	45%	£-9,925,398	£-11,837,098	£-11,980,626	£-11,997,143	£-12,362,519
70% SR : 15% LLR : 15% SO	50%	£-11,666,669	£-13,429,473	£-13,572,979	£-13,589,496	£-13,975,793

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 20% AW 25% Discount

Value Area £550 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,778,917	£15,643,823	£15,499,551	£15,483,264	£15,104,728
70% SR : 15% LLR : 15% SO	5%	£17,384,963	£14,392,519	£14,248,785	£14,232,498	£13,854,396
70% SR : 15% LLR : 15% SO	10%	£15,976,128	£13,126,483	£12,981,533	£12,965,016	£12,581,852
70% SR : 15% LLR : 15% SO	15%	£14,552,410	£11,838,226	£11,693,370	£11,676,852	£11,293,826
70% SR : 15% LLR : 15% SO	20%	£13,113,809	£10,534,697	£10,390,208	£10,373,690	£9,990,650
70% SR : 15% LLR : 15% SO	25%	£11,660,327	£9,216,231	£9,072,050	£9,055,532	£8,672,327
70% SR : 15% LLR : 15% SO	30%	£10,189,810	£7,882,826	£7,738,895	£7,722,378	£7,338,856
70% SR : 15% LLR : 15% SO	35%	£8,696,030	£6,534,484	£6,390,744	£6,374,228	£5,990,239
70% SR : 15% LLR : 15% SO	40%	£7,187,157	£5,171,206	£5,027,601	£5,011,083	£4,626,477
70% SR : 15% LLR : 15% SO	45%	£5,663,192	£3,792,991	£3,649,464	£3,632,946	£3,247,093
70% SR : 15% LLR : 15% SO	50%	£4,124,134	£2,391,588	£2,246,051	£2,229,300	£1,837,537

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£37,842,083	-£40,677,177	-£40,821,449	-£40,837,736	-£41,216,272
70% SR : 15% LLR : 15% SO	5%	-£38,936,037	-£41,928,481	-£42,072,215	-£42,088,502	-£42,466,604
70% SR : 15% LLR : 15% SO	10%	-£40,344,872	-£43,194,517	-£43,339,467	-£43,355,984	-£43,739,148
70% SR : 15% LLR : 15% SO	15%	-£41,768,590	-£44,482,774	-£44,627,630	-£44,644,148	-£45,027,174
70% SR : 15% LLR : 15% SO	20%	-£43,207,191	-£45,786,303	-£45,930,792	-£45,947,310	-£46,330,350
70% SR : 15% LLR : 15% SO	25%	-£44,660,673	-£47,104,769	-£47,248,950	-£47,265,468	-£47,648,673
70% SR : 15% LLR : 15% SO	30%	-£46,131,190	-£48,438,174	-£48,582,105	-£48,598,622	-£48,982,144
70% SR : 15% LLR : 15% SO	35%	-£47,624,970	-£49,786,516	-£49,930,256	-£49,946,772	-£50,330,761
70% SR : 15% LLR : 15% SO	40%	-£49,133,843	-£51,149,794	-£51,293,399	-£51,309,917	-£51,694,523
70% SR : 15% LLR : 15% SO	45%	-£50,657,808	-£52,528,009	-£52,671,536	-£52,688,054	-£53,079,907
70% SR : 15% LLR : 15% SO	50%	-£52,196,866	-£53,929,412	-£54,074,949	-£54,091,709	-£54,489,463

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£13,752,283	-£16,887,377	-£17,031,649	-£17,047,936	-£17,426,472
70% SR : 15% LLR : 15% SO	5%	-£15,146,237	-£18,138,681	-£18,282,415	-£18,298,702	-£18,676,804
70% SR : 15% LLR : 15% SO	10%	-£16,555,072	-£19,404,717	-£19,549,667	-£19,566,184	-£19,949,348
70% SR : 15% LLR : 15% SO	15%	-£17,978,790	-£20,692,974	-£20,837,830	-£20,854,348	-£21,237,374
70% SR : 15% LLR : 15% SO	20%	-£19,417,391	-£21,996,503	-£22,140,992	-£22,157,510	-£22,540,550
70% SR : 15% LLR : 15% SO	25%	-£20,870,873	-£23,314,969	-£23,459,150	-£23,475,668	-£23,858,873
70% SR : 15% LLR : 15% SO	30%	-£22,341,390	-£24,648,374	-£24,792,305	-£24,808,822	-£25,192,344
70% SR : 15% LLR : 15% SO	35%	-£23,835,170	-£25,996,716	-£26,140,456	-£26,156,972	-£26,540,961
70% SR : 15% LLR : 15% SO	40%	-£25,344,043	-£27,359,994	-£27,503,599	-£27,520,117	-£27,904,723
70% SR : 15% LLR : 15% SO	45%	-£26,869,008	-£28,738,209	-£28,881,736	-£28,898,254	-£29,284,107
70% SR : 15% LLR : 15% SO	50%	-£28,407,066	-£30,139,612	-£30,285,149	-£30,301,909	-£30,693,653

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£5,707,883	-£8,842,877	-£8,987,249	-£9,003,536	-£9,382,072
70% SR : 15% LLR : 15% SO	5%	-£7,101,837	-£10,094,281	-£10,238,015	-£10,254,302	-£10,632,404
70% SR : 15% LLR : 15% SO	10%	-£8,510,672	-£11,360,317	-£11,505,267	-£11,521,784	-£11,904,948
70% SR : 15% LLR : 15% SO	15%	-£9,934,390	-£12,648,574	-£12,793,430	-£12,809,948	-£13,192,974
70% SR : 15% LLR : 15% SO	20%	-£11,372,991	-£13,952,103	-£14,096,592	-£14,113,110	-£14,496,150
70% SR : 15% LLR : 15% SO	25%	-£12,826,473	-£15,270,569	-£15,414,750	-£15,431,268	-£15,814,473
70% SR : 15% LLR : 15% SO	30%	-£14,296,990	-£16,603,974	-£16,747,905	-£16,764,422	-£17,147,944
70% SR : 15% LLR : 15% SO	35%	-£15,790,770	-£17,952,316	-£18,096,056	-£18,112,572	-£18,496,561
70% SR : 15% LLR : 15% SO	40%	-£17,299,643	-£19,315,594	-£19,459,199	-£19,475,717	-£19,860,323
70% SR : 15% LLR : 15% SO	45%	-£18,823,608	-£20,693,809	-£20,837,336	-£20,853,854	-£21,239,707
70% SR : 15% LLR : 15% SO	50%	-£20,362,666	-£22,095,212	-£22,240,749	-£22,257,509	-£22,649,263

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£381,517	-£2,753,577	-£2,897,849	-£2,914,136	-£3,292,672
70% SR : 15% LLR : 15% SO	5%	-£1,012,437	-£4,004,881	-£4,148,615	-£4,164,902	-£4,543,004
70% SR : 15% LLR : 15% SO	10%	-£2,421,272	-£5,270,917	-£5,415,867	-£5,432,384	-£5,815,548
70% SR : 15% LLR : 15% SO	15%	-£3,844,990	-£6,559,174	-£6,704,030	-£6,720,548	-£7,103,574
70% SR : 15% LLR : 15% SO	20%	-£5,283,591	-£7,862,703	-£8,007,192	-£8,023,710	-£8,406,750
70% SR : 15% LLR : 15% SO	25%	-£6,737,073	-£9,181,169	-£9,325,500	-£9,341,888	-£9,725,073
70% SR : 15% LLR : 15% SO	30%	-£8,207,590	-£10,514,574	-£10,658,505	-£10,675,022	-£11,098,544
70% SR : 15% LLR : 15% SO	35%	-£9,701,370	-£11,862,916	-£12,006,656	-£12,023,172	-£12,407,161
70% SR : 15% LLR : 15% SO	40%	-£11,210,243	-£13,226,194	-£13,369,799	-£13,386,317	-£13,770,923
70% SR : 15% LLR : 15% SO	45%	-£12,734,208	-£14,604,409	-£14,747,936	-£14,764,454	-£15,150,307
70% SR : 15% LLR : 15% SO	50%	-£14,273,266	-£16,005,812	-£16,151,349	-£16,168,109	-£16,559,853

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
5,000 sqm B8 20% AW 25% Discount

Value Area £500 per sq ft

No Units 190
Site Area 3.4 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,196,025	£11,207,382	£11,061,068	£11,044,551	£10,660,659
70% SR : 15% LLR : 15% SO	5%	£12,989,834	£10,129,914	£9,984,146	£9,967,629	£9,584,176
70% SR : 15% LLR : 15% SO	10%	£11,764,208	£9,037,506	£8,892,224	£8,875,707	£8,492,542
70% SR : 15% LLR : 15% SO	15%	£10,520,268	£7,930,159	£7,785,304	£7,768,786	£7,385,759
70% SR : 15% LLR : 15% SO	20%	£9,261,236	£6,807,873	£6,663,384	£6,646,866	£6,263,826
70% SR : 15% LLR : 15% SO	25%	£7,987,110	£5,670,649	£5,526,467	£5,509,950	£5,126,745
70% SR : 15% LLR : 15% SO	30%	£6,697,892	£4,518,487	£4,374,555	£4,358,038	£3,974,517
70% SR : 15% LLR : 15% SO	35%	£5,393,581	£3,348,926	£3,203,152	£3,186,401	£2,796,979
70% SR : 15% LLR : 15% SO	40%	£4,074,176	£2,154,000	£2,008,363	£1,991,611	£1,601,563
70% SR : 15% LLR : 15% SO	45%	£2,735,604	£943,927	£798,369	£781,617	£390,788
70% SR : 15% LLR : 15% SO	50%	£1,370,812	£-285,274	£-432,870	£-449,859	£-847,166

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-42,124,875	£-45,113,618	£-45,259,332	£-45,276,449	£-45,660,341
70% SR : 15% LLR : 15% SO	5%	£-43,331,166	£-46,191,066	£-46,336,854	£-46,353,371	£-46,736,824
70% SR : 15% LLR : 15% SO	10%	£-44,556,792	£-47,283,494	£-47,428,776	£-47,445,293	£-47,828,458
70% SR : 15% LLR : 15% SO	15%	£-45,800,732	£-48,390,841	£-48,535,696	£-48,552,214	£-48,935,241
70% SR : 15% LLR : 15% SO	20%	£-47,059,764	£-49,513,127	£-49,657,616	£-49,674,134	£-50,057,174
70% SR : 15% LLR : 15% SO	25%	£-48,333,890	£-50,650,351	£-50,794,533	£-50,811,050	£-51,194,255
70% SR : 15% LLR : 15% SO	30%	£-49,623,108	£-51,802,513	£-51,946,445	£-51,962,962	£-52,346,483
70% SR : 15% LLR : 15% SO	35%	£-50,927,419	£-52,972,074	£-53,117,848	£-53,134,599	£-53,524,021
70% SR : 15% LLR : 15% SO	40%	£-52,246,824	£-54,167,000	£-54,312,637	£-54,329,389	£-54,719,437
70% SR : 15% LLR : 15% SO	45%	£-53,585,396	£-55,377,073	£-55,522,631	£-55,539,383	£-55,930,212
70% SR : 15% LLR : 15% SO	50%	£-54,950,188	£-56,606,274	£-56,753,870	£-56,770,859	£-57,168,166

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-18,335,175	£-21,323,818	£-21,470,132	£-21,486,649	£-21,870,541
70% SR : 15% LLR : 15% SO	5%	£-19,541,366	£-22,401,286	£-22,547,054	£-22,563,571	£-22,947,024
70% SR : 15% LLR : 15% SO	10%	£-20,766,992	£-23,493,694	£-23,638,976	£-23,655,493	£-24,038,658
70% SR : 15% LLR : 15% SO	15%	£-22,010,932	£-24,601,041	£-24,745,896	£-24,762,414	£-25,145,441
70% SR : 15% LLR : 15% SO	20%	£-23,269,964	£-25,723,327	£-25,867,816	£-25,884,334	£-26,267,374
70% SR : 15% LLR : 15% SO	25%	£-24,544,090	£-26,860,551	£-27,004,733	£-27,021,250	£-27,404,455
70% SR : 15% LLR : 15% SO	30%	£-25,833,308	£-28,012,713	£-28,156,645	£-28,173,162	£-28,556,883
70% SR : 15% LLR : 15% SO	35%	£-27,137,619	£-29,182,274	£-29,328,048	£-29,344,799	£-29,734,221
70% SR : 15% LLR : 15% SO	40%	£-28,457,024	£-30,377,200	£-30,522,837	£-30,539,589	£-30,929,637
70% SR : 15% LLR : 15% SO	45%	£-29,795,596	£-31,597,273	£-31,732,831	£-31,749,583	£-32,140,412
70% SR : 15% LLR : 15% SO	50%	£-31,160,388	£-32,816,474	£-32,964,070	£-32,981,059	£-33,378,366

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-10,290,775	£-13,279,418	£-13,425,732	£-13,442,249	£-13,826,141
70% SR : 15% LLR : 15% SO	5%	£-11,496,966	£-14,356,886	£-14,502,654	£-14,519,171	£-14,902,624
70% SR : 15% LLR : 15% SO	10%	£-12,722,592	£-15,448,294	£-15,594,576	£-15,611,093	£-15,994,258
70% SR : 15% LLR : 15% SO	15%	£-13,966,532	£-16,556,641	£-16,701,496	£-16,718,014	£-17,101,041
70% SR : 15% LLR : 15% SO	20%	£-15,225,564	£-17,678,927	£-17,823,416	£-17,839,934	£-18,222,974
70% SR : 15% LLR : 15% SO	25%	£-16,499,690	£-18,816,151	£-18,960,333	£-18,976,850	£-19,360,055
70% SR : 15% LLR : 15% SO	30%	£-17,788,908	£-19,968,313	£-20,112,245	£-20,128,762	£-20,512,283
70% SR : 15% LLR : 15% SO	35%	£-19,093,219	£-21,137,874	£-21,283,648	£-21,300,399	£-21,689,821
70% SR : 15% LLR : 15% SO	40%	£-20,412,624	£-22,332,800	£-22,478,437	£-22,495,189	£-22,885,237
70% SR : 15% LLR : 15% SO	45%	£-21,751,196	£-23,542,873	£-23,688,431	£-23,705,183	£-24,096,012
70% SR : 15% LLR : 15% SO	50%	£-23,116,988	£-24,772,074	£-24,919,670	£-24,936,659	£-25,333,966

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-4,201,375	£-7,190,018	£-7,336,332	£-7,352,849	£-7,736,741
70% SR : 15% LLR : 15% SO	5%	£-5,407,566	£-8,267,486	£-8,413,254	£-8,429,771	£-8,813,224
70% SR : 15% LLR : 15% SO	10%	£-6,633,192	£-9,359,894	£-9,505,176	£-9,521,693	£-9,904,858
70% SR : 15% LLR : 15% SO	15%	£-7,877,132	£-10,467,241	£-10,612,096	£-10,628,614	£-11,011,641
70% SR : 15% LLR : 15% SO	20%	£-9,136,164	£-11,589,527	£-11,734,016	£-11,750,534	£-12,133,574
70% SR : 15% LLR : 15% SO	25%	£-10,410,290	£-12,726,751	£-12,870,933	£-12,887,450	£-13,270,655
70% SR : 15% LLR : 15% SO	30%	£-11,699,508	£-13,878,913	£-14,022,845	£-14,039,362	£-14,422,883
70% SR : 15% LLR : 15% SO	35%	£-13,003,819	£-15,048,474	£-15,194,248	£-15,210,999	£-15,600,421
70% SR : 15% LLR : 15% SO	40%	£-14,323,224	£-16,243,400	£-16,389,037	£-16,405,789	£-16,795,937
70% SR : 15% LLR : 15% SO	45%	£-15,661,796	£-17,453,473	£-17,599,031	£-17,615,783	£-18,096,612
70% SR : 15% LLR : 15% SO	50%	£-17,026,588	£-18,682,674	£-18,830,270	£-18,847,259	£-19,244,666

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 25% Discount

Value Area £475 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,892,442	£8,927,217	£8,780,903	£8,764,386	£8,380,494
70% SR : 15% LLR : 15% SO	5%	£10,765,591	£7,935,368	£7,789,600	£7,773,082	£7,389,630
70% SR : 15% LLR : 15% SO	10%	£9,623,647	£6,928,578	£6,783,296	£6,766,780	£6,383,615
70% SR : 15% LLR : 15% SO	15%	£8,466,610	£5,906,850	£5,761,994	£5,745,476	£5,362,449
70% SR : 15% LLR : 15% SO	20%	£7,294,479	£4,870,183	£4,725,693	£4,709,176	£4,326,135
70% SR : 15% LLR : 15% SO	25%	£6,107,256	£3,817,929	£3,671,707	£3,654,956	£3,266,328
70% SR : 15% LLR : 15% SO	30%	£4,904,941	£2,739,938	£2,593,970	£2,577,220	£2,188,271
70% SR : 15% LLR : 15% SO	35%	£3,687,534	£1,646,799	£1,501,026	£1,484,275	£1,094,853
70% SR : 15% LLR : 15% SO	40%	£2,445,369	£538,512	£392,875	£376,124	£-14,122
70% SR : 15% LLR : 15% SO	45%	£1,183,822	£-593,199	£-740,818	£-757,806	£-1,154,166
70% SR : 15% LLR : 15% SO	50%	£-94,349	£-1,756,349	£-1,906,034	£-1,923,263	£-2,326,192

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-44,426,558	£-47,993,783	£-47,540,087	£-47,556,614	£-47,940,506
70% SR : 15% LLR : 15% SO	5%	£-45,555,409	£-48,385,632	£-48,531,400	£-48,547,918	£-48,931,370
70% SR : 15% LLR : 15% SO	10%	£-46,697,353	£-49,392,422	£-49,537,704	£-49,554,220	£-49,937,385
70% SR : 15% LLR : 15% SO	15%	£-47,854,390	£-50,414,150	£-50,559,006	£-50,575,524	£-50,958,551
70% SR : 15% LLR : 15% SO	20%	£-49,026,521	£-51,450,817	£-51,595,307	£-51,611,824	£-51,994,865
70% SR : 15% LLR : 15% SO	25%	£-50,213,744	£-52,503,071	£-52,649,293	£-52,666,044	£-53,054,672
70% SR : 15% LLR : 15% SO	30%	£-51,416,059	£-53,581,062	£-53,727,030	£-53,743,780	£-54,132,729
70% SR : 15% LLR : 15% SO	35%	£-52,633,466	£-54,674,201	£-54,819,974	£-54,836,725	£-55,226,147
70% SR : 15% LLR : 15% SO	40%	£-53,875,631	£-55,782,488	£-55,928,125	£-55,944,876	£-56,335,122
70% SR : 15% LLR : 15% SO	45%	£-55,137,178	£-56,914,199	£-57,061,818	£-57,078,806	£-57,475,165
70% SR : 15% LLR : 15% SO	50%	£-56,416,349	£-58,077,349	£-58,227,034	£-58,244,263	£-58,647,192

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-20,638,758	£-23,603,983	£-23,750,297	£-23,766,814	£-24,150,706
70% SR : 15% LLR : 15% SO	5%	£-21,765,609	£-24,595,832	£-24,741,600	£-24,758,118	£-25,141,570
70% SR : 15% LLR : 15% SO	10%	£-22,907,553	£-25,602,622	£-25,747,904	£-25,764,420	£-26,147,585
70% SR : 15% LLR : 15% SO	15%	£-24,064,590	£-26,624,350	£-26,769,206	£-26,785,724	£-27,168,751
70% SR : 15% LLR : 15% SO	20%	£-25,236,721	£-27,661,017	£-27,805,507	£-27,822,024	£-28,205,065
70% SR : 15% LLR : 15% SO	25%	£-26,423,944	£-28,713,271	£-28,859,493	£-28,876,244	£-29,264,872
70% SR : 15% LLR : 15% SO	30%	£-27,626,259	£-29,791,262	£-29,937,230	£-29,953,980	£-30,342,929
70% SR : 15% LLR : 15% SO	35%	£-28,843,666	£-30,884,401	£-31,030,174	£-31,046,825	£-31,436,347
70% SR : 15% LLR : 15% SO	40%	£-30,085,831	£-31,992,688	£-32,138,325	£-32,155,076	£-32,545,322
70% SR : 15% LLR : 15% SO	45%	£-31,347,378	£-33,124,399	£-33,272,018	£-33,289,006	£-33,695,365
70% SR : 15% LLR : 15% SO	50%	£-32,626,549	£-34,287,549	£-34,437,234	£-34,454,463	£-34,867,392

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-12,594,358	£-15,559,583	£-15,705,897	£-15,722,414	£-16,106,306
70% SR : 15% LLR : 15% SO	5%	£-13,721,209	£-16,551,432	£-16,697,200	£-16,713,718	£-17,097,170
70% SR : 15% LLR : 15% SO	10%	£-14,863,153	£-17,558,222	£-17,703,504	£-17,720,020	£-18,103,185
70% SR : 15% LLR : 15% SO	15%	£-16,020,190	£-18,579,950	£-18,724,806	£-18,741,324	£-19,124,351
70% SR : 15% LLR : 15% SO	20%	£-17,192,321	£-19,616,617	£-19,761,107	£-19,777,624	£-20,160,665
70% SR : 15% LLR : 15% SO	25%	£-18,379,544	£-20,668,871	£-20,815,093	£-20,831,844	£-21,220,472
70% SR : 15% LLR : 15% SO	30%	£-19,581,859	£-21,746,862	£-21,892,830	£-21,909,580	£-22,298,529
70% SR : 15% LLR : 15% SO	35%	£-20,799,266	£-22,840,001	£-22,985,774	£-23,002,525	£-23,391,947
70% SR : 15% LLR : 15% SO	40%	£-22,041,431	£-23,948,298	£-24,093,925	£-24,110,676	£-24,500,922
70% SR : 15% LLR : 15% SO	45%	£-23,302,978	£-25,079,399	£-25,227,618	£-25,244,606	£-25,640,965
70% SR : 15% LLR : 15% SO	50%	£-24,581,149	£-26,243,149	£-26,392,834	£-26,410,063	£-26,812,892

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-6,504,958	£-9,470,183	£-9,616,497	£-9,633,014	£-10,016,906
70% SR : 15% LLR : 15% SO	5%	£-7,631,809	£-10,462,032	£-10,607,800	£-10,624,318	£-11,007,770
70% SR : 15% LLR : 15% SO	10%	£-8,773,753	£-11,468,822	£-11,614,104	£-11,630,620	£-12,013,785
70% SR : 15% LLR : 15% SO	15%	£-9,930,790	£-12,490,550	£-12,635,406	£-12,651,924	£-13,034,951
70% SR : 15% LLR : 15% SO	20%	£-11,102,921	£-13,527,217	£-13,671,707	£-13,688,224	£-14,071,265
70% SR : 15% LLR : 15% SO	25%	£-12,290,144	£-14,579,471	£-14,725,693	£-14,742,444	£-15,131,072
70% SR : 15% LLR : 15% SO	30%	£-13,492,459	£-15,657,462	£-15,803,430	£-15,820,180	£-16,209,129
70% SR : 15% LLR : 15% SO	35%	£-14,709,866	£-16,750,601	£-16,896,374	£-16,913,125	£-17,302,547
70% SR : 15% LLR : 15% SO	40%	£-15,952,031	£-17,858,888	£-18,004,525	£-18,021,276	£-18,411,522
70% SR : 15% LLR : 15% SO	45%	£-17,213,578	£-18,990,599	£-19,138,218	£-19,155,206	£-19,551,966
70% SR : 15% LLR : 15% SO	50%	£-18,491,749	£-20,153,749	£-20,303,434	£-20,320,663	£-20,723,992

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 20% AW 35% Discount

Value Area	£675 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,604,776	£26,320,359	£26,176,088	£26,159,801	£25,781,265
70% SR : 15% LLR : 15% SO	5%	£27,703,288	£24,562,616	£24,418,882	£24,402,595	£24,024,493
70% SR : 15% LLR : 15% SO	10%	£25,784,741	£22,790,141	£22,646,886	£22,630,599	£22,252,782
70% SR : 15% LLR : 15% SO	15%	£23,846,987	£21,002,935	£20,860,100	£20,843,813	£20,466,131
70% SR : 15% LLR : 15% SO	20%	£21,894,351	£19,200,999	£19,058,526	£19,042,238	£18,664,543
70% SR : 15% LLR : 15% SO	25%	£19,926,833	£17,384,332	£17,242,163	£17,225,976	£16,848,017
70% SR : 15% LLR : 15% SO	30%	£17,944,433	£15,552,937	£15,411,014	£15,394,727	£15,016,557
70% SR : 15% LLR : 15% SO	35%	£15,947,150	£13,706,813	£13,565,079	£13,548,792	£13,170,161
70% SR : 15% LLR : 15% SO	40%	£13,934,985	£11,845,959	£11,704,359	£11,688,071	£11,308,832
70% SR : 15% LLR : 15% SO	45%	£11,907,938	£9,970,379	£9,828,854	£9,812,360	£9,426,984
70% SR : 15% LLR : 15% SO	50%	£9,866,009	£8,067,989	£7,924,483	£7,907,966	£7,521,670

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,716,224	£30,000,641	£30,144,912	£30,161,199	£30,539,735
70% SR : 15% LLR : 15% SO	5%	£28,617,712	£31,758,384	£31,902,118	£31,918,405	£32,296,507
70% SR : 15% LLR : 15% SO	10%	£30,536,259	£33,530,859	£33,674,114	£33,690,401	£34,068,218
70% SR : 15% LLR : 15% SO	15%	£32,474,013	£35,318,065	£35,460,900	£35,477,187	£35,854,869
70% SR : 15% LLR : 15% SO	20%	£34,426,649	£37,120,001	£37,262,474	£37,278,762	£37,656,457
70% SR : 15% LLR : 15% SO	25%	£36,394,167	£38,936,668	£39,078,837	£39,095,124	£39,472,983
70% SR : 15% LLR : 15% SO	30%	£38,376,567	£40,768,063	£40,909,886	£40,926,273	£41,304,443
70% SR : 15% LLR : 15% SO	35%	£40,373,850	£42,614,187	£42,755,921	£42,772,208	£43,150,839
70% SR : 15% LLR : 15% SO	40%	£42,386,015	£44,475,041	£44,616,641	£44,632,929	£45,012,168
70% SR : 15% LLR : 15% SO	45%	£44,413,062	£46,350,621	£46,492,146	£46,508,640	£46,894,016
70% SR : 15% LLR : 15% SO	50%	£46,454,991	£48,253,011	£48,396,517	£48,413,034	£48,799,330

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,926,424	£6,210,841	£6,355,112	£6,371,399	£6,749,935
70% SR : 15% LLR : 15% SO	5%	£4,827,912	£7,968,584	£8,112,318	£8,128,605	£8,506,707
70% SR : 15% LLR : 15% SO	10%	£6,746,459	£9,741,059	£9,884,314	£9,900,601	£10,278,418
70% SR : 15% LLR : 15% SO	15%	£8,684,213	£11,528,265	£11,671,100	£11,687,387	£12,065,069
70% SR : 15% LLR : 15% SO	20%	£10,636,849	£13,330,201	£13,472,674	£13,488,962	£13,866,657
70% SR : 15% LLR : 15% SO	25%	£12,604,367	£15,146,868	£15,289,037	£15,305,324	£15,683,183
70% SR : 15% LLR : 15% SO	30%	£14,586,767	£16,978,263	£17,120,186	£17,136,473	£17,514,843
70% SR : 15% LLR : 15% SO	35%	£16,584,050	£18,824,387	£18,966,121	£18,982,408	£19,319,039
70% SR : 15% LLR : 15% SO	40%	£18,596,215	£20,685,241	£20,826,841	£20,843,129	£21,222,368
70% SR : 15% LLR : 15% SO	45%	£20,623,262	£22,560,621	£22,702,346	£22,718,640	£23,104,216
70% SR : 15% LLR : 15% SO	50%	£22,665,191	£24,453,211	£24,606,717	£24,623,234	£25,009,530

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,117,976	£1,833,559	£1,689,288	£1,673,001	£1,294,465
70% SR : 15% LLR : 15% SO	5%	£3,216,488	£75,816	£67,918	£84,205	£462,307
70% SR : 15% LLR : 15% SO	10%	£1,297,941	£1,696,659	£1,839,914	£1,856,201	£2,234,018
70% SR : 15% LLR : 15% SO	15%	£639,813	£3,483,865	£3,626,700	£3,642,987	£4,020,669
70% SR : 15% LLR : 15% SO	20%	£2,592,449	£5,285,801	£5,428,274	£5,444,562	£5,822,257
70% SR : 15% LLR : 15% SO	25%	£4,559,967	£7,102,468	£7,244,637	£7,260,924	£7,638,783
70% SR : 15% LLR : 15% SO	30%	£6,542,367	£8,933,863	£9,075,786	£9,092,073	£9,470,243
70% SR : 15% LLR : 15% SO	35%	£8,539,650	£10,779,987	£10,921,721	£10,938,008	£11,316,639
70% SR : 15% LLR : 15% SO	40%	£10,551,815	£12,640,841	£12,782,441	£12,798,729	£13,177,968
70% SR : 15% LLR : 15% SO	45%	£12,579,862	£14,516,421	£14,657,946	£14,674,440	£15,059,916
70% SR : 15% LLR : 15% SO	50%	£14,620,791	£16,418,911	£16,562,317	£16,578,834	£16,965,130

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,207,376	£7,922,959	£7,778,888	£7,762,401	£7,383,865
70% SR : 15% LLR : 15% SO	5%	£9,305,888	£6,165,216	£6,021,482	£6,005,195	£5,627,093
70% SR : 15% LLR : 15% SO	10%	£7,387,341	£4,392,741	£4,249,486	£4,233,199	£3,855,382
70% SR : 15% LLR : 15% SO	15%	£5,449,587	£2,605,535	£2,462,700	£2,446,413	£2,068,731
70% SR : 15% LLR : 15% SO	20%	£3,496,951	£803,599	£661,126	£644,838	£267,143
70% SR : 15% LLR : 15% SO	25%	£1,529,433	£1,013,068	£1,155,237	£1,171,524	£1,549,383
70% SR : 15% LLR : 15% SO	30%	£452,967	£2,844,463	£2,986,386	£3,002,673	£3,380,843
70% SR : 15% LLR : 15% SO	35%	£2,450,250	£4,690,587	£4,832,321	£4,848,608	£5,227,239
70% SR : 15% LLR : 15% SO	40%	£4,462,415	£6,551,441	£6,693,041	£6,709,329	£7,086,568
70% SR : 15% LLR : 15% SO	45%	£6,489,462	£8,427,021	£8,568,546	£8,585,040	£9,070,416
70% SR : 15% LLR : 15% SO	50%	£8,531,391	£10,329,411	£10,472,917	£10,489,434	£10,875,730

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 35% Discount

Value Area £650 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,324,156	£24,062,777	£23,918,505	£23,902,218	£23,523,683
70% SR : 15% LLR : 15% SO	5%	£25,520,375	£22,407,702	£22,263,969	£22,247,682	£21,869,579
70% SR : 15% LLR : 15% SO	10%	£23,701,713	£20,737,897	£20,594,642	£20,578,355	£20,200,537
70% SR : 15% LLR : 15% SO	15%	£21,868,167	£19,053,360	£18,910,525	£18,894,238	£18,516,556
70% SR : 15% LLR : 15% SO	20%	£20,019,741	£17,354,093	£17,211,620	£17,195,333	£16,817,637
70% SR : 15% LLR : 15% SO	25%	£18,156,432	£15,640,095	£15,497,926	£15,481,639	£15,103,781
70% SR : 15% LLR : 15% SO	30%	£16,278,241	£13,911,369	£13,769,446	£13,753,159	£13,374,989
70% SR : 15% LLR : 15% SO	35%	£14,385,167	£12,167,914	£12,026,180	£12,009,893	£11,631,263
70% SR : 15% LLR : 15% SO	40%	£12,477,212	£10,409,731	£10,267,344	£10,250,827	£9,866,221
70% SR : 15% LLR : 15% SO	45%	£10,554,374	£8,625,124	£8,481,596	£8,465,079	£8,079,703
70% SR : 15% LLR : 15% SO	50%	£8,615,022	£6,824,362	£6,680,856	£6,664,339	£6,278,042

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,996,844	£32,256,223	£32,402,495	£32,418,762	£32,797,317
70% SR : 15% LLR : 15% SO	5%	£30,800,625	£33,913,298	£34,057,031	£34,073,318	£34,451,421
70% SR : 15% LLR : 15% SO	10%	£32,619,287	£35,583,103	£35,726,358	£35,742,645	£36,120,463
70% SR : 15% LLR : 15% SO	15%	£34,452,833	£37,267,640	£37,410,475	£37,426,762	£37,804,444
70% SR : 15% LLR : 15% SO	20%	£36,301,259	£38,966,907	£39,109,380	£39,125,667	£39,503,363
70% SR : 15% LLR : 15% SO	25%	£38,164,568	£40,680,905	£40,823,074	£40,839,361	£41,217,219
70% SR : 15% LLR : 15% SO	30%	£40,042,759	£42,409,631	£42,551,554	£42,567,841	£42,946,011
70% SR : 15% LLR : 15% SO	35%	£41,935,833	£44,153,086	£44,294,820	£44,311,107	£44,689,737
70% SR : 15% LLR : 15% SO	40%	£43,843,788	£45,911,269	£46,053,656	£46,070,173	£46,454,779
70% SR : 15% LLR : 15% SO	45%	£45,765,626	£47,685,876	£47,539,404	£47,555,921	£48,241,297
70% SR : 15% LLR : 15% SO	50%	£47,705,978	£49,476,638	£49,640,144	£49,656,661	£50,042,958

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,207,044	£8,468,423	£8,612,695	£8,628,982	£9,007,517
70% SR : 15% LLR : 15% SO	5%	£7,010,825	£10,123,498	£10,267,231	£10,283,518	£10,661,621
70% SR : 15% LLR : 15% SO	10%	£8,829,487	£11,793,303	£11,936,558	£11,952,845	£12,330,663
70% SR : 15% LLR : 15% SO	15%	£10,663,033	£13,477,840	£13,620,675	£13,636,962	£14,014,644
70% SR : 15% LLR : 15% SO	20%	£12,511,459	£15,177,107	£15,319,580	£15,335,867	£15,713,563
70% SR : 15% LLR : 15% SO	25%	£14,374,768	£16,891,105	£17,033,274	£17,049,561	£17,427,419
70% SR : 15% LLR : 15% SO	30%	£16,252,959	£18,619,831	£18,761,754	£18,778,041	£19,156,211
70% SR : 15% LLR : 15% SO	35%	£18,146,033	£20,363,286	£20,505,020	£20,521,307	£20,899,937
70% SR : 15% LLR : 15% SO	40%	£20,053,988	£22,121,469	£22,263,856	£22,280,373	£22,664,979
70% SR : 15% LLR : 15% SO	45%	£21,976,826	£23,906,076	£24,049,604	£24,066,121	£24,451,497
70% SR : 15% LLR : 15% SO	50%	£23,916,178	£25,706,838	£25,850,344	£25,866,861	£26,253,158

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,837,356	£4,924,023	£5,668,295	£5,684,582	£5,963,117
70% SR : 15% LLR : 15% SO	5%	£1,033,575	£2,079,098	£2,222,831	£2,239,118	£2,617,221
70% SR : 15% LLR : 15% SO	10%	£785,087	£3,748,903	£3,892,158	£3,908,445	£4,286,263
70% SR : 15% LLR : 15% SO	15%	£2,618,633	£5,433,440	£5,576,275	£5,592,562	£5,970,244
70% SR : 15% LLR : 15% SO	20%	£4,467,059	£7,132,707	£7,275,180	£7,291,467	£7,669,163
70% SR : 15% LLR : 15% SO	25%	£6,330,368	£8,846,705	£8,988,874	£9,005,161	£9,383,019
70% SR : 15% LLR : 15% SO	30%	£8,208,559	£10,575,431	£10,717,354	£10,733,641	£11,111,811
70% SR : 15% LLR : 15% SO	35%	£10,101,633	£12,318,886	£12,460,620	£12,476,907	£12,855,537
70% SR : 15% LLR : 15% SO	40%	£12,009,588	£14,077,069	£14,219,456	£14,235,743	£14,620,579
70% SR : 15% LLR : 15% SO	45%	£13,932,426	£15,861,676	£16,005,204	£16,021,491	£16,407,097
70% SR : 15% LLR : 15% SO	50%	£15,871,778	£17,662,438	£17,805,944	£17,822,461	£18,208,758

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,926,756	£5,665,377	£5,521,105	£5,504,818	£5,126,283
70% SR : 15% LLR : 15% SO	5%	£7,122,975	£4,010,302	£3,866,569	£3,850,282	£3,472,179
70% SR : 15% LLR : 15% SO	10%	£5,304,313	£2,340,497	£2,197,242	£2,180,955	£1,803,137
70% SR : 15% LLR : 15% SO	15%	£3,470,767	£655,960	£513,125	£496,838	£119,156
70% SR : 15% LLR : 15% SO	20%	£1,622,341	£-1,043,307	£-1,185,780	£-1,202,067	£-1,579,763
70% SR : 15% LLR : 15% SO	25%	£-240,968	£-2,757,305	£-2,899,474	£-2,915,761	£-3,293,619
70% SR : 15% LLR : 15% SO	30%	£-2,119,159	£-4,486,031	£-4,627,954	£-4,644,241	£-5,022,411
70% SR : 15% LLR : 15% SO	35%	£-4,012,233	£-6,229,486	£-6,371,220	£-6,387,507	£-6,766,137
70% SR : 15% LLR : 15% SO	40%	£-5,920,188	£-7,987,659	£-8,130,055	£-8,146,373	£-8,531,179
70% SR : 15% LLR : 15% SO	45%	£-7,845,026	£-9,772,276	£-9,915,804	£-9,932,321	£-10,317,697
70% SR : 15% LLR : 15% SO	50%	£-9,782,978	£-11,574,038	£-11,716,544	£-11,733,061	£-12,119,368

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 35% Discount

Value Area £600 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,741,263	£19,547,611	£19,403,340	£19,387,053	£19,008,517
70% SR : 15% LLR : 15% SO	5%	£21,146,981	£18,098,940	£17,955,207	£17,938,919	£17,560,817
70% SR : 15% LLR : 15% SO	10%	£19,537,817	£16,635,536	£16,492,281	£16,475,995	£16,098,177
70% SR : 15% LLR : 15% SO	15%	£17,913,771	£15,157,402	£15,014,567	£14,998,280	£14,620,598
70% SR : 15% LLR : 15% SO	20%	£16,274,842	£13,664,537	£13,522,064	£13,505,777	£13,128,081
70% SR : 15% LLR : 15% SO	25%	£14,621,031	£12,156,942	£12,014,773	£11,998,486	£11,616,507
70% SR : 15% LLR : 15% SO	30%	£12,952,339	£10,627,782	£10,483,851	£10,467,333	£10,083,812
70% SR : 15% LLR : 15% SO	35%	£11,268,764	£9,080,216	£8,936,476	£8,919,980	£8,535,971
70% SR : 15% LLR : 15% SO	40%	£9,568,863	£7,517,713	£7,374,108	£7,357,591	£6,972,984
70% SR : 15% LLR : 15% SO	45%	£7,842,684	£5,940,274	£5,796,746	£5,780,220	£5,394,853
70% SR : 15% LLR : 15% SO	50%	£6,101,413	£4,347,899	£4,204,393	£4,187,876	£3,801,580

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£33,579,737	£36,173,399	£36,917,660	£36,933,947	£37,312,483
70% SR : 15% LLR : 15% SO	5%	£35,174,019	£38,222,060	£38,365,793	£38,382,081	£38,760,183
70% SR : 15% LLR : 15% SO	10%	£36,783,183	£39,685,464	£39,828,719	£39,845,005	£40,222,823
70% SR : 15% LLR : 15% SO	15%	£38,407,229	£41,163,598	£41,306,433	£41,322,720	£41,700,402
70% SR : 15% LLR : 15% SO	20%	£40,046,158	£42,656,463	£42,798,936	£42,815,223	£43,192,919
70% SR : 15% LLR : 15% SO	25%	£41,699,969	£44,164,058	£44,306,227	£44,322,514	£44,704,493
70% SR : 15% LLR : 15% SO	30%	£43,368,661	£45,693,218	£45,837,149	£45,853,667	£46,237,188
70% SR : 15% LLR : 15% SO	35%	£45,052,236	£47,240,784	£47,384,524	£47,401,040	£47,785,029
70% SR : 15% LLR : 15% SO	40%	£46,752,137	£48,803,287	£48,946,892	£48,963,409	£49,348,016
70% SR : 15% LLR : 15% SO	45%	£48,478,316	£50,380,726	£50,524,254	£50,540,770	£50,926,147
70% SR : 15% LLR : 15% SO	50%	£50,219,587	£51,973,101	£52,116,607	£52,133,124	£52,519,420

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,769,937	£12,983,599	£13,127,860	£13,144,147	£13,522,983
70% SR : 15% LLR : 15% SO	5%	£11,384,219	£14,432,260	£14,575,993	£14,592,281	£14,970,383
70% SR : 15% LLR : 15% SO	10%	£12,993,383	£15,895,664	£16,038,919	£16,055,205	£16,433,023
70% SR : 15% LLR : 15% SO	15%	£14,617,429	£17,373,798	£17,516,633	£17,532,920	£17,910,802
70% SR : 15% LLR : 15% SO	20%	£16,256,358	£18,866,663	£19,009,136	£19,025,423	£19,403,119
70% SR : 15% LLR : 15% SO	25%	£17,910,169	£20,374,258	£20,516,427	£20,532,714	£20,914,693
70% SR : 15% LLR : 15% SO	30%	£19,578,861	£21,903,418	£22,047,349	£22,063,667	£22,447,388
70% SR : 15% LLR : 15% SO	35%	£21,262,436	£23,450,984	£23,594,724	£23,611,240	£23,995,229
70% SR : 15% LLR : 15% SO	40%	£22,962,337	£25,013,487	£25,157,092	£25,173,609	£25,558,216
70% SR : 15% LLR : 15% SO	45%	£24,688,516	£26,590,926	£26,734,454	£26,750,970	£27,136,347
70% SR : 15% LLR : 15% SO	50%	£26,429,787	£28,183,301	£28,326,807	£28,343,324	£28,729,620

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,745,537	£4,939,189	£5,083,460	£5,099,747	£5,478,283
70% SR : 15% LLR : 15% SO	5%	£3,339,819	£6,387,860	£6,531,993	£6,547,881	£6,925,983
70% SR : 15% LLR : 15% SO	10%	£4,948,983	£7,851,264	£7,994,519	£8,010,805	£8,388,623
70% SR : 15% LLR : 15% SO	15%	£6,573,029	£9,329,398	£9,472,233	£9,488,520	£9,866,202
70% SR : 15% LLR : 15% SO	20%	£8,211,958	£10,822,263	£10,964,736	£10,981,023	£11,358,719
70% SR : 15% LLR : 15% SO	25%	£9,865,769	£12,329,858	£12,472,027	£12,488,314	£12,870,293
70% SR : 15% LLR : 15% SO	30%	£11,534,461	£13,859,018	£14,002,949	£14,019,467	£14,402,988
70% SR : 15% LLR : 15% SO	35%	£13,218,036	£15,406,584	£15,550,324	£15,566,840	£15,950,829
70% SR : 15% LLR : 15% SO	40%	£14,917,937	£16,969,087	£17,112,692	£17,129,209	£17,513,816
70% SR : 15% LLR : 15% SO	45%	£16,644,116	£18,548,526	£18,690,054	£18,706,570	£19,091,947
70% SR : 15% LLR : 15% SO	50%	£18,395,387	£20,138,901	£20,282,407	£20,298,924	£20,685,220

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,343,863	£1,150,211	£1,005,940	£989,653	£611,117
70% SR : 15% LLR : 15% SO	5%	£2,749,581	£298,460	£442,193	£458,481	£836,583
70% SR : 15% LLR : 15% SO	10%	£1,140,417	£1,761,864	£1,905,119	£1,921,405	£2,299,223
70% SR : 15% LLR : 15% SO	15%	£483,629	£3,239,998	£3,382,833	£3,399,120	£3,776,802
70% SR : 15% LLR : 15% SO	20%	£2,122,558	£4,732,863	£4,875,336	£4,891,623	£5,269,319
70% SR : 15% LLR : 15% SO	25%	£3,776,369	£6,240,458	£6,382,627	£6,398,914	£6,780,893
70% SR : 15% LLR : 15% SO	30%	£5,445,061	£7,769,618	£7,913,549	£7,930,067	£8,313,588
70% SR : 15% LLR : 15% SO	35%	£7,128,636	£9,317,184	£9,460,824	£9,477,440	£9,861,429
70% SR : 15% LLR : 15% SO	40%	£8,828,537	£10,879,687	£11,023,292	£11,039,809	£11,424,416
70% SR : 15% LLR : 15% SO	45%	£10,554,716	£12,457,126	£12,600,654	£12,617,170	£13,002,547
70% SR : 15% LLR : 15% SO	50%	£12,295,987	£14,049,501	£14,193,007	£14,209,524	£14,585,820

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 20% AW 35% Discount
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Value Area	£550 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,158,370	£15,032,447	£14,888,175	£14,871,888	£14,492,425
70% SR : 15% LLR : 15% SO	5%	£16,764,417	£13,780,437	£13,634,670	£13,618,153	£13,234,700
70% SR : 15% LLR : 15% SO	10%	£15,355,581	£12,506,788	£12,361,506	£12,344,988	£11,961,824
70% SR : 15% LLR : 15% SO	15%	£13,931,863	£11,218,198	£11,073,342	£11,056,825	£10,673,798
70% SR : 15% LLR : 15% SO	20%	£12,493,262	£9,914,669	£9,770,180	£9,753,662	£9,370,623
70% SR : 15% LLR : 15% SO	25%	£11,039,170	£8,596,203	£8,452,022	£8,435,504	£8,052,299
70% SR : 15% LLR : 15% SO	30%	£9,560,482	£7,262,798	£7,118,867	£7,102,350	£6,718,828
70% SR : 15% LLR : 15% SO	35%	£8,066,702	£5,914,457	£5,770,718	£5,754,200	£5,370,211
70% SR : 15% LLR : 15% SO	40%	£6,557,829	£4,551,178	£4,407,573	£4,391,056	£4,006,449
70% SR : 15% LLR : 15% SO	45%	£5,033,863	£3,171,430	£3,025,871	£3,009,120	£2,618,291
70% SR : 15% LLR : 15% SO	50%	£3,494,805	£1,762,787	£1,617,249	£1,600,498	£1,208,735

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£38,162,630	-£41,288,553	-£41,432,825	-£41,449,112	-£41,828,575
70% SR : 15% LLR : 15% SO	5%	-£39,556,583	-£42,540,563	-£42,686,330	-£42,702,847	-£43,086,300
70% SR : 15% LLR : 15% SO	10%	-£40,965,419	-£43,814,212	-£43,959,494	-£43,976,012	-£44,339,176
70% SR : 15% LLR : 15% SO	15%	-£42,389,137	-£45,102,802	-£45,247,658	-£45,264,175	-£45,647,202
70% SR : 15% LLR : 15% SO	20%	-£43,827,738	-£46,406,331	-£46,550,820	-£46,567,338	-£46,950,377
70% SR : 15% LLR : 15% SO	25%	-£45,281,830	-£47,724,797	-£47,868,978	-£47,885,496	-£48,268,701
70% SR : 15% LLR : 15% SO	30%	-£46,760,518	-£49,058,202	-£49,202,133	-£49,218,650	-£49,602,172
70% SR : 15% LLR : 15% SO	35%	-£48,254,298	-£50,406,543	-£50,550,282	-£50,566,800	-£50,950,789
70% SR : 15% LLR : 15% SO	40%	-£49,763,171	-£51,769,822	-£51,913,427	-£51,929,944	-£52,314,551
70% SR : 15% LLR : 15% SO	45%	-£51,287,137	-£53,149,570	-£53,295,129	-£53,311,889	-£53,702,709
70% SR : 15% LLR : 15% SO	50%	-£52,826,195	-£54,558,213	-£54,703,751	-£54,720,502	-£55,112,855

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£14,372,830	-£17,498,753	-£17,643,025	-£17,659,312	-£18,038,775
70% SR : 15% LLR : 15% SO	5%	-£15,766,783	-£18,750,763	-£18,896,530	-£18,913,047	-£19,296,500
70% SR : 15% LLR : 15% SO	10%	-£17,175,619	-£20,024,412	-£20,169,694	-£20,186,212	-£20,569,376
70% SR : 15% LLR : 15% SO	15%	-£18,599,337	-£21,313,002	-£21,457,858	-£21,474,375	-£21,857,402
70% SR : 15% LLR : 15% SO	20%	-£20,037,938	-£22,616,531	-£22,761,020	-£22,777,538	-£23,160,577
70% SR : 15% LLR : 15% SO	25%	-£21,492,030	-£23,934,997	-£24,079,178	-£24,095,696	-£24,478,901
70% SR : 15% LLR : 15% SO	30%	-£22,970,718	-£25,268,402	-£25,412,333	-£25,428,850	-£25,812,372
70% SR : 15% LLR : 15% SO	35%	-£24,464,498	-£26,616,743	-£26,760,482	-£26,777,000	-£27,160,989
70% SR : 15% LLR : 15% SO	40%	-£25,973,371	-£27,980,022	-£28,123,627	-£28,140,144	-£28,524,751
70% SR : 15% LLR : 15% SO	45%	-£27,497,337	-£29,359,770	-£29,505,329	-£29,522,089	-£29,912,909
70% SR : 15% LLR : 15% SO	50%	-£29,036,395	-£30,768,413	-£30,913,951	-£30,930,702	-£31,322,465

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£6,328,490	-£9,464,353	-£9,598,625	-£9,614,912	-£9,994,375
70% SR : 15% LLR : 15% SO	5%	-£7,722,383	-£10,706,363	-£10,852,130	-£10,868,647	-£11,252,100
70% SR : 15% LLR : 15% SO	10%	-£9,131,219	-£11,980,012	-£12,125,294	-£12,141,812	-£12,524,976
70% SR : 15% LLR : 15% SO	15%	-£10,554,937	-£13,268,602	-£13,413,458	-£13,429,975	-£13,813,002
70% SR : 15% LLR : 15% SO	20%	-£11,993,538	-£14,572,131	-£14,716,620	-£14,733,138	-£15,116,177
70% SR : 15% LLR : 15% SO	25%	-£13,447,630	-£15,890,597	-£16,034,778	-£16,051,296	-£16,434,501
70% SR : 15% LLR : 15% SO	30%	-£14,926,318	-£17,224,002	-£17,367,933	-£17,384,450	-£17,767,972
70% SR : 15% LLR : 15% SO	35%	-£16,420,098	-£18,572,343	-£18,716,082	-£18,732,600	-£19,116,589
70% SR : 15% LLR : 15% SO	40%	-£17,928,971	-£19,935,622	-£20,079,227	-£20,095,744	-£20,480,351
70% SR : 15% LLR : 15% SO	45%	-£19,452,937	-£21,315,370	-£21,460,929	-£21,477,680	-£21,868,909
70% SR : 15% LLR : 15% SO	50%	-£20,991,995	-£22,724,013	-£22,869,551	-£22,886,302	-£23,278,065

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£239,030	-£3,364,853	-£3,509,225	-£3,525,512	-£3,904,875
70% SR : 15% LLR : 15% SO	5%	-£1,632,983	-£4,616,963	-£4,762,730	-£4,779,247	-£5,162,700
70% SR : 15% LLR : 15% SO	10%	-£3,041,819	-£5,890,612	-£6,035,894	-£6,052,412	-£6,435,576
70% SR : 15% LLR : 15% SO	15%	-£4,465,537	-£7,179,202	-£7,324,058	-£7,340,575	-£7,723,602
70% SR : 15% LLR : 15% SO	20%	-£5,904,138	-£8,482,731	-£8,627,220	-£8,643,738	-£9,026,777
70% SR : 15% LLR : 15% SO	25%	-£7,358,230	-£9,801,197	-£9,945,378	-£9,961,896	-£10,345,101
70% SR : 15% LLR : 15% SO	30%	-£8,836,918	-£11,134,602	-£11,278,533	-£11,295,050	-£11,678,572
70% SR : 15% LLR : 15% SO	35%	-£10,330,698	-£12,482,943	-£12,626,682	-£12,643,200	-£13,027,189
70% SR : 15% LLR : 15% SO	40%	-£11,839,571	-£13,846,222	-£13,989,827	-£14,006,344	-£14,380,951
70% SR : 15% LLR : 15% SO	45%	-£13,363,537	-£15,225,970	-£15,371,529	-£15,388,280	-£15,779,109
70% SR : 15% LLR : 15% SO	50%	-£14,902,595	-£16,634,613	-£16,780,151	-£16,796,902	-£17,188,665

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 35% Discount

Value Area £500 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,575,477	£10,587,354	£10,441,040	£10,424,523	£10,040,631
70% SR : 15% LLR : 15% SO	5%	£12,363,727	£9,509,886	£9,364,118	£9,347,601	£8,964,148
70% SR : 15% LLR : 15% SO	10%	£11,134,880	£8,417,478	£8,272,196	£8,255,679	£7,872,515
70% SR : 15% LLR : 15% SO	15%	£9,890,939	£7,310,132	£7,165,276	£7,148,758	£6,765,731
70% SR : 15% LLR : 15% SO	20%	£8,631,907	£6,187,845	£6,043,356	£6,026,839	£5,643,798
70% SR : 15% LLR : 15% SO	25%	£7,357,781	£5,050,621	£4,906,439	£4,889,523	£4,506,717
70% SR : 15% LLR : 15% SO	30%	£6,068,563	£3,898,459	£3,753,933	£3,737,181	£3,348,233
70% SR : 15% LLR : 15% SO	35%	£4,764,253	£2,720,124	£2,574,350	£2,557,589	£2,168,177
70% SR : 15% LLR : 15% SO	40%	£3,444,848	£1,525,198	£1,379,561	£1,362,810	£972,761
70% SR : 15% LLR : 15% SO	45%	£2,097,370	£315,125	£169,566	£152,815	£-241,382
70% SR : 15% LLR : 15% SO	50%	£732,578	£-922,974	£-1,070,571	£-1,087,558	£-1,488,742

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-42,745,523	£-45,733,646	£-45,879,350	£-45,896,477	£-46,290,369
70% SR : 15% LLR : 15% SO	5%	£-43,957,273	£-46,811,114	£-46,956,882	£-46,973,399	£-47,356,852
70% SR : 15% LLR : 15% SO	10%	£-45,186,120	£-47,903,522	£-48,048,804	£-48,065,321	£-48,448,485
70% SR : 15% LLR : 15% SO	15%	£-46,430,061	£-49,010,868	£-49,155,724	£-49,172,242	£-49,555,269
70% SR : 15% LLR : 15% SO	20%	£-47,689,093	£-50,133,155	£-50,277,644	£-50,294,161	£-50,677,202
70% SR : 15% LLR : 15% SO	25%	£-48,963,219	£-51,270,379	£-51,414,561	£-51,431,077	£-51,814,283
70% SR : 15% LLR : 15% SO	30%	£-50,252,437	£-52,422,541	£-52,567,067	£-52,583,819	£-52,972,767
70% SR : 15% LLR : 15% SO	35%	£-51,556,747	£-53,600,876	£-53,746,650	£-53,763,401	£-54,152,823
70% SR : 15% LLR : 15% SO	40%	£-52,876,152	£-54,795,802	£-54,941,439	£-54,958,190	£-55,348,239
70% SR : 15% LLR : 15% SO	45%	£-54,223,630	£-56,005,875	£-56,151,434	£-56,168,185	£-56,562,382
70% SR : 15% LLR : 15% SO	50%	£-55,598,422	£-57,243,974	£-57,391,571	£-57,408,558	£-57,899,742

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-18,955,723	£-21,943,846	£-22,090,160	£-22,106,677	£-22,490,969
70% SR : 15% LLR : 15% SO	5%	£-20,167,473	£-23,021,314	£-23,167,082	£-23,183,599	£-23,567,052
70% SR : 15% LLR : 15% SO	10%	£-21,396,320	£-24,113,722	£-24,259,004	£-24,275,521	£-24,658,685
70% SR : 15% LLR : 15% SO	15%	£-22,640,261	£-25,221,068	£-25,365,924	£-25,382,442	£-25,765,469
70% SR : 15% LLR : 15% SO	20%	£-23,899,293	£-26,343,355	£-26,487,844	£-26,504,361	£-26,887,402
70% SR : 15% LLR : 15% SO	25%	£-25,173,419	£-27,480,579	£-27,624,761	£-27,641,277	£-28,024,483
70% SR : 15% LLR : 15% SO	30%	£-26,462,637	£-28,632,741	£-28,777,267	£-28,794,019	£-29,182,367
70% SR : 15% LLR : 15% SO	35%	£-27,766,947	£-29,811,076	£-29,956,850	£-29,973,601	£-30,363,023
70% SR : 15% LLR : 15% SO	40%	£-29,086,352	£-31,006,002	£-31,151,639	£-31,168,390	£-31,558,439
70% SR : 15% LLR : 15% SO	45%	£-30,433,830	£-32,216,075	£-32,361,634	£-32,378,385	£-32,772,582
70% SR : 15% LLR : 15% SO	50%	£-31,798,622	£-33,454,174	£-33,601,771	£-33,618,758	£-34,019,942

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-10,811,323	£-13,899,446	£-14,045,760	£-14,062,277	£-14,446,169
70% SR : 15% LLR : 15% SO	5%	£-12,123,073	£-14,976,914	£-15,122,682	£-15,139,199	£-15,522,652
70% SR : 15% LLR : 15% SO	10%	£-13,351,920	£-16,069,322	£-16,214,604	£-16,231,121	£-16,614,285
70% SR : 15% LLR : 15% SO	15%	£-14,595,861	£-17,176,668	£-17,321,524	£-17,338,042	£-17,721,069
70% SR : 15% LLR : 15% SO	20%	£-15,854,893	£-18,298,955	£-18,443,444	£-18,459,961	£-18,843,002
70% SR : 15% LLR : 15% SO	25%	£-17,129,019	£-19,436,179	£-19,580,361	£-19,596,877	£-19,980,083
70% SR : 15% LLR : 15% SO	30%	£-18,418,237	£-20,588,341	£-20,732,867	£-20,749,619	£-21,138,567
70% SR : 15% LLR : 15% SO	35%	£-19,722,547	£-21,766,676	£-21,912,450	£-21,929,201	£-22,318,623
70% SR : 15% LLR : 15% SO	40%	£-21,041,952	£-22,961,802	£-23,107,239	£-23,123,990	£-23,514,039
70% SR : 15% LLR : 15% SO	45%	£-22,389,430	£-24,171,675	£-24,317,234	£-24,333,985	£-24,728,182
70% SR : 15% LLR : 15% SO	50%	£-23,754,222	£-25,409,774	£-25,557,371	£-25,574,358	£-26,975,542

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-4,821,823	£-7,810,046	£-7,856,360	£-7,872,877	£-8,356,769
70% SR : 15% LLR : 15% SO	5%	£-6,033,673	£-8,887,514	£-8,933,282	£-8,949,799	£-9,433,252
70% SR : 15% LLR : 15% SO	10%	£-7,262,520	£-9,979,922	£-10,125,204	£-10,141,721	£-10,524,885
70% SR : 15% LLR : 15% SO	15%	£-8,506,461	£-11,087,268	£-11,232,124	£-11,248,642	£-11,631,669
70% SR : 15% LLR : 15% SO	20%	£-9,765,493	£-12,209,555	£-12,354,044	£-12,370,561	£-12,753,802
70% SR : 15% LLR : 15% SO	25%	£-11,039,619	£-13,346,779	£-13,490,961	£-13,507,477	£-13,890,683
70% SR : 15% LLR : 15% SO	30%	£-12,328,837	£-14,499,941	£-14,643,467	£-14,660,219	£-15,049,167
70% SR : 15% LLR : 15% SO	35%	£-13,633,147	£-15,677,276	£-15,823,500	£-15,839,801	£-16,229,223
70% SR : 15% LLR : 15% SO	40%	£-14,952,552	£-16,872,202	£-17,017,839	£-17,034,590	£-17,424,639
70% SR : 15% LLR : 15% SO	45%	£-16,300,030	£-18,082,275	£-18,227,834	£-18,244,585	£-18,638,782
70% SR : 15% LLR : 15% SO	50%	£-17,664,822	£-19,320,374	£-19,467,871	£-19,484,958	£-19,886,142

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 35% Discount

Value Area £475 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,263,114	£8,307,189	£8,160,875	£8,144,358	£7,760,466
70% SR : 15% LLR : 15% SO	5%	£10,136,262	£7,315,340	£7,169,572	£7,153,054	£6,769,603
70% SR : 15% LLR : 15% SO	10%	£8,994,318	£6,308,550	£6,163,268	£6,146,752	£5,763,587
70% SR : 15% LLR : 15% SO	15%	£7,837,281	£5,286,822	£5,141,966	£5,125,448	£4,742,422
70% SR : 15% LLR : 15% SO	20%	£6,665,150	£4,250,155	£4,105,435	£4,088,683	£3,700,223
70% SR : 15% LLR : 15% SO	25%	£5,477,928	£3,189,127	£3,042,905	£3,026,155	£2,637,526
70% SR : 15% LLR : 15% SO	30%	£4,275,612	£2,111,137	£1,965,169	£1,948,418	£1,559,469
70% SR : 15% LLR : 15% SO	35%	£3,053,377	£1,017,997	£872,224	£855,473	£466,051
70% SR : 15% LLR : 15% SO	40%	£1,807,136	£-91,567	£-239,265	£-256,253	£-651,822
70% SR : 15% LLR : 15% SO	45%	£545,588	£-1,230,900	£-1,380,119	£-1,397,348	£-1,799,315
70% SR : 15% LLR : 15% SO	50%	£-741,614	£-2,403,072	£-2,552,758	£-2,569,987	£-2,972,916

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-45,057,886	£-48,013,811	£-48,160,126	£-48,176,642	£-48,580,534
70% SR : 15% LLR : 15% SO	5%	£-46,184,738	£-49,005,660	£-49,151,428	£-49,167,946	£-49,551,397
70% SR : 15% LLR : 15% SO	10%	£-47,326,682	£-50,012,450	£-50,157,732	£-50,174,248	£-50,557,413
70% SR : 15% LLR : 15% SO	15%	£-48,483,719	£-51,034,178	£-51,179,034	£-51,195,552	£-51,578,578
70% SR : 15% LLR : 15% SO	20%	£-49,655,850	£-52,070,845	£-52,215,565	£-52,232,317	£-52,620,777
70% SR : 15% LLR : 15% SO	25%	£-50,843,072	£-53,131,873	£-53,278,095	£-53,294,845	£-53,683,474
70% SR : 15% LLR : 15% SO	30%	£-52,045,388	£-54,209,863	£-54,355,831	£-54,372,582	£-54,781,531
70% SR : 15% LLR : 15% SO	35%	£-53,267,623	£-55,303,003	£-55,448,776	£-55,465,527	£-55,854,949
70% SR : 15% LLR : 15% SO	40%	£-54,513,864	£-56,412,567	£-56,560,265	£-56,577,253	£-56,972,822
70% SR : 15% LLR : 15% SO	45%	£-55,775,412	£-57,551,900	£-57,701,119	£-57,718,348	£-58,120,315
70% SR : 15% LLR : 15% SO	50%	£-57,062,614	£-58,724,072	£-58,873,758	£-58,890,987	£-59,293,916

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-21,268,086	£-24,224,011	£-24,370,326	£-24,386,842	£-24,770,734
70% SR : 15% LLR : 15% SO	5%	£-22,394,938	£-25,215,860	£-25,361,628	£-25,378,146	£-25,761,597
70% SR : 15% LLR : 15% SO	10%	£-23,536,882	£-26,222,650	£-26,367,932	£-26,384,448	£-26,767,613
70% SR : 15% LLR : 15% SO	15%	£-24,693,919	£-27,244,378	£-27,389,234	£-27,405,752	£-27,788,778
70% SR : 15% LLR : 15% SO	20%	£-25,866,050	£-28,281,045	£-28,425,765	£-28,442,517	£-28,830,977
70% SR : 15% LLR : 15% SO	25%	£-27,053,272	£-29,342,073	£-29,488,295	£-29,505,045	£-29,893,674
70% SR : 15% LLR : 15% SO	30%	£-28,255,588	£-30,420,063	£-30,568,031	£-30,582,762	£-30,971,731
70% SR : 15% LLR : 15% SO	35%	£-29,477,823	£-31,513,203	£-31,658,976	£-31,675,727	£-32,065,149
70% SR : 15% LLR : 15% SO	40%	£-30,724,064	£-32,622,767	£-32,770,465	£-32,787,453	£-33,183,022
70% SR : 15% LLR : 15% SO	45%	£-31,995,612	£-33,762,100	£-33,911,319	£-33,928,548	£-34,330,515
70% SR : 15% LLR : 15% SO	50%	£-33,272,614	£-34,934,272	£-35,083,958	£-35,101,187	£-35,504,116

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-13,223,686	£-16,179,611	£-16,325,826	£-16,342,442	£-16,726,334
70% SR : 15% LLR : 15% SO	5%	£-14,350,538	£-17,171,460	£-17,317,228	£-17,333,746	£-17,717,197
70% SR : 15% LLR : 15% SO	10%	£-15,492,482	£-18,178,250	£-18,323,532	£-18,340,048	£-18,723,213
70% SR : 15% LLR : 15% SO	15%	£-16,649,519	£-19,199,978	£-19,344,834	£-19,361,352	£-19,744,378
70% SR : 15% LLR : 15% SO	20%	£-17,821,650	£-20,236,645	£-20,381,365	£-20,398,117	£-20,786,577
70% SR : 15% LLR : 15% SO	25%	£-19,008,872	£-21,297,673	£-21,443,895	£-21,460,645	£-21,849,274
70% SR : 15% LLR : 15% SO	30%	£-20,211,188	£-22,375,663	£-22,521,631	£-22,538,382	£-22,927,331
70% SR : 15% LLR : 15% SO	35%	£-21,433,423	£-23,468,803	£-23,614,576	£-23,631,327	£-24,020,749
70% SR : 15% LLR : 15% SO	40%	£-22,679,664	£-24,578,367	£-24,726,065	£-24,743,053	£-25,138,622
70% SR : 15% LLR : 15% SO	45%	£-23,941,212	£-25,717,700	£-25,866,919	£-25,884,148	£-26,286,115
70% SR : 15% LLR : 15% SO	50%	£-25,228,414	£-26,889,872	£-27,039,558	£-27,056,787	£-27,459,716

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-7,134,286	£-10,090,211	£-10,236,526	£-10,253,042	£-10,636,934
70% SR : 15% LLR : 15% SO	5%	£-8,261,138	£-11,082,060	£-11,227,828	£-11,244,346	£-11,627,797
70% SR : 15% LLR : 15% SO	10%	£-9,403,082	£-12,088,850	£-12,234,132	£-12,250,648	£-12,633,813
70% SR : 15% LLR : 15% SO	15%	£-10,560,119	£-13,110,578	£-13,255,434	£-13,271,952	£-13,654,978
70% SR : 15% LLR : 15% SO	20%	£-11,732,250	£-14,147,245	£-14,291,965	£-14,308,717	£-14,697,177
70% SR : 15% LLR : 15% SO	25%	£-12,919,472	£-15,208,273	£-15,354,495	£-15,371,245	£-15,759,874
70% SR : 15% LLR : 15% SO	30%	£-14,121,788	£-16,288,283	£-16,432,231	£-16,448,982	£-16,837,931
70% SR : 15% LLR : 15% SO	35%	£-15,344,023	£-17,379,403	£-17,525,176	£-17,541,927	£-17,931,349
70% SR : 15% LLR : 15% SO	40%	£-16,590,264	£-18,489,967	£-18,636,665	£-18,653,653	£-19,049,222
70% SR : 15% LLR : 15% SO	45%	£-17,851,812	£-19,628,300	£-19,777,519	£-19,794,748	£-20,196,715
70% SR : 15% LLR : 15% SO	50%	£-19,139,014	£-20,800,472	£-20,950,158	£-20,967,387	£-21,370,916

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 20% AW 50% Discount

Value Area	£675 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,684,782	£25,403,295	£25,259,023	£25,242,736	£24,864,201
70% SR : 15% LLR : 15% SO	5%	£26,776,791	£23,645,551	£23,501,818	£23,485,530	£23,107,428
70% SR : 15% LLR : 15% SO	10%	£24,853,920	£21,873,076	£21,729,821	£21,713,535	£21,335,717
70% SR : 15% LLR : 15% SO	15%	£22,916,166	£20,085,870	£19,943,036	£19,926,749	£19,549,066
70% SR : 15% LLR : 15% SO	20%	£20,963,530	£18,283,934	£18,141,461	£18,125,174	£17,747,479
70% SR : 15% LLR : 15% SO	25%	£18,996,012	£16,467,269	£16,325,098	£16,308,812	£15,930,954
70% SR : 15% LLR : 15% SO	30%	£17,013,612	£14,635,873	£14,493,950	£14,477,663	£14,089,493
70% SR : 15% LLR : 15% SO	35%	£15,016,329	£12,789,748	£12,648,015	£12,631,727	£12,253,097
70% SR : 15% LLR : 15% SO	40%	£13,004,165	£10,928,896	£10,787,294	£10,771,008	£10,387,114
70% SR : 15% LLR : 15% SO	45%	£10,977,118	£9,042,363	£8,898,836	£8,882,318	£8,496,942
70% SR : 15% LLR : 15% SO	50%	£8,933,312	£7,137,948	£6,994,441	£6,977,924	£6,591,628

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£27,636,218	-£30,917,705	-£31,061,977	-£31,078,264	-£31,456,799
70% SR : 15% LLR : 15% SO	5%	-£29,544,209	-£32,675,449	-£32,819,182	-£32,835,470	-£33,213,572
70% SR : 15% LLR : 15% SO	10%	-£31,467,080	-£34,447,924	-£34,591,179	-£34,607,465	-£34,985,283
70% SR : 15% LLR : 15% SO	15%	-£33,404,834	-£36,235,130	-£36,377,964	-£36,394,251	-£36,771,934
70% SR : 15% LLR : 15% SO	20%	-£35,357,470	-£38,037,066	-£38,179,539	-£38,195,826	-£38,573,521
70% SR : 15% LLR : 15% SO	25%	-£37,324,988	-£39,853,731	-£39,995,902	-£39,995,902	-£40,390,046
70% SR : 15% LLR : 15% SO	30%	-£39,307,388	-£41,685,127	-£41,827,050	-£41,843,337	-£42,221,507
70% SR : 15% LLR : 15% SO	35%	-£41,304,671	-£43,531,252	-£43,672,985	-£43,689,273	-£44,067,903
70% SR : 15% LLR : 15% SO	40%	-£43,316,835	-£45,392,104	-£45,533,706	-£45,549,992	-£45,933,886
70% SR : 15% LLR : 15% SO	45%	-£45,343,882	-£47,276,637	-£47,422,164	-£47,438,682	-£47,824,958
70% SR : 15% LLR : 15% SO	50%	-£47,387,688	-£49,183,062	-£49,326,559	-£49,343,076	-£49,729,372

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£3,846,418	-£7,127,805	-£7,272,177	-£7,288,484	-£7,666,899
70% SR : 15% LLR : 15% SO	5%	-£5,754,409	-£8,885,649	-£9,029,382	-£9,045,670	-£9,423,772
70% SR : 15% LLR : 15% SO	10%	-£7,677,280	-£10,658,124	-£10,801,379	-£10,817,665	-£11,195,483
70% SR : 15% LLR : 15% SO	15%	-£9,615,034	-£12,445,330	-£12,588,164	-£12,604,451	-£12,982,134
70% SR : 15% LLR : 15% SO	20%	-£11,567,670	-£14,247,266	-£14,389,739	-£14,406,026	-£14,783,721
70% SR : 15% LLR : 15% SO	25%	-£13,535,188	-£16,063,931	-£16,206,102	-£16,222,388	-£16,600,246
70% SR : 15% LLR : 15% SO	30%	-£15,517,588	-£17,895,327	-£18,037,250	-£18,053,537	-£18,431,707
70% SR : 15% LLR : 15% SO	35%	-£17,514,871	-£19,741,452	-£19,883,185	-£19,899,473	-£20,278,103
70% SR : 15% LLR : 15% SO	40%	-£19,527,035	-£21,602,304	-£21,743,906	-£21,760,192	-£22,144,086
70% SR : 15% LLR : 15% SO	45%	-£21,554,082	-£23,486,837	-£23,632,364	-£23,648,682	-£24,034,258
70% SR : 15% LLR : 15% SO	50%	-£23,597,888	-£25,393,282	-£25,536,759	-£25,553,276	-£25,939,872

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,197,982	£916,495	£772,223	£756,936	£377,401
70% SR : 15% LLR : 15% SO	5%	£2,289,991	-£841,245	-£984,382	-£1,001,270	-£1,378,372
70% SR : 15% LLR : 15% SO	10%	£367,120	-£2,613,724	-£2,756,979	-£2,773,265	-£3,151,083
70% SR : 15% LLR : 15% SO	15%	-£1,570,634	-£4,400,930	-£4,543,764	-£4,560,051	-£4,937,734
70% SR : 15% LLR : 15% SO	20%	-£3,523,270	-£6,202,866	-£6,345,339	-£6,361,626	-£6,739,321
70% SR : 15% LLR : 15% SO	25%	-£5,490,788	-£8,019,531	-£8,161,702	-£8,177,988	-£8,555,846
70% SR : 15% LLR : 15% SO	30%	-£7,473,188	-£9,850,927	-£9,992,850	-£10,009,137	-£10,387,307
70% SR : 15% LLR : 15% SO	35%	-£9,470,471	-£11,697,052	-£11,838,785	-£11,855,073	-£12,233,703
70% SR : 15% LLR : 15% SO	40%	-£11,482,635	-£13,557,904	-£13,699,506	-£13,715,792	-£14,099,686
70% SR : 15% LLR : 15% SO	45%	-£13,509,682	-£15,444,437	-£15,587,864	-£15,604,482	-£15,989,858
70% SR : 15% LLR : 15% SO	50%	-£15,553,488	-£17,348,852	-£17,492,359	-£17,508,876	-£17,895,172

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,287,382	£7,005,895	£6,861,623	£6,845,336	£6,466,801
70% SR : 15% LLR : 15% SO	5%	£8,379,391	£5,248,151	£5,104,418	£5,088,130	£4,710,028
70% SR : 15% LLR : 15% SO	10%	£6,456,520	£3,475,676	£3,332,421	£3,316,135	£2,938,317
70% SR : 15% LLR : 15% SO	15%	£4,518,766	£1,688,470	£1,545,636	£1,529,349	£1,151,666
70% SR : 15% LLR : 15% SO	20%	£2,566,130	-£113,466	-£255,939	-£272,226	-£649,921
70% SR : 15% LLR : 15% SO	25%	£598,612	-£1,930,131	-£2,072,302	-£2,088,588	-£2,466,446
70% SR : 15% LLR : 15% SO	30%	-£1,383,788	-£3,761,527	-£3,903,450	-£3,919,737	-£4,297,907
70% SR : 15% LLR : 15% SO	35%	-£3,381,071	-£5,607,652	-£5,749,385	-£5,765,673	-£6,144,303
70% SR : 15% LLR : 15% SO	40%	-£5,393,235	-£7,468,504	-£7,610,106	-£7,626,392	-£8,010,286
70% SR : 15% LLR : 15% SO	45%	-£7,420,282	-£9,355,037	-£9,496,864	-£9,513,082	-£9,900,458
70% SR : 15% LLR : 15% SO	50%	-£9,464,088	-£11,259,452	-£11,402,859	-£11,419,476	-£11,806,772

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 20% AW 50% Discount

Value Area	£650 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,393,335	£23,145,712	£23,001,440	£22,985,154	£22,606,618
70% SR : 15% LLR : 15% SO	5%	£24,589,554	£21,490,638	£21,346,905	£21,330,617	£20,952,516
70% SR : 15% LLR : 15% SO	10%	£22,770,892	£19,820,832	£19,677,577	£19,661,290	£19,283,472
70% SR : 15% LLR : 15% SO	15%	£20,937,347	£18,136,295	£17,993,460	£17,977,174	£17,599,491
70% SR : 15% LLR : 15% SO	20%	£19,088,920	£16,437,028	£16,294,555	£16,278,268	£15,900,572
70% SR : 15% LLR : 15% SO	25%	£17,225,612	£14,723,031	£14,580,861	£14,564,575	£14,186,717
70% SR : 15% LLR : 15% SO	30%	£15,347,420	£12,994,305	£12,852,382	£12,836,095	£12,457,925
70% SR : 15% LLR : 15% SO	35%	£13,454,347	£11,250,850	£11,108,058	£11,091,540	£10,707,552
70% SR : 15% LLR : 15% SO	40%	£11,546,391	£9,480,908	£9,337,303	£9,320,786	£8,936,179
70% SR : 15% LLR : 15% SO	45%	£9,623,554	£7,695,082	£7,551,554	£7,535,037	£7,149,661
70% SR : 15% LLR : 15% SO	50%	£7,671,030	£5,894,320	£5,750,814	£5,734,297	£5,348,001

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,927,665	£33,176,288	£33,319,560	£33,335,846	£33,714,382
70% SR : 15% LLR : 15% SO	5%	£31,731,446	£34,830,362	£34,974,095	£34,990,383	£35,368,484
70% SR : 15% LLR : 15% SO	10%	£33,550,108	£36,500,168	£36,643,423	£36,659,710	£37,037,528
70% SR : 15% LLR : 15% SO	15%	£35,383,653	£38,184,705	£38,327,540	£38,343,826	£38,721,509
70% SR : 15% LLR : 15% SO	20%	£37,232,080	£39,883,972	£40,026,445	£40,042,732	£40,420,428
70% SR : 15% LLR : 15% SO	25%	£39,095,388	£41,597,969	£41,740,139	£41,756,425	£42,134,283
70% SR : 15% LLR : 15% SO	30%	£40,973,580	£43,326,695	£43,468,618	£43,484,905	£43,863,075
70% SR : 15% LLR : 15% SO	35%	£42,866,653	£45,070,150	£45,212,942	£45,229,460	£45,613,448
70% SR : 15% LLR : 15% SO	40%	£44,774,609	£46,840,092	£46,583,697	£46,600,214	£47,384,821
70% SR : 15% LLR : 15% SO	45%	£46,697,446	£48,625,918	£48,769,446	£48,785,953	£49,171,339
70% SR : 15% LLR : 15% SO	50%	£48,649,970	£50,426,680	£50,570,198	£50,586,703	£50,972,989

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,137,866	£9,385,488	£9,529,760	£9,546,046	£9,924,582
70% SR : 15% LLR : 15% SO	5%	£7,941,646	£11,040,562	£11,184,295	£11,200,583	£11,578,684
70% SR : 15% LLR : 15% SO	10%	£9,760,308	£12,710,368	£12,853,623	£12,869,910	£13,247,728
70% SR : 15% LLR : 15% SO	15%	£11,593,853	£14,394,905	£14,537,740	£14,554,026	£14,931,709
70% SR : 15% LLR : 15% SO	20%	£13,442,280	£16,094,172	£16,236,645	£16,252,932	£16,630,628
70% SR : 15% LLR : 15% SO	25%	£15,305,588	£17,808,169	£17,950,339	£17,966,625	£18,344,483
70% SR : 15% LLR : 15% SO	30%	£17,183,780	£19,536,895	£19,678,818	£19,695,105	£20,073,275
70% SR : 15% LLR : 15% SO	35%	£19,076,853	£21,280,350	£21,423,142	£21,439,660	£21,823,648
70% SR : 15% LLR : 15% SO	40%	£20,984,809	£23,050,292	£23,193,897	£23,210,414	£23,595,021
70% SR : 15% LLR : 15% SO	45%	£22,907,646	£24,836,118	£24,979,646	£24,996,163	£25,381,539
70% SR : 15% LLR : 15% SO	50%	£24,860,170	£26,636,880	£26,780,398	£26,796,903	£27,183,189

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,906,535	£1,341,088	£1,485,360	£1,501,646	£1,880,182
70% SR : 15% LLR : 15% SO	5%	£1,027,754	£2,996,162	£3,139,895	£3,156,183	£3,534,284
70% SR : 15% LLR : 15% SO	10%	£1,715,908	£4,665,968	£4,809,223	£4,825,510	£5,203,328
70% SR : 15% LLR : 15% SO	15%	£3,549,453	£6,350,505	£6,493,340	£6,509,626	£6,887,300
70% SR : 15% LLR : 15% SO	20%	£5,397,880	£8,049,772	£8,192,245	£8,208,532	£8,586,228
70% SR : 15% LLR : 15% SO	25%	£7,261,188	£9,763,769	£9,905,939	£9,922,225	£10,300,083
70% SR : 15% LLR : 15% SO	30%	£9,139,380	£11,492,495	£11,634,418	£11,650,705	£12,028,875
70% SR : 15% LLR : 15% SO	35%	£11,032,453	£13,235,950	£13,378,742	£13,395,260	£13,779,248
70% SR : 15% LLR : 15% SO	40%	£12,940,409	£15,005,892	£15,149,497	£15,166,014	£15,550,621
70% SR : 15% LLR : 15% SO	45%	£14,863,246	£16,791,718	£16,935,246	£16,951,763	£17,337,139
70% SR : 15% LLR : 15% SO	50%	£16,815,770	£18,602,480	£18,735,996	£18,752,503	£19,138,799

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,995,935	£4,748,312	£4,604,040	£4,587,754	£4,209,218
70% SR : 15% LLR : 15% SO	5%	£6,192,154	£3,093,238	£2,949,505	£2,933,217	£2,555,116
70% SR : 15% LLR : 15% SO	10%	£4,373,492	£1,423,432	£1,280,177	£1,263,890	£886,072
70% SR : 15% LLR : 15% SO	15%	£2,539,947	£-261,105	£-403,940	£-420,226	£-797,909
70% SR : 15% LLR : 15% SO	20%	£691,520	£-1,960,372	£-2,102,845	£-2,119,132	£-2,496,828
70% SR : 15% LLR : 15% SO	25%	£-1,171,788	£-3,674,369	£-3,816,539	£-3,832,825	£-4,210,683
70% SR : 15% LLR : 15% SO	30%	£-3,049,980	£-5,403,095	£-5,545,018	£-5,561,305	£-5,939,475
70% SR : 15% LLR : 15% SO	35%	£-4,943,053	£-7,146,550	£-7,289,342	£-7,305,860	£-7,689,848
70% SR : 15% LLR : 15% SO	40%	£-6,851,009	£-8,916,492	£-9,060,997	£-9,078,514	£-9,481,221
70% SR : 15% LLR : 15% SO	45%	£-8,773,846	£-10,702,318	£-10,845,846	£-10,862,363	£-11,247,739
70% SR : 15% LLR : 15% SO	50%	£-10,726,370	£-12,503,080	£-12,646,596	£-12,663,103	£-13,049,389

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 50% Discount

Value Area £600 per sq ft

No Units 190
 Site Area 3.4 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,810,442	£18,630,548	£18,486,276	£18,469,988	£18,091,453
70% SR : 15% LLR : 15% SO	5%	£20,216,160	£17,181,875	£17,038,142	£17,021,854	£16,643,753
70% SR : 15% LLR : 15% SO	10%	£18,606,996	£15,718,472	£15,575,217	£15,558,930	£15,181,112
70% SR : 15% LLR : 15% SO	15%	£16,982,950	£14,240,337	£14,097,503	£14,081,215	£13,703,533
70% SR : 15% LLR : 15% SO	20%	£15,344,021	£12,747,473	£12,603,571	£12,587,053	£12,204,013
70% SR : 15% LLR : 15% SO	25%	£13,690,211	£11,230,369	£11,086,187	£11,069,571	£10,686,465
70% SR : 15% LLR : 15% SO	30%	£12,021,519	£9,697,741	£9,553,809	£9,537,291	£9,153,770
70% SR : 15% LLR : 15% SO	35%	£10,335,956	£8,150,174	£8,006,435	£7,989,918	£7,605,929
70% SR : 15% LLR : 15% SO	40%	£8,624,870	£6,587,671	£6,444,066	£6,427,548	£6,042,943
70% SR : 15% LLR : 15% SO	45%	£6,898,691	£5,010,233	£4,866,706	£4,850,189	£4,464,811
70% SR : 15% LLR : 15% SO	50%	£5,157,421	£3,417,857	£3,274,351	£3,257,834	£2,866,123

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£34,510,558	£37,690,452	£37,834,724	£37,851,012	£38,229,547
70% SR : 15% LLR : 15% SO	5%	£36,104,840	£39,139,125	£39,282,858	£39,299,146	£39,677,247
70% SR : 15% LLR : 15% SO	10%	£37,714,004	£40,602,528	£40,745,783	£40,762,070	£41,139,888
70% SR : 15% LLR : 15% SO	15%	£39,338,050	£42,080,663	£42,223,497	£42,239,785	£42,617,467
70% SR : 15% LLR : 15% SO	20%	£40,976,979	£43,573,527	£43,717,429	£43,733,947	£44,116,387
70% SR : 15% LLR : 15% SO	25%	£42,630,789	£45,080,631	£45,234,813	£45,251,329	£45,634,535
70% SR : 15% LLR : 15% SO	30%	£44,299,481	£46,623,259	£46,767,191	£46,783,709	£47,167,230
70% SR : 15% LLR : 15% SO	35%	£45,985,044	£48,170,826	£48,314,565	£48,331,082	£48,715,071
70% SR : 15% LLR : 15% SO	40%	£47,696,130	£49,733,329	£49,876,934	£49,893,451	£50,278,057
70% SR : 15% LLR : 15% SO	45%	£49,422,309	£51,310,767	£51,454,294	£51,470,812	£51,856,189
70% SR : 15% LLR : 15% SO	50%	£51,163,579	£52,903,143	£53,046,649	£53,063,166	£53,454,877

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,720,758	£13,900,652	£14,044,324	£14,061,212	£14,439,747
70% SR : 15% LLR : 15% SO	5%	£12,315,040	£15,349,325	£15,493,058	£15,509,346	£15,887,447
70% SR : 15% LLR : 15% SO	10%	£13,924,204	£16,812,728	£16,955,983	£16,972,270	£17,350,088
70% SR : 15% LLR : 15% SO	15%	£15,548,250	£18,290,863	£18,433,697	£18,449,985	£18,827,867
70% SR : 15% LLR : 15% SO	20%	£17,187,179	£19,783,727	£19,927,629	£19,944,147	£20,327,187
70% SR : 15% LLR : 15% SO	25%	£18,840,989	£21,300,831	£21,445,013	£21,461,529	£21,844,735
70% SR : 15% LLR : 15% SO	30%	£20,509,681	£22,833,459	£22,977,391	£22,993,909	£23,377,430
70% SR : 15% LLR : 15% SO	35%	£22,195,244	£24,381,026	£24,524,765	£24,541,282	£24,925,271
70% SR : 15% LLR : 15% SO	40%	£23,906,330	£25,943,529	£26,087,134	£26,103,651	£26,488,257
70% SR : 15% LLR : 15% SO	45%	£25,632,509	£27,520,967	£27,664,494	£27,681,012	£28,066,393
70% SR : 15% LLR : 15% SO	50%	£27,373,779	£29,113,343	£29,256,849	£29,273,366	£29,665,077

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,676,358	£5,856,252	£6,000,524	£6,016,812	£6,395,347
70% SR : 15% LLR : 15% SO	5%	£4,270,640	£7,304,925	£7,448,658	£7,464,946	£7,843,047
70% SR : 15% LLR : 15% SO	10%	£5,879,804	£8,768,328	£8,911,583	£8,927,870	£9,305,688
70% SR : 15% LLR : 15% SO	15%	£7,503,850	£10,246,463	£10,389,297	£10,405,585	£10,783,267
70% SR : 15% LLR : 15% SO	20%	£9,142,779	£11,739,327	£11,883,229	£11,899,747	£12,282,787
70% SR : 15% LLR : 15% SO	25%	£10,796,589	£13,256,431	£13,400,613	£13,417,129	£13,800,335
70% SR : 15% LLR : 15% SO	30%	£12,465,281	£14,789,059	£14,932,991	£14,949,509	£15,333,030
70% SR : 15% LLR : 15% SO	35%	£14,150,844	£16,336,626	£16,480,365	£16,496,882	£16,880,871
70% SR : 15% LLR : 15% SO	40%	£15,861,930	£17,899,129	£18,042,734	£18,059,251	£18,443,857
70% SR : 15% LLR : 15% SO	45%	£17,598,109	£19,476,567	£19,620,094	£19,636,612	£20,021,989
70% SR : 15% LLR : 15% SO	50%	£19,329,379	£21,068,943	£21,212,449	£21,228,966	£21,620,677

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,413,042	£233,148	£86,876	£72,588	£305,947
70% SR : 15% LLR : 15% SO	5%	£1,818,760	£1,215,525	£1,359,258	£1,375,546	£1,753,647
70% SR : 15% LLR : 15% SO	10%	£209,596	£2,678,928	£2,822,183	£2,838,470	£3,216,288
70% SR : 15% LLR : 15% SO	15%	£1,414,450	£4,157,063	£4,299,897	£4,316,185	£4,693,867
70% SR : 15% LLR : 15% SO	20%	£3,053,379	£5,649,927	£5,793,829	£5,810,347	£6,193,387
70% SR : 15% LLR : 15% SO	25%	£4,707,189	£7,167,031	£7,311,213	£7,327,729	£7,710,935
70% SR : 15% LLR : 15% SO	30%	£6,375,881	£8,699,659	£8,843,591	£8,860,109	£9,243,630
70% SR : 15% LLR : 15% SO	35%	£8,061,444	£10,247,226	£10,390,965	£10,407,482	£10,791,471
70% SR : 15% LLR : 15% SO	40%	£9,772,530	£11,809,729	£11,953,334	£11,969,851	£12,354,457
70% SR : 15% LLR : 15% SO	45%	£11,498,709	£13,387,167	£13,530,694	£13,547,212	£13,932,899
70% SR : 15% LLR : 15% SO	50%	£13,239,979	£14,979,543	£15,123,049	£15,139,566	£15,531,277

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 50% Discount

Value Area £550 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,227,550	£14,109,106	£13,962,792	£13,946,276	£13,562,383
70% SR : 15% LLR : 15% SO	5%	£15,833,596	£12,850,395	£12,704,628	£12,688,111	£12,304,658
70% SR : 15% LLR : 15% SO	10%	£14,424,761	£11,576,746	£11,431,464	£11,414,946	£11,031,782
70% SR : 15% LLR : 15% SO	15%	£13,001,042	£10,288,156	£10,143,300	£10,126,783	£9,743,756
70% SR : 15% LLR : 15% SO	20%	£11,558,772	£8,964,628	£8,840,138	£8,823,621	£8,440,581
70% SR : 15% LLR : 15% SO	25%	£10,095,177	£7,666,161	£7,521,980	£7,505,462	£7,122,257
70% SR : 15% LLR : 15% SO	30%	£8,616,490	£6,332,756	£6,188,825	£6,172,308	£5,789,786
70% SR : 15% LLR : 15% SO	35%	£7,122,709	£4,984,415	£4,840,676	£4,824,158	£4,440,169
70% SR : 15% LLR : 15% SO	40%	£5,613,837	£3,621,136	£3,476,087	£3,459,335	£3,069,287
70% SR : 15% LLR : 15% SO	45%	£4,089,870	£2,228,227	£2,082,669	£2,065,918	£1,675,088
70% SR : 15% LLR : 15% SO	50%	£2,544,064	£819,584	£674,047	£657,295	£265,532

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£39,093,450	-£42,211,894	-£42,358,208	-£42,374,724	-£42,758,617
70% SR : 15% LLR : 15% SO	5%	-£40,487,404	-£43,470,605	-£43,616,372	-£43,632,889	-£44,016,342
70% SR : 15% LLR : 15% SO	10%	-£41,896,239	-£44,744,254	-£44,889,536	-£44,906,054	-£45,289,218
70% SR : 15% LLR : 15% SO	15%	-£43,319,958	-£46,032,844	-£46,177,700	-£46,194,217	-£46,577,244
70% SR : 15% LLR : 15% SO	20%	-£44,762,228	-£47,336,372	-£47,480,862	-£47,497,379	-£47,880,419
70% SR : 15% LLR : 15% SO	25%	-£46,225,823	-£48,654,839	-£48,799,020	-£48,815,538	-£49,198,743
70% SR : 15% LLR : 15% SO	30%	-£47,704,510	-£49,988,244	-£50,132,175	-£50,148,692	-£50,532,214
70% SR : 15% LLR : 15% SO	35%	-£49,198,291	-£51,336,585	-£51,480,324	-£51,496,842	-£51,880,831
70% SR : 15% LLR : 15% SO	40%	-£50,707,163	-£52,699,864	-£52,844,913	-£52,861,665	-£53,211,713
70% SR : 15% LLR : 15% SO	45%	-£52,231,130	-£54,082,773	-£54,238,331	-£54,255,082	-£54,645,912
70% SR : 15% LLR : 15% SO	50%	-£53,776,936	-£55,491,416	-£55,646,953	-£55,663,705	-£56,085,468

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£15,303,650	-£16,422,094	-£16,568,406	-£16,584,924	-£16,968,617
70% SR : 15% LLR : 15% SO	5%	-£16,697,504	-£19,680,805	-£19,826,572	-£19,843,089	-£20,226,542
70% SR : 15% LLR : 15% SO	10%	-£18,106,439	-£20,954,454	-£21,099,736	-£21,116,254	-£21,499,418
70% SR : 15% LLR : 15% SO	15%	-£19,530,158	-£22,243,044	-£22,387,900	-£22,404,417	-£22,787,444
70% SR : 15% LLR : 15% SO	20%	-£20,972,428	-£23,546,572	-£23,691,062	-£23,707,579	-£24,090,619
70% SR : 15% LLR : 15% SO	25%	-£22,436,023	-£24,865,039	-£25,009,220	-£25,025,738	-£25,408,943
70% SR : 15% LLR : 15% SO	30%	-£23,914,710	-£26,198,444	-£26,342,375	-£26,358,892	-£26,742,414
70% SR : 15% LLR : 15% SO	35%	-£25,408,491	-£27,546,785	-£27,690,524	-£27,707,042	-£28,091,031
70% SR : 15% LLR : 15% SO	40%	-£26,917,363	-£28,910,064	-£29,055,113	-£29,071,865	-£29,461,913
70% SR : 15% LLR : 15% SO	45%	-£28,441,330	-£30,302,973	-£30,448,531	-£30,465,282	-£30,856,112
70% SR : 15% LLR : 15% SO	50%	-£29,987,136	-£31,711,616	-£31,857,153	-£31,873,905	-£32,265,668

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£7,259,250	-£10,377,694	-£10,524,006	-£10,540,524	-£10,924,417
70% SR : 15% LLR : 15% SO	5%	-£8,653,204	-£11,636,405	-£11,782,172	-£11,798,689	-£12,182,142
70% SR : 15% LLR : 15% SO	10%	-£10,062,039	-£12,910,054	-£13,055,336	-£13,071,854	-£13,455,018
70% SR : 15% LLR : 15% SO	15%	-£11,485,758	-£14,198,644	-£14,343,500	-£14,360,017	-£14,743,044
70% SR : 15% LLR : 15% SO	20%	-£12,928,028	-£15,502,172	-£15,646,662	-£15,663,179	-£16,046,219
70% SR : 15% LLR : 15% SO	25%	-£14,391,623	-£16,820,639	-£16,964,820	-£16,981,338	-£17,364,543
70% SR : 15% LLR : 15% SO	30%	-£15,870,310	-£18,154,044	-£18,297,975	-£18,314,492	-£18,698,014
70% SR : 15% LLR : 15% SO	35%	-£17,364,091	-£19,502,385	-£19,646,124	-£19,662,642	-£20,046,631
70% SR : 15% LLR : 15% SO	40%	-£18,872,963	-£20,865,664	-£21,010,713	-£21,027,465	-£21,417,513
70% SR : 15% LLR : 15% SO	45%	-£20,396,930	-£22,259,573	-£22,404,131	-£22,420,882	-£22,811,712
70% SR : 15% LLR : 15% SO	50%	-£21,942,736	-£23,667,216	-£23,812,753	-£23,829,505	-£24,221,268

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£1,169,850	-£4,288,294	-£4,434,606	-£4,451,124	-£4,835,017
70% SR : 15% LLR : 15% SO	5%	-£2,563,804	-£5,547,005	-£5,692,772	-£5,709,289	-£6,092,742
70% SR : 15% LLR : 15% SO	10%	-£3,972,639	-£6,820,654	-£6,965,936	-£6,982,454	-£7,365,618
70% SR : 15% LLR : 15% SO	15%	-£5,396,358	-£8,109,244	-£8,254,100	-£8,270,617	-£8,653,644
70% SR : 15% LLR : 15% SO	20%	-£6,838,628	-£9,412,772	-£9,557,262	-£9,573,779	-£9,956,619
70% SR : 15% LLR : 15% SO	25%	-£8,302,223	-£10,731,239	-£10,875,420	-£10,891,938	-£11,275,143
70% SR : 15% LLR : 15% SO	30%	-£9,780,910	-£12,064,644	-£12,208,575	-£12,225,092	-£12,608,614
70% SR : 15% LLR : 15% SO	35%	-£11,274,691	-£13,412,985	-£13,556,724	-£13,573,242	-£13,957,231
70% SR : 15% LLR : 15% SO	40%	-£12,783,563	-£14,776,264	-£14,921,313	-£14,938,065	-£15,328,113
70% SR : 15% LLR : 15% SO	45%	-£14,307,530	-£16,159,173	-£16,314,731	-£16,331,482	-£16,722,912
70% SR : 15% LLR : 15% SO	50%	-£15,853,336	-£17,577,616	-£17,723,353	-£17,740,105	-£18,131,668

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and 5,000 sqm B8 20% AW 50% Discount
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Value Area	£500 per sq ft
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No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,633,489	£9,657,312	£9,510,998	£9,494,482	£9,110,589
70% SR : 15% LLR : 15% SO	5%	£11,419,734	£8,579,845	£8,434,077	£8,417,559	£8,034,107
70% SR : 15% LLR : 15% SO	10%	£10,190,887	£7,487,436	£7,342,154	£7,325,637	£6,942,473
70% SR : 15% LLR : 15% SO	15%	£8,946,947	£6,380,090	£6,235,234	£6,218,716	£5,835,689
70% SR : 15% LLR : 15% SO	20%	£7,687,914	£5,257,803	£5,113,315	£5,096,797	£4,713,756
70% SR : 15% LLR : 15% SO	25%	£6,413,789	£4,120,579	£3,975,106	£3,958,354	£3,569,726
70% SR : 15% LLR : 15% SO	30%	£5,124,570	£2,956,898	£2,810,730	£2,793,978	£2,405,031
70% SR : 15% LLR : 15% SO	35%	£3,820,260	£1,776,920	£1,631,147	£1,614,386	£1,224,974
70% SR : 15% LLR : 15% SO	40%	£2,489,505	£581,996	£436,359	£419,607	£29,558
70% SR : 15% LLR : 15% SO	45%	£1,140,020	£-636,965	£-784,584	£-801,572	£-1,197,932
70% SR : 15% LLR : 15% SO	50%	£-227,953	£-1,888,985	£-2,038,671	£-2,055,899	£-2,458,828

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-43,687,511	£-46,663,698	£-46,810,002	£-46,826,519	£-47,210,411
70% SR : 15% LLR : 15% SO	5%	£-44,901,266	£-47,741,155	£-47,886,923	£-47,903,441	£-48,286,893
70% SR : 15% LLR : 15% SO	10%	£-46,130,113	£-48,833,564	£-48,978,846	£-48,995,363	£-49,378,527
70% SR : 15% LLR : 15% SO	15%	£-47,374,053	£-49,940,910	£-50,085,766	£-50,102,284	£-50,485,311
70% SR : 15% LLR : 15% SO	20%	£-48,633,086	£-51,063,197	£-51,207,685	£-51,224,203	£-51,607,244
70% SR : 15% LLR : 15% SO	25%	£-49,907,211	£-52,200,421	£-52,345,894	£-52,362,646	£-52,751,274
70% SR : 15% LLR : 15% SO	30%	£-51,196,430	£-53,364,302	£-53,510,270	£-53,527,022	£-53,915,969
70% SR : 15% LLR : 15% SO	35%	£-52,500,740	£-54,544,080	£-54,689,853	£-54,706,604	£-55,096,026
70% SR : 15% LLR : 15% SO	40%	£-53,831,495	£-55,739,004	£-55,884,641	£-55,901,393	£-56,291,442
70% SR : 15% LLR : 15% SO	45%	£-55,180,990	£-56,957,965	£-57,105,594	£-57,122,572	£-57,518,932
70% SR : 15% LLR : 15% SO	50%	£-56,548,953	£-58,209,985	£-58,359,671	£-58,376,899	£-58,779,828

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-19,897,711	£-22,873,898	£-23,020,202	£-23,036,719	£-23,420,811
70% SR : 15% LLR : 15% SO	5%	£-21,111,466	£-23,951,355	£-24,097,123	£-24,113,641	£-24,497,093
70% SR : 15% LLR : 15% SO	10%	£-22,340,313	£-25,043,764	£-25,189,046	£-25,205,563	£-25,588,727
70% SR : 15% LLR : 15% SO	15%	£-23,584,253	£-26,151,110	£-26,295,966	£-26,312,484	£-26,695,511
70% SR : 15% LLR : 15% SO	20%	£-24,843,286	£-27,273,397	£-27,417,885	£-27,434,403	£-27,817,444
70% SR : 15% LLR : 15% SO	25%	£-26,117,411	£-28,410,621	£-28,556,094	£-28,572,846	£-28,961,474
70% SR : 15% LLR : 15% SO	30%	£-27,406,630	£-29,574,502	£-29,720,470	£-29,737,222	£-30,126,169
70% SR : 15% LLR : 15% SO	35%	£-28,710,940	£-30,754,280	£-30,900,053	£-30,916,804	£-31,306,226
70% SR : 15% LLR : 15% SO	40%	£-30,041,695	£-31,949,204	£-32,094,841	£-32,111,593	£-32,501,642
70% SR : 15% LLR : 15% SO	45%	£-31,391,190	£-33,168,165	£-33,315,784	£-33,332,772	£-33,729,132
70% SR : 15% LLR : 15% SO	50%	£-32,759,153	£-34,420,185	£-34,569,871	£-34,587,099	£-34,980,028

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-11,853,311	£-14,829,498	£-14,975,802	£-14,992,319	£-15,376,211
70% SR : 15% LLR : 15% SO	5%	£-13,067,066	£-15,906,955	£-16,052,723	£-16,069,241	£-16,452,893
70% SR : 15% LLR : 15% SO	10%	£-14,295,913	£-16,999,364	£-17,144,646	£-17,161,163	£-17,544,327
70% SR : 15% LLR : 15% SO	15%	£-15,539,853	£-18,106,710	£-18,251,566	£-18,268,084	£-18,651,111
70% SR : 15% LLR : 15% SO	20%	£-16,798,886	£-19,228,997	£-19,373,485	£-19,390,003	£-19,773,044
70% SR : 15% LLR : 15% SO	25%	£-18,073,011	£-20,366,221	£-20,511,694	£-20,528,446	£-20,917,074
70% SR : 15% LLR : 15% SO	30%	£-19,362,230	£-21,530,102	£-21,676,070	£-21,692,822	£-22,081,769
70% SR : 15% LLR : 15% SO	35%	£-20,666,540	£-22,709,880	£-22,855,653	£-22,872,404	£-23,261,826
70% SR : 15% LLR : 15% SO	40%	£-21,987,295	£-23,904,804	£-24,050,441	£-24,067,193	£-24,457,242
70% SR : 15% LLR : 15% SO	45%	£-23,346,790	£-25,123,765	£-25,271,384	£-25,288,372	£-25,694,732
70% SR : 15% LLR : 15% SO	50%	£-24,714,753	£-26,375,785	£-26,525,471	£-26,542,699	£-26,945,628

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-5,763,911	£-8,740,088	£-8,886,402	£-8,902,918	£-9,286,811
70% SR : 15% LLR : 15% SO	5%	£-6,977,666	£-9,817,555	£-9,963,323	£-9,979,841	£-10,363,293
70% SR : 15% LLR : 15% SO	10%	£-8,206,513	£-10,909,964	£-11,055,246	£-11,071,763	£-11,454,927
70% SR : 15% LLR : 15% SO	15%	£-9,450,453	£-12,017,310	£-12,162,166	£-12,178,684	£-12,561,711
70% SR : 15% LLR : 15% SO	20%	£-10,709,486	£-13,139,597	£-13,284,085	£-13,300,603	£-13,683,644
70% SR : 15% LLR : 15% SO	25%	£-11,983,611	£-14,276,821	£-14,422,294	£-14,439,046	£-14,827,674
70% SR : 15% LLR : 15% SO	30%	£-13,272,830	£-15,440,702	£-15,586,670	£-15,603,422	£-15,992,369
70% SR : 15% LLR : 15% SO	35%	£-14,577,140	£-16,620,480	£-16,766,253	£-16,783,004	£-17,172,426
70% SR : 15% LLR : 15% SO	40%	£-15,897,895	£-17,815,404	£-17,961,041	£-17,977,793	£-18,367,942
70% SR : 15% LLR : 15% SO	45%	£-17,257,390	£-19,034,365	£-19,181,884	£-19,198,672	£-19,595,332
70% SR : 15% LLR : 15% SO	50%	£-18,628,353	£-20,286,385	£-20,436,071	£-20,453,299	£-20,856,228

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU1 - 190 Flats 10,000 sqm B1c/B2 and
 5,000 sqm B8 20% AW 50% Discount

Value Area £475 per sq ft

No Units	190
Site Area	3.4 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,319,122	£7,377,147	£7,230,833	£7,214,317	£6,830,424
70% SR : 15% LLR : 15% SO	5%	£9,192,270	£6,385,298	£6,239,530	£6,223,012	£5,839,561
70% SR : 15% LLR : 15% SO	10%	£8,050,325	£5,378,509	£5,233,227	£5,216,710	£4,833,545
70% SR : 15% LLR : 15% SO	15%	£6,893,288	£4,356,457	£4,209,551	£4,192,801	£3,804,353
70% SR : 15% LLR : 15% SO	20%	£5,721,158	£3,308,766	£3,162,232	£3,145,480	£2,757,200
70% SR : 15% LLR : 15% SO	25%	£4,533,936	£2,245,924	£2,099,703	£2,082,952	£1,694,324
70% SR : 15% LLR : 15% SO	30%	£3,326,961	£1,167,934	£1,021,966	£1,005,214	£516,266
70% SR : 15% LLR : 15% SO	35%	£2,096,027	£74,795	£74,795	£-71,983	£-483,904
70% SR : 15% LLR : 15% SO	40%	£849,785	£-1,048,117	£-1,195,815	£-1,212,803	£-1,611,598
70% SR : 15% LLR : 15% SO	45%	£-417,590	£-2,200,498	£-2,350,205	£-2,367,433	£-2,769,402
70% SR : 15% LLR : 15% SO	50%	£-1,720,223	£-3,373,159	£-3,522,844	£-3,540,073	£-3,943,002

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-46,001,878	£-48,943,853	£-49,090,167	£-49,106,683	£-49,490,576
70% SR : 15% LLR : 15% SO	5%	£-47,128,730	£-49,935,702	£-50,081,470	£-50,097,988	£-50,481,439
70% SR : 15% LLR : 15% SO	10%	£-48,270,675	£-50,942,491	£-51,087,773	£-51,104,299	£-51,487,455
70% SR : 15% LLR : 15% SO	15%	£-49,427,712	£-51,964,543	£-52,111,449	£-52,128,199	£-52,516,647
70% SR : 15% LLR : 15% SO	20%	£-50,599,842	£-53,012,234	£-53,158,768	£-53,175,520	£-53,563,980
70% SR : 15% LLR : 15% SO	25%	£-51,787,064	£-54,075,076	£-54,221,297	£-54,238,048	£-54,626,676
70% SR : 15% LLR : 15% SO	30%	£-52,994,039	£-55,153,066	£-55,299,034	£-55,315,786	£-55,704,734
70% SR : 15% LLR : 15% SO	35%	£-54,224,973	£-56,246,205	£-56,392,983	£-56,409,972	£-56,804,904
70% SR : 15% LLR : 15% SO	40%	£-55,471,215	£-57,359,117	£-57,516,815	£-57,533,803	£-57,932,598
70% SR : 15% LLR : 15% SO	45%	£-56,739,590	£-58,521,498	£-58,671,205	£-58,688,433	£-59,090,402
70% SR : 15% LLR : 15% SO	50%	£-58,041,223	£-59,694,159	£-59,843,844	£-59,861,073	£-60,264,002

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-22,212,078	£-25,154,053	£-25,300,367	£-25,316,883	£-25,700,776
70% SR : 15% LLR : 15% SO	5%	£-23,338,930	£-26,145,902	£-26,291,670	£-26,308,188	£-26,691,639
70% SR : 15% LLR : 15% SO	10%	£-24,480,875	£-27,152,691	£-27,297,973	£-27,314,490	£-27,697,655
70% SR : 15% LLR : 15% SO	15%	£-25,637,912	£-28,174,743	£-28,321,649	£-28,338,399	£-28,726,847
70% SR : 15% LLR : 15% SO	20%	£-26,810,042	£-29,222,434	£-29,368,968	£-29,385,720	£-29,774,180
70% SR : 15% LLR : 15% SO	25%	£-27,997,264	£-30,285,276	£-30,431,497	£-30,448,248	£-30,836,876
70% SR : 15% LLR : 15% SO	30%	£-29,204,239	£-31,363,286	£-31,509,234	£-31,525,986	£-31,914,934
70% SR : 15% LLR : 15% SO	35%	£-30,435,173	£-32,456,405	£-32,603,183	£-32,620,172	£-33,015,104
70% SR : 15% LLR : 15% SO	40%	£-31,681,415	£-33,579,317	£-33,727,015	£-33,744,003	£-34,142,798
70% SR : 15% LLR : 15% SO	45%	£-32,949,790	£-34,731,698	£-34,891,405	£-34,898,633	£-35,300,602
70% SR : 15% LLR : 15% SO	50%	£-34,251,423	£-35,904,359	£-36,054,044	£-36,071,273	£-36,474,202

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-14,167,678	£-17,109,653	£-17,255,967	£-17,272,483	£-17,656,376
70% SR : 15% LLR : 15% SO	5%	£-15,294,530	£-18,101,502	£-18,247,270	£-18,263,788	£-18,647,239
70% SR : 15% LLR : 15% SO	10%	£-16,436,475	£-19,108,291	£-19,253,573	£-19,270,099	£-19,653,255
70% SR : 15% LLR : 15% SO	15%	£-17,593,512	£-20,130,343	£-20,277,249	£-20,293,999	£-20,682,447
70% SR : 15% LLR : 15% SO	20%	£-18,765,642	£-21,178,034	£-21,324,568	£-21,341,320	£-21,729,780
70% SR : 15% LLR : 15% SO	25%	£-19,952,864	£-22,240,876	£-22,387,097	£-22,403,848	£-22,792,476
70% SR : 15% LLR : 15% SO	30%	£-21,159,839	£-23,318,886	£-23,464,834	£-23,481,586	£-23,870,534
70% SR : 15% LLR : 15% SO	35%	£-22,390,773	£-24,412,005	£-24,558,783	£-24,575,772	£-24,970,704
70% SR : 15% LLR : 15% SO	40%	£-23,637,015	£-25,534,917	£-25,682,615	£-25,699,603	£-26,098,398
70% SR : 15% LLR : 15% SO	45%	£-24,904,390	£-26,687,298	£-26,837,005	£-26,854,233	£-27,256,302
70% SR : 15% LLR : 15% SO	50%	£-26,207,023	£-27,859,959	£-28,009,644	£-28,026,873	£-28,429,802

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-8,078,276	£-11,020,253	£-11,166,567	£-11,183,083	£-11,566,976
70% SR : 15% LLR : 15% SO	5%	£-9,205,130	£-12,012,102	£-12,157,870	£-12,174,388	£-12,557,839
70% SR : 15% LLR : 15% SO	10%	£-10,347,075	£-13,018,891	£-13,164,173	£-13,180,690	£-13,563,855
70% SR : 15% LLR : 15% SO	15%	£-11,504,112	£-14,040,943	£-14,187,849	£-14,204,599	£-14,593,047
70% SR : 15% LLR : 15% SO	20%	£-12,676,242	£-15,088,634	£-15,235,168	£-15,251,920	£-15,640,380
70% SR : 15% LLR : 15% SO	25%	£-13,863,464	£-16,151,476	£-16,297,697	£-16,314,448	£-16,703,076
70% SR : 15% LLR : 15% SO	30%	£-15,070,439	£-17,229,486	£-17,375,434	£-17,392,186	£-17,781,134
70% SR : 15% LLR : 15% SO	35%	£-16,301,373	£-18,322,605	£-18,469,383	£-18,486,372	£-18,881,304
70% SR : 15% LLR : 15% SO	40%	£-17,547,615	£-19,445,517	£-19,593,215	£-19,610,203	£-20,008,998
70% SR : 15% LLR : 15% SO	45%	£-18,814,990	£-20,597,898	£-20,747,605	£-20,764,833	£-21,166,802
70% SR : 15% LLR : 15% SO	50%	£-20,117,623	£-21,770,559	£-21,920,244	£-21,937,473	£-22,340,402

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2
 No AW

Value Area
 £675 per sq ft

No Units 300
 Site Area 1.8 Ha

Sales value inflation
 Build cost inflation
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£42,379,059	£37,392,903	£37,174,810	£37,149,848	£36,577,621
70% SR : 15% LLR : 15% SO	5%	£39,401,856	£34,633,966	£34,416,686	£34,391,724	£33,820,152
70% SR : 15% LLR : 15% SO	10%	£36,392,658	£31,852,760	£31,636,203	£31,611,241	£31,040,100
70% SR : 15% LLR : 15% SO	15%	£33,357,494	£29,049,284	£28,833,363	£28,808,401	£28,237,465
70% SR : 15% LLR : 15% SO	20%	£30,299,834	£26,223,541	£26,008,166	£25,983,205	£25,412,248
70% SR : 15% LLR : 15% SO	25%	£27,219,676	£23,375,532	£23,160,617	£23,135,654	£22,561,933
70% SR : 15% LLR : 15% SO	30%	£24,117,021	£20,498,054	£20,277,475	£20,252,159	£19,672,395
70% SR : 15% LLR : 15% SO	35%	£20,991,869	£17,583,035	£17,365,746	£17,340,430	£16,759,981
70% SR : 15% LLR : 15% SO	40%	£17,835,410	£14,648,437	£14,431,351	£14,406,036	£13,824,632
70% SR : 15% LLR : 15% SO	45%	£14,642,179	£11,691,260	£11,474,291	£11,448,976	£10,864,224
70% SR : 15% LLR : 15% SO	50%	£11,426,135	£8,693,004	£8,472,997	£8,447,324	£7,855,102

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,621,574	£7,635,418	£7,417,325	£7,392,363	£6,820,136
70% SR : 15% LLR : 15% SO	5%	£9,644,371	£4,876,481	£4,659,201	£4,634,239	£4,062,667
70% SR : 15% LLR : 15% SO	10%	£6,635,173	£2,095,275	£1,878,718	£1,853,756	£1,282,615
70% SR : 15% LLR : 15% SO	15%	£3,600,009	£-708,201	£-924,122	£-949,084	£-1,520,021
70% SR : 15% LLR : 15% SO	20%	£542,349	£-3,533,944	£-3,749,319	£-3,774,280	£-4,345,237
70% SR : 15% LLR : 15% SO	25%	£-2,537,809	£-6,381,953	£-6,596,888	£-6,621,831	£-7,195,552
70% SR : 15% LLR : 15% SO	30%	£-5,640,464	£-9,262,431	£-9,480,010	£-9,505,326	£-10,085,090
70% SR : 15% LLR : 15% SO	35%	£-8,765,616	£-12,174,450	£-12,391,739	£-12,417,055	£-12,997,524
70% SR : 15% LLR : 15% SO	40%	£-11,922,075	£-15,109,048	£-15,326,134	£-15,351,449	£-15,932,853
70% SR : 15% LLR : 15% SO	45%	£-15,115,306	£-18,066,225	£-18,283,194	£-18,308,509	£-18,893,261
70% SR : 15% LLR : 15% SO	50%	£-18,331,359	£-21,064,481	£-21,284,488	£-21,310,161	£-21,902,383

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,191,035	£20,204,879	£19,986,786	£19,961,824	£19,389,598
70% SR : 15% LLR : 15% SO	5%	£22,213,832	£17,445,942	£17,228,662	£17,203,701	£16,632,128
70% SR : 15% LLR : 15% SO	10%	£19,204,634	£14,664,736	£14,448,179	£14,423,217	£13,852,076
70% SR : 15% LLR : 15% SO	15%	£16,169,470	£11,861,260	£11,645,339	£11,620,377	£11,049,441
70% SR : 15% LLR : 15% SO	20%	£13,111,810	£9,035,517	£8,820,142	£8,795,181	£8,224,224
70% SR : 15% LLR : 15% SO	25%	£10,031,652	£6,187,508	£5,972,593	£5,947,630	£5,373,909
70% SR : 15% LLR : 15% SO	30%	£6,928,997	£3,307,030	£3,089,451	£3,064,135	£2,484,371
70% SR : 15% LLR : 15% SO	35%	£3,803,845	£395,011	£177,722	£152,406	£-428,063
70% SR : 15% LLR : 15% SO	40%	£647,386	£-2,539,587	£-2,756,673	£-2,781,988	£-3,363,392
70% SR : 15% LLR : 15% SO	45%	£-2,545,845	£-5,496,764	£-5,713,732	£-5,739,048	£-6,323,800
70% SR : 15% LLR : 15% SO	50%	£-5,761,889	£-8,495,020	£-8,715,027	£-8,740,700	£-9,332,922

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,441,334	£24,455,178	£24,237,085	£24,212,123	£23,639,897
70% SR : 15% LLR : 15% SO	5%	£26,464,131	£21,696,241	£21,478,961	£21,454,000	£20,882,428
70% SR : 15% LLR : 15% SO	10%	£23,454,933	£18,915,035	£18,698,478	£18,673,516	£18,102,376
70% SR : 15% LLR : 15% SO	15%	£20,419,769	£16,111,559	£15,895,638	£15,870,676	£15,299,740
70% SR : 15% LLR : 15% SO	20%	£17,362,109	£13,285,817	£13,070,442	£13,045,481	£12,474,524
70% SR : 15% LLR : 15% SO	25%	£14,281,951	£10,437,807	£10,222,892	£10,197,930	£9,624,209
70% SR : 15% LLR : 15% SO	30%	£11,179,296	£7,557,329	£7,339,750	£7,314,435	£6,734,671
70% SR : 15% LLR : 15% SO	35%	£8,054,144	£4,645,311	£4,428,021	£4,402,706	£3,822,236
70% SR : 15% LLR : 15% SO	40%	£4,897,685	£1,710,712	£1,493,627	£1,468,312	£886,907
70% SR : 15% LLR : 15% SO	45%	£1,704,455	£-1,246,464	£-1,463,433	£-1,488,748	£-2,073,500
70% SR : 15% LLR : 15% SO	50%	£-1,511,589	£-4,244,720	£-4,464,728	£-4,490,400	£-5,082,623

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,658,700	£27,672,544	£27,454,451	£27,429,489	£26,857,262
70% SR : 15% LLR : 15% SO	5%	£29,681,496	£24,913,607	£24,696,326	£24,671,365	£24,099,793
70% SR : 15% LLR : 15% SO	10%	£26,672,299	£22,132,400	£21,915,844	£21,890,882	£21,319,741
70% SR : 15% LLR : 15% SO	15%	£23,637,134	£19,328,925	£19,113,003	£19,088,041	£18,517,105
70% SR : 15% LLR : 15% SO	20%	£20,579,475	£16,503,182	£16,287,807	£16,262,846	£15,691,889
70% SR : 15% LLR : 15% SO	25%	£17,499,316	£13,655,172	£13,440,257	£13,415,295	£12,841,574
70% SR : 15% LLR : 15% SO	30%	£14,396,662	£10,774,694	£10,557,115	£10,531,800	£9,952,036
70% SR : 15% LLR : 15% SO	35%	£11,271,509	£7,862,676	£7,645,386	£7,620,071	£7,039,602
70% SR : 15% LLR : 15% SO	40%	£8,115,050	£4,928,078	£4,710,992	£4,685,677	£4,104,273
70% SR : 15% LLR : 15% SO	45%	£4,921,820	£1,970,901	£1,753,932	£1,728,617	£1,143,865
70% SR : 15% LLR : 15% SO	50%	£1,705,776	£-1,027,355	£-1,247,363	£-1,273,035	£-1,865,258

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 No AW
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Value Area	£650 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£38,852,007	£33,901,784	£33,683,691	£33,658,729	£33,086,501
70% SR : 15% LLR : 15% SO	5%	£36,023,333	£31,301,955	£31,084,675	£31,059,714	£30,488,141
70% SR : 15% LLR : 15% SO	10%	£33,172,162	£28,679,857	£28,463,300	£28,438,339	£27,867,197
70% SR : 15% LLR : 15% SO	15%	£30,298,493	£26,035,490	£25,819,569	£25,794,607	£25,223,670
70% SR : 15% LLR : 15% SO	20%	£27,402,328	£23,368,855	£23,150,558	£23,125,243	£22,546,206
70% SR : 15% LLR : 15% SO	25%	£24,485,664	£20,662,688	£20,444,731	£20,419,416	£19,840,131
70% SR : 15% LLR : 15% SO	30%	£21,542,504	£17,933,815	£17,716,236	£17,690,921	£17,111,157
70% SR : 15% LLR : 15% SO	35%	£18,569,141	£15,182,362	£14,965,074	£14,939,758	£14,359,289
70% SR : 15% LLR : 15% SO	40%	£15,561,701	£12,408,329	£12,191,244	£12,165,929	£11,584,524
70% SR : 15% LLR : 15% SO	45%	£12,531,445	£9,597,554	£9,377,516	£9,351,842	£8,761,031
70% SR : 15% LLR : 15% SO	50%	£9,473,927	£6,752,123	£6,532,116	£6,506,443	£5,914,220

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,094,522	£4,144,299	£3,926,206	£3,901,244	£3,329,016
70% SR : 15% LLR : 15% SO	5%	£6,265,848	£1,544,470	£1,327,190	£1,302,228	£730,656
70% SR : 15% LLR : 15% SO	10%	£3,414,677	£-1,077,628	£-1,294,185	£-1,319,146	£-1,890,288
70% SR : 15% LLR : 15% SO	15%	£541,008	£-3,721,995	£-3,937,916	£-3,962,878	£-4,533,815
70% SR : 15% LLR : 15% SO	20%	£-2,355,157	£-6,388,630	£-6,606,927	£-6,632,242	£-7,211,279
70% SR : 15% LLR : 15% SO	25%	£-5,273,821	£-9,094,797	£-9,312,754	£-9,338,069	£-9,917,354
70% SR : 15% LLR : 15% SO	30%	£-8,214,981	£-11,823,670	£-12,041,249	£-12,066,564	£-12,646,328
70% SR : 15% LLR : 15% SO	35%	£-11,188,344	£-14,575,123	£-14,792,411	£-14,817,727	£-15,398,196
70% SR : 15% LLR : 15% SO	40%	£-14,195,784	£-17,349,156	£-17,566,241	£-17,591,556	£-18,172,961
70% SR : 15% LLR : 15% SO	45%	£-17,226,040	£-20,159,931	£-20,379,959	£-20,405,643	£-20,996,454
70% SR : 15% LLR : 15% SO	50%	£-20,283,558	£-23,006,362	£-23,225,369	£-23,251,042	£-23,843,265

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,663,983	£16,713,760	£16,495,667	£16,470,705	£15,898,477
70% SR : 15% LLR : 15% SO	5%	£18,835,309	£14,113,931	£13,896,651	£13,871,690	£13,300,117
70% SR : 15% LLR : 15% SO	10%	£15,984,138	£11,491,833	£11,275,276	£11,250,315	£10,679,173
70% SR : 15% LLR : 15% SO	15%	£13,110,469	£8,847,466	£8,631,545	£8,606,583	£8,035,646
70% SR : 15% LLR : 15% SO	20%	£10,214,304	£6,180,831	£5,962,534	£5,937,219	£5,358,182
70% SR : 15% LLR : 15% SO	25%	£7,295,640	£3,474,664	£3,256,707	£3,231,392	£2,652,107
70% SR : 15% LLR : 15% SO	30%	£4,354,480	£745,791	£528,212	£502,897	£-76,867
70% SR : 15% LLR : 15% SO	35%	£1,381,117	£-2,005,662	£-2,222,950	£-2,248,265	£-2,828,735
70% SR : 15% LLR : 15% SO	40%	£-1,628,323	£-4,779,695	£-4,996,780	£-5,022,095	£-5,603,500
70% SR : 15% LLR : 15% SO	45%	£-4,656,579	£-7,590,470	£-7,810,508	£-7,836,162	£-8,426,993
70% SR : 15% LLR : 15% SO	50%	£-7,714,097	£-10,436,901	£-10,655,908	£-10,681,581	£-11,273,604

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,914,283	£20,964,059	£20,745,966	£20,721,004	£20,148,777
70% SR : 15% LLR : 15% SO	5%	£23,085,608	£18,364,230	£18,146,950	£18,121,989	£17,550,417
70% SR : 15% LLR : 15% SO	10%	£20,234,437	£15,742,132	£15,525,576	£15,500,614	£14,929,473
70% SR : 15% LLR : 15% SO	15%	£17,360,768	£13,097,766	£12,881,844	£12,856,882	£12,285,945
70% SR : 15% LLR : 15% SO	20%	£14,464,603	£10,431,131	£10,212,833	£10,187,518	£9,608,481
70% SR : 15% LLR : 15% SO	25%	£11,545,940	£7,724,964	£7,507,007	£7,481,692	£6,902,406
70% SR : 15% LLR : 15% SO	30%	£8,604,780	£4,996,091	£4,778,512	£4,753,197	£4,173,433
70% SR : 15% LLR : 15% SO	35%	£5,631,417	£2,244,638	£2,027,349	£2,002,034	£1,421,564
70% SR : 15% LLR : 15% SO	40%	£2,623,976	£-529,395	£-746,481	£-771,796	£-1,353,200
70% SR : 15% LLR : 15% SO	45%	£-406,280	£-3,340,171	£-3,560,209	£-3,585,882	£-4,176,694
70% SR : 15% LLR : 15% SO	50%	£-3,463,798	£-6,185,602	£-6,405,608	£-6,431,282	£-7,023,594

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,131,648	£24,181,425	£23,963,332	£23,938,969	£23,366,142
70% SR : 15% LLR : 15% SO	5%	£26,302,974	£21,581,596	£21,364,315	£21,339,354	£20,767,782
70% SR : 15% LLR : 15% SO	10%	£23,451,803	£18,959,497	£18,742,941	£18,717,980	£18,146,838
70% SR : 15% LLR : 15% SO	15%	£20,578,133	£16,315,131	£16,099,210	£16,074,248	£15,503,310
70% SR : 15% LLR : 15% SO	20%	£17,681,968	£13,648,496	£13,430,199	£13,404,883	£12,825,846
70% SR : 15% LLR : 15% SO	25%	£14,763,305	£10,942,329	£10,724,372	£10,699,057	£10,119,771
70% SR : 15% LLR : 15% SO	30%	£11,822,145	£8,213,456	£7,995,877	£7,970,562	£7,390,798
70% SR : 15% LLR : 15% SO	35%	£8,848,782	£5,462,003	£5,244,714	£5,219,399	£4,638,930
70% SR : 15% LLR : 15% SO	40%	£5,841,341	£2,687,970	£2,470,884	£2,445,569	£1,864,165
70% SR : 15% LLR : 15% SO	45%	£2,811,086	£-122,805	£-342,844	£-368,517	£-959,329
70% SR : 15% LLR : 15% SO	50%	£-246,432	£-796,237	£-1,088,243	£-1,113,917	£-1,606,139

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 No AW
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Value Area	£600 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,765,035	£26,919,059	£26,697,879	£26,672,564	£26,092,239
70% SR : 15% LLR : 15% SO	5%	£29,260,985	£24,625,864	£24,405,509	£24,380,194	£23,800,534
70% SR : 15% LLR : 15% SO	10%	£26,734,438	£22,310,084	£22,090,463	£22,065,148	£21,485,924
70% SR : 15% LLR : 15% SO	15%	£24,185,394	£19,971,721	£19,752,744	£19,727,429	£19,148,413
70% SR : 15% LLR : 15% SO	20%	£21,609,992	£17,610,775	£17,392,352	£17,367,037	£16,788,000
70% SR : 15% LLR : 15% SO	25%	£18,998,602	£15,227,246	£15,009,290	£14,983,975	£14,404,688
70% SR : 15% LLR : 15% SO	30%	£16,364,397	£12,821,136	£12,603,557	£12,578,242	£11,991,835
70% SR : 15% LLR : 15% SO	35%	£13,707,377	£10,375,678	£10,155,314	£10,129,641	£9,540,958
70% SR : 15% LLR : 15% SO	40%	£11,027,540	£7,902,324	£7,682,166	£7,656,493	£7,066,861
70% SR : 15% LLR : 15% SO	45%	£8,301,988	£5,406,070	£5,186,031	£5,160,358	£4,566,740
70% SR : 15% LLR : 15% SO	50%	£5,550,745	£2,866,436	£2,643,316	£2,617,279	£2,016,677

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,007,550	£2,838,426	£3,059,606	£3,084,921	£3,665,246
70% SR : 15% LLR : 15% SO	5%	£496,500	£5,131,621	£5,351,976	£5,377,291	£5,956,951
70% SR : 15% LLR : 15% SO	10%	£3,023,047	£7,447,401	£7,667,022	£7,692,337	£8,271,561
70% SR : 15% LLR : 15% SO	15%	£5,572,091	£9,785,764	£10,004,741	£10,030,056	£10,609,072
70% SR : 15% LLR : 15% SO	20%	£8,147,493	£12,146,710	£12,365,133	£12,390,448	£12,969,485
70% SR : 15% LLR : 15% SO	25%	£10,758,883	£14,530,239	£14,748,195	£14,773,510	£15,352,797
70% SR : 15% LLR : 15% SO	30%	£13,393,088	£16,936,349	£17,153,928	£17,179,243	£17,765,850
70% SR : 15% LLR : 15% SO	35%	£16,050,108	£19,381,807	£19,602,171	£19,627,844	£20,216,527
70% SR : 15% LLR : 15% SO	40%	£18,729,945	£21,865,161	£22,075,319	£22,100,992	£22,690,624
70% SR : 15% LLR : 15% SO	45%	£21,455,497	£24,351,415	£24,571,454	£24,597,127	£25,190,745
70% SR : 15% LLR : 15% SO	50%	£24,206,740	£26,891,050	£27,114,169	£27,140,206	£27,740,808

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,577,011	£9,731,035	£9,509,855	£9,484,540	£8,904,215
70% SR : 15% LLR : 15% SO	5%	£12,072,961	£7,437,840	£7,217,485	£7,192,170	£6,612,510
70% SR : 15% LLR : 15% SO	10%	£9,546,414	£5,122,060	£4,902,439	£4,877,124	£4,297,900
70% SR : 15% LLR : 15% SO	15%	£6,997,370	£2,783,697	£2,564,720	£2,539,405	£1,960,389
70% SR : 15% LLR : 15% SO	20%	£4,421,968	£422,751	£204,328	£179,013	£-400,024
70% SR : 15% LLR : 15% SO	25%	£1,810,579	£-1,960,778	£-2,178,734	£-2,204,049	£-2,783,336
70% SR : 15% LLR : 15% SO	30%	£-823,627	£-4,366,888	£-4,584,467	£-4,609,782	£-5,196,189
70% SR : 15% LLR : 15% SO	35%	£-3,480,647	£-6,812,346	£-7,032,710	£-7,058,383	£-7,647,066
70% SR : 15% LLR : 15% SO	40%	£-6,160,484	£-9,285,700	£-9,505,858	£-9,531,531	£-10,121,163
70% SR : 15% LLR : 15% SO	45%	£-8,895,036	£-11,781,954	£-12,001,993	£-12,027,666	£-12,621,284
70% SR : 15% LLR : 15% SO	50%	£-11,637,278	£-14,321,588	£-14,544,708	£-14,570,745	£-15,171,347

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,827,310	£13,981,334	£13,760,155	£13,734,840	£13,154,515
70% SR : 15% LLR : 15% SO	5%	£16,323,260	£11,688,139	£11,467,785	£11,442,470	£10,862,809
70% SR : 15% LLR : 15% SO	10%	£13,796,713	£9,372,360	£9,152,738	£9,127,423	£8,548,199
70% SR : 15% LLR : 15% SO	15%	£11,247,669	£7,033,996	£6,815,020	£6,789,704	£6,210,689
70% SR : 15% LLR : 15% SO	20%	£8,672,267	£4,673,050	£4,454,627	£4,429,312	£3,850,275
70% SR : 15% LLR : 15% SO	25%	£6,060,878	£2,289,521	£2,071,565	£2,046,250	£1,466,964
70% SR : 15% LLR : 15% SO	30%	£3,426,673	£-16,988	£-334,167	£-359,482	£-945,890
70% SR : 15% LLR : 15% SO	35%	£769,652	£-2,562,046	£-2,782,410	£-2,808,084	£-3,396,767
70% SR : 15% LLR : 15% SO	40%	£-1,910,184	£-5,035,401	£-5,255,558	£-5,281,232	£-5,870,864
70% SR : 15% LLR : 15% SO	45%	£-4,635,736	£-7,531,654	£-7,571,693	£-7,777,367	£-8,370,984
70% SR : 15% LLR : 15% SO	50%	£-7,396,979	£-10,071,289	£-10,284,409	£-10,320,445	£-10,921,048

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,044,676	£17,198,699	£16,977,520	£16,952,205	£16,371,880
70% SR : 15% LLR : 15% SO	5%	£19,540,625	£14,905,504	£14,685,150	£14,659,835	£14,080,174
70% SR : 15% LLR : 15% SO	10%	£17,014,079	£12,589,725	£12,370,104	£12,344,788	£11,765,565
70% SR : 15% LLR : 15% SO	15%	£14,465,034	£10,251,362	£10,032,385	£10,007,070	£9,428,054
70% SR : 15% LLR : 15% SO	20%	£11,889,632	£7,890,415	£7,671,993	£7,646,677	£7,067,640
70% SR : 15% LLR : 15% SO	25%	£9,278,243	£5,506,887	£5,288,930	£5,263,615	£4,684,329
70% SR : 15% LLR : 15% SO	30%	£6,644,038	£3,100,777	£2,883,198	£2,857,883	£2,271,475
70% SR : 15% LLR : 15% SO	35%	£3,987,018	£655,319	£434,955	£409,281	£-179,402
70% SR : 15% LLR : 15% SO	40%	£1,307,181	£-1,818,035	£-2,038,193	£-2,063,967	£-2,653,499
70% SR : 15% LLR : 15% SO	45%	£-1,418,371	£-4,314,289	£-4,534,328	£-4,560,002	£-5,153,619
70% SR : 15% LLR : 15% SO	50%	£-4,169,614	£-6,853,924	£-7,077,044	£-7,103,080	£-7,703,663

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 No AW
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Value Area	£550 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,672,398	£19,869,801	£19,648,621	£19,623,306	£19,042,982
70% SR : 15% LLR : 15% SO	5%	£22,465,805	£17,885,506	£17,665,151	£17,639,836	£17,060,176
70% SR : 15% LLR : 15% SO	10%	£20,236,396	£15,878,627	£15,659,006	£15,633,691	£15,054,467
70% SR : 15% LLR : 15% SO	15%	£17,984,171	£13,848,756	£13,626,680	£13,601,007	£13,013,797
70% SR : 15% LLR : 15% SO	20%	£15,709,131	£11,779,224	£11,557,711	£11,532,038	£10,944,807
70% SR : 15% LLR : 15% SO	25%	£13,411,276	£9,686,790	£9,465,750	£9,440,076	£8,852,593
70% SR : 15% LLR : 15% SO	30%	£11,083,391	£7,571,456	£7,350,799	£7,325,125	£6,737,157
70% SR : 15% LLR : 15% SO	35%	£8,718,468	£5,433,223	£5,212,859	£5,187,185	£4,590,482
70% SR : 15% LLR : 15% SO	40%	£6,330,406	£3,250,922	£3,027,650	£3,001,612	£2,403,637
70% SR : 15% LLR : 15% SO	45%	£3,911,891	£1,041,607	£818,454	£792,418	£193,246
70% SR : 15% LLR : 15% SO	50%	£1,448,812	£-1,221,758	£-1,451,238	£-1,478,016	£-2,095,737

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,085,087	£9,987,684	£10,108,864	£10,134,179	£10,714,504
70% SR : 15% LLR : 15% SO	5%	£7,291,680	£11,871,979	£12,092,334	£12,117,649	£12,697,309
70% SR : 15% LLR : 15% SO	10%	£9,521,089	£13,878,858	£14,098,479	£14,123,794	£14,703,018
70% SR : 15% LLR : 15% SO	15%	£11,773,314	£15,908,729	£16,130,805	£16,156,478	£16,743,688
70% SR : 15% LLR : 15% SO	20%	£14,048,354	£17,978,261	£18,199,774	£18,225,447	£18,812,678
70% SR : 15% LLR : 15% SO	25%	£16,346,209	£20,070,695	£20,291,735	£20,317,409	£20,904,892
70% SR : 15% LLR : 15% SO	30%	£18,674,094	£22,186,029	£22,406,686	£22,432,360	£23,020,328
70% SR : 15% LLR : 15% SO	35%	£21,039,017	£24,324,262	£24,544,626	£24,570,300	£25,167,003
70% SR : 15% LLR : 15% SO	40%	£23,427,079	£26,506,563	£26,729,835	£26,755,873	£27,353,948
70% SR : 15% LLR : 15% SO	45%	£25,845,594	£28,715,878	£28,939,031	£28,965,067	£29,564,239
70% SR : 15% LLR : 15% SO	50%	£28,308,673	£30,979,243	£31,208,723	£31,235,501	£31,853,222

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,484,374	£2,681,777	£2,460,597	£2,435,282	£1,854,958
70% SR : 15% LLR : 15% SO	5%	£5,277,781	£697,482	£477,127	£451,812	£-127,848
70% SR : 15% LLR : 15% SO	10%	£3,048,372	£-1,309,397	£-1,529,018	£-1,554,333	£-2,133,557
70% SR : 15% LLR : 15% SO	15%	£796,147	£-3,339,268	£-3,561,344	£-3,587,017	£-4,174,227
70% SR : 15% LLR : 15% SO	20%	£-1,478,893	£-5,408,800	£-5,630,313	£-5,655,986	£-6,243,217
70% SR : 15% LLR : 15% SO	25%	£-3,776,748	£-7,501,234	£-7,722,274	£-7,747,948	£-8,335,431
70% SR : 15% LLR : 15% SO	30%	£-6,104,633	£-9,616,568	£-9,837,225	£-9,862,899	£-10,450,867
70% SR : 15% LLR : 15% SO	35%	£-8,469,556	£-11,754,801	£-11,975,165	£-12,000,839	£-12,597,542
70% SR : 15% LLR : 15% SO	40%	£-10,857,618	£-13,937,102	£-14,160,374	£-14,186,412	£-14,794,387
70% SR : 15% LLR : 15% SO	45%	£-13,276,133	£-16,146,417	£-16,369,570	£-16,395,606	£-16,994,778
70% SR : 15% LLR : 15% SO	50%	£-15,739,212	£-18,409,782	£-18,639,262	£-18,666,040	£-19,283,761

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,734,674	£6,932,076	£6,710,897	£6,685,582	£6,105,257
70% SR : 15% LLR : 15% SO	5%	£9,528,080	£4,947,782	£4,727,426	£4,702,111	£4,122,452
70% SR : 15% LLR : 15% SO	10%	£7,298,671	£2,940,903	£2,721,281	£2,695,966	£2,116,742
70% SR : 15% LLR : 15% SO	15%	£5,046,447	£911,031	£688,956	£663,282	£76,072
70% SR : 15% LLR : 15% SO	20%	£2,771,407	£-1,158,500	£-1,380,014	£-1,405,687	£-1,992,918
70% SR : 15% LLR : 15% SO	25%	£473,552	£-3,250,935	£-3,471,975	£-3,497,648	£-4,085,132
70% SR : 15% LLR : 15% SO	30%	£-1,854,333	£-5,366,268	£-5,586,926	£-5,612,599	£-6,200,567
70% SR : 15% LLR : 15% SO	35%	£-4,219,257	£-7,504,502	£-7,724,868	£-7,750,539	£-8,347,243
70% SR : 15% LLR : 15% SO	40%	£-6,607,319	£-9,686,802	£-9,910,075	£-9,935,112	£-10,534,088
70% SR : 15% LLR : 15% SO	45%	£-9,025,833	£-11,898,117	£-12,119,271	£-12,145,307	£-12,744,479
70% SR : 15% LLR : 15% SO	50%	£-11,489,913	£-14,159,483	£-14,389,962	£-14,415,741	£-15,033,462

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,952,039	£10,149,441	£9,928,262	£9,902,947	£9,322,622
70% SR : 15% LLR : 15% SO	5%	£12,745,445	£8,165,147	£7,944,792	£7,919,477	£7,339,817
70% SR : 15% LLR : 15% SO	10%	£10,516,037	£6,158,268	£5,938,647	£5,913,331	£5,334,108
70% SR : 15% LLR : 15% SO	15%	£8,263,812	£4,128,397	£3,906,321	£3,880,648	£3,293,437
70% SR : 15% LLR : 15% SO	20%	£5,988,772	£2,058,865	£1,837,352	£1,811,678	£1,224,447
70% SR : 15% LLR : 15% SO	25%	£3,690,917	£-33,569	£-254,610	£-280,283	£-867,766
70% SR : 15% LLR : 15% SO	30%	£1,363,032	£-214,903	£-369,561	£-395,234	£-983,202
70% SR : 15% LLR : 15% SO	35%	£-1,001,891	£-428,137	£-507,501	£-533,174	£-619,877
70% SR : 15% LLR : 15% SO	40%	£-3,389,953	£-646,437	£-832,710	£-858,387	£-1,036,723
70% SR : 15% LLR : 15% SO	45%	£-5,808,468	£-878,752	£-1,201,905	£-1,227,942	£-1,552,114
70% SR : 15% LLR : 15% SO	50%	£-8,271,547	£-1,114,942	£-1,517,597	£-1,543,376	£-1,966,097

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 No AW
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Value Area	£500 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,517,401	£12,960,623	£12,736,314	£12,710,640	£12,122,104
70% SR : 15% LLR : 15% SO	5%	£15,605,061	£11,244,324	£11,020,851	£10,995,178	£10,407,315
70% SR : 15% LLR : 15% SO	10%	£13,669,906	£9,505,119	£9,282,391	£9,256,718	£8,669,297
70% SR : 15% LLR : 15% SO	15%	£11,696,457	£7,743,013	£7,520,937	£7,495,264	£6,908,054
70% SR : 15% LLR : 15% SO	20%	£9,698,301	£5,958,003	£5,735,885	£5,709,849	£5,114,308
70% SR : 15% LLR : 15% SO	25%	£7,677,005	£4,132,150	£3,907,980	£3,881,944	£3,285,147
70% SR : 15% LLR : 15% SO	30%	£5,632,572	£2,280,542	£2,056,761	£2,030,725	£1,434,436
70% SR : 15% LLR : 15% SO	35%	£3,548,004	£405,709	£182,226	£156,190	£-449,706
70% SR : 15% LLR : 15% SO	40%	£1,432,897	£-1,531,482	£-1,761,119	£-1,787,898	£-2,402,917
70% SR : 15% LLR : 15% SO	45%	£-722,628	£-3,507,804	£-3,737,317	£-3,764,095	£-4,380,345
70% SR : 15% LLR : 15% SO	50%	£-2,946,577	£-5,528,451	£-5,761,178	£-5,788,335	£-6,414,798

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-12,240,084	£-16,796,862	£-17,021,171	£-17,046,845	£-17,635,381
70% SR : 15% LLR : 15% SO	5%	£-14,152,424	£-18,513,161	£-18,736,634	£-18,762,308	£-19,350,170
70% SR : 15% LLR : 15% SO	10%	£-16,087,579	£-20,252,366	£-20,475,094	£-20,500,767	£-21,088,188
70% SR : 15% LLR : 15% SO	15%	£-18,061,028	£-22,014,472	£-22,236,548	£-22,262,221	£-22,849,431
70% SR : 15% LLR : 15% SO	20%	£-20,059,184	£-23,799,482	£-24,021,600	£-24,047,636	£-24,843,177
70% SR : 15% LLR : 15% SO	25%	£-22,080,480	£-25,625,335	£-25,849,505	£-25,875,541	£-26,871,338
70% SR : 15% LLR : 15% SO	30%	£-24,124,913	£-27,476,943	£-27,700,724	£-27,726,760	£-28,832,049
70% SR : 15% LLR : 15% SO	35%	£-26,209,481	£-29,351,776	£-29,575,259	£-29,601,295	£-30,207,191
70% SR : 15% LLR : 15% SO	40%	£-28,324,588	£-31,288,967	£-31,518,604	£-31,545,383	£-32,160,402
70% SR : 15% LLR : 15% SO	45%	£-30,480,113	£-33,285,289	£-33,494,802	£-33,521,589	£-34,137,630
70% SR : 15% LLR : 15% SO	50%	£-32,704,062	£-35,335,936	£-35,518,663	£-35,545,820	£-36,172,283

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£329,377	£4,227,401	£4,451,710	£4,477,384	£5,065,820
70% SR : 15% LLR : 15% SO	5%	£-1,582,963	£-5,943,700	£-6,167,173	£-6,192,846	£-6,780,709
70% SR : 15% LLR : 15% SO	10%	£-3,518,118	£-7,682,905	£-7,905,633	£-7,931,306	£-8,518,727
70% SR : 15% LLR : 15% SO	15%	£-5,491,567	£-9,445,011	£-9,667,087	£-9,692,760	£-10,279,970
70% SR : 15% LLR : 15% SO	20%	£-7,489,723	£-11,230,021	£-11,452,139	£-11,478,175	£-12,073,716
70% SR : 15% LLR : 15% SO	25%	£-9,511,019	£-13,055,874	£-13,280,044	£-13,306,080	£-13,901,877
70% SR : 15% LLR : 15% SO	30%	£-11,555,452	£-14,907,482	£-15,131,263	£-15,157,299	£-15,753,588
70% SR : 15% LLR : 15% SO	35%	£-13,640,020	£-16,782,315	£-17,005,798	£-17,031,834	£-17,637,730
70% SR : 15% LLR : 15% SO	40%	£-15,755,127	£-18,719,506	£-18,949,143	£-18,975,922	£-19,590,941
70% SR : 15% LLR : 15% SO	45%	£-17,890,652	£-20,695,828	£-20,925,341	£-20,952,119	£-21,568,369
70% SR : 15% LLR : 15% SO	50%	£-20,134,601	£-22,716,475	£-22,949,202	£-22,976,359	£-23,602,822

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,579,676	£22,899	£201,411	£227,084	£815,620
70% SR : 15% LLR : 15% SO	5%	£2,667,336	£1,693,401	£1,916,874	£1,942,547	£2,530,410
70% SR : 15% LLR : 15% SO	10%	£732,181	£-3,432,605	£-3,655,333	£-3,681,007	£-4,268,427
70% SR : 15% LLR : 15% SO	15%	£-1,241,267	£-5,194,712	£-5,416,787	£-5,442,461	£-6,029,670
70% SR : 15% LLR : 15% SO	20%	£-3,239,423	£-6,979,721	£-7,201,839	£-7,227,876	£-7,823,417
70% SR : 15% LLR : 15% SO	25%	£-5,260,719	£-8,805,575	£-9,029,744	£-9,055,780	£-9,651,578
70% SR : 15% LLR : 15% SO	30%	£-7,305,152	£-10,657,183	£-10,880,964	£-10,907,000	£-11,503,288
70% SR : 15% LLR : 15% SO	35%	£-9,389,720	£-12,532,015	£-12,755,498	£-12,781,534	£-13,387,431
70% SR : 15% LLR : 15% SO	40%	£-11,504,828	£-14,469,207	£-14,698,843	£-14,725,623	£-15,340,642
70% SR : 15% LLR : 15% SO	45%	£-13,660,352	£-16,445,529	£-16,675,041	£-16,701,820	£-17,318,969
70% SR : 15% LLR : 15% SO	50%	£-15,864,302	£-18,466,176	£-18,698,902	£-18,726,060	£-19,352,523

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,797,042	£3,240,264	£3,015,954	£2,990,281	£2,401,745
70% SR : 15% LLR : 15% SO	5%	£5,884,702	£1,523,965	£1,300,492	£1,274,818	£686,955
70% SR : 15% LLR : 15% SO	10%	£3,949,546	£-215,240	£-437,968	£-463,642	£-1,051,062
70% SR : 15% LLR : 15% SO	15%	£1,976,098	£-1,977,347	£-2,199,422	£-2,225,096	£-2,812,305
70% SR : 15% LLR : 15% SO	20%	£-22,058	£-3,762,356	£-3,984,474	£-4,010,510	£-4,606,051
70% SR : 15% LLR : 15% SO	25%	£-2,043,354	£-5,588,209	£-5,812,379	£-5,838,415	£-6,434,212
70% SR : 15% LLR : 15% SO	30%	£-4,087,787	£-7,439,817	£-7,663,598	£-7,689,635	£-8,285,923
70% SR : 15% LLR : 15% SO	35%	£-6,172,355	£-9,314,650	£-9,538,133	£-9,564,169	£-10,170,066
70% SR : 15% LLR : 15% SO	40%	£-8,287,463	£-11,251,842	£-11,481,478	£-11,508,258	£-12,123,276
70% SR : 15% LLR : 15% SO	45%	£-10,442,987	£-13,228,163	£-13,457,676	£-13,484,454	£-14,100,704
70% SR : 15% LLR : 15% SO	50%	£-12,666,937	£-15,248,810	£-15,481,537	£-15,508,694	£-16,135,157

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 No AW
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Value Area	£475 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,934,634	£9,396,620	£9,172,310	£9,146,637	£8,558,100
70% SR : 15% LLR : 15% SO	5%	£12,142,551	£7,814,959	£7,591,486	£7,565,812	£6,977,950
70% SR : 15% LLR : 15% SO	10%	£10,327,330	£6,210,394	£5,984,993	£5,958,956	£5,363,223
70% SR : 15% LLR : 15% SO	15%	£8,488,969	£4,565,231	£4,340,013	£4,313,975	£3,718,456
70% SR : 15% LLR : 15% SO	20%	£6,627,472	£2,896,361	£2,671,714	£2,645,677	£2,050,136
70% SR : 15% LLR : 15% SO	25%	£4,736,021	£1,204,267	£980,098	£954,061	£358,265
70% SR : 15% LLR : 15% SO	30%	£2,806,178	£(521,851)	£(752,010)	£(778,789)	£(1,382,072)
70% SR : 15% LLR : 15% SO	35%	£852,869	£(2,310,215)	£(2,540,068)	£(2,566,846)	£(3,180,877)
70% SR : 15% LLR : 15% SO	40%	£(1,152,661)	£(4,122,466)	£(4,352,103)	£(4,378,882)	£(4,989,017)
70% SR : 15% LLR : 15% SO	45%	£(3,210,185)	£(5,982,830)	£(6,215,591)	£(6,242,748)	£(6,867,719)
70% SR : 15% LLR : 15% SO	50%	£(5,311,283)	£(7,874,632)	£(8,107,358)	£(8,134,517)	£(8,760,979)

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£(15,822,851)	£(20,960,865)	£(20,585,176)	£(20,610,848)	£(21,199,385)
70% SR : 15% LLR : 15% SO	5%	£(17,614,934)	£(21,942,526)	£(22,165,999)	£(22,191,673)	£(22,779,535)
70% SR : 15% LLR : 15% SO	10%	£(19,430,155)	£(23,547,091)	£(23,772,492)	£(23,798,530)	£(24,394,262)
70% SR : 15% LLR : 15% SO	15%	£(21,268,516)	£(25,192,254)	£(25,417,472)	£(25,443,510)	£(26,039,029)
70% SR : 15% LLR : 15% SO	20%	£(23,130,013)	£(26,861,124)	£(27,085,771)	£(27,111,808)	£(27,707,349)
70% SR : 15% LLR : 15% SO	25%	£(25,021,464)	£(28,553,218)	£(28,777,387)	£(28,803,424)	£(29,399,220)
70% SR : 15% LLR : 15% SO	30%	£(26,951,307)	£(30,279,336)	£(30,509,495)	£(30,536,274)	£(31,149,557)
70% SR : 15% LLR : 15% SO	35%	£(28,904,616)	£(32,067,700)	£(32,297,553)	£(32,324,331)	£(32,938,362)
70% SR : 15% LLR : 15% SO	40%	£(30,910,146)	£(33,879,951)	£(34,109,588)	£(34,136,367)	£(34,756,502)
70% SR : 15% LLR : 15% SO	45%	£(32,967,670)	£(35,740,315)	£(35,973,076)	£(36,000,233)	£(36,625,304)
70% SR : 15% LLR : 15% SO	50%	£(35,068,768)	£(37,632,117)	£(37,864,843)	£(37,892,002)	£(38,518,464)

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£(3,253,390)	£(7,791,404)	£(8,015,714)	£(8,041,387)	£(8,629,824)
70% SR : 15% LLR : 15% SO	5%	£(5,045,473)	£(9,373,065)	£(9,596,538)	£(9,622,212)	£(10,210,074)
70% SR : 15% LLR : 15% SO	10%	£(6,860,694)	£(10,977,630)	£(11,203,031)	£(11,229,068)	£(11,824,801)
70% SR : 15% LLR : 15% SO	15%	£(8,699,054)	£(12,622,793)	£(12,848,011)	£(12,874,049)	£(13,469,568)
70% SR : 15% LLR : 15% SO	20%	£(10,560,552)	£(14,291,663)	£(14,516,310)	£(14,542,347)	£(15,137,888)
70% SR : 15% LLR : 15% SO	25%	£(12,452,003)	£(15,983,757)	£(16,207,926)	£(16,233,963)	£(16,829,759)
70% SR : 15% LLR : 15% SO	30%	£(14,381,846)	£(17,709,875)	£(17,940,034)	£(17,966,813)	£(18,580,096)
70% SR : 15% LLR : 15% SO	35%	£(16,335,155)	£(19,488,239)	£(19,728,092)	£(19,754,870)	£(20,388,901)
70% SR : 15% LLR : 15% SO	40%	£(18,340,685)	£(21,310,490)	£(21,540,127)	£(21,566,906)	£(22,187,041)
70% SR : 15% LLR : 15% SO	45%	£(20,398,209)	£(23,170,854)	£(23,403,615)	£(23,430,772)	£(24,055,743)
70% SR : 15% LLR : 15% SO	50%	£(22,499,307)	£(25,062,686)	£(25,295,382)	£(25,322,541)	£(25,949,003)

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£996,910	£(3,541,106)	£(3,765,414)	£(3,791,088)	£(4,379,625)
70% SR : 15% LLR : 15% SO	5%	£(795,173)	£(5,122,766)	£(5,346,239)	£(5,371,912)	£(5,959,775)
70% SR : 15% LLR : 15% SO	10%	£(2,610,395)	£(6,727,331)	£(6,952,732)	£(6,978,769)	£(7,574,501)
70% SR : 15% LLR : 15% SO	15%	£(4,448,755)	£(8,372,494)	£(8,597,712)	£(8,623,749)	£(9,219,268)
70% SR : 15% LLR : 15% SO	20%	£(6,310,253)	£(10,041,363)	£(10,266,011)	£(10,292,047)	£(10,887,588)
70% SR : 15% LLR : 15% SO	25%	£(8,201,704)	£(11,733,458)	£(11,957,626)	£(11,983,664)	£(12,579,460)
70% SR : 15% LLR : 15% SO	30%	£(10,131,547)	£(13,459,576)	£(13,689,734)	£(13,716,514)	£(14,329,797)
70% SR : 15% LLR : 15% SO	35%	£(12,094,856)	£(15,247,940)	£(15,477,792)	£(15,504,571)	£(16,118,602)
70% SR : 15% LLR : 15% SO	40%	£(14,090,385)	£(17,080,190)	£(17,269,828)	£(17,316,606)	£(17,936,741)
70% SR : 15% LLR : 15% SO	45%	£(16,147,910)	£(18,920,554)	£(19,153,316)	£(19,180,473)	£(19,805,443)
70% SR : 15% LLR : 15% SO	50%	£(18,249,007)	£(20,812,356)	£(21,045,083)	£(21,072,241)	£(21,698,703)

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,214,275	£(323,738)	£(548,049)	£(573,723)	£(1,162,260)
70% SR : 15% LLR : 15% SO	5%	£2,422,192	£(1,905,400)	£(2,128,873)	£(2,154,547)	£(2,742,410)
70% SR : 15% LLR : 15% SO	10%	£606,970	£(3,509,965)	£(3,735,366)	£(3,761,404)	£(4,357,136)
70% SR : 15% LLR : 15% SO	15%	£(1,231,390)	£(5,155,128)	£(5,380,347)	£(5,406,384)	£(6,001,903)
70% SR : 15% LLR : 15% SO	20%	£(3,092,887)	£(6,823,998)	£(7,048,646)	£(7,074,682)	£(7,670,223)
70% SR : 15% LLR : 15% SO	25%	£(4,984,338)	£(8,516,092)	£(8,740,261)	£(8,766,298)	£(9,362,094)
70% SR : 15% LLR : 15% SO	30%	£(6,914,181)	£(10,242,210)	£(10,472,369)	£(10,498,149)	£(11,112,431)
70% SR : 15% LLR : 15% SO	35%	£(8,867,490)	£(12,030,575)	£(12,260,427)	£(12,287,206)	£(12,901,237)
70% SR : 15% LLR : 15% SO	40%	£(10,873,020)	£(13,842,825)	£(14,072,462)	£(14,099,241)	£(14,719,376)
70% SR : 15% LLR : 15% SO	45%	£(12,930,545)	£(15,703,189)	£(15,935,950)	£(15,963,108)	£(16,588,076)
70% SR : 15% LLR : 15% SO	50%	£(15,031,642)	£(17,594,991)	£(17,827,714)	£(17,854,876)	£(18,481,336)

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2
 10% AW 10% Discount

Value Area
 £675 per sq ft

No Units 300
 Site Area 1.8 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,842,363	£36,856,657	£36,638,563	£36,613,601	£36,041,375
70% SR : 15% LLR : 15% SO	5%	£38,861,034	£34,097,720	£33,880,440	£33,855,478	£33,283,906
70% SR : 15% LLR : 15% SO	10%	£35,848,367	£31,316,513	£31,099,956	£31,074,995	£30,503,853
70% SR : 15% LLR : 15% SO	15%	£32,813,204	£28,513,038	£28,297,117	£28,272,155	£27,701,218
70% SR : 15% LLR : 15% SO	20%	£29,755,543	£25,687,295	£25,471,921	£25,446,958	£24,876,001
70% SR : 15% LLR : 15% SO	25%	£26,675,385	£22,839,285	£22,622,700	£22,597,385	£22,018,098
70% SR : 15% LLR : 15% SO	30%	£23,572,730	£19,951,219	£19,733,640	£19,708,325	£19,128,561
70% SR : 15% LLR : 15% SO	35%	£20,447,579	£17,039,200	£16,821,911	£16,796,596	£16,216,126
70% SR : 15% LLR : 15% SO	40%	£17,283,417	£14,104,602	£13,887,516	£13,862,201	£13,280,797
70% SR : 15% LLR : 15% SO	45%	£14,090,188	£11,147,425	£10,929,178	£10,903,504	£10,312,694
70% SR : 15% LLR : 15% SO	50%	£10,874,142	£8,141,473	£7,921,467	£7,895,793	£7,303,571

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,084,878	£7,099,172	£6,881,078	£6,856,116	£6,283,890
70% SR : 15% LLR : 15% SO	5%	£9,103,549	£4,340,235	£4,122,955	£4,097,993	£3,526,421
70% SR : 15% LLR : 15% SO	10%	£6,090,882	£1,559,028	£1,342,471	£1,317,510	£746,368
70% SR : 15% LLR : 15% SO	15%	£3,055,719	£-1,244,447	£-1,460,368	£-1,485,330	£-2,056,267
70% SR : 15% LLR : 15% SO	20%	£-1,942	£-4,070,190	£-4,285,564	£-4,310,527	£-4,881,484
70% SR : 15% LLR : 15% SO	25%	£-3,082,100	£-6,918,200	£-7,134,785	£-7,160,100	£-7,739,387
70% SR : 15% LLR : 15% SO	30%	£-6,184,755	£-9,806,266	£-10,023,845	£-10,049,160	£-10,628,925
70% SR : 15% LLR : 15% SO	35%	£-9,309,906	£-12,718,285	£-12,935,574	£-12,960,889	£-13,541,359
70% SR : 15% LLR : 15% SO	40%	£-12,474,068	£-15,652,883	£-15,869,969	£-15,895,284	£-16,476,688
70% SR : 15% LLR : 15% SO	45%	£-15,667,297	£-18,610,060	£-18,828,307	£-18,853,591	£-19,444,791
70% SR : 15% LLR : 15% SO	50%	£-18,893,343	£-21,616,912	£-21,836,018	£-21,861,692	£-22,453,914

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,654,339	£19,668,633	£19,450,539	£19,425,577	£18,853,351
70% SR : 15% LLR : 15% SO	5%	£21,673,010	£16,909,696	£16,692,416	£16,667,454	£16,095,882
70% SR : 15% LLR : 15% SO	10%	£18,660,343	£14,128,489	£13,911,932	£13,886,971	£13,315,829
70% SR : 15% LLR : 15% SO	15%	£15,625,180	£11,325,014	£11,109,093	£11,084,131	£10,513,194
70% SR : 15% LLR : 15% SO	20%	£12,567,520	£8,499,271	£8,283,897	£8,258,935	£7,687,977
70% SR : 15% LLR : 15% SO	25%	£9,487,361	£5,651,261	£5,434,676	£5,409,361	£4,830,074
70% SR : 15% LLR : 15% SO	30%	£6,384,706	£2,763,195	£2,545,616	£2,520,301	£1,940,537
70% SR : 15% LLR : 15% SO	35%	£3,259,555	£-148,824	£-366,113	£-391,428	£-971,898
70% SR : 15% LLR : 15% SO	40%	£95,393	£-3,083,422	£-3,300,507	£-3,325,823	£-3,907,227
70% SR : 15% LLR : 15% SO	45%	£-3,097,836	£-6,940,599	£-7,258,946	£-7,284,520	£-8,875,330
70% SR : 15% LLR : 15% SO	50%	£-6,313,881	£-9,046,551	£-9,366,557	£-9,392,231	£-10,964,453

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,904,699	£23,918,833	£23,700,839	£23,675,876	£23,103,650
70% SR : 15% LLR : 15% SO	5%	£25,923,310	£21,159,995	£20,942,715	£20,917,753	£20,346,182
70% SR : 15% LLR : 15% SO	10%	£22,910,643	£18,378,788	£18,162,232	£18,137,271	£17,566,129
70% SR : 15% LLR : 15% SO	15%	£19,875,480	£15,575,314	£15,359,392	£15,334,430	£14,763,493
70% SR : 15% LLR : 15% SO	20%	£16,817,819	£12,749,571	£12,534,196	£12,509,234	£11,938,277
70% SR : 15% LLR : 15% SO	25%	£13,737,661	£9,901,560	£9,684,975	£9,659,660	£9,080,374
70% SR : 15% LLR : 15% SO	30%	£10,635,006	£7,013,494	£6,795,915	£6,770,600	£6,190,836
70% SR : 15% LLR : 15% SO	35%	£7,509,855	£4,101,476	£3,884,186	£3,858,871	£3,278,401
70% SR : 15% LLR : 15% SO	40%	£4,345,692	£1,166,877	£949,792	£924,477	£343,072
70% SR : 15% LLR : 15% SO	45%	£1,152,463	£-1,790,299	£-2,008,547	£-2,034,220	£-2,625,051
70% SR : 15% LLR : 15% SO	50%	£-2,062,582	£-4,799,251	£-5,016,258	£-5,041,931	£-5,634,154

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£32,122,004	£27,136,298	£26,918,204	£26,893,242	£26,321,015
70% SR : 15% LLR : 15% SO	5%	£29,140,675	£24,377,361	£24,160,080	£24,135,118	£23,563,547
70% SR : 15% LLR : 15% SO	10%	£26,128,008	£21,596,153	£21,379,597	£21,354,636	£20,783,494
70% SR : 15% LLR : 15% SO	15%	£23,092,845	£18,792,679	£18,576,758	£18,551,796	£17,980,858
70% SR : 15% LLR : 15% SO	20%	£20,035,184	£15,966,936	£15,751,561	£15,726,599	£15,155,642
70% SR : 15% LLR : 15% SO	25%	£16,955,026	£13,118,925	£12,902,341	£12,877,025	£12,297,739
70% SR : 15% LLR : 15% SO	30%	£13,852,371	£10,230,859	£10,013,280	£9,987,965	£9,408,201
70% SR : 15% LLR : 15% SO	35%	£10,727,220	£7,318,841	£7,101,551	£7,076,236	£6,495,767
70% SR : 15% LLR : 15% SO	40%	£7,563,058	£4,384,243	£4,167,157	£4,141,842	£3,560,438
70% SR : 15% LLR : 15% SO	45%	£4,369,829	£1,427,066	£1,208,819	£1,183,145	£592,335
70% SR : 15% LLR : 15% SO	50%	£1,153,783	£-1,576,886	£-1,798,892	£-1,824,566	£-2,416,769

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 10% Discount

Value Area	£650 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£38,307,717	£33,365,538	£33,147,444	£33,122,482	£32,550,256
70% SR : 15% LLR : 15% SO	5%	£35,479,042	£30,765,709	£30,548,429	£30,523,467	£29,951,895
70% SR : 15% LLR : 15% SO	10%	£32,627,872	£28,143,611	£27,927,054	£27,902,092	£27,330,950
70% SR : 15% LLR : 15% SO	15%	£29,754,203	£25,499,243	£25,283,322	£25,258,360	£24,685,547
70% SR : 15% LLR : 15% SO	20%	£26,858,037	£22,825,145	£22,606,722	£22,581,408	£22,002,371
70% SR : 15% LLR : 15% SO	25%	£23,939,374	£20,118,854	£19,900,896	£19,875,581	£19,296,296
70% SR : 15% LLR : 15% SO	30%	£20,998,214	£17,389,980	£17,172,401	£17,147,086	£16,567,322
70% SR : 15% LLR : 15% SO	35%	£18,017,149	£14,638,528	£14,421,239	£14,395,924	£13,815,454
70% SR : 15% LLR : 15% SO	40%	£15,009,708	£11,864,494	£11,647,409	£11,622,094	£11,033,094
70% SR : 15% LLR : 15% SO	45%	£11,979,452	£9,046,024	£8,825,985	£8,800,311	£8,209,501
70% SR : 15% LLR : 15% SO	50%	£8,914,123	£6,200,592	£5,980,585	£5,954,912	£5,362,690

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,590,232	£3,608,053	£3,389,959	£3,364,997	£2,792,771
70% SR : 15% LLR : 15% SO	5%	£5,721,557	£1,008,224	£790,944	£765,982	£194,410
70% SR : 15% LLR : 15% SO	10%	£2,870,387	£-1,613,674	£-1,830,431	£-1,855,393	£-2,426,535
70% SR : 15% LLR : 15% SO	15%	£-3,282	£-4,258,242	£-4,474,163	£-4,499,125	£-5,071,938
70% SR : 15% LLR : 15% SO	20%	£-2,899,448	£-6,932,340	£-7,150,763	£-7,176,077	£-7,755,114
70% SR : 15% LLR : 15% SO	25%	£-5,818,111	£-9,638,631	£-9,856,589	£-9,881,904	£-10,461,189
70% SR : 15% LLR : 15% SO	30%	£-8,759,271	£-12,367,505	£-12,585,084	£-12,610,399	£-13,190,163
70% SR : 15% LLR : 15% SO	35%	£-11,740,336	£-15,118,958	£-15,336,246	£-15,361,561	£-15,942,031
70% SR : 15% LLR : 15% SO	40%	£-14,747,777	£-17,892,991	£-18,110,076	£-18,135,391	£-18,724,391
70% SR : 15% LLR : 15% SO	45%	£-17,778,033	£-20,711,461	£-20,931,500	£-20,957,174	£-21,547,964
70% SR : 15% LLR : 15% SO	50%	£-20,843,362	£-23,556,893	£-23,776,900	£-23,802,573	£-24,394,795

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,119,693	£16,177,514	£15,959,420	£15,934,458	£15,362,232
70% SR : 15% LLR : 15% SO	5%	£18,291,018	£13,577,685	£13,360,405	£13,335,443	£12,763,872
70% SR : 15% LLR : 15% SO	10%	£15,439,848	£10,955,587	£10,739,030	£10,714,068	£10,142,926
70% SR : 15% LLR : 15% SO	15%	£12,566,179	£8,311,219	£8,095,298	£8,070,336	£7,497,523
70% SR : 15% LLR : 15% SO	20%	£9,670,013	£5,637,121	£5,418,698	£5,393,384	£4,814,347
70% SR : 15% LLR : 15% SO	25%	£6,751,350	£2,930,830	£2,712,872	£2,687,557	£2,108,272
70% SR : 15% LLR : 15% SO	30%	£3,810,190	£201,957	£-15,623	£-40,938	£-820,702
70% SR : 15% LLR : 15% SO	35%	£829,125	£-2,549,486	£-2,766,785	£-2,792,100	£-3,372,570
70% SR : 15% LLR : 15% SO	40%	£-2,178,316	£-5,323,530	£-5,540,615	£-5,565,930	£-6,154,930
70% SR : 15% LLR : 15% SO	45%	£-5,208,572	£-8,142,000	£-8,362,039	£-8,387,713	£-9,078,523
70% SR : 15% LLR : 15% SO	50%	£-8,273,901	£-10,967,432	£-11,207,439	£-11,233,112	£-11,825,334

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,369,992	£20,427,814	£20,209,719	£20,184,757	£19,612,531
70% SR : 15% LLR : 15% SO	5%	£22,541,318	£17,827,984	£17,610,704	£17,585,742	£17,014,171
70% SR : 15% LLR : 15% SO	10%	£19,690,147	£15,205,886	£14,989,330	£14,964,368	£14,393,226
70% SR : 15% LLR : 15% SO	15%	£16,816,479	£12,561,519	£12,345,598	£12,320,635	£11,747,822
70% SR : 15% LLR : 15% SO	20%	£13,920,313	£9,887,420	£9,668,997	£9,643,683	£9,064,646
70% SR : 15% LLR : 15% SO	25%	£11,001,649	£7,181,129	£6,963,172	£6,937,857	£6,358,571
70% SR : 15% LLR : 15% SO	30%	£8,060,489	£4,452,256	£4,234,677	£4,209,362	£3,629,598
70% SR : 15% LLR : 15% SO	35%	£5,079,424	£1,700,803	£1,483,514	£1,458,199	£877,729
70% SR : 15% LLR : 15% SO	40%	£2,071,984	£-1,073,230	£-1,290,318	£-1,315,831	£-1,904,630
70% SR : 15% LLR : 15% SO	45%	£-958,272	£-3,891,701	£-4,111,740	£-4,137,413	£-4,729,224
70% SR : 15% LLR : 15% SO	50%	£-4,023,601	£-6,737,133	£-6,967,139	£-6,992,813	£-7,576,035

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,587,357	£23,645,179	£23,427,085	£23,402,123	£22,829,896
70% SR : 15% LLR : 15% SO	5%	£25,758,683	£21,045,350	£20,828,070	£20,803,107	£20,231,536
70% SR : 15% LLR : 15% SO	10%	£22,907,512	£18,423,252	£18,206,695	£18,181,733	£17,610,591
70% SR : 15% LLR : 15% SO	15%	£20,033,844	£15,778,884	£15,562,963	£15,538,001	£14,965,187
70% SR : 15% LLR : 15% SO	20%	£17,137,678	£13,104,786	£12,886,363	£12,861,049	£12,282,011
70% SR : 15% LLR : 15% SO	25%	£14,219,015	£10,398,494	£10,180,537	£10,155,222	£9,575,936
70% SR : 15% LLR : 15% SO	30%	£11,277,855	£7,669,621	£7,452,042	£7,426,727	£6,846,963
70% SR : 15% LLR : 15% SO	35%	£8,296,789	£4,918,168	£4,700,879	£4,675,564	£4,095,095
70% SR : 15% LLR : 15% SO	40%	£5,289,349	£2,144,135	£1,927,050	£1,901,734	£1,312,735
70% SR : 15% LLR : 15% SO	45%	£2,259,093	£-74,336	£-894,379	£-920,049	£-1,510,689
70% SR : 15% LLR : 15% SO	50%	£-686,236	£-3,519,768	£-3,739,774	£-3,765,448	£-4,357,689

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW
 10% Discount

Value Area £600 per sq ft

No Units 300
 Site Area 1.8 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,220,746	£26,375,224	£26,154,044	£26,128,729	£25,548,405
70% SR : 15% LLR : 15% SO	5%	£28,716,695	£24,082,029	£23,861,674	£23,836,359	£23,256,699
70% SR : 15% LLR : 15% SO	10%	£26,190,148	£21,766,250	£21,546,628	£21,521,313	£20,942,089
70% SR : 15% LLR : 15% SO	15%	£23,641,103	£19,427,886	£19,208,909	£19,183,594	£18,604,577
70% SR : 15% LLR : 15% SO	20%	£21,057,999	£17,066,940	£16,848,517	£16,823,202	£16,244,165
70% SR : 15% LLR : 15% SO	25%	£18,446,610	£14,683,411	£14,465,455	£14,440,140	£13,860,853
70% SR : 15% LLR : 15% SO	30%	£15,812,405	£12,274,603	£12,053,946	£12,028,272	£11,440,304
70% SR : 15% LLR : 15% SO	35%	£13,155,384	£9,824,148	£9,603,784	£9,578,111	£8,989,426
70% SR : 15% LLR : 15% SO	40%	£10,470,290	£7,350,793	£7,130,635	£7,104,961	£6,515,330
70% SR : 15% LLR : 15% SO	45%	£7,742,186	£4,854,539	£4,632,613	£4,606,577	£4,007,405
70% SR : 15% LLR : 15% SO	50%	£4,990,942	£2,307,100	£2,083,980	£2,057,944	£1,457,340

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,463,261	£3,382,261	£3,603,441	£3,628,756	£4,209,060
70% SR : 15% LLR : 15% SO	5%	£1,040,790	£5,675,456	£5,895,812	£5,921,126	£6,500,786
70% SR : 15% LLR : 15% SO	10%	£3,567,338	£7,991,235	£8,210,857	£8,236,172	£8,815,396
70% SR : 15% LLR : 15% SO	15%	£6,116,382	£10,329,599	£10,548,576	£10,573,891	£11,152,908
70% SR : 15% LLR : 15% SO	20%	£8,699,486	£12,690,545	£12,908,968	£12,934,283	£13,513,320
70% SR : 15% LLR : 15% SO	25%	£11,310,875	£15,074,074	£15,292,030	£15,317,345	£15,896,632
70% SR : 15% LLR : 15% SO	30%	£13,945,080	£17,482,882	£17,703,539	£17,729,213	£18,317,181
70% SR : 15% LLR : 15% SO	35%	£16,602,101	£19,933,337	£20,153,701	£20,179,374	£20,788,059
70% SR : 15% LLR : 15% SO	40%	£19,287,195	£22,406,692	£22,826,850	£22,852,524	£23,242,155
70% SR : 15% LLR : 15% SO	45%	£22,015,299	£24,902,946	£25,324,872	£25,350,508	£25,750,080
70% SR : 15% LLR : 15% SO	50%	£24,766,543	£27,450,385	£27,873,505	£27,899,541	£28,300,145

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,032,722	£9,187,200	£8,966,020	£8,940,705	£8,360,381
70% SR : 15% LLR : 15% SO	5%	£11,528,671	£6,894,005	£6,673,650	£6,648,335	£6,068,675
70% SR : 15% LLR : 15% SO	10%	£9,002,124	£4,578,226	£4,358,604	£4,333,289	£3,754,065
70% SR : 15% LLR : 15% SO	15%	£6,453,079	£2,239,862	£2,020,885	£1,995,570	£1,416,553
70% SR : 15% LLR : 15% SO	20%	£3,869,975	£121,084	£339,507	£364,822	£943,859
70% SR : 15% LLR : 15% SO	25%	£1,258,586	£2,504,613	£2,722,569	£2,747,884	£3,327,171
70% SR : 15% LLR : 15% SO	30%	£1,375,619	£4,913,421	£5,134,078	£5,159,752	£5,747,719
70% SR : 15% LLR : 15% SO	35%	£4,032,640	£7,363,876	£7,584,240	£7,609,913	£8,198,588
70% SR : 15% LLR : 15% SO	40%	£6,717,734	£9,837,231	£10,057,389	£10,083,062	£10,672,694
70% SR : 15% LLR : 15% SO	45%	£9,445,638	£12,333,485	£12,555,411	£12,581,447	£13,180,619
70% SR : 15% LLR : 15% SO	50%	£12,197,082	£14,880,924	£15,104,044	£15,130,080	£15,730,653

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,283,021	£13,437,499	£13,216,320	£13,191,005	£12,610,680
70% SR : 15% LLR : 15% SO	5%	£15,778,971	£11,144,304	£10,923,949	£10,898,635	£10,318,974
70% SR : 15% LLR : 15% SO	10%	£13,252,423	£8,828,525	£8,608,903	£8,583,588	£8,004,365
70% SR : 15% LLR : 15% SO	15%	£10,703,379	£6,490,161	£6,271,185	£6,245,870	£5,666,853
70% SR : 15% LLR : 15% SO	20%	£8,120,274	£4,129,215	£3,910,792	£3,885,477	£3,306,440
70% SR : 15% LLR : 15% SO	25%	£5,508,885	£1,745,686	£1,527,730	£1,502,415	£923,129
70% SR : 15% LLR : 15% SO	30%	£2,874,680	£683,121	£883,779	£809,452	£1,497,420
70% SR : 15% LLR : 15% SO	35%	£217,660	£3,113,577	£3,333,940	£3,359,814	£3,948,298
70% SR : 15% LLR : 15% SO	40%	£2,467,435	£5,586,932	£5,807,090	£5,832,763	£6,422,394
70% SR : 15% LLR : 15% SO	45%	£5,195,539	£8,083,185	£8,305,111	£8,331,148	£8,930,320
70% SR : 15% LLR : 15% SO	50%	£7,946,783	£10,630,624	£10,853,744	£10,879,781	£11,480,384

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,500,386	£16,654,864	£16,433,685	£16,408,370	£15,828,045
70% SR : 15% LLR : 15% SO	5%	£18,996,336	£14,361,670	£14,141,314	£14,116,000	£13,536,339
70% SR : 15% LLR : 15% SO	10%	£16,469,788	£12,045,890	£11,826,269	£11,800,954	£11,221,730
70% SR : 15% LLR : 15% SO	15%	£13,920,744	£9,707,527	£9,488,550	£9,463,235	£8,884,218
70% SR : 15% LLR : 15% SO	20%	£11,337,640	£7,346,581	£7,128,158	£7,102,843	£6,523,805
70% SR : 15% LLR : 15% SO	25%	£8,726,251	£4,963,052	£4,745,096	£4,719,780	£4,140,494
70% SR : 15% LLR : 15% SO	30%	£6,092,045	£2,554,244	£2,333,587	£2,307,913	£1,719,945
70% SR : 15% LLR : 15% SO	35%	£3,435,025	£1,033,789	£1,116,575	£1,142,249	£730,933
70% SR : 15% LLR : 15% SO	40%	£749,931	£2,369,567	£2,589,724	£2,615,398	£3,205,029
70% SR : 15% LLR : 15% SO	45%	£1,978,174	£4,665,820	£5,087,745	£5,113,782	£5,712,954
70% SR : 15% LLR : 15% SO	50%	£4,729,418	£7,413,259	£7,636,379	£7,662,415	£8,263,019

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW
 10% Discount

Value Area
 £550 per sq ft

No Units 300
 Site Area 1.8 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,120,406	£19,325,966	£19,104,786	£19,079,471	£18,499,147
70% SR : 15% LLR : 15% SO	5%	£21,913,812	£17,341,671	£17,121,316	£17,096,001	£16,516,341
70% SR : 15% LLR : 15% SO	10%	£19,684,403	£15,334,793	£15,115,171	£15,089,856	£14,508,032
70% SR : 15% LLR : 15% SO	15%	£17,432,179	£13,297,225	£13,075,149	£13,049,476	£12,462,266
70% SR : 15% LLR : 15% SO	20%	£15,157,139	£11,227,693	£11,006,180	£10,980,506	£10,393,275
70% SR : 15% LLR : 15% SO	25%	£12,859,283	£9,135,260	£8,914,215	£8,888,546	£8,301,062
70% SR : 15% LLR : 15% SO	30%	£10,523,588	£7,019,926	£6,799,267	£6,773,594	£6,185,626
70% SR : 15% LLR : 15% SO	35%	£8,158,664	£4,877,680	£4,654,197	£4,628,161	£4,031,147
70% SR : 15% LLR : 15% SO	40%	£5,770,602	£2,691,587	£2,468,313	£2,442,277	£1,844,301
70% SR : 15% LLR : 15% SO	45%	£3,344,166	£482,272	£259,119	£233,082	£-373,096
70% SR : 15% LLR : 15% SO	50%	£881,086	£-1,797,036	£-2,026,515	£-2,053,294	£-2,671,015

Residual Land values compared to benchmark land values

Secondary Offices - upper value **£16,565,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-5,637,079	£-10,431,519	£-10,652,659	£-10,678,014	£-11,258,338
70% SR : 15% LLR : 15% SO	5%	£-7,843,673	£-12,415,814	£-12,636,169	£-12,661,484	£-13,241,144
70% SR : 15% LLR : 15% SO	10%	£-10,073,082	£-14,422,692	£-14,642,314	£-14,667,629	£-15,249,453
70% SR : 15% LLR : 15% SO	15%	£-12,325,306	£-16,460,260	£-16,682,336	£-16,708,009	£-17,295,219
70% SR : 15% LLR : 15% SO	20%	£-14,600,346	£-18,529,792	£-18,751,305	£-18,776,979	£-19,364,210
70% SR : 15% LLR : 15% SO	25%	£-16,898,202	£-20,622,225	£-20,843,267	£-20,868,939	£-21,456,423
70% SR : 15% LLR : 15% SO	30%	£-19,233,897	£-22,737,559	£-22,958,218	£-22,983,891	£-23,571,859
70% SR : 15% LLR : 15% SO	35%	£-21,598,821	£-24,879,805	£-25,103,288	£-25,129,324	£-25,726,338
70% SR : 15% LLR : 15% SO	40%	£-23,986,883	£-27,065,898	£-27,289,172	£-27,315,208	£-27,913,184
70% SR : 15% LLR : 15% SO	45%	£-26,413,319	£-29,275,213	£-29,498,366	£-29,524,403	£-30,130,581
70% SR : 15% LLR : 15% SO	50%	£-28,876,399	£-31,554,521	£-31,784,000	£-31,810,779	£-32,428,600

Residual Land values compared to benchmark land values

Secondary Industrial - upper value **£9,568,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,932,382	£2,137,942	£1,916,762	£1,891,447	£1,311,123
70% SR : 15% LLR : 15% SO	5%	£4,725,788	£153,647	£-66,708	£-92,023	£-671,683
70% SR : 15% LLR : 15% SO	10%	£2,496,379	£-1,853,231	£-2,072,853	£-2,098,168	£-2,679,992
70% SR : 15% LLR : 15% SO	15%	£244,155	£-3,890,799	£-4,112,875	£-4,138,548	£-4,725,758
70% SR : 15% LLR : 15% SO	20%	£-2,030,885	£-5,960,331	£-6,181,844	£-6,207,518	£-6,794,748
70% SR : 15% LLR : 15% SO	25%	£-4,328,740	£-8,052,764	£-8,273,806	£-8,299,478	£-8,886,962
70% SR : 15% LLR : 15% SO	30%	£-6,664,436	£-10,168,098	£-10,388,757	£-10,414,430	£-11,002,398
70% SR : 15% LLR : 15% SO	35%	£-9,029,360	£-12,310,344	£-12,533,827	£-12,559,863	£-13,156,877
70% SR : 15% LLR : 15% SO	40%	£-11,417,422	£-14,486,437	£-14,719,711	£-14,745,747	£-15,343,723
70% SR : 15% LLR : 15% SO	45%	£-13,843,858	£-16,705,752	£-16,928,905	£-16,954,942	£-17,591,120
70% SR : 15% LLR : 15% SO	50%	£-16,306,938	£-18,985,060	£-19,214,539	£-19,241,318	£-19,859,059

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community **£7,202,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,182,681	£6,388,241	£6,167,062	£6,141,747	£5,561,422
70% SR : 15% LLR : 15% SO	5%	£8,976,088	£4,403,947	£4,183,592	£4,158,276	£3,578,617
70% SR : 15% LLR : 15% SO	10%	£6,746,679	£2,397,068	£2,177,446	£2,152,131	£1,570,307
70% SR : 15% LLR : 15% SO	15%	£4,494,454	£359,500	£137,425	£111,751	£-475,458
70% SR : 15% LLR : 15% SO	20%	£2,219,414	£-1,710,031	£-1,931,545	£-1,957,218	£-2,544,449
70% SR : 15% LLR : 15% SO	25%	£-78,441	£-3,802,465	£-4,023,506	£-4,049,179	£-4,636,663
70% SR : 15% LLR : 15% SO	30%	£-2,414,137	£-5,917,798	£-6,138,457	£-6,164,131	£-6,752,098
70% SR : 15% LLR : 15% SO	35%	£-4,779,080	£-8,060,044	£-8,283,527	£-8,309,564	£-8,906,578
70% SR : 15% LLR : 15% SO	40%	£-7,167,122	£-10,246,138	£-10,469,411	£-10,495,447	£-11,093,423
70% SR : 15% LLR : 15% SO	45%	£-9,593,559	£-12,465,453	£-12,678,606	£-12,704,642	£-13,310,920
70% SR : 15% LLR : 15% SO	50%	£-12,056,638	£-14,734,761	£-14,964,240	£-14,991,019	£-15,608,739

Residual Land values compared to benchmark land values

Secondary Industrial - lower value **£5,411,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,400,047	£9,605,607	£9,384,427	£9,359,112	£8,778,787
70% SR : 15% LLR : 15% SO	5%	£12,193,453	£7,621,312	£7,400,957	£7,375,642	£6,795,982
70% SR : 15% LLR : 15% SO	10%	£9,964,044	£5,614,433	£5,394,812	£5,369,497	£4,787,673
70% SR : 15% LLR : 15% SO	15%	£7,711,819	£3,576,865	£3,354,790	£3,329,116	£2,741,907
70% SR : 15% LLR : 15% SO	20%	£5,436,779	£1,507,334	£1,285,821	£1,260,147	£672,916
70% SR : 15% LLR : 15% SO	25%	£3,138,224	£-685,089	£-806,141	£-831,813	£-1,419,297
70% SR : 15% LLR : 15% SO	30%	£803,228	£-2,700,433	£-2,921,092	£-2,946,765	£-3,534,733
70% SR : 15% LLR : 15% SO	35%	£-1,561,695	£-4,842,679	£-5,066,162	£-5,092,198	£-5,688,213
70% SR : 15% LLR : 15% SO	40%	£-3,949,757	£-7,028,772	£-7,252,046	£-7,278,082	£-7,876,058
70% SR : 15% LLR : 15% SO	45%	£-6,376,193	£-9,238,088	£-9,461,241	£-9,487,277	£-10,093,455
70% SR : 15% LLR : 15% SO	50%	£-8,839,273	£-11,517,995	£-11,746,875	£-11,773,653	£-12,391,374

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 10% Discount

Value Area	£500 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,965,408	£12,409,093	£12,184,783	£12,159,110	£11,570,573
70% SR : 15% LLR : 15% SO	5%	£15,053,068	£10,692,793	£10,469,320	£10,443,646	£9,855,784
70% SR : 15% LLR : 15% SO	10%	£13,111,672	£8,953,589	£8,730,860	£8,705,188	£8,117,767
70% SR : 15% LLR : 15% SO	15%	£11,136,654	£7,191,482	£6,969,407	£6,943,733	£6,356,523
70% SR : 15% LLR : 15% SO	20%	£9,138,497	£5,401,197	£5,176,550	£5,150,513	£4,554,973
70% SR : 15% LLR : 15% SO	25%	£7,117,202	£3,572,815	£3,348,645	£3,322,609	£2,726,812
70% SR : 15% LLR : 15% SO	30%	£5,071,921	£1,721,206	£1,497,426	£1,471,388	£875,100
70% SR : 15% LLR : 15% SO	35%	£2,980,279	£-155,801	£-384,174	£-410,953	£-1,024,984
70% SR : 15% LLR : 15% SO	40%	£865,171	£-2,106,760	£-2,336,397	£-2,363,175	£-2,978,195
70% SR : 15% LLR : 15% SO	45%	£-1,306,534	£-4,083,082	£-4,312,594	£-4,339,373	£-4,962,497
70% SR : 15% LLR : 15% SO	50%	£-3,530,484	£-6,111,870	£-6,344,596	£-6,371,753	£-6,998,216

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-12,792,077	£-17,349,392	£-17,572,702	£-17,598,375	£-18,196,912
70% SR : 15% LLR : 15% SO	5%	£-14,704,417	£-19,064,692	£-19,288,165	£-19,313,839	£-19,901,702
70% SR : 15% LLR : 15% SO	10%	£-16,645,813	£-20,803,896	£-21,026,625	£-21,052,297	£-21,639,718
70% SR : 15% LLR : 15% SO	15%	£-18,620,832	£-22,566,003	£-22,788,078	£-22,813,752	£-23,400,962
70% SR : 15% LLR : 15% SO	20%	£-20,618,988	£-24,356,288	£-24,580,935	£-24,606,972	£-25,202,512
70% SR : 15% LLR : 15% SO	25%	£-22,640,283	£-26,184,670	£-26,408,840	£-26,434,876	£-27,030,673
70% SR : 15% LLR : 15% SO	30%	£-24,685,564	£-28,036,279	£-28,260,059	£-28,286,097	£-28,882,385
70% SR : 15% LLR : 15% SO	35%	£-26,777,206	£-29,913,296	£-30,141,659	£-30,168,438	£-30,782,469
70% SR : 15% LLR : 15% SO	40%	£-28,892,314	£-31,864,245	£-32,093,882	£-32,120,660	£-32,735,680
70% SR : 15% LLR : 15% SO	45%	£-31,064,019	£-33,840,567	£-34,070,079	£-34,096,858	£-34,719,982
70% SR : 15% LLR : 15% SO	50%	£-33,297,969	£-35,869,395	£-36,102,081	£-36,129,238	£-36,755,701

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-222,616	£-4,778,931	£-5,003,241	£-5,028,914	£-5,617,451
70% SR : 15% LLR : 15% SO	5%	£-2,134,956	£-6,495,231	£-6,718,704	£-6,744,378	£-7,332,240
70% SR : 15% LLR : 15% SO	10%	£-4,076,352	£-8,234,435	£-8,457,164	£-8,482,836	£-9,070,257
70% SR : 15% LLR : 15% SO	15%	£-6,051,370	£-9,996,542	£-10,218,617	£-10,244,291	£-10,831,501
70% SR : 15% LLR : 15% SO	20%	£-8,049,527	£-11,786,826	£-12,011,474	£-12,037,511	£-12,633,051
70% SR : 15% LLR : 15% SO	25%	£-10,070,822	£-13,615,209	£-13,839,379	£-13,865,415	£-14,461,212
70% SR : 15% LLR : 15% SO	30%	£-12,116,103	£-15,466,818	£-15,890,598	£-15,916,636	£-16,312,924
70% SR : 15% LLR : 15% SO	35%	£-14,207,745	£-17,343,825	£-17,572,198	£-17,598,977	£-18,213,008
70% SR : 15% LLR : 15% SO	40%	£-16,322,853	£-19,294,784	£-19,524,420	£-19,551,199	£-20,166,219
70% SR : 15% LLR : 15% SO	45%	£-18,494,558	£-21,271,106	£-21,500,618	£-21,527,397	£-22,150,521
70% SR : 15% LLR : 15% SO	50%	£-20,718,508	£-23,299,894	£-23,532,620	£-23,559,777	£-24,186,240

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£4,027,684	£-626,631	£-752,942	£-778,618	£-1,367,151
70% SR : 15% LLR : 15% SO	5%	£2,115,344	£-2,244,932	£-2,468,405	£-2,494,074	£-3,081,941
70% SR : 15% LLR : 15% SO	10%	£173,948	£-3,984,135	£-4,206,864	£-4,232,537	£-4,819,957
70% SR : 15% LLR : 15% SO	15%	£-1,801,071	£-5,746,242	£-5,968,318	£-5,993,991	£-6,581,201
70% SR : 15% LLR : 15% SO	20%	£-3,799,227	£-7,536,527	£-7,761,175	£-7,787,212	£-8,382,752
70% SR : 15% LLR : 15% SO	25%	£-5,820,523	£-9,364,910	£-9,589,079	£-9,615,116	£-10,210,913
70% SR : 15% LLR : 15% SO	30%	£-7,865,804	£-11,216,519	£-11,440,299	£-11,466,336	£-12,062,824
70% SR : 15% LLR : 15% SO	35%	£-9,957,446	£-13,093,525	£-13,321,899	£-13,348,677	£-13,962,709
70% SR : 15% LLR : 15% SO	40%	£-12,072,553	£-15,044,485	£-15,274,121	£-15,300,900	£-15,915,919
70% SR : 15% LLR : 15% SO	45%	£-14,244,259	£-17,020,806	£-17,250,319	£-17,277,097	£-17,900,221
70% SR : 15% LLR : 15% SO	50%	£-16,468,208	£-19,049,594	£-19,282,321	£-19,309,478	£-19,935,941

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,245,049	£2,688,734	£2,464,423	£2,438,751	£1,850,214
70% SR : 15% LLR : 15% SO	5%	£5,332,709	£972,434	£748,961	£723,287	£135,424
70% SR : 15% LLR : 15% SO	10%	£3,391,313	£-1,786,770	£-1,988,499	£-1,015,172	£-1,602,592
70% SR : 15% LLR : 15% SO	15%	£1,416,294	£-3,528,877	£-3,750,952	£-3,776,826	£-4,363,836
70% SR : 15% LLR : 15% SO	20%	£-581,862	£-5,319,162	£-5,543,809	£-5,569,847	£-6,165,387
70% SR : 15% LLR : 15% SO	25%	£-2,603,158	£-7,147,545	£-7,371,714	£-7,397,750	£-8,093,548
70% SR : 15% LLR : 15% SO	30%	£-4,648,438	£-9,099,154	£-9,322,934	£-9,348,971	£-10,045,259
70% SR : 15% LLR : 15% SO	35%	£-6,740,080	£-11,167,160	£-11,404,534	£-11,431,312	£-12,074,343
70% SR : 15% LLR : 15% SO	40%	£-8,855,188	£-13,327,119	£-13,569,756	£-13,596,534	£-14,298,554
70% SR : 15% LLR : 15% SO	45%	£-11,026,893	£-15,583,441	£-15,832,954	£-15,859,732	£-16,662,856
70% SR : 15% LLR : 15% SO	50%	£-13,250,843	£-17,932,229	£-18,184,956	£-18,211,734	£-19,178,576

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 10% Discount

Value Area	£475 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,374,831	£8,845,089	£8,620,779	£8,595,105	£8,006,569
70% SR : 15% LLR : 15% SO	5%	£11,582,748	£7,263,428	£7,039,955	£7,014,281	£6,425,099
70% SR : 15% LLR : 15% SO	10%	£9,767,526	£5,651,538	£5,425,658	£5,399,620	£4,803,888
70% SR : 15% LLR : 15% SO	15%	£7,929,166	£4,005,895	£3,780,677	£3,754,640	£3,159,121
70% SR : 15% LLR : 15% SO	20%	£6,067,668	£2,337,026	£2,112,378	£2,086,342	£1,490,801
70% SR : 15% LLR : 15% SO	25%	£4,168,295	£644,932	£420,763	£394,726	£203,916
70% SR : 15% LLR : 15% SO	30%	£2,238,452	£1,097,129	£1,327,287	£1,354,066	£1,967,350
70% SR : 15% LLR : 15% SO	35%	£285,145	£2,885,493	£3,115,345	£3,142,124	£3,756,155
70% SR : 15% LLR : 15% SO	40%	£-1,736,568	£4,698,669	£4,931,555	£4,958,712	£5,582,435
70% SR : 15% LLR : 15% SO	45%	£-3,794,093	£6,566,248	£6,799,009	£6,826,167	£7,451,137
70% SR : 15% LLR : 15% SO	50%	£-5,903,453	£8,458,050	£8,690,777	£8,717,935	£9,344,397

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-16,382,654	£-20,912,396	£-21,136,706	£-21,162,380	£-21,750,916
70% SR : 15% LLR : 15% SO	5%	£-18,174,738	£-22,494,057	£-22,717,530	£-22,743,204	£-23,332,386
70% SR : 15% LLR : 15% SO	10%	£-19,989,959	£-24,105,948	£-24,331,827	£-24,357,665	£-24,953,597
70% SR : 15% LLR : 15% SO	15%	£-21,828,319	£-25,751,590	£-25,976,808	£-26,002,845	£-26,598,364
70% SR : 15% LLR : 15% SO	20%	£-23,689,817	£-27,420,459	£-27,645,107	£-27,671,143	£-28,266,884
70% SR : 15% LLR : 15% SO	25%	£-25,589,190	£-29,112,553	£-29,336,722	£-29,362,759	£-29,961,401
70% SR : 15% LLR : 15% SO	30%	£-27,519,033	£-30,854,614	£-31,084,772	£-31,111,551	£-31,724,835
70% SR : 15% LLR : 15% SO	35%	£-29,472,341	£-32,642,976	£-32,872,830	£-32,899,609	£-33,513,640
70% SR : 15% LLR : 15% SO	40%	£-31,494,053	£-34,456,154	£-34,689,040	£-34,716,197	£-35,339,920
70% SR : 15% LLR : 15% SO	45%	£-33,551,578	£-36,323,733	£-36,556,495	£-36,583,652	£-37,208,622
70% SR : 15% LLR : 15% SO	50%	£-35,660,938	£-38,215,535	£-38,448,262	£-38,475,420	£-39,101,862

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-3,813,193	£-8,342,836	£-8,567,245	£-8,592,916	£-9,161,454
70% SR : 15% LLR : 15% SO	5%	£-5,605,276	£-9,924,596	£-10,148,069	£-10,173,743	£-10,762,925
70% SR : 15% LLR : 15% SO	10%	£-7,420,498	£-11,536,486	£-11,762,366	£-11,788,404	£-12,384,136
70% SR : 15% LLR : 15% SO	15%	£-9,258,858	£-13,182,129	£-13,407,347	£-13,433,384	£-14,028,903
70% SR : 15% LLR : 15% SO	20%	£-11,120,356	£-14,850,998	£-15,075,646	£-15,101,682	£-15,697,223
70% SR : 15% LLR : 15% SO	25%	£-13,019,729	£-16,543,092	£-16,767,261	£-16,793,298	£-17,391,940
70% SR : 15% LLR : 15% SO	30%	£-14,949,572	£-18,285,153	£-18,515,311	£-18,542,090	£-19,155,374
70% SR : 15% LLR : 15% SO	35%	£-16,902,879	£-20,073,517	£-20,303,369	£-20,330,148	£-20,944,179
70% SR : 15% LLR : 15% SO	40%	£-18,924,592	£-21,886,693	£-22,119,579	£-22,146,736	£-22,770,459
70% SR : 15% LLR : 15% SO	45%	£-20,982,117	£-23,754,272	£-23,987,033	£-24,014,191	£-24,639,161
70% SR : 15% LLR : 15% SO	50%	£-23,091,477	£-25,646,074	£-25,878,801	£-25,905,959	£-26,532,421

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£437,106	£4,092,636	£4,316,946	£4,342,616	£4,931,155
70% SR : 15% LLR : 15% SO	5%	£-1,354,977	£5,674,297	£5,897,770	£5,923,443	£6,512,625
70% SR : 15% LLR : 15% SO	10%	£-3,170,199	£7,286,187	£7,512,067	£7,538,104	£8,133,837
70% SR : 15% LLR : 15% SO	15%	£-5,008,559	£8,931,830	£9,157,047	£9,183,084	£9,778,604
70% SR : 15% LLR : 15% SO	20%	£-6,870,056	£10,600,699	£10,825,346	£10,851,383	£11,446,924
70% SR : 15% LLR : 15% SO	25%	£-8,769,429	£12,292,793	£12,516,961	£12,542,999	£13,141,641
70% SR : 15% LLR : 15% SO	30%	£-10,699,272	£14,034,853	£14,265,012	£14,291,791	£14,905,074
70% SR : 15% LLR : 15% SO	35%	£-12,652,580	£15,823,218	£16,053,070	£16,079,849	£16,693,880
70% SR : 15% LLR : 15% SO	40%	£-14,674,293	£17,636,394	£17,869,280	£17,896,437	£18,520,160
70% SR : 15% LLR : 15% SO	45%	£-16,731,817	£19,503,973	£19,736,734	£19,763,891	£20,388,962
70% SR : 15% LLR : 15% SO	50%	£-18,841,177	£21,395,775	£21,628,501	£21,655,660	£22,282,122

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,654,471	£3,875,271	£1,089,580	£1,125,254	£1,713,780
70% SR : 15% LLR : 15% SO	5%	£1,862,388	£2,456,932	£2,680,405	£2,706,078	£3,295,260
70% SR : 15% LLR : 15% SO	10%	£47,167	£4,068,822	£4,294,702	£4,320,739	£4,916,471
70% SR : 15% LLR : 15% SO	15%	£-1,791,194	£5,714,465	£5,939,682	£5,965,719	£6,561,238
70% SR : 15% LLR : 15% SO	20%	£-3,652,691	£7,383,333	£7,607,981	£7,634,017	£8,229,558
70% SR : 15% LLR : 15% SO	25%	£-5,552,064	£9,075,428	£9,299,596	£9,325,634	£9,924,276
70% SR : 15% LLR : 15% SO	30%	£-7,481,907	£10,817,488	£11,047,647	£11,074,425	£11,687,709
70% SR : 15% LLR : 15% SO	35%	£-9,435,215	£12,605,852	£12,835,705	£12,862,483	£13,476,514
70% SR : 15% LLR : 15% SO	40%	£-11,456,928	£14,419,028	£14,651,915	£14,679,072	£15,302,795
70% SR : 15% LLR : 15% SO	45%	£-13,514,452	£16,286,608	£16,519,369	£16,546,526	£17,171,496
70% SR : 15% LLR : 15% SO	50%	£-15,623,812	£18,178,409	£18,411,136	£18,438,294	£19,064,756

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2
 10% AW 25% Discount

Value Area
 £675 per sq ft

No Units 300
 Site Area 1.8 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,613,590	£36,628,075	£36,409,982	£36,385,020	£35,812,793
70% SR : 15% LLR : 15% SO	5%	£38,629,023	£33,869,138	£33,651,858	£33,626,896	£33,055,324
70% SR : 15% LLR : 15% SO	10%	£35,616,357	£31,087,932	£30,871,375	£30,846,413	£30,275,272
70% SR : 15% LLR : 15% SO	15%	£32,581,193	£28,284,456	£28,068,535	£28,043,573	£27,472,637
70% SR : 15% LLR : 15% SO	20%	£29,523,532	£25,458,713	£25,243,338	£25,218,377	£24,647,419
70% SR : 15% LLR : 15% SO	25%	£26,443,375	£22,608,840	£22,390,883	£22,365,968	£21,786,282
70% SR : 15% LLR : 15% SO	30%	£23,340,720	£19,719,402	£19,501,823	£19,476,508	£18,886,745
70% SR : 15% LLR : 15% SO	35%	£20,215,568	£16,807,384	£16,590,095	£16,564,780	£15,984,310
70% SR : 15% LLR : 15% SO	40%	£17,048,123	£13,872,785	£13,655,700	£13,630,385	£13,048,980
70% SR : 15% LLR : 15% SO	45%	£13,854,894	£10,914,121	£10,694,081	£10,668,408	£10,077,597
70% SR : 15% LLR : 15% SO	50%	£10,638,849	£7,906,377	£7,686,370	£7,660,697	£7,068,474

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,856,105	£6,870,590	£6,652,497	£6,627,535	£6,055,308
70% SR : 15% LLR : 15% SO	5%	£8,871,538	£4,111,653	£3,894,373	£3,869,411	£3,297,839
70% SR : 15% LLR : 15% SO	10%	£5,858,872	£1,330,447	£1,113,890	£1,088,928	£517,787
70% SR : 15% LLR : 15% SO	15%	£2,823,708	£-1,473,029	£-1,688,950	£-1,713,912	£-2,284,848
70% SR : 15% LLR : 15% SO	20%	£-233,953	£-4,298,772	£-4,514,147	£-4,539,108	£-5,110,066
70% SR : 15% LLR : 15% SO	25%	£-3,314,110	£-7,148,645	£-7,366,602	£-7,391,917	£-7,971,203
70% SR : 15% LLR : 15% SO	30%	£-6,416,765	£-10,038,083	£-10,256,662	£-10,280,977	£-10,880,740
70% SR : 15% LLR : 15% SO	35%	£-9,541,917	£-12,950,101	£-13,167,390	£-13,192,705	£-13,773,175
70% SR : 15% LLR : 15% SO	40%	£-12,709,362	£-15,884,700	£-16,101,785	£-16,127,100	£-16,708,505
70% SR : 15% LLR : 15% SO	45%	£-15,902,591	£-18,843,365	£-19,063,404	£-19,089,077	£-19,679,888
70% SR : 15% LLR : 15% SO	50%	£-19,118,636	£-21,851,108	£-22,071,115	£-22,096,788	£-22,689,011

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,425,566	£19,440,051	£19,221,958	£19,199,966	£18,624,769
70% SR : 15% LLR : 15% SO	5%	£21,440,999	£16,681,114	£16,463,834	£16,438,872	£15,867,300
70% SR : 15% LLR : 15% SO	10%	£18,428,333	£13,899,908	£13,683,351	£13,658,389	£13,087,248
70% SR : 15% LLR : 15% SO	15%	£15,393,169	£11,096,432	£10,880,511	£10,855,549	£10,284,613
70% SR : 15% LLR : 15% SO	20%	£12,335,509	£8,270,689	£8,055,315	£8,030,353	£7,459,395
70% SR : 15% LLR : 15% SO	25%	£9,255,351	£5,420,816	£5,202,859	£5,177,544	£4,598,259
70% SR : 15% LLR : 15% SO	30%	£6,152,697	£2,531,378	£2,313,799	£2,288,484	£1,708,721
70% SR : 15% LLR : 15% SO	35%	£3,027,544	£-380,840	£-597,929	£-623,244	£-1,203,714
70% SR : 15% LLR : 15% SO	40%	£-139,901	£-3,315,239	£-3,532,324	£-3,557,639	£-4,139,044
70% SR : 15% LLR : 15% SO	45%	£-3,333,130	£-6,273,803	£-6,493,943	£-6,519,616	£-7,110,427
70% SR : 15% LLR : 15% SO	50%	£-6,548,175	£-9,281,847	£-9,501,654	£-9,527,327	£-10,118,550

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,675,865	£23,690,350	£23,472,257	£23,447,295	£22,875,068
70% SR : 15% LLR : 15% SO	5%	£25,691,299	£20,931,413	£20,714,133	£20,689,171	£20,117,600
70% SR : 15% LLR : 15% SO	10%	£22,678,633	£18,150,207	£17,933,651	£17,908,688	£17,337,548
70% SR : 15% LLR : 15% SO	15%	£19,643,469	£15,346,732	£15,130,810	£15,105,848	£14,534,912
70% SR : 15% LLR : 15% SO	20%	£16,585,808	£12,520,989	£12,305,614	£12,280,653	£11,709,695
70% SR : 15% LLR : 15% SO	25%	£13,505,651	£9,671,116	£9,453,159	£9,427,843	£8,848,558
70% SR : 15% LLR : 15% SO	30%	£10,402,996	£6,781,677	£6,564,098	£6,538,783	£5,959,020
70% SR : 15% LLR : 15% SO	35%	£7,277,844	£3,869,659	£3,652,370	£3,627,055	£3,046,586
70% SR : 15% LLR : 15% SO	40%	£4,110,399	£935,061	£717,975	£692,660	£111,256
70% SR : 15% LLR : 15% SO	45%	£917,170	£-2,023,804	£-2,243,643	£-2,269,317	£-2,860,127
70% SR : 15% LLR : 15% SO	50%	£-2,298,976	£-5,031,348	£-5,251,354	£-5,277,028	£-6,869,250

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,893,231	£26,907,716	£26,689,623	£26,664,661	£26,092,433
70% SR : 15% LLR : 15% SO	5%	£28,908,664	£24,148,779	£23,931,498	£23,906,536	£23,334,965
70% SR : 15% LLR : 15% SO	10%	£25,895,998	£21,367,572	£21,151,016	£21,126,054	£20,554,913
70% SR : 15% LLR : 15% SO	15%	£22,860,834	£18,564,097	£18,348,176	£18,323,213	£17,752,277
70% SR : 15% LLR : 15% SO	20%	£19,803,173	£15,738,354	£15,522,979	£15,498,018	£14,927,060
70% SR : 15% LLR : 15% SO	25%	£16,723,016	£12,888,481	£12,670,524	£12,645,209	£12,065,923
70% SR : 15% LLR : 15% SO	30%	£13,620,361	£9,999,043	£9,781,464	£9,756,149	£9,176,385
70% SR : 15% LLR : 15% SO	35%	£10,495,209	£7,087,024	£6,869,736	£6,844,421	£6,263,951
70% SR : 15% LLR : 15% SO	40%	£7,327,764	£4,152,426	£3,935,340	£3,910,025	£3,328,621
70% SR : 15% LLR : 15% SO	45%	£4,134,535	£1,193,761	£973,722	£948,049	£357,238
70% SR : 15% LLR : 15% SO	50%	£918,490	£-1,813,983	£-2,033,989	£-2,059,663	£-2,651,865

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 25% Discount

Value Area	£650 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£38,075,707	£33,136,956	£32,918,863	£32,893,901	£32,321,674
70% SR : 15% LLR : 15% SO	5%	£35,247,032	£30,537,127	£30,319,847	£30,294,886	£29,723,313
70% SR : 15% LLR : 15% SO	10%	£32,395,861	£27,915,029	£27,698,472	£27,673,511	£27,102,369
70% SR : 15% LLR : 15% SO	15%	£29,522,192	£25,270,662	£25,054,741	£25,029,779	£24,453,730
70% SR : 15% LLR : 15% SO	20%	£26,626,027	£22,593,329	£22,374,906	£22,349,591	£21,770,554
70% SR : 15% LLR : 15% SO	25%	£23,707,364	£19,887,037	£19,669,081	£19,643,766	£19,064,479
70% SR : 15% LLR : 15% SO	30%	£20,786,204	£17,158,165	£16,940,586	£16,915,271	£16,335,507
70% SR : 15% LLR : 15% SO	35%	£17,781,855	£14,406,712	£14,189,422	£14,164,107	£13,583,637
70% SR : 15% LLR : 15% SO	40%	£14,774,414	£11,632,679	£11,413,303	£11,387,630	£10,797,998
70% SR : 15% LLR : 15% SO	45%	£11,744,159	£8,810,927	£8,590,888	£8,565,215	£7,974,404
70% SR : 15% LLR : 15% SO	50%	£8,675,501	£5,965,495	£5,745,489	£5,719,815	£5,127,594

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,318,222	£3,379,471	£3,161,378	£3,136,416	£2,564,188
70% SR : 15% LLR : 15% SO	5%	£5,489,547	£779,642	£562,362	£537,401	£-34,172
70% SR : 15% LLR : 15% SO	10%	£2,638,376	£-1,842,456	£-2,059,013	£-2,083,974	£-2,655,116
70% SR : 15% LLR : 15% SO	15%	£-235,293	£-4,486,623	£-4,702,744	£-4,727,706	£-5,303,755
70% SR : 15% LLR : 15% SO	20%	£-3,131,458	£-7,164,156	£-7,382,579	£-7,407,894	£-7,986,931
70% SR : 15% LLR : 15% SO	25%	£-6,050,121	£-9,870,448	£-10,088,404	£-10,113,720	£-10,693,006
70% SR : 15% LLR : 15% SO	30%	£-8,991,281	£-12,599,320	£-12,816,899	£-12,842,214	£-13,421,978
70% SR : 15% LLR : 15% SO	35%	£-11,875,630	£-15,350,773	£-15,568,063	£-15,593,378	£-16,173,848
70% SR : 15% LLR : 15% SO	40%	£-14,993,071	£-18,124,806	£-18,344,182	£-18,369,855	£-18,959,487
70% SR : 15% LLR : 15% SO	45%	£-18,013,326	£-20,946,558	£-21,166,597	£-21,192,270	£-21,783,081
70% SR : 15% LLR : 15% SO	50%	£-21,081,984	£-23,791,990	£-24,011,996	£-24,037,670	£-24,629,892

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,887,683	£15,948,932	£15,730,839	£15,705,877	£15,133,650
70% SR : 15% LLR : 15% SO	5%	£18,059,008	£13,349,103	£13,131,823	£13,106,862	£12,535,289
70% SR : 15% LLR : 15% SO	10%	£15,207,837	£10,727,005	£10,510,448	£10,485,487	£9,914,345
70% SR : 15% LLR : 15% SO	15%	£12,334,168	£8,082,638	£7,866,717	£7,841,755	£7,265,706
70% SR : 15% LLR : 15% SO	20%	£9,438,003	£5,405,305	£5,186,882	£5,161,567	£4,582,530
70% SR : 15% LLR : 15% SO	25%	£6,519,340	£2,699,013	£2,481,057	£2,455,742	£1,876,455
70% SR : 15% LLR : 15% SO	30%	£3,578,180	£-29,859	£-247,438	£-272,753	£-852,517
70% SR : 15% LLR : 15% SO	35%	£593,831	£-2,781,312	£-2,998,602	£-3,023,917	£-3,604,387
70% SR : 15% LLR : 15% SO	40%	£-2,413,809	£-5,565,345	£-5,774,721	£-5,800,394	£-6,390,026
70% SR : 15% LLR : 15% SO	45%	£-5,443,865	£-8,377,097	£-8,597,136	£-8,622,809	£-9,213,620
70% SR : 15% LLR : 15% SO	50%	£-8,512,523	£-11,222,529	£-11,442,535	£-11,468,208	£-12,060,430

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£25,137,982	£20,199,231	£19,981,138	£19,956,176	£19,383,949
70% SR : 15% LLR : 15% SO	5%	£22,309,308	£17,599,402	£17,382,122	£17,357,161	£16,785,589
70% SR : 15% LLR : 15% SO	10%	£19,458,136	£14,977,304	£14,760,748	£14,735,787	£14,164,645
70% SR : 15% LLR : 15% SO	15%	£16,584,468	£12,332,938	£12,117,016	£12,092,054	£11,516,005
70% SR : 15% LLR : 15% SO	20%	£13,688,303	£9,655,604	£9,437,182	£9,411,867	£8,832,829
70% SR : 15% LLR : 15% SO	25%	£10,769,639	£6,949,312	£6,731,356	£6,706,041	£6,126,754
70% SR : 15% LLR : 15% SO	30%	£7,828,479	£4,220,440	£4,002,861	£3,977,546	£3,397,782
70% SR : 15% LLR : 15% SO	35%	£4,844,131	£1,468,987	£1,251,697	£1,226,382	£645,913
70% SR : 15% LLR : 15% SO	40%	£1,836,690	£-1,305,046	£-1,524,421	£-1,550,086	£-2,139,727
70% SR : 15% LLR : 15% SO	45%	£-1,193,566	£-4,126,797	£-4,346,837	£-4,372,510	£-4,963,321
70% SR : 15% LLR : 15% SO	50%	£-4,262,224	£-6,972,929	£-7,192,236	£-7,217,909	£-7,810,131

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,355,347	£23,416,597	£23,198,504	£23,173,542	£22,601,314
70% SR : 15% LLR : 15% SO	5%	£25,526,673	£20,816,768	£20,599,487	£20,574,526	£20,002,954
70% SR : 15% LLR : 15% SO	10%	£22,675,501	£18,194,669	£17,978,113	£17,953,152	£17,382,010
70% SR : 15% LLR : 15% SO	15%	£19,801,833	£15,550,303	£15,334,382	£15,309,420	£14,733,371
70% SR : 15% LLR : 15% SO	20%	£16,905,668	£12,872,970	£12,654,547	£12,629,232	£12,050,195
70% SR : 15% LLR : 15% SO	25%	£13,987,005	£10,166,678	£9,948,721	£9,923,406	£9,344,120
70% SR : 15% LLR : 15% SO	30%	£11,045,845	£7,437,805	£7,220,226	£7,194,911	£6,615,147
70% SR : 15% LLR : 15% SO	35%	£8,061,496	£4,686,352	£4,469,063	£4,443,748	£3,863,278
70% SR : 15% LLR : 15% SO	40%	£5,054,055	£1,912,319	£1,692,944	£1,667,270	£1,077,638
70% SR : 15% LLR : 15% SO	45%	£2,023,799	£-809,832	£-1,129,471	£-1,155,145	£-1,745,995
70% SR : 15% LLR : 15% SO	50%	£-1,044,858	£-3,754,864	£-3,974,871	£-4,000,544	£-4,592,766

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 25% Discount

Value Area	£600 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,988,735	£26,143,408	£25,922,229	£25,896,913	£25,316,589
70% SR : 15% LLR : 15% SO	5%	£28,484,684	£23,850,213	£23,629,858	£23,604,543	£23,024,883
70% SR : 15% LLR : 15% SO	10%	£25,958,138	£21,534,433	£21,314,812	£21,289,497	£20,710,273
70% SR : 15% LLR : 15% SO	15%	£23,409,092	£19,196,069	£18,977,092	£18,951,777	£18,372,761
70% SR : 15% LLR : 15% SO	20%	£20,822,706	£16,835,123	£16,616,701	£16,591,386	£16,012,349
70% SR : 15% LLR : 15% SO	25%	£18,211,316	£14,451,595	£14,233,638	£14,208,323	£13,629,037
70% SR : 15% LLR : 15% SO	30%	£15,577,112	£12,039,507	£11,818,849	£11,793,176	£11,205,208
70% SR : 15% LLR : 15% SO	35%	£12,920,091	£9,589,052	£9,368,688	£9,343,014	£8,754,330
70% SR : 15% LLR : 15% SO	40%	£10,231,668	£7,115,696	£6,895,538	£6,869,865	£6,280,234
70% SR : 15% LLR : 15% SO	45%	£7,503,562	£4,617,342	£4,394,190	£4,368,154	£3,768,982
70% SR : 15% LLR : 15% SO	50%	£4,752,318	£2,068,677	£1,845,557	£1,819,520	£1,218,917

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,231,250	£3,814,077	£3,835,256	£3,860,572	£4,440,896
70% SR : 15% LLR : 15% SO	5%	£1,272,801	£5,907,272	£6,127,627	£6,152,942	£6,732,602
70% SR : 15% LLR : 15% SO	10%	£3,799,348	£8,223,052	£8,442,673	£8,467,988	£9,047,212
70% SR : 15% LLR : 15% SO	15%	£6,348,393	£10,561,416	£10,780,393	£10,805,708	£11,384,724
70% SR : 15% LLR : 15% SO	20%	£8,934,779	£12,922,362	£13,140,784	£13,166,098	£13,745,136
70% SR : 15% LLR : 15% SO	25%	£11,546,169	£15,305,890	£15,523,847	£15,549,162	£16,128,448
70% SR : 15% LLR : 15% SO	30%	£14,180,373	£17,717,978	£17,936,636	£17,961,951	£18,552,277
70% SR : 15% LLR : 15% SO	35%	£16,837,394	£20,168,434	£20,388,797	£20,414,471	£21,003,155
70% SR : 15% LLR : 15% SO	40%	£19,525,817	£22,641,789	£22,861,947	£22,887,620	£23,477,251
70% SR : 15% LLR : 15% SO	45%	£22,253,923	£25,140,143	£25,363,295	£25,389,331	£25,968,503
70% SR : 15% LLR : 15% SO	50%	£25,026,167	£27,668,808	£27,911,928	£27,937,965	£28,538,668

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,800,711	£8,955,384	£8,734,205	£8,708,890	£8,128,565
70% SR : 15% LLR : 15% SO	5%	£11,296,660	£6,662,189	£6,441,834	£6,416,519	£5,836,859
70% SR : 15% LLR : 15% SO	10%	£8,770,114	£4,346,409	£4,126,788	£4,101,473	£3,522,249
70% SR : 15% LLR : 15% SO	15%	£6,221,068	£2,008,045	£1,789,069	£1,763,753	£1,184,738
70% SR : 15% LLR : 15% SO	20%	£3,634,682	£-352,901	£-571,323	£-596,638	£-1,175,675
70% SR : 15% LLR : 15% SO	25%	£1,023,292	£-2,736,429	£-2,954,386	£-2,979,701	£-3,558,986
70% SR : 15% LLR : 15% SO	30%	£-1,610,912	£-5,148,517	£-5,369,175	£-5,394,848	£-5,982,616
70% SR : 15% LLR : 15% SO	35%	£-4,267,933	£-7,598,972	£-7,819,338	£-7,845,010	£-8,433,684
70% SR : 15% LLR : 15% SO	40%	£-6,956,356	£-10,072,328	£-10,292,486	£-10,318,159	£-10,907,730
70% SR : 15% LLR : 15% SO	45%	£-9,664,462	£-12,570,682	£-12,793,834	£-12,819,870	£-13,419,492
70% SR : 15% LLR : 15% SO	50%	£-12,435,705	£-15,119,347	£-15,342,467	£-15,368,504	£-15,969,107

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£18,051,010	£13,205,683	£12,984,504	£12,959,189	£12,378,864
70% SR : 15% LLR : 15% SO	5%	£15,546,960	£10,912,488	£10,692,133	£10,666,818	£10,087,158
70% SR : 15% LLR : 15% SO	10%	£13,020,413	£8,596,708	£8,377,088	£8,351,773	£7,772,549
70% SR : 15% LLR : 15% SO	15%	£10,471,368	£6,258,345	£6,039,368	£6,014,053	£5,435,037
70% SR : 15% LLR : 15% SO	20%	£7,884,982	£3,897,398	£3,678,977	£3,653,662	£3,074,624
70% SR : 15% LLR : 15% SO	25%	£5,273,592	£1,513,871	£1,295,914	£1,270,598	£691,313
70% SR : 15% LLR : 15% SO	30%	£2,639,387	£-898,218	£-1,118,875	£-1,144,549	£-1,732,517
70% SR : 15% LLR : 15% SO	35%	£-17,834	£-3,348,673	£-3,569,037	£-3,594,710	£-4,183,395
70% SR : 15% LLR : 15% SO	40%	£-2,706,057	£-5,822,028	£-6,042,186	£-6,067,860	£-6,657,491
70% SR : 15% LLR : 15% SO	45%	£-5,434,162	£-8,320,382	£-8,543,534	£-8,569,571	£-9,168,743
70% SR : 15% LLR : 15% SO	50%	£-8,185,406	£-10,869,047	£-11,092,167	£-11,118,205	£-11,718,807

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,268,375	£16,423,049	£16,201,869	£16,176,554	£15,596,230
70% SR : 15% LLR : 15% SO	5%	£18,764,325	£14,129,854	£13,909,498	£13,884,183	£13,304,524
70% SR : 15% LLR : 15% SO	10%	£16,237,778	£11,814,074	£11,594,453	£11,569,138	£10,989,914
70% SR : 15% LLR : 15% SO	15%	£13,688,733	£9,475,710	£9,256,733	£9,231,418	£8,652,402
70% SR : 15% LLR : 15% SO	20%	£11,102,347	£7,114,764	£6,896,342	£6,871,027	£6,291,990
70% SR : 15% LLR : 15% SO	25%	£8,490,957	£4,731,236	£4,513,279	£4,487,964	£3,908,678
70% SR : 15% LLR : 15% SO	30%	£5,856,753	£2,319,148	£2,098,490	£2,072,817	£1,484,849
70% SR : 15% LLR : 15% SO	35%	£3,199,731	£-131,308	£-351,672	£-377,345	£-966,029
70% SR : 15% LLR : 15% SO	40%	£511,308	£-2,604,663	£-2,824,921	£-2,850,494	£-3,440,125
70% SR : 15% LLR : 15% SO	45%	£-2,216,797	£-5,103,017	£-5,326,169	£-5,352,206	£-5,951,378
70% SR : 15% LLR : 15% SO	50%	£-4,968,041	£-7,651,682	£-7,874,902	£-7,900,839	£-8,501,442

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW
 25% Discount

Value Area
 £550 per sq ft

No Units 300
 Site Area 1.8 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,885,112	£19,094,150	£18,872,970	£18,847,655	£18,267,330
70% SR : 15% LLR : 15% SO	5%	£21,678,518	£17,109,855	£16,889,500	£16,864,185	£16,284,526
70% SR : 15% LLR : 15% SO	10%	£19,449,110	£15,102,976	£14,883,355	£14,858,040	£14,272,935
70% SR : 15% LLR : 15% SO	15%	£17,196,886	£13,062,128	£12,840,053	£12,814,379	£12,227,170
70% SR : 15% LLR : 15% SO	20%	£14,921,846	£10,992,597	£10,771,083	£10,745,410	£10,158,179
70% SR : 15% LLR : 15% SO	25%	£12,623,990	£8,900,163	£8,679,122	£8,653,448	£8,065,965
70% SR : 15% LLR : 15% SO	30%	£10,284,964	£6,784,830	£6,584,171	£6,538,497	£5,950,530
70% SR : 15% LLR : 15% SO	35%	£7,820,041	£4,639,256	£4,415,774	£4,389,738	£3,792,723
70% SR : 15% LLR : 15% SO	40%	£5,531,979	£2,453,164	£2,229,890	£2,203,854	£1,605,878
70% SR : 15% LLR : 15% SO	45%	£3,102,166	£243,849	£20,696	£-5,417	£-618,315
70% SR : 15% LLR : 15% SO	50%	£639,086	£-2,042,255	£-2,271,734	£-2,298,512	£-2,916,234

Residual Land values compared to benchmark land values

Secondary Offices - upper value **£16,565,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,672,373	£-10,663,335	£-10,884,516	£-10,809,830	£-11,490,155
70% SR : 15% LLR : 15% SO	5%	£-8,078,967	£-12,647,630	£-12,867,985	£-12,893,300	£-13,472,959
70% SR : 15% LLR : 15% SO	10%	£-10,308,375	£-14,654,509	£-14,874,130	£-14,899,445	£-15,484,550
70% SR : 15% LLR : 15% SO	15%	£-12,560,599	£-16,695,357	£-16,917,432	£-16,943,106	£-17,530,315
70% SR : 15% LLR : 15% SO	20%	£-14,835,639	£-18,764,888	£-18,986,402	£-19,012,075	£-19,599,306
70% SR : 15% LLR : 15% SO	25%	£-17,133,495	£-20,857,322	£-21,078,363	£-21,104,037	£-21,691,520
70% SR : 15% LLR : 15% SO	30%	£-19,472,521	£-22,972,655	£-23,193,314	£-23,218,988	£-23,806,955
70% SR : 15% LLR : 15% SO	35%	£-21,837,444	£-25,118,229	£-25,341,711	£-25,367,747	£-25,984,762
70% SR : 15% LLR : 15% SO	40%	£-24,225,506	£-27,304,321	£-27,527,595	£-27,553,631	£-28,151,607
70% SR : 15% LLR : 15% SO	45%	£-26,655,319	£-29,513,636	£-29,736,789	£-29,762,902	£-30,375,900
70% SR : 15% LLR : 15% SO	50%	£-29,118,399	£-31,799,740	£-32,029,219	£-32,055,997	£-32,679,719

Residual Land values compared to benchmark land values

Secondary Industrial - upper value **£9,568,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,697,088	£1,906,126	£1,684,946	£1,659,631	£1,079,306
70% SR : 15% LLR : 15% SO	5%	£4,490,495	£-78,169	£-298,524	£-323,839	£-903,498
70% SR : 15% LLR : 15% SO	10%	£2,261,086	£-2,085,048	£-2,304,669	£-2,329,984	£-2,915,088
70% SR : 15% LLR : 15% SO	15%	£8,862	£-4,125,896	£-4,347,971	£-4,373,645	£-4,960,854
70% SR : 15% LLR : 15% SO	20%	£-2,266,178	£-6,195,427	£-6,416,941	£-6,442,614	£-7,029,845
70% SR : 15% LLR : 15% SO	25%	£-4,564,034	£-8,287,861	£-8,508,902	£-8,534,576	£-9,122,059
70% SR : 15% LLR : 15% SO	30%	£-6,903,060	£-10,403,194	£-10,623,853	£-10,649,527	£-11,237,494
70% SR : 15% LLR : 15% SO	35%	£-9,267,983	£-12,548,768	£-12,772,250	£-12,798,286	£-13,395,300
70% SR : 15% LLR : 15% SO	40%	£-11,656,045	£-14,734,860	£-14,958,134	£-14,984,170	£-15,582,146
70% SR : 15% LLR : 15% SO	45%	£-14,085,858	£-16,944,175	£-17,167,328	£-17,193,441	£-17,896,339
70% SR : 15% LLR : 15% SO	50%	£-16,548,938	£-19,230,278	£-19,459,758	£-19,486,536	£-20,194,258

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community **£7,202,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,947,388	£6,156,426	£5,935,245	£5,909,930	£5,329,605
70% SR : 15% LLR : 15% SO	5%	£8,740,794	£4,172,130	£3,951,776	£3,926,461	£3,346,801
70% SR : 15% LLR : 15% SO	10%	£6,511,385	£2,165,251	£1,945,631	£1,920,316	£1,335,211
70% SR : 15% LLR : 15% SO	15%	£4,259,161	£124,404	£-97,672	£-123,345	£-710,555
70% SR : 15% LLR : 15% SO	20%	£1,984,121	£-1,945,128	£-2,166,641	£-2,192,315	£-2,779,546
70% SR : 15% LLR : 15% SO	25%	£-313,735	£-4,037,561	£-4,258,603	£-4,284,276	£-4,871,759
70% SR : 15% LLR : 15% SO	30%	£-2,652,780	£-6,152,895	£-6,373,554	£-6,399,227	£-6,987,195
70% SR : 15% LLR : 15% SO	35%	£-5,017,684	£-8,298,469	£-8,521,950	£-8,547,987	£-9,145,001
70% SR : 15% LLR : 15% SO	40%	£-7,405,746	£-10,484,561	£-10,707,834	£-10,733,871	£-11,331,946
70% SR : 15% LLR : 15% SO	45%	£-9,835,558	£-12,693,876	£-12,917,029	£-12,943,141	£-13,556,940
70% SR : 15% LLR : 15% SO	50%	£-12,298,638	£-14,979,979	£-15,209,458	£-15,236,237	£-15,853,959

Residual Land values compared to benchmark land values

Secondary Industrial - lower value **£5,411,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,164,753	£9,373,791	£9,152,610	£9,127,295	£8,546,971
70% SR : 15% LLR : 15% SO	5%	£11,958,159	£7,389,495	£7,169,141	£7,143,826	£6,564,166
70% SR : 15% LLR : 15% SO	10%	£9,728,750	£5,382,617	£5,162,996	£5,137,681	£4,552,576
70% SR : 15% LLR : 15% SO	15%	£7,476,527	£3,341,769	£3,119,693	£3,094,020	£2,506,811
70% SR : 15% LLR : 15% SO	20%	£5,201,487	£1,272,237	£1,050,724	£1,025,051	£437,820
70% SR : 15% LLR : 15% SO	25%	£2,903,630	£-820,196	£-1,041,237	£-1,066,911	£-1,654,394
70% SR : 15% LLR : 15% SO	30%	£564,605	£-2,935,530	£-3,156,188	£-3,181,862	£-3,769,830
70% SR : 15% LLR : 15% SO	35%	£-1,800,318	£-5,081,103	£-5,304,585	£-5,330,621	£-5,927,636
70% SR : 15% LLR : 15% SO	40%	£-4,189,380	£-7,267,196	£-7,490,469	£-7,516,505	£-8,114,481
70% SR : 15% LLR : 15% SO	45%	£-6,618,193	£-9,476,511	£-9,699,664	£-9,725,776	£-10,338,674
70% SR : 15% LLR : 15% SO	50%	£-9,081,273	£-11,762,614	£-11,982,093	£-12,018,872	£-12,636,694

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 25% Discount

Value Area	£500 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,730,116	£12,173,997	£11,949,686	£11,924,014	£11,335,477
70% SR : 15% LLR : 15% SO	5%	£14,817,776	£10,457,696	£10,234,223	£10,208,550	£9,620,687
70% SR : 15% LLR : 15% SO	10%	£12,873,050	£8,718,493	£8,495,764	£8,470,091	£7,882,671
70% SR : 15% LLR : 15% SO	15%	£10,898,031	£6,956,386	£6,734,310	£6,708,637	£6,121,158
70% SR : 15% LLR : 15% SO	20%	£8,899,874	£5,162,774	£4,938,127	£4,912,090	£4,316,550
70% SR : 15% LLR : 15% SO	25%	£6,876,578	£3,334,391	£3,110,222	£3,084,186	£2,486,389
70% SR : 15% LLR : 15% SO	30%	£4,829,921	£1,482,783	£1,259,002	£1,232,965	£836,677
70% SR : 15% LLR : 15% SO	35%	£2,738,279	£-399,642	£-629,394	£-656,172	£-1,270,202
70% SR : 15% LLR : 15% SO	40%	£623,172	£-2,351,978	£-2,581,616	£-2,608,395	£-3,223,413
70% SR : 15% LLR : 15% SO	45%	£-1,555,432	£-4,328,300	£-4,559,059	£-4,586,216	£-5,211,186
70% SR : 15% LLR : 15% SO	50%	£-3,779,381	£-6,360,558	£-6,593,285	£-6,620,442	£-7,246,905

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-13,027,370	£-17,583,498	£-17,807,799	£-17,833,471	£-18,422,008
70% SR : 15% LLR : 15% SO	5%	£-14,939,710	£-19,299,789	£-19,523,262	£-19,548,935	£-20,136,798
70% SR : 15% LLR : 15% SO	10%	£-16,884,435	£-21,038,992	£-21,261,721	£-21,287,394	£-21,874,814
70% SR : 15% LLR : 15% SO	15%	£-18,859,454	£-22,801,099	£-23,023,175	£-23,048,848	£-23,636,327
70% SR : 15% LLR : 15% SO	20%	£-20,857,611	£-24,594,711	£-24,819,358	£-24,845,395	£-25,440,936
70% SR : 15% LLR : 15% SO	25%	£-22,878,907	£-26,423,094	£-26,647,263	£-26,673,299	£-27,269,096
70% SR : 15% LLR : 15% SO	30%	£-24,927,565	£-28,274,703	£-28,498,483	£-28,524,520	£-29,120,808
70% SR : 15% LLR : 15% SO	35%	£-27,019,206	£-30,157,027	£-30,386,879	£-30,413,657	£-31,027,688
70% SR : 15% LLR : 15% SO	40%	£-29,134,313	£-32,069,464	£-32,339,101	£-32,365,880	£-32,990,898
70% SR : 15% LLR : 15% SO	45%	£-31,312,917	£-34,005,785	£-34,316,544	£-34,343,701	£-34,968,672
70% SR : 15% LLR : 15% SO	50%	£-33,536,866	£-36,118,043	£-36,350,770	£-36,377,927	£-37,004,990

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-457,808	£-5,014,027	£-5,238,339	£-5,264,010	£-5,852,547
70% SR : 15% LLR : 15% SO	5%	£-2,370,248	£-6,730,328	£-6,953,801	£-6,979,474	£-7,567,337
70% SR : 15% LLR : 15% SO	10%	£-4,314,974	£-8,469,531	£-8,692,260	£-8,717,933	£-9,305,353
70% SR : 15% LLR : 15% SO	15%	£-6,289,993	£-10,231,638	£-10,453,714	£-10,479,387	£-11,066,866
70% SR : 15% LLR : 15% SO	20%	£-8,288,150	£-12,025,250	£-12,249,897	£-12,275,934	£-12,871,474
70% SR : 15% LLR : 15% SO	25%	£-10,309,446	£-13,853,633	£-14,077,802	£-14,103,838	£-14,699,635
70% SR : 15% LLR : 15% SO	30%	£-12,358,103	£-15,705,241	£-15,929,022	£-15,955,059	£-16,551,347
70% SR : 15% LLR : 15% SO	35%	£-14,449,745	£-17,587,566	£-17,817,418	£-17,844,196	£-18,458,226
70% SR : 15% LLR : 15% SO	40%	£-16,584,852	£-19,500,002	£-19,769,640	£-19,796,418	£-20,411,437
70% SR : 15% LLR : 15% SO	45%	£-18,743,456	£-21,436,324	£-21,747,083	£-21,774,240	£-22,399,210
70% SR : 15% LLR : 15% SO	50%	£-20,967,405	£-23,408,582	£-23,781,309	£-23,808,466	£-24,434,829

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,792,391	£-763,728	£-988,038	£-1,013,711	£-1,602,248
70% SR : 15% LLR : 15% SO	5%	£1,880,051	£-2,480,028	£-2,703,501	£-2,729,175	£-3,317,038
70% SR : 15% LLR : 15% SO	10%	£-64,675	£-4,219,232	£-4,441,961	£-4,467,633	£-5,055,054
70% SR : 15% LLR : 15% SO	15%	£-2,039,693	£-5,981,339	£-6,203,414	£-6,229,088	£-6,816,566
70% SR : 15% LLR : 15% SO	20%	£-4,037,850	£-7,774,950	£-7,999,598	£-8,025,635	£-8,621,175
70% SR : 15% LLR : 15% SO	25%	£-6,059,146	£-9,603,334	£-9,827,503	£-9,853,539	£-10,449,336
70% SR : 15% LLR : 15% SO	30%	£-8,107,804	£-11,454,942	£-11,678,723	£-11,704,759	£-12,301,048
70% SR : 15% LLR : 15% SO	35%	£-10,199,446	£-13,337,286	£-13,567,118	£-13,593,897	£-14,207,927
70% SR : 15% LLR : 15% SO	40%	£-12,314,553	£-15,289,703	£-15,519,341	£-15,546,119	£-16,161,136
70% SR : 15% LLR : 15% SO	45%	£-14,493,157	£-17,286,025	£-17,496,783	£-17,523,941	£-18,148,911
70% SR : 15% LLR : 15% SO	50%	£-16,717,105	£-19,298,283	£-19,531,010	£-19,558,167	£-20,184,630

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,009,756	£2,453,637	£2,229,327	£2,203,654	£1,615,117
70% SR : 15% LLR : 15% SO	5%	£5,097,416	£737,337	£513,864	£488,191	£-99,672
70% SR : 15% LLR : 15% SO	10%	£3,152,691	£-1,001,867	£-1,224,596	£-1,250,268	£-1,837,688
70% SR : 15% LLR : 15% SO	15%	£1,177,672	£-2,763,973	£-2,986,049	£-3,011,722	£-3,599,201
70% SR : 15% LLR : 15% SO	20%	£-820,485	£-4,557,585	£-4,782,232	£-4,808,270	£-5,403,810
70% SR : 15% LLR : 15% SO	25%	£-2,841,781	£-6,385,969	£-6,610,137	£-6,636,174	£-7,231,971
70% SR : 15% LLR : 15% SO	30%	£-4,890,439	£-8,237,577	£-8,461,358	£-8,487,394	£-9,083,682
70% SR : 15% LLR : 15% SO	35%	£-6,982,081	£-10,119,901	£-10,349,753	£-10,376,532	£-10,990,562
70% SR : 15% LLR : 15% SO	40%	£-9,097,188	£-12,072,338	£-12,301,975	£-12,328,754	£-12,943,773
70% SR : 15% LLR : 15% SO	45%	£-11,275,791	£-14,048,660	£-14,279,418	£-14,306,575	£-14,931,546
70% SR : 15% LLR : 15% SO	50%	£-13,499,740	£-16,080,918	£-16,313,644	£-16,340,801	£-16,967,264

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 25% Discount

Value Area	£475 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,136,207	£8,609,992	£8,385,682	£8,360,009	£7,771,473
70% SR : 15% LLR : 15% SO	5%	£11,344,124	£7,028,331	£6,804,858	£6,779,185	£6,186,676
70% SR : 15% LLR : 15% SO	10%	£9,528,903	£5,413,114	£5,187,233	£5,161,197	£4,565,464
70% SR : 15% LLR : 15% SO	15%	£7,690,543	£3,767,472	£3,542,253	£3,516,217	£2,920,698
70% SR : 15% LLR : 15% SO	20%	£5,829,045	£2,098,603	£1,873,955	£1,847,918	£1,252,378
70% SR : 15% LLR : 15% SO	25%	£3,926,296	£406,509	£182,339	£166,303	£-447,984
70% SR : 15% LLR : 15% SO	30%	£1,996,453	£-1,342,347	£-1,572,507	£-1,599,285	£-2,212,569
70% SR : 15% LLR : 15% SO	35%	£43,144	£-3,130,713	£-3,360,565	£-3,387,343	£-4,001,374
70% SR : 15% LLR : 15% SO	40%	£-1,985,465	£-4,947,358	£-5,180,244	£-5,207,402	£-5,831,124
70% SR : 15% LLR : 15% SO	45%	£-4,042,990	£-6,814,938	£-7,047,698	£-7,074,856	£-7,699,826
70% SR : 15% LLR : 15% SO	50%	£-6,155,872	£-8,706,739	£-8,939,466	£-8,966,624	£-9,593,086

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-16,621,278	£-21,147,493	£-21,371,803	£-21,397,476	£-21,986,012
70% SR : 15% LLR : 15% SO	5%	£-18,413,361	£-22,729,154	£-22,952,627	£-22,978,300	£-23,570,809
70% SR : 15% LLR : 15% SO	10%	£-20,228,582	£-24,344,371	£-24,570,252	£-24,596,288	£-25,192,021
70% SR : 15% LLR : 15% SO	15%	£-22,066,943	£-25,990,013	£-26,215,232	£-26,241,268	£-26,836,787
70% SR : 15% LLR : 15% SO	20%	£-23,928,440	£-27,658,882	£-27,883,530	£-27,909,567	£-28,505,107
70% SR : 15% LLR : 15% SO	25%	£-25,831,189	£-29,350,976	£-29,575,146	£-29,601,182	£-30,205,469
70% SR : 15% LLR : 15% SO	30%	£-27,761,032	£-31,099,832	£-31,329,992	£-31,356,770	£-32,070,054
70% SR : 15% LLR : 15% SO	35%	£-29,714,341	£-32,888,198	£-33,118,050	£-33,144,828	£-33,758,859
70% SR : 15% LLR : 15% SO	40%	£-31,742,951	£-34,704,843	£-34,937,729	£-34,964,887	£-35,598,609
70% SR : 15% LLR : 15% SO	45%	£-33,800,475	£-36,572,423	£-36,805,183	£-36,832,341	£-37,457,311
70% SR : 15% LLR : 15% SO	50%	£-35,913,367	£-38,464,224	£-38,696,951	£-38,724,109	£-39,350,671

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-4,051,817	£-8,578,032	£-8,802,342	£-8,828,015	£-9,416,651
70% SR : 15% LLR : 15% SO	5%	£-5,843,900	£-10,159,693	£-10,383,166	£-10,408,839	£-11,001,348
70% SR : 15% LLR : 15% SO	10%	£-7,659,121	£-11,774,910	£-12,000,790	£-12,026,627	£-12,622,560
70% SR : 15% LLR : 15% SO	15%	£-9,497,481	£-13,420,552	£-13,645,771	£-13,671,807	£-14,267,326
70% SR : 15% LLR : 15% SO	20%	£-11,358,979	£-15,099,421	£-15,314,069	£-15,340,106	£-15,935,646
70% SR : 15% LLR : 15% SO	25%	£-13,261,728	£-16,781,515	£-17,005,685	£-17,031,721	£-17,636,008
70% SR : 15% LLR : 15% SO	30%	£-15,191,571	£-18,530,371	£-18,760,531	£-18,787,309	£-19,400,593
70% SR : 15% LLR : 15% SO	35%	£-17,144,880	£-20,318,737	£-20,548,589	£-20,575,367	£-21,189,398
70% SR : 15% LLR : 15% SO	40%	£-19,173,489	£-22,135,382	£-22,368,268	£-22,395,426	£-23,019,148
70% SR : 15% LLR : 15% SO	45%	£-21,231,014	£-24,002,962	£-24,235,722	£-24,262,889	£-24,987,850
70% SR : 15% LLR : 15% SO	50%	£-23,343,696	£-25,894,763	£-26,127,490	£-26,154,648	£-26,781,110

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£198,483	£-4,327,732	£-4,552,042	£-4,577,716	£-5,166,252
70% SR : 15% LLR : 15% SO	5%	£-1,593,600	£-5,909,393	£-6,132,866	£-6,158,540	£-6,751,048
70% SR : 15% LLR : 15% SO	10%	£-3,408,822	£-7,524,610	£-7,750,491	£-7,776,527	£-8,372,261
70% SR : 15% LLR : 15% SO	15%	£-5,247,182	£-9,170,253	£-9,395,471	£-9,421,508	£-10,010,027
70% SR : 15% LLR : 15% SO	20%	£-7,108,680	£-10,839,122	£-11,063,769	£-11,089,807	£-11,685,347
70% SR : 15% LLR : 15% SO	25%	£-9,011,428	£-12,531,216	£-12,755,386	£-12,781,422	£-13,385,708
70% SR : 15% LLR : 15% SO	30%	£-10,941,272	£-14,280,072	£-14,510,231	£-14,537,010	£-15,190,294
70% SR : 15% LLR : 15% SO	35%	£-12,894,580	£-16,068,437	£-16,298,289	£-16,325,068	£-16,939,098
70% SR : 15% LLR : 15% SO	40%	£-14,923,190	£-17,885,082	£-18,117,969	£-18,145,127	£-18,768,949
70% SR : 15% LLR : 15% SO	45%	£-16,980,714	£-19,752,663	£-19,985,423	£-20,012,581	£-20,637,550
70% SR : 15% LLR : 15% SO	50%	£-19,093,597	£-21,644,463	£-21,877,190	£-21,904,348	£-22,530,810

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,415,848	£-1,110,367	£-1,334,677	£-1,360,350	£-1,948,886
70% SR : 15% LLR : 15% SO	5%	£1,623,765	£-2,692,028	£-2,915,501	£-2,941,175	£-3,533,683
70% SR : 15% LLR : 15% SO	10%	£-191,457	£-4,307,245	£-4,533,126	£-4,559,162	£-5,154,895
70% SR : 15% LLR : 15% SO	15%	£-2,029,817	£-5,952,888	£-6,178,106	£-6,204,142	£-6,799,661
70% SR : 15% LLR : 15% SO	20%	£-3,891,314	£-7,621,757	£-7,846,404	£-7,872,441	£-8,467,981
70% SR : 15% LLR : 15% SO	25%	£-5,794,063	£-9,313,851	£-9,538,020	£-9,564,057	£-10,168,343
70% SR : 15% LLR : 15% SO	30%	£-7,723,906	£-11,062,707	£-11,292,866	£-11,319,645	£-11,932,928
70% SR : 15% LLR : 15% SO	35%	£-9,677,215	£-12,851,072	£-13,080,924	£-13,107,703	£-13,721,733
70% SR : 15% LLR : 15% SO	40%	£-11,705,825	£-14,667,717	£-14,900,603	£-14,927,761	£-15,551,483
70% SR : 15% LLR : 15% SO	45%	£-13,763,349	£-16,535,297	£-16,768,058	£-16,795,216	£-17,420,185
70% SR : 15% LLR : 15% SO	50%	£-15,876,231	£-18,427,098	£-18,659,825	£-18,686,983	£-19,313,445

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2
 10% AW 35% Discount

Value Area
 £675 per sq ft

No Units 300
 Site Area 1.8 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,461,075	£36,475,688	£36,257,594	£36,232,632	£35,660,406
70% SR : 15% LLR : 15% SO	5%	£38,474,350	£33,716,751	£33,499,471	£33,474,508	£32,902,937
70% SR : 15% LLR : 15% SO	10%	£35,461,684	£30,935,544	£30,718,987	£30,694,026	£30,122,884
70% SR : 15% LLR : 15% SO	15%	£32,426,521	£28,132,069	£27,916,148	£27,891,186	£27,320,249
70% SR : 15% LLR : 15% SO	20%	£29,368,860	£25,306,326	£25,090,951	£25,065,989	£24,495,032
70% SR : 15% LLR : 15% SO	25%	£26,288,702	£22,454,296	£22,236,339	£22,211,024	£21,631,739
70% SR : 15% LLR : 15% SO	30%	£23,186,047	£19,564,858	£19,347,279	£19,321,964	£18,742,200
70% SR : 15% LLR : 15% SO	35%	£20,060,895	£16,652,840	£16,435,551	£16,410,236	£15,829,766
70% SR : 15% LLR : 15% SO	40%	£16,891,261	£13,718,241	£13,501,156	£13,475,841	£12,894,436
70% SR : 15% LLR : 15% SO	45%	£13,698,032	£10,757,389	£10,537,350	£10,511,678	£9,920,866
70% SR : 15% LLR : 15% SO	50%	£10,481,987	£7,749,645	£7,529,639	£7,503,965	£6,911,744

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,703,590	£6,718,203	£6,500,109	£6,475,147	£5,902,920
70% SR : 15% LLR : 15% SO	5%	£8,716,865	£3,959,266	£3,741,986	£3,717,023	£3,145,452
70% SR : 15% LLR : 15% SO	10%	£5,704,199	£1,178,059	£961,502	£936,541	£365,399
70% SR : 15% LLR : 15% SO	15%	£2,669,036	£-1,625,416	£-1,841,337	£-1,866,299	£-2,437,237
70% SR : 15% LLR : 15% SO	20%	£-388,625	£-4,451,159	£-4,666,534	£-4,691,496	£-5,262,453
70% SR : 15% LLR : 15% SO	25%	£-3,468,783	£-7,303,189	£-7,521,146	£-7,546,461	£-8,125,746
70% SR : 15% LLR : 15% SO	30%	£-6,371,438	£-10,192,627	£-10,410,206	£-10,435,521	£-11,015,285
70% SR : 15% LLR : 15% SO	35%	£-9,696,590	£-13,104,645	£-13,321,934	£-13,347,249	£-13,927,719
70% SR : 15% LLR : 15% SO	40%	£-12,866,224	£-16,039,244	£-16,256,329	£-16,281,644	£-16,863,049
70% SR : 15% LLR : 15% SO	45%	£-16,059,453	£-19,000,096	£-19,220,135	£-19,245,507	£-19,836,519
70% SR : 15% LLR : 15% SO	50%	£-19,276,498	£-22,007,840	£-22,227,846	£-22,253,520	£-22,845,741

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,273,051	£19,287,664	£19,069,570	£19,044,608	£18,472,382
70% SR : 15% LLR : 15% SO	5%	£21,286,327	£16,528,727	£16,311,447	£16,286,485	£15,714,913
70% SR : 15% LLR : 15% SO	10%	£18,273,660	£13,747,520	£13,530,963	£13,506,002	£12,934,860
70% SR : 15% LLR : 15% SO	15%	£15,238,497	£10,944,045	£10,728,124	£10,703,162	£10,132,225
70% SR : 15% LLR : 15% SO	20%	£12,180,836	£8,118,302	£7,902,927	£7,877,965	£7,307,008
70% SR : 15% LLR : 15% SO	25%	£9,100,678	£5,266,273	£5,048,315	£5,023,000	£4,443,715
70% SR : 15% LLR : 15% SO	30%	£5,998,023	£2,376,834	£2,159,255	£2,133,940	£1,554,176
70% SR : 15% LLR : 15% SO	35%	£2,872,872	£-535,184	£-752,473	£-777,788	£-1,358,258
70% SR : 15% LLR : 15% SO	40%	£-296,763	£-3,469,782	£-3,686,868	£-3,712,183	£-4,293,588
70% SR : 15% LLR : 15% SO	45%	£-3,469,992	£-6,430,635	£-6,650,674	£-6,676,346	£-7,267,158
70% SR : 15% LLR : 15% SO	50%	£-6,706,037	£-9,438,379	£-9,658,365	£-9,684,059	£-10,276,280

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,523,350	£23,537,963	£23,319,869	£23,294,907	£22,722,681
70% SR : 15% LLR : 15% SO	5%	£25,536,626	£20,779,026	£20,561,746	£20,536,784	£19,965,213
70% SR : 15% LLR : 15% SO	10%	£22,523,959	£17,997,819	£17,781,262	£17,756,301	£17,185,160
70% SR : 15% LLR : 15% SO	15%	£19,488,796	£15,194,344	£14,978,423	£14,953,461	£14,382,524
70% SR : 15% LLR : 15% SO	20%	£16,431,135	£12,368,602	£12,153,227	£12,128,265	£11,557,308
70% SR : 15% LLR : 15% SO	25%	£13,350,977	£9,516,572	£9,298,615	£9,273,300	£8,694,014
70% SR : 15% LLR : 15% SO	30%	£10,248,322	£6,627,134	£6,409,555	£6,384,239	£5,804,475
70% SR : 15% LLR : 15% SO	35%	£7,123,171	£3,715,115	£3,497,827	£3,472,511	£2,892,042
70% SR : 15% LLR : 15% SO	40%	£3,953,537	£780,517	£563,431	£538,116	£-43,289
70% SR : 15% LLR : 15% SO	45%	£760,307	£-2,180,335	£-2,400,374	£-2,426,047	£-3,016,858
70% SR : 15% LLR : 15% SO	50%	£-2,458,738	£-5,189,079	£-5,408,086	£-5,433,759	£-6,026,981

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,740,716	£26,755,329	£26,537,235	£26,512,273	£25,940,046
70% SR : 15% LLR : 15% SO	5%	£28,753,991	£23,996,392	£23,779,111	£23,754,149	£23,182,578
70% SR : 15% LLR : 15% SO	10%	£25,741,325	£21,215,184	£20,998,628	£20,973,667	£20,402,525
70% SR : 15% LLR : 15% SO	15%	£22,706,161	£18,411,710	£18,195,788	£18,170,826	£17,599,889
70% SR : 15% LLR : 15% SO	20%	£19,648,501	£15,585,967	£15,370,592	£15,345,630	£14,774,673
70% SR : 15% LLR : 15% SO	25%	£16,568,342	£12,733,937	£12,515,980	£12,490,665	£11,911,379
70% SR : 15% LLR : 15% SO	30%	£13,465,688	£9,844,499	£9,626,920	£9,601,605	£9,021,841
70% SR : 15% LLR : 15% SO	35%	£10,340,536	£6,932,481	£6,715,192	£6,689,877	£6,109,407
70% SR : 15% LLR : 15% SO	40%	£7,170,902	£3,997,882	£3,780,797	£3,755,481	£3,174,077
70% SR : 15% LLR : 15% SO	45%	£3,977,673	£1,037,030	£816,991	£791,318	£200,507
70% SR : 15% LLR : 15% SO	50%	£761,627	£-1,970,714	£-2,190,721	£-2,216,394	£-2,808,616

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 35% Discount

Value Area	£650 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£37,921,033	£32,984,569	£32,766,475	£32,741,513	£32,169,286
70% SR : 15% LLR : 15% SO	5%	£35,092,359	£30,384,740	£30,167,460	£30,142,498	£29,570,926
70% SR : 15% LLR : 15% SO	10%	£32,241,188	£27,762,642	£27,546,085	£27,521,123	£26,949,981
70% SR : 15% LLR : 15% SO	15%	£29,367,519	£25,118,274	£24,902,353	£24,877,391	£24,299,186
70% SR : 15% LLR : 15% SO	20%	£26,471,354	£22,438,784	£22,220,362	£22,195,047	£21,616,010
70% SR : 15% LLR : 15% SO	25%	£23,552,690	£19,732,493	£19,514,537	£19,489,222	£18,909,935
70% SR : 15% LLR : 15% SO	30%	£20,608,618	£17,003,621	£16,786,041	£16,760,726	£16,180,963
70% SR : 15% LLR : 15% SO	35%	£17,624,993	£14,252,167	£14,034,878	£14,009,563	£13,429,093
70% SR : 15% LLR : 15% SO	40%	£14,617,552	£11,476,730	£11,256,572	£11,230,898	£10,641,267
70% SR : 15% LLR : 15% SO	45%	£11,587,297	£8,654,196	£8,434,157	£8,408,483	£7,817,673
70% SR : 15% LLR : 15% SO	50%	£8,516,418	£5,808,765	£5,588,758	£5,563,085	£4,970,862

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,163,548	£3,227,084	£3,008,990	£2,984,028	£2,411,801
70% SR : 15% LLR : 15% SO	5%	£5,334,874	£627,255	£409,975	£385,012	£186,559
70% SR : 15% LLR : 15% SO	10%	£2,483,703	£-1,994,843	£-2,211,400	£-2,236,362	£-2,607,504
70% SR : 15% LLR : 15% SO	15%	£-389,966	£-4,639,211	£-4,855,132	£-4,880,094	£-5,458,299
70% SR : 15% LLR : 15% SO	20%	£-3,286,131	£-7,318,701	£-7,537,123	£-7,562,438	£-8,141,475
70% SR : 15% LLR : 15% SO	25%	£-6,204,795	£-10,024,992	£-10,242,948	£-10,268,263	£-10,847,550
70% SR : 15% LLR : 15% SO	30%	£-9,147,867	£-12,753,864	£-12,971,444	£-12,996,759	£-13,576,522
70% SR : 15% LLR : 15% SO	35%	£-12,132,492	£-15,505,318	£-15,722,607	£-15,747,922	£-16,328,392
70% SR : 15% LLR : 15% SO	40%	£-15,139,933	£-18,280,755	£-18,500,913	£-18,526,587	£-19,116,218
70% SR : 15% LLR : 15% SO	45%	£-18,179,188	£-21,103,289	£-21,323,328	£-21,349,002	£-21,939,812
70% SR : 15% LLR : 15% SO	50%	£-21,241,067	£-23,946,720	£-24,168,727	£-24,194,400	£-24,786,623

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,733,009	£15,796,545	£15,578,451	£15,553,489	£14,981,263
70% SR : 15% LLR : 15% SO	5%	£17,904,335	£13,196,716	£12,979,436	£12,954,474	£12,382,902
70% SR : 15% LLR : 15% SO	10%	£15,053,164	£10,574,618	£10,358,061	£10,333,099	£9,761,957
70% SR : 15% LLR : 15% SO	15%	£12,179,495	£7,930,250	£7,714,329	£7,689,367	£7,111,162
70% SR : 15% LLR : 15% SO	20%	£9,283,330	£5,250,760	£5,032,338	£5,007,023	£4,427,986
70% SR : 15% LLR : 15% SO	25%	£6,364,666	£2,544,469	£2,326,513	£2,301,198	£1,721,911
70% SR : 15% LLR : 15% SO	30%	£3,421,594	£-184,403	£-401,983	£-427,298	£-1,007,061
70% SR : 15% LLR : 15% SO	35%	£436,969	£-2,935,857	£-3,153,146	£-3,178,461	£-3,758,931
70% SR : 15% LLR : 15% SO	40%	£-2,570,472	£-5,711,294	£-5,931,452	£-5,957,126	£-6,546,757
70% SR : 15% LLR : 15% SO	45%	£-5,600,727	£-8,533,828	£-8,753,867	£-8,779,541	£-9,370,351
70% SR : 15% LLR : 15% SO	50%	£-8,671,606	£-11,379,259	£-11,599,266	£-11,624,939	£-12,217,162

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,983,309	£20,046,844	£19,828,750	£19,803,788	£19,231,562
70% SR : 15% LLR : 15% SO	5%	£22,154,634	£17,447,015	£17,229,735	£17,204,773	£16,633,202
70% SR : 15% LLR : 15% SO	10%	£19,303,463	£14,824,917	£14,608,361	£14,583,398	£14,012,257
70% SR : 15% LLR : 15% SO	15%	£16,429,794	£12,180,550	£11,964,628	£11,939,666	£11,361,462
70% SR : 15% LLR : 15% SO	20%	£13,533,629	£9,501,060	£9,282,638	£9,257,323	£8,678,286
70% SR : 15% LLR : 15% SO	25%	£10,614,966	£6,794,768	£6,576,812	£6,551,497	£5,972,211
70% SR : 15% LLR : 15% SO	30%	£7,671,894	£4,065,896	£3,848,316	£3,823,001	£3,243,238
70% SR : 15% LLR : 15% SO	35%	£4,687,268	£1,314,442	£1,097,154	£1,071,838	£481,369
70% SR : 15% LLR : 15% SO	40%	£1,679,828	£-1,480,995	£-1,681,153	£-1,706,826	£-2,296,457
70% SR : 15% LLR : 15% SO	45%	£-1,350,428	£-4,283,529	£-4,593,968	£-4,629,241	£-5,120,052
70% SR : 15% LLR : 15% SO	50%	£-4,421,306	£-7,128,960	£-7,348,966	£-7,374,640	£-7,966,862

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,200,674	£23,264,210	£23,046,116	£23,021,153	£22,448,927
70% SR : 15% LLR : 15% SO	5%	£25,371,999	£20,664,381	£20,447,100	£20,422,138	£19,850,567
70% SR : 15% LLR : 15% SO	10%	£22,520,829	£18,042,282	£17,825,726	£17,800,764	£17,229,622
70% SR : 15% LLR : 15% SO	15%	£19,647,159	£15,397,915	£15,181,994	£15,157,032	£14,578,827
70% SR : 15% LLR : 15% SO	20%	£16,750,994	£12,718,425	£12,500,003	£12,474,688	£11,895,651
70% SR : 15% LLR : 15% SO	25%	£13,832,331	£10,012,134	£9,794,178	£9,768,862	£9,189,576
70% SR : 15% LLR : 15% SO	30%	£10,889,259	£7,283,262	£7,065,682	£7,040,366	£6,460,603
70% SR : 15% LLR : 15% SO	35%	£7,904,634	£4,531,808	£4,314,519	£4,289,204	£3,708,734
70% SR : 15% LLR : 15% SO	40%	£4,897,193	£1,756,370	£1,536,213	£1,510,539	£920,908
70% SR : 15% LLR : 15% SO	45%	£1,866,937	£-1,066,163	£-1,286,203	£-1,311,876	£-1,802,667
70% SR : 15% LLR : 15% SO	50%	£-1,203,941	£-3,911,996	£-4,131,691	£-4,157,275	£-4,749,497

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 35% Discount

Value Area	£600 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,834,062	£25,988,864	£25,767,684	£25,742,369	£25,162,045
70% SR : 15% LLR : 15% SO	5%	£28,330,011	£23,695,668	£23,475,314	£23,449,999	£22,870,339
70% SR : 15% LLR : 15% SO	10%	£25,803,464	£21,379,889	£21,160,268	£21,134,953	£20,555,730
70% SR : 15% LLR : 15% SO	15%	£23,254,418	£19,041,525	£18,822,549	£18,797,234	£18,218,218
70% SR : 15% LLR : 15% SO	20%	£20,665,844	£16,680,579	£16,462,156	£16,436,841	£15,857,805
70% SR : 15% LLR : 15% SO	25%	£18,054,454	£14,297,051	£14,079,094	£14,053,779	£13,474,493
70% SR : 15% LLR : 15% SO	30%	£15,420,249	£11,882,776	£11,662,118	£11,636,444	£11,048,477
70% SR : 15% LLR : 15% SO	35%	£12,763,228	£9,432,320	£9,211,856	£9,186,283	£8,597,599
70% SR : 15% LLR : 15% SO	40%	£10,072,585	£6,958,965	£6,738,807	£6,713,135	£6,123,503
70% SR : 15% LLR : 15% SO	45%	£7,344,480	£4,458,993	£4,235,241	£4,209,205	£3,610,033
70% SR : 15% LLR : 15% SO	50%	£4,593,237	£1,909,728	£1,686,608	£1,660,571	£1,059,968

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,076,577	£3,768,621	£3,989,601	£4,015,116	£4,595,440
70% SR : 15% LLR : 15% SO	5%	£1,427,474	£6,061,817	£6,282,171	£6,307,486	£6,887,146
70% SR : 15% LLR : 15% SO	10%	£3,954,021	£8,377,556	£8,597,217	£8,622,532	£9,201,755
70% SR : 15% LLR : 15% SO	15%	£6,503,067	£10,715,960	£10,934,936	£10,960,252	£11,539,267
70% SR : 15% LLR : 15% SO	20%	£9,091,641	£13,076,906	£13,295,329	£13,320,644	£13,899,680
70% SR : 15% LLR : 15% SO	25%	£11,703,031	£15,460,434	£15,678,391	£15,703,706	£16,282,992
70% SR : 15% LLR : 15% SO	30%	£14,337,236	£17,874,709	£18,095,367	£18,121,041	£18,709,008
70% SR : 15% LLR : 15% SO	35%	£16,994,257	£20,325,165	£20,545,529	£20,571,202	£21,159,886
70% SR : 15% LLR : 15% SO	40%	£19,684,900	£22,798,520	£23,018,678	£23,044,350	£23,633,982
70% SR : 15% LLR : 15% SO	45%	£22,413,005	£25,299,092	£25,522,244	£25,548,280	£26,147,452
70% SR : 15% LLR : 15% SO	50%	£25,164,248	£27,847,757	£28,070,877	£28,096,814	£28,697,617

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,646,038	£8,800,840	£8,579,660	£8,554,345	£7,974,021
70% SR : 15% LLR : 15% SO	5%	£11,141,987	£6,507,644	£6,287,290	£6,261,975	£5,682,315
70% SR : 15% LLR : 15% SO	10%	£8,615,440	£4,191,865	£3,972,244	£3,946,929	£3,367,706
70% SR : 15% LLR : 15% SO	15%	£6,066,394	£1,853,501	£1,634,525	£1,609,210	£1,030,194
70% SR : 15% LLR : 15% SO	20%	£3,477,820	£-507,445	£-725,868	£-751,183	£-1,330,219
70% SR : 15% LLR : 15% SO	25%	£866,430	£-2,890,973	£-3,108,930	£-3,134,245	£-3,713,531
70% SR : 15% LLR : 15% SO	30%	£-1,767,775	£-5,305,248	£-5,525,906	£-5,551,579	£-6,139,547
70% SR : 15% LLR : 15% SO	35%	£-4,424,795	£-7,755,704	£-7,976,068	£-8,001,741	£-8,590,425
70% SR : 15% LLR : 15% SO	40%	£-7,115,439	£-10,229,059	£-10,449,217	£-10,474,889	£-11,064,521
70% SR : 15% LLR : 15% SO	45%	£-9,843,543	£-12,729,631	£-12,952,783	£-12,978,819	£-13,577,991
70% SR : 15% LLR : 15% SO	50%	£-12,594,767	£-15,278,296	£-15,501,416	£-15,527,453	£-16,128,056

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,896,337	£13,051,140	£12,829,959	£12,804,644	£12,224,320
70% SR : 15% LLR : 15% SO	5%	£15,392,286	£10,757,944	£10,537,589	£10,512,274	£9,932,615
70% SR : 15% LLR : 15% SO	10%	£12,865,739	£8,442,164	£8,222,544	£8,197,229	£7,618,005
70% SR : 15% LLR : 15% SO	15%	£10,316,694	£6,103,801	£5,884,824	£5,859,509	£5,280,493
70% SR : 15% LLR : 15% SO	20%	£7,728,120	£3,742,855	£3,524,432	£3,499,117	£2,920,081
70% SR : 15% LLR : 15% SO	25%	£5,116,729	£1,359,327	£1,141,370	£1,116,055	£536,768
70% SR : 15% LLR : 15% SO	30%	£2,482,524	£-1,054,949	£-1,275,607	£-1,301,280	£-1,889,248
70% SR : 15% LLR : 15% SO	35%	£-174,486	£-3,505,404	£-3,725,768	£-3,751,442	£-4,340,126
70% SR : 15% LLR : 15% SO	40%	£-2,865,140	£-5,978,760	£-6,198,917	£-6,224,590	£-6,814,222
70% SR : 15% LLR : 15% SO	45%	£-5,593,244	£-8,479,331	£-8,702,484	£-8,728,520	£-9,327,692
70% SR : 15% LLR : 15% SO	50%	£-8,344,488	£-11,027,996	£-11,251,116	£-11,277,154	£-11,877,756

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£21,113,703	£16,268,505	£16,047,324	£16,022,009	£15,441,686
70% SR : 15% LLR : 15% SO	5%	£18,609,651	£13,975,309	£13,754,955	£13,729,640	£13,149,980
70% SR : 15% LLR : 15% SO	10%	£16,083,105	£11,659,530	£11,439,909	£11,414,594	£10,835,370
70% SR : 15% LLR : 15% SO	15%	£13,534,059	£9,321,166	£9,102,189	£9,076,874	£8,497,858
70% SR : 15% LLR : 15% SO	20%	£10,945,485	£6,960,220	£6,741,797	£6,716,482	£6,137,446
70% SR : 15% LLR : 15% SO	25%	£8,334,095	£4,576,692	£4,358,735	£4,333,420	£3,754,133
70% SR : 15% LLR : 15% SO	30%	£5,699,890	£2,162,416	£1,941,759	£1,916,085	£1,328,117
70% SR : 15% LLR : 15% SO	35%	£3,042,869	£-788,039	£-568,403	£-543,077	£-1,122,761
70% SR : 15% LLR : 15% SO	40%	£352,226	£-2,761,395	£-2,981,952	£-3,007,225	£-3,596,857
70% SR : 15% LLR : 15% SO	45%	£-2,375,879	£-5,261,866	£-5,485,118	£-5,511,155	£-6,110,327
70% SR : 15% LLR : 15% SO	50%	£-5,127,123	£-7,810,631	£-8,033,751	£-8,059,788	£-8,660,391

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 35% Discount

Value Area	£550 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,728,250	£18,939,605	£18,718,426	£18,693,111	£18,112,786
70% SR : 15% LLR : 15% SO	5%	£21,521,656	£16,955,311	£16,734,956	£16,709,641	£16,129,981
70% SR : 15% LLR : 15% SO	10%	£19,292,248	£14,948,432	£14,728,811	£14,703,496	£14,116,204
70% SR : 15% LLR : 15% SO	15%	£17,040,024	£12,905,397	£12,683,321	£12,657,649	£12,070,439
70% SR : 15% LLR : 15% SO	20%	£14,764,984	£10,835,865	£10,614,352	£10,588,679	£10,001,449
70% SR : 15% LLR : 15% SO	25%	£12,467,128	£8,743,432	£8,522,392	£8,496,718	£7,909,234
70% SR : 15% LLR : 15% SO	30%	£10,125,883	£6,628,098	£6,407,440	£6,381,767	£5,793,798
70% SR : 15% LLR : 15% SO	35%	£7,760,969	£4,480,308	£4,256,825	£4,230,789	£3,633,774
70% SR : 15% LLR : 15% SO	40%	£5,372,897	£2,294,215	£2,070,941	£2,044,905	£1,446,929
70% SR : 15% LLR : 15% SO	45%	£2,940,833	£84,900	£-140,210	£-166,615	£-781,794
70% SR : 15% LLR : 15% SO	50%	£477,753	£-2,205,735	£-2,435,213	£-2,461,992	£-3,079,713

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-6,029,235	£-10,817,880	£-11,038,059	£-11,064,374	£-11,644,698
70% SR : 15% LLR : 15% SO	5%	£-8,235,629	£-12,902,174	£-13,022,529	£-13,047,844	£-13,627,504
70% SR : 15% LLR : 15% SO	10%	£-10,465,237	£-14,809,053	£-15,028,674	£-15,053,989	£-15,641,281
70% SR : 15% LLR : 15% SO	15%	£-12,717,461	£-16,852,088	£-17,074,164	£-17,099,836	£-17,687,046
70% SR : 15% LLR : 15% SO	20%	£-14,992,501	£-18,921,620	£-19,143,133	£-19,168,806	£-19,756,036
70% SR : 15% LLR : 15% SO	25%	£-17,290,357	£-21,014,053	£-21,235,093	£-21,260,767	£-21,848,251
70% SR : 15% LLR : 15% SO	30%	£-19,631,603	£-23,129,387	£-23,350,045	£-23,375,718	£-23,963,687
70% SR : 15% LLR : 15% SO	35%	£-21,996,526	£-25,277,177	£-25,500,660	£-25,526,696	£-26,123,711
70% SR : 15% LLR : 15% SO	40%	£-24,384,588	£-27,463,270	£-27,686,544	£-27,712,580	£-28,310,556
70% SR : 15% LLR : 15% SO	45%	£-26,816,652	£-29,672,585	£-29,897,695	£-29,924,100	£-30,539,279
70% SR : 15% LLR : 15% SO	50%	£-29,279,732	£-31,963,220	£-32,192,698	£-32,219,477	£-32,837,198

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,540,226	£1,751,581	£1,530,402	£1,505,087	£924,762
70% SR : 15% LLR : 15% SO	5%	£4,333,632	£-232,713	£-453,067	£-478,383	£-1,058,043
70% SR : 15% LLR : 15% SO	10%	£2,104,224	£-2,239,592	£-2,459,213	£-2,484,528	£-3,071,820
70% SR : 15% LLR : 15% SO	15%	£-148,000	£-4,282,627	£-4,504,703	£-4,530,375	£-5,117,585
70% SR : 15% LLR : 15% SO	20%	£-2,423,040	£-6,352,159	£-6,573,672	£-6,599,345	£-7,186,575
70% SR : 15% LLR : 15% SO	25%	£-4,720,896	£-8,444,592	£-8,665,632	£-8,691,306	£-9,278,790
70% SR : 15% LLR : 15% SO	30%	£-7,062,141	£-10,559,926	£-10,780,584	£-10,806,257	£-11,394,226
70% SR : 15% LLR : 15% SO	35%	£-9,427,065	£-12,707,716	£-12,931,199	£-12,957,235	£-13,554,250
70% SR : 15% LLR : 15% SO	40%	£-11,815,127	£-14,893,809	£-15,117,083	£-15,143,119	£-15,741,095
70% SR : 15% LLR : 15% SO	45%	£-14,247,191	£-17,103,124	£-17,328,234	£-17,354,639	£-17,969,918
70% SR : 15% LLR : 15% SO	50%	£-16,710,271	£-19,393,758	£-19,623,237	£-19,650,016	£-20,267,737

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,790,525	£6,001,881	£5,780,701	£5,755,386	£5,175,062
70% SR : 15% LLR : 15% SO	5%	£8,583,932	£4,017,586	£3,797,232	£3,771,917	£3,192,256
70% SR : 15% LLR : 15% SO	10%	£6,354,523	£2,010,707	£1,791,087	£1,765,772	£1,178,480
70% SR : 15% LLR : 15% SO	15%	£4,102,299	£-32,328	£-254,403	£-280,076	£-687,286
70% SR : 15% LLR : 15% SO	20%	£1,827,259	£-2,101,859	£-2,323,373	£-2,349,046	£-2,936,276
70% SR : 15% LLR : 15% SO	25%	£-470,597	£-4,194,293	£-4,415,333	£-4,441,006	£-5,028,491
70% SR : 15% LLR : 15% SO	30%	£-2,811,842	£-6,309,626	£-6,530,285	£-6,555,957	£-7,143,926
70% SR : 15% LLR : 15% SO	35%	£-5,176,765	£-8,457,417	£-8,680,899	£-8,706,936	£-9,303,950
70% SR : 15% LLR : 15% SO	40%	£-7,564,827	£-10,643,510	£-10,866,783	£-10,892,820	£-11,490,795
70% SR : 15% LLR : 15% SO	45%	£-9,996,891	£-12,852,825	£-13,077,834	£-13,104,340	£-13,719,919
70% SR : 15% LLR : 15% SO	50%	£-12,459,972	£-15,143,499	£-15,372,937	£-15,399,717	£-16,017,438

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£14,007,891	£9,219,246	£8,998,067	£8,972,751	£8,392,427
70% SR : 15% LLR : 15% SO	5%	£11,801,297	£7,234,951	£7,014,597	£6,989,282	£6,409,621
70% SR : 15% LLR : 15% SO	10%	£9,571,888	£5,228,073	£5,008,452	£4,983,137	£4,395,845
70% SR : 15% LLR : 15% SO	15%	£7,319,664	£3,185,038	£2,962,962	£2,937,290	£2,350,079
70% SR : 15% LLR : 15% SO	20%	£5,044,624	£1,115,506	£893,993	£868,319	£281,089
70% SR : 15% LLR : 15% SO	25%	£2,746,768	£-976,927	£-1,197,968	£-1,223,641	£-1,811,125
70% SR : 15% LLR : 15% SO	30%	£405,523	£-3,092,261	£-3,312,920	£-3,338,592	£-3,926,561
70% SR : 15% LLR : 15% SO	35%	£-1,959,400	£-5,240,051	£-5,463,534	£-5,489,570	£-6,086,585
70% SR : 15% LLR : 15% SO	40%	£-4,347,462	£-7,426,145	£-7,649,418	£-7,675,454	£-8,273,430
70% SR : 15% LLR : 15% SO	45%	£-6,779,526	£-9,635,460	£-9,860,589	£-9,886,974	£-10,502,153
70% SR : 15% LLR : 15% SO	50%	£-9,242,606	£-11,926,094	£-12,155,572	£-12,182,352	£-12,800,073

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 35% Discount

Value Area	£500 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,573,253	£12,017,265	£11,792,956	£11,767,282	£11,178,745
70% SR : 15% LLR : 15% SO	5%	£14,660,913	£10,300,965	£10,077,492	£10,051,819	£9,463,957
70% SR : 15% LLR : 15% SO	10%	£12,713,967	£8,561,761	£8,339,033	£8,313,360	£7,725,939
70% SR : 15% LLR : 15% SO	15%	£10,738,949	£6,799,655	£6,577,579	£6,551,906	£5,962,209
70% SR : 15% LLR : 15% SO	20%	£8,740,792	£5,003,825	£4,779,178	£4,753,141	£4,157,600
70% SR : 15% LLR : 15% SO	25%	£6,719,497	£3,175,442	£2,951,273	£2,925,237	£2,329,440
70% SR : 15% LLR : 15% SO	30%	£4,668,587	£1,323,833	£1,100,053	£1,074,016	£477,728
70% SR : 15% LLR : 15% SO	35%	£2,576,945	£-563,021	£-792,873	£-819,651	£-1,433,682
70% SR : 15% LLR : 15% SO	40%	£461,838	£-2,515,458	£-2,745,085	£-2,771,874	£-3,386,893
70% SR : 15% LLR : 15% SO	45%	£-1,721,363	£-4,492,091	£-4,724,851	£-4,752,009	£-5,376,979
70% SR : 15% LLR : 15% SO	50%	£-3,945,313	£-6,526,350	£-6,759,077	£-6,786,235	£-7,412,697

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-13,184,232	£-17,740,220	£-17,964,328	£-17,990,203	£-18,576,740
70% SR : 15% LLR : 15% SO	5%	£-15,096,572	£-19,456,520	£-19,679,993	£-19,705,667	£-20,293,528
70% SR : 15% LLR : 15% SO	10%	£-17,043,518	£-21,195,724	£-21,418,452	£-21,444,125	£-22,031,546
70% SR : 15% LLR : 15% SO	15%	£-19,018,536	£-22,957,830	£-23,179,906	£-23,205,579	£-23,795,276
70% SR : 15% LLR : 15% SO	20%	£-21,016,693	£-24,753,660	£-24,978,307	£-25,004,344	£-25,599,885
70% SR : 15% LLR : 15% SO	25%	£-23,037,988	£-26,582,043	£-26,806,212	£-26,832,248	£-27,428,045
70% SR : 15% LLR : 15% SO	30%	£-25,088,898	£-28,433,652	£-28,657,432	£-28,683,469	£-29,279,757
70% SR : 15% LLR : 15% SO	35%	£-27,180,540	£-30,320,506	£-30,550,358	£-30,577,136	£-31,191,168
70% SR : 15% LLR : 15% SO	40%	£-29,295,647	£-32,272,943	£-32,502,580	£-32,529,359	£-33,144,378
70% SR : 15% LLR : 15% SO	45%	£-31,478,848	£-34,249,576	£-34,492,336	£-34,509,494	£-35,134,464
70% SR : 15% LLR : 15% SO	50%	£-33,792,798	£-36,283,895	£-36,516,562	£-36,543,729	£-37,170,182

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-614,771	£-5,170,759	£-5,395,068	£-5,420,742	£-6,008,279
70% SR : 15% LLR : 15% SO	5%	£-2,527,111	£-6,887,059	£-7,110,532	£-7,136,205	£-7,724,067
70% SR : 15% LLR : 15% SO	10%	£-4,474,057	£-8,626,263	£-8,848,991	£-8,874,664	£-9,462,085
70% SR : 15% LLR : 15% SO	15%	£-6,448,075	£-10,388,369	£-10,610,445	£-10,636,118	£-11,225,815
70% SR : 15% LLR : 15% SO	20%	£-8,447,232	£-12,184,199	£-12,408,846	£-12,434,883	£-13,030,423
70% SR : 15% LLR : 15% SO	25%	£-10,468,527	£-14,012,582	£-14,236,751	£-14,262,787	£-14,858,584
70% SR : 15% LLR : 15% SO	30%	£-12,519,437	£-15,864,190	£-16,087,970	£-16,114,008	£-16,710,296
70% SR : 15% LLR : 15% SO	35%	£-14,611,079	£-17,751,044	£-17,980,897	£-18,007,675	£-18,621,705
70% SR : 15% LLR : 15% SO	40%	£-16,726,185	£-19,703,482	£-19,933,119	£-19,959,897	£-20,574,917
70% SR : 15% LLR : 15% SO	45%	£-18,869,397	£-21,680,115	£-21,912,875	£-21,940,033	£-22,565,903
70% SR : 15% LLR : 15% SO	50%	£-21,133,337	£-23,714,374	£-23,947,101	£-23,974,259	£-24,600,721

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,635,529	£920,458	£1,144,769	£1,170,442	£1,758,879
70% SR : 15% LLR : 15% SO	5%	£1,723,189	£2,636,760	£2,860,233	£2,885,906	£3,473,768
70% SR : 15% LLR : 15% SO	10%	£-223,757	£4,375,963	£4,598,691	£4,624,365	£5,211,785
70% SR : 15% LLR : 15% SO	15%	£-2,186,775	£6,138,070	£6,360,145	£6,385,819	£6,975,516
70% SR : 15% LLR : 15% SO	20%	£-4,196,932	£7,933,899	£8,158,547	£8,184,584	£8,790,124
70% SR : 15% LLR : 15% SO	25%	£-6,218,228	£9,762,283	£9,986,452	£10,012,488	£10,608,285
70% SR : 15% LLR : 15% SO	30%	£-8,269,137	£11,613,891	£11,837,671	£11,863,708	£12,459,997
70% SR : 15% LLR : 15% SO	35%	£-10,360,779	£13,500,745	£13,730,597	£13,757,376	£14,371,407
70% SR : 15% LLR : 15% SO	40%	£-12,475,898	£15,453,183	£15,682,820	£15,709,598	£16,324,618
70% SR : 15% LLR : 15% SO	45%	£-14,659,088	£17,429,815	£17,662,576	£17,689,734	£18,314,703
70% SR : 15% LLR : 15% SO	50%	£-16,893,038	£19,464,075	£19,696,802	£19,723,960	£20,350,422

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,852,894	£2,296,906	£2,072,596	£2,046,923	£1,458,396
70% SR : 15% LLR : 15% SO	5%	£4,940,554	£580,606	£357,133	£331,459	£-256,403
70% SR : 15% LLR : 15% SO	10%	£2,993,608	£-1,158,598	£-1,381,326	£-1,407,000	£-1,994,420
70% SR : 15% LLR : 15% SO	15%	£1,018,590	£-2,920,705	£-3,142,780	£-3,168,544	£-3,768,150
70% SR : 15% LLR : 15% SO	20%	£-979,567	£-4,716,534	£-4,941,181	£-4,967,219	£-5,562,759
70% SR : 15% LLR : 15% SO	25%	£-3,000,863	£-6,544,918	£-6,769,086	£-6,795,123	£-7,390,920
70% SR : 15% LLR : 15% SO	30%	£-5,051,772	£-8,396,526	£-8,620,306	£-8,646,343	£-9,242,631
70% SR : 15% LLR : 15% SO	35%	£-7,143,414	£-10,283,380	£-10,513,232	£-10,540,011	£-11,154,042
70% SR : 15% LLR : 15% SO	40%	£-9,258,521	£-12,235,818	£-12,465,454	£-12,492,233	£-13,107,253
70% SR : 15% LLR : 15% SO	45%	£-11,441,722	£-14,212,450	£-14,445,210	£-14,472,368	£-15,097,338
70% SR : 15% LLR : 15% SO	50%	£-13,666,672	£-16,246,710	£-16,479,436	£-16,506,595	£-17,133,057

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW
35% Discount

Value Area £475 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,977,126	£8,453,261	£8,228,951	£8,203,279	£7,614,742
70% SR : 15% LLR : 15% SO	5%	£11,185,042	£6,871,601	£6,648,127	£6,622,454	£6,027,727
70% SR : 15% LLR : 15% SO	10%	£9,369,821	£5,254,165	£5,028,284	£5,002,248	£4,406,516
70% SR : 15% LLR : 15% SO	15%	£7,531,461	£3,608,523	£3,383,304	£3,357,268	£2,761,749
70% SR : 15% LLR : 15% SO	20%	£5,669,963	£1,939,654	£1,715,006	£1,688,969	£1,093,429
70% SR : 15% LLR : 15% SO	25%	£3,764,963	£247,560	£23,390	£2,684	£-611,464
70% SR : 15% LLR : 15% SO	30%	£1,838,120	£-1,505,827	£-1,735,986	£-1,762,764	£-2,376,048
70% SR : 15% LLR : 15% SO	35%	£-119,862	£-3,294,192	£-3,524,044	£-3,550,822	£-4,164,854
70% SR : 15% LLR : 15% SO	40%	£-2,151,397	£-5,113,151	£-5,346,037	£-5,373,194	£-5,996,917
70% SR : 15% LLR : 15% SO	45%	£-4,208,921	£-6,980,730	£-7,213,491	£-7,240,649	£-7,865,619
70% SR : 15% LLR : 15% SO	50%	£-6,324,152	£-8,872,532	£-9,105,259	£-9,132,416	£-9,758,879

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-16,780,359	£-21,304,224	£-21,528,534	£-21,554,206	£-22,142,743
70% SR : 15% LLR : 15% SO	5%	£-18,572,443	£-22,885,884	£-23,109,358	£-23,135,031	£-23,729,758
70% SR : 15% LLR : 15% SO	10%	£-20,387,664	£-24,503,320	£-24,729,201	£-24,755,237	£-25,350,969
70% SR : 15% LLR : 15% SO	15%	£-22,226,024	£-26,148,962	£-26,374,181	£-26,400,217	£-26,995,736
70% SR : 15% LLR : 15% SO	20%	£-24,087,522	£-27,817,831	£-28,042,479	£-28,068,516	£-28,664,056
70% SR : 15% LLR : 15% SO	25%	£-25,992,522	£-29,509,925	£-29,734,095	£-29,760,169	£-30,368,949
70% SR : 15% LLR : 15% SO	30%	£-27,922,365	£-31,263,312	£-31,493,471	£-31,520,249	£-32,133,533
70% SR : 15% LLR : 15% SO	35%	£-29,877,347	£-33,051,677	£-33,281,529	£-33,308,307	£-33,922,339
70% SR : 15% LLR : 15% SO	40%	£-31,908,882	£-34,870,636	£-35,103,522	£-35,130,679	£-35,754,402
70% SR : 15% LLR : 15% SO	45%	£-33,966,406	£-36,735,215	£-36,970,976	£-36,998,134	£-37,623,104
70% SR : 15% LLR : 15% SO	50%	£-36,081,637	£-38,630,017	£-38,862,744	£-38,889,901	£-39,516,364

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-4,210,896	£-8,234,763	£-8,859,073	£-8,994,745	£-9,573,282
70% SR : 15% LLR : 15% SO	5%	£-6,002,982	£-10,316,423	£-10,939,897	£-10,955,570	£-11,160,297
70% SR : 15% LLR : 15% SO	10%	£-7,818,203	£-11,933,859	£-12,159,740	£-12,185,776	£-12,781,508
70% SR : 15% LLR : 15% SO	15%	£-9,656,563	£-13,579,501	£-13,804,720	£-13,830,756	£-14,426,275
70% SR : 15% LLR : 15% SO	20%	£-11,518,061	£-15,248,370	£-15,473,018	£-15,499,055	£-16,094,595
70% SR : 15% LLR : 15% SO	25%	£-13,423,061	£-16,940,464	£-17,164,634	£-17,190,707	£-17,799,488
70% SR : 15% LLR : 15% SO	30%	£-15,352,904	£-18,693,851	£-18,924,010	£-18,950,788	£-19,584,072
70% SR : 15% LLR : 15% SO	35%	£-17,307,888	£-20,482,216	£-20,712,068	£-20,738,846	£-21,352,877
70% SR : 15% LLR : 15% SO	40%	£-19,339,421	£-22,301,175	£-22,534,061	£-22,561,218	£-23,184,941
70% SR : 15% LLR : 15% SO	45%	£-21,396,945	£-24,168,754	£-24,401,815	£-24,428,672	£-25,053,643
70% SR : 15% LLR : 15% SO	50%	£-23,512,175	£-26,060,586	£-26,293,283	£-26,320,440	£-26,946,803

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£99,401	£-4,484,464	£-4,708,773	£-4,734,446	£-5,322,883
70% SR : 15% LLR : 15% SO	5%	£-1,752,682	£-6,066,124	£-6,289,598	£-6,315,270	£-6,909,997
70% SR : 15% LLR : 15% SO	10%	£-3,567,904	£-7,683,559	£-7,909,440	£-7,935,476	£-8,531,209
70% SR : 15% LLR : 15% SO	15%	£-5,406,264	£-9,329,202	£-9,554,420	£-9,580,457	£-10,175,976
70% SR : 15% LLR : 15% SO	20%	£-7,267,762	£-10,998,071	£-11,222,718	£-11,248,756	£-11,844,296
70% SR : 15% LLR : 15% SO	25%	£-9,172,762	£-12,690,165	£-12,914,335	£-12,940,408	£-13,549,188
70% SR : 15% LLR : 15% SO	30%	£-11,102,605	£-14,443,552	£-14,673,710	£-14,700,489	£-15,313,773
70% SR : 15% LLR : 15% SO	35%	£-13,057,588	£-16,231,916	£-16,461,768	£-16,488,547	£-17,102,578
70% SR : 15% LLR : 15% SO	40%	£-15,089,121	£-18,050,976	£-18,283,762	£-18,310,919	£-18,934,642
70% SR : 15% LLR : 15% SO	45%	£-17,146,645	£-19,915,455	£-20,151,216	£-20,178,373	£-20,893,344
70% SR : 15% LLR : 15% SO	50%	£-19,261,876	£-21,810,257	£-22,042,983	£-22,070,140	£-22,696,603

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,256,766	£-1,267,098	£-1,491,408	£-1,517,081	£-2,106,618
70% SR : 15% LLR : 15% SO	5%	£1,464,683	£-2,848,758	£-3,072,232	£-3,097,905	£-3,692,632
70% SR : 15% LLR : 15% SO	10%	£-350,538	£-4,466,194	£-4,692,075	£-4,718,111	£-5,313,844
70% SR : 15% LLR : 15% SO	15%	£-2,188,899	£-6,111,837	£-6,337,055	£-6,363,091	£-6,958,611
70% SR : 15% LLR : 15% SO	20%	£-4,050,396	£-7,780,706	£-8,005,353	£-8,031,390	£-8,626,930
70% SR : 15% LLR : 15% SO	25%	£-5,955,396	£-9,472,800	£-9,696,969	£-9,723,043	£-10,331,823
70% SR : 15% LLR : 15% SO	30%	£-7,885,239	£-11,228,187	£-11,456,345	£-11,483,124	£-12,096,407
70% SR : 15% LLR : 15% SO	35%	£-9,840,221	£-13,014,551	£-13,244,403	£-13,271,182	£-13,885,213
70% SR : 15% LLR : 15% SO	40%	£-11,871,756	£-14,833,510	£-15,066,396	£-15,093,554	£-15,717,276
70% SR : 15% LLR : 15% SO	45%	£-13,929,290	£-16,701,089	£-16,933,851	£-16,961,008	£-17,585,976
70% SR : 15% LLR : 15% SO	50%	£-16,044,511	£-18,592,891	£-18,825,618	£-18,852,775	£-19,479,236

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2
 10% AW 50% Discount

Value Area
 £675 per sq ft

No Units **300**
 Site Area **1.8 Ha**

Sales value inflation **0%**
 Build cost inflation **0%**
 Tenure **SR LLR & SO**

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,232,303	£36,247,106	£36,029,013	£36,004,051	£35,431,823
70% SR : 15% LLR : 15% SO	5%	£38,242,339	£33,488,169	£33,270,888	£33,245,927	£32,674,355
70% SR : 15% LLR : 15% SO	10%	£35,229,674	£30,706,962	£30,490,406	£30,465,444	£29,894,303
70% SR : 15% LLR : 15% SO	15%	£32,194,510	£27,903,487	£27,687,566	£27,662,804	£27,091,667
70% SR : 15% LLR : 15% SO	20%	£29,136,849	£25,077,744	£24,862,369	£24,837,408	£24,266,450
70% SR : 15% LLR : 15% SO	25%	£26,056,692	£22,222,480	£22,004,524	£21,979,208	£21,399,522
70% SR : 15% LLR : 15% SO	30%	£22,954,037	£19,333,042	£19,115,463	£19,090,148	£18,510,384
70% SR : 15% LLR : 15% SO	35%	£19,826,383	£16,421,024	£16,203,734	£16,178,419	£15,597,950
70% SR : 15% LLR : 15% SO	40%	£16,655,968	£13,486,426	£13,269,340	£13,244,025	£12,662,621
70% SR : 15% LLR : 15% SO	45%	£13,462,738	£10,522,293	£10,302,254	£10,276,581	£9,685,770
70% SR : 15% LLR : 15% SO	50%	£10,246,693	£7,514,549	£7,294,542	£7,268,869	£6,676,647

Residual Land values compared to benchmark land values

Secondary Offices - upper value **£16,565,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,474,817	£6,489,621	£6,271,528	£6,246,566	£5,674,338
70% SR : 15% LLR : 15% SO	5%	£8,484,854	£3,730,684	£3,513,403	£3,488,442	£2,916,870
70% SR : 15% LLR : 15% SO	10%	£5,472,189	£949,477	£732,921	£707,959	£136,818
70% SR : 15% LLR : 15% SO	15%	£2,437,025	£-1,853,998	£-2,069,919	£-2,094,882	£-2,665,818
70% SR : 15% LLR : 15% SO	20%	£-620,636	£-4,679,741	£-4,895,116	£-4,920,077	£-5,491,035
70% SR : 15% LLR : 15% SO	25%	£-3,700,793	£-7,536,005	£-7,752,961	£-7,778,277	£-8,357,563
70% SR : 15% LLR : 15% SO	30%	£-6,803,448	£-10,424,443	£-10,642,022	£-10,667,337	£-11,247,101
70% SR : 15% LLR : 15% SO	35%	£-9,931,102	£-13,336,481	£-13,553,751	£-13,579,066	£-14,159,535
70% SR : 15% LLR : 15% SO	40%	£-13,101,517	£-16,271,059	£-16,488,145	£-16,513,460	£-17,094,864
70% SR : 15% LLR : 15% SO	45%	£-16,294,747	£-19,235,192	£-19,455,231	£-19,480,904	£-20,071,715
70% SR : 15% LLR : 15% SO	50%	£-19,510,782	£-22,242,936	£-22,462,943	£-22,488,616	£-23,080,838

Residual Land values compared to benchmark land values

Secondary Industrial - upper value **£9,568,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,044,279	£19,059,082	£18,840,989	£18,816,027	£18,243,799
70% SR : 15% LLR : 15% SO	5%	£21,054,316	£16,300,145	£16,082,865	£16,057,903	£15,486,331
70% SR : 15% LLR : 15% SO	10%	£18,041,650	£13,518,938	£13,302,382	£13,277,420	£12,706,279
70% SR : 15% LLR : 15% SO	15%	£15,006,486	£10,715,463	£10,499,542	£10,474,580	£9,903,643
70% SR : 15% LLR : 15% SO	20%	£11,948,825	£7,889,720	£7,674,345	£7,649,384	£7,078,426
70% SR : 15% LLR : 15% SO	25%	£8,868,668	£5,034,456	£4,816,500	£4,791,184	£4,211,898
70% SR : 15% LLR : 15% SO	30%	£5,766,013	£2,145,018	£1,927,439	£1,902,124	£1,322,360
70% SR : 15% LLR : 15% SO	35%	£2,638,359	£-767,000	£-984,280	£-1,009,605	£-1,590,074
70% SR : 15% LLR : 15% SO	40%	£-532,055	£-3,701,598	£-3,918,684	£-3,943,999	£-4,525,403
70% SR : 15% LLR : 15% SO	45%	£-3,725,286	£-6,565,731	£-6,885,770	£-6,911,443	£-7,502,254
70% SR : 15% LLR : 15% SO	50%	£-6,941,331	£-9,673,475	£-9,993,482	£-9,919,155	£-10,511,377

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community **£7,202,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,294,578	£23,309,381	£23,091,288	£23,066,326	£22,494,099
70% SR : 15% LLR : 15% SO	5%	£25,304,615	£20,550,444	£20,333,164	£20,308,203	£19,736,631
70% SR : 15% LLR : 15% SO	10%	£22,291,949	£17,769,238	£17,552,681	£17,527,719	£16,956,578
70% SR : 15% LLR : 15% SO	15%	£19,256,785	£14,965,762	£14,749,841	£14,724,879	£14,153,943
70% SR : 15% LLR : 15% SO	20%	£16,199,124	£12,140,019	£11,924,645	£11,899,684	£11,328,726
70% SR : 15% LLR : 15% SO	25%	£13,118,967	£9,284,755	£9,066,799	£9,041,484	£8,462,197
70% SR : 15% LLR : 15% SO	30%	£10,016,312	£6,395,318	£6,177,739	£6,152,424	£5,572,660
70% SR : 15% LLR : 15% SO	35%	£6,888,658	£3,483,300	£3,266,010	£3,240,695	£2,660,225
70% SR : 15% LLR : 15% SO	40%	£3,718,244	£548,701	£331,616	£306,300	£-275,104
70% SR : 15% LLR : 15% SO	45%	£525,014	£-2,415,432	£-2,635,471	£-2,661,143	£-3,251,955
70% SR : 15% LLR : 15% SO	50%	£-2,691,032	£-5,423,176	£-5,643,182	£-5,668,856	£-6,261,077

Residual Land values compared to benchmark land values

Secondary Industrial - lower value **£5,411,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,511,943	£26,526,747	£26,308,654	£26,283,691	£25,711,464
70% SR : 15% LLR : 15% SO	5%	£28,511,980	£23,767,809	£23,550,529	£23,525,568	£22,953,996
70% SR : 15% LLR : 15% SO	10%	£25,509,315	£20,986,603	£20,770,047	£20,745,085	£20,173,944
70% SR : 15% LLR : 15% SO	15%	£22,474,150	£18,183,128	£17,967,206	£17,942,244	£17,371,308
70% SR : 15% LLR : 15% SO	20%	£19,416,490	£15,357,385	£15,142,010	£15,117,049	£14,546,091
70% SR : 15% LLR : 15% SO	25%	£16,336,332	£12,502,120	£12,284,164	£12,258,849	£11,679,563
70% SR : 15% LLR : 15% SO	30%	£13,233,678	£9,612,683	£9,395,104	£9,369,789	£8,790,025
70% SR : 15% LLR : 15% SO	35%	£10,106,023	£6,700,665	£6,483,375	£6,458,060	£5,877,590
70% SR : 15% LLR : 15% SO	40%	£6,935,609	£3,766,066	£3,548,981	£3,523,666	£2,942,261
70% SR : 15% LLR : 15% SO	45%	£3,742,379	£801,933	£581,894	£556,222	£-94,890
70% SR : 15% LLR : 15% SO	50%	£526,334	£-2,205,810	£-2,425,817	£-2,451,491	£-3,043,712

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 50% Discount

Value Area	£650 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£37,689,023	£32,755,987	£32,537,894	£32,512,932	£31,940,704
70% SR : 15% LLR : 15% SO	5%	£34,860,349	£30,156,158	£29,938,878	£29,913,916	£29,342,344
70% SR : 15% LLR : 15% SO	10%	£32,009,177	£27,534,060	£27,317,503	£27,292,542	£26,721,400
70% SR : 15% LLR : 15% SO	15%	£29,135,509	£24,889,693	£24,671,701	£24,646,386	£24,067,370
70% SR : 15% LLR : 15% SO	20%	£26,239,343	£22,206,968	£21,988,546	£21,963,231	£21,384,194
70% SR : 15% LLR : 15% SO	25%	£23,320,680	£19,500,677	£19,282,720	£19,257,405	£18,678,119
70% SR : 15% LLR : 15% SO	30%	£20,374,325	£16,771,804	£16,554,225	£16,528,910	£15,949,146
70% SR : 15% LLR : 15% SO	35%	£17,389,700	£14,020,351	£13,803,062	£13,777,747	£13,197,278
70% SR : 15% LLR : 15% SO	40%	£14,382,260	£11,241,633	£11,021,475	£10,995,802	£10,406,171
70% SR : 15% LLR : 15% SO	45%	£11,352,003	£8,419,099	£8,199,060	£8,173,387	£7,582,576
70% SR : 15% LLR : 15% SO	50%	£8,277,796	£5,573,668	£5,353,662	£5,327,988	£4,735,766

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,931,538	£2,998,502	£2,780,409	£2,755,447	£2,183,219
70% SR : 15% LLR : 15% SO	5%	£5,102,864	£398,673	£181,393	£156,431	£-415,141
70% SR : 15% LLR : 15% SO	10%	£2,251,692	£-223,425	£-2,439,982	£-2,464,943	£-3,036,085
70% SR : 15% LLR : 15% SO	15%	£-621,976	£-4,867,792	£-5,085,784	£-5,111,099	£-5,690,115
70% SR : 15% LLR : 15% SO	20%	£-3,518,142	£-7,550,517	£-7,768,939	£-7,794,254	£-8,373,291
70% SR : 15% LLR : 15% SO	25%	£-6,436,805	£-10,256,808	£-10,474,765	£-10,500,080	£-11,079,366
70% SR : 15% LLR : 15% SO	30%	£-9,383,160	£-12,985,681	£-13,203,260	£-13,228,575	£-13,808,339
70% SR : 15% LLR : 15% SO	35%	£-12,367,785	£-15,737,134	£-15,964,423	£-15,979,738	£-16,560,207
70% SR : 15% LLR : 15% SO	40%	£-15,375,225	£-18,515,852	£-18,736,010	£-18,761,683	£-19,351,314
70% SR : 15% LLR : 15% SO	45%	£-18,405,492	£-21,338,386	£-21,558,425	£-21,584,058	£-22,174,509
70% SR : 15% LLR : 15% SO	50%	£-21,479,689	£-24,183,817	£-24,403,823	£-24,429,497	£-25,021,719

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,500,999	£15,567,963	£15,349,870	£15,324,908	£14,752,680
70% SR : 15% LLR : 15% SO	5%	£17,672,325	£12,968,134	£12,750,854	£12,725,892	£12,154,320
70% SR : 15% LLR : 15% SO	10%	£14,821,153	£10,346,036	£10,129,479	£10,104,518	£9,533,376
70% SR : 15% LLR : 15% SO	15%	£11,947,485	£7,701,669	£7,483,677	£7,458,362	£6,879,346
70% SR : 15% LLR : 15% SO	20%	£9,051,319	£5,018,945	£4,800,522	£4,775,207	£4,196,170
70% SR : 15% LLR : 15% SO	25%	£6,132,656	£2,312,653	£2,094,696	£2,069,381	£1,490,095
70% SR : 15% LLR : 15% SO	30%	£3,186,301	£-416,220	£-633,799	£-659,114	£-1,238,878
70% SR : 15% LLR : 15% SO	35%	£201,676	£-3,167,673	£-3,384,962	£-3,410,277	£-3,990,746
70% SR : 15% LLR : 15% SO	40%	£-2,905,764	£-5,946,391	£-6,166,549	£-6,192,222	£-6,781,853
70% SR : 15% LLR : 15% SO	45%	£-5,836,021	£-8,769,825	£-8,988,964	£-9,014,637	£-9,605,448
70% SR : 15% LLR : 15% SO	50%	£-8,810,228	£-11,614,356	£-11,834,362	£-11,860,036	£-12,452,258

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,751,299	£19,818,262	£19,600,169	£19,575,207	£19,002,980
70% SR : 15% LLR : 15% SO	5%	£21,922,624	£17,218,433	£17,001,153	£16,976,192	£16,404,620
70% SR : 15% LLR : 15% SO	10%	£19,071,452	£14,596,335	£14,379,778	£14,354,817	£13,783,676
70% SR : 15% LLR : 15% SO	15%	£16,197,784	£11,951,969	£11,733,977	£11,708,662	£11,129,646
70% SR : 15% LLR : 15% SO	20%	£13,301,618	£9,269,244	£9,050,821	£9,025,506	£8,446,470
70% SR : 15% LLR : 15% SO	25%	£10,382,956	£6,562,953	£6,344,996	£6,319,680	£5,740,395
70% SR : 15% LLR : 15% SO	30%	£7,436,600	£3,834,080	£3,616,501	£3,591,185	£3,011,421
70% SR : 15% LLR : 15% SO	35%	£4,451,976	£1,082,627	£865,338	£840,023	£259,553
70% SR : 15% LLR : 15% SO	40%	£1,444,535	£-1,686,091	£-1,916,249	£-1,941,923	£-2,531,554
70% SR : 15% LLR : 15% SO	45%	£-1,585,722	£-4,518,625	£-4,739,864	£-4,764,338	£-5,355,148
70% SR : 15% LLR : 15% SO	50%	£-4,659,929	£-7,364,056	£-7,584,052	£-7,609,736	£-8,201,959

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,968,664	£23,035,628	£22,817,534	£22,792,572	£22,220,345
70% SR : 15% LLR : 15% SO	5%	£25,139,989	£20,435,798	£20,218,518	£20,193,557	£19,621,985
70% SR : 15% LLR : 15% SO	10%	£22,288,818	£17,813,700	£17,597,144	£17,572,183	£17,001,041
70% SR : 15% LLR : 15% SO	15%	£19,415,149	£15,169,334	£14,951,342	£14,926,027	£14,347,011
70% SR : 15% LLR : 15% SO	20%	£16,518,983	£12,486,609	£12,268,186	£12,242,871	£11,663,835
70% SR : 15% LLR : 15% SO	25%	£13,600,321	£9,780,318	£9,562,361	£9,537,046	£8,957,760
70% SR : 15% LLR : 15% SO	30%	£10,653,965	£7,051,445	£6,833,866	£6,808,551	£6,228,787
70% SR : 15% LLR : 15% SO	35%	£7,669,341	£4,299,992	£4,082,703	£4,057,388	£3,476,918
70% SR : 15% LLR : 15% SO	40%	£4,681,900	£1,521,274	£1,301,116	£1,275,443	£685,812
70% SR : 15% LLR : 15% SO	45%	£1,631,644	£-1,301,269	£-1,521,299	£-1,546,973	£-2,137,763
70% SR : 15% LLR : 15% SO	50%	£-1,442,563	£-4,146,691	£-4,366,696	£-4,392,371	£-4,994,594

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW
50% Discount

Value Area £600 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,602,051	£25,757,047	£25,535,868	£25,510,553	£24,930,228
70% SR : 15% LLR : 15% SO	5%	£28,098,001	£23,463,852	£23,243,497	£23,218,183	£22,638,522
70% SR : 15% LLR : 15% SO	10%	£25,571,454	£21,148,073	£20,928,452	£20,903,136	£20,323,313
70% SR : 15% LLR : 15% SO	15%	£23,019,125	£18,809,710	£18,590,733	£18,565,418	£17,986,401
70% SR : 15% LLR : 15% SO	20%	£20,430,550	£16,448,763	£16,230,341	£16,205,026	£15,625,988
70% SR : 15% LLR : 15% SO	25%	£17,819,161	£14,065,235	£13,847,279	£13,821,963	£13,241,038
70% SR : 15% LLR : 15% SO	30%	£15,184,956	£11,647,679	£11,427,021	£11,401,348	£10,813,380
70% SR : 15% LLR : 15% SO	35%	£12,527,936	£9,197,224	£8,976,860	£8,951,186	£8,362,502
70% SR : 15% LLR : 15% SO	40%	£9,833,963	£6,723,868	£6,503,711	£6,478,037	£5,888,406
70% SR : 15% LLR : 15% SO	45%	£7,105,857	£4,219,970	£3,996,818	£3,970,781	£3,371,610
70% SR : 15% LLR : 15% SO	50%	£4,353,980	£1,671,904	£1,448,184	£1,422,148	£821,545

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£844,566	£4,000,436	£4,221,617	£4,246,932	£4,827,257
70% SR : 15% LLR : 15% SO	5%	£1,659,484	£6,293,633	£6,513,988	£6,539,302	£7,118,963
70% SR : 15% LLR : 15% SO	10%	£4,186,031	£8,609,412	£8,829,033	£8,854,349	£9,433,572
70% SR : 15% LLR : 15% SO	15%	£6,738,361	£10,947,775	£11,166,752	£11,192,067	£11,771,084
70% SR : 15% LLR : 15% SO	20%	£9,326,935	£13,308,722	£13,527,144	£13,552,459	£14,131,497
70% SR : 15% LLR : 15% SO	25%	£11,938,324	£15,692,250	£15,910,206	£15,935,522	£16,516,447
70% SR : 15% LLR : 15% SO	30%	£14,572,529	£18,109,806	£18,330,464	£18,355,137	£18,944,105
70% SR : 15% LLR : 15% SO	35%	£17,229,549	£20,560,281	£20,780,625	£20,806,299	£21,394,983
70% SR : 15% LLR : 15% SO	40%	£19,923,522	£23,033,617	£23,253,774	£23,279,448	£23,869,079
70% SR : 15% LLR : 15% SO	45%	£22,651,628	£25,537,515	£25,760,667	£25,786,704	£26,385,975
70% SR : 15% LLR : 15% SO	50%	£25,403,505	£28,086,181	£28,309,301	£28,335,337	£28,935,940

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,414,027	£8,569,023	£8,347,844	£8,322,529	£7,742,204
70% SR : 15% LLR : 15% SO	5%	£10,909,977	£6,275,829	£6,055,473	£6,030,159	£5,450,498
70% SR : 15% LLR : 15% SO	10%	£8,383,430	£3,960,049	£3,740,428	£3,715,113	£3,135,889
70% SR : 15% LLR : 15% SO	15%	£5,831,101	£1,621,686	£1,402,709	£1,377,394	£798,377
70% SR : 15% LLR : 15% SO	20%	£3,242,527	£-739,260	£-957,683	£-982,998	£-1,562,036
70% SR : 15% LLR : 15% SO	25%	£631,137	£-3,122,789	£-3,340,745	£-3,366,061	£-3,946,986
70% SR : 15% LLR : 15% SO	30%	£-2,003,068	£-5,540,345	£-5,761,003	£-5,786,676	£-6,374,644
70% SR : 15% LLR : 15% SO	35%	£-4,680,088	£-7,990,800	£-8,211,164	£-8,236,838	£-8,825,522
70% SR : 15% LLR : 15% SO	40%	£-7,354,061	£-10,464,156	£-10,684,313	£-10,709,987	£-11,299,618
70% SR : 15% LLR : 15% SO	45%	£-10,027,167	£-12,968,054	£-13,191,206	£-13,217,243	£-13,816,914
70% SR : 15% LLR : 15% SO	50%	£-12,834,044	£-15,516,720	£-15,739,840	£-15,765,876	£-16,386,479

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,664,326	£12,819,323	£12,598,143	£12,572,828	£11,992,504
70% SR : 15% LLR : 15% SO	5%	£15,160,276	£10,526,128	£10,305,773	£10,280,459	£9,700,798
70% SR : 15% LLR : 15% SO	10%	£12,633,729	£8,210,349	£7,990,727	£7,965,412	£7,386,188
70% SR : 15% LLR : 15% SO	15%	£10,081,400	£5,871,985	£5,653,008	£5,627,693	£5,048,676
70% SR : 15% LLR : 15% SO	20%	£7,492,826	£3,511,039	£3,292,616	£3,267,301	£2,688,264
70% SR : 15% LLR : 15% SO	25%	£4,881,437	£1,127,510	£909,554	£884,239	£303,313
70% SR : 15% LLR : 15% SO	30%	£2,247,232	£-1,290,045	£-1,510,703	£-1,536,377	£-1,224,344
70% SR : 15% LLR : 15% SO	35%	£-409,789	£-3,740,501	£-3,960,865	£-3,986,538	£-4,575,222
70% SR : 15% LLR : 15% SO	40%	£-3,105,762	£-6,213,856	£-6,434,014	£-6,459,687	£-7,049,318
70% SR : 15% LLR : 15% SO	45%	£-5,831,867	£-8,717,755	£-8,940,907	£-8,966,944	£-9,566,115
70% SR : 15% LLR : 15% SO	50%	£-8,583,745	£-11,266,421	£-11,489,540	£-11,515,577	£-12,116,179

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,881,692	£16,036,688	£15,815,509	£15,790,194	£15,209,869
70% SR : 15% LLR : 15% SO	5%	£18,377,641	£13,743,493	£13,523,138	£13,497,824	£12,918,163
70% SR : 15% LLR : 15% SO	10%	£15,851,095	£11,427,714	£11,208,092	£11,182,777	£10,603,554
70% SR : 15% LLR : 15% SO	15%	£13,298,765	£9,089,350	£8,870,374	£8,845,058	£8,266,042
70% SR : 15% LLR : 15% SO	20%	£10,710,191	£6,728,404	£6,509,981	£6,484,666	£5,905,629
70% SR : 15% LLR : 15% SO	25%	£8,098,802	£4,344,875	£4,126,919	£4,101,604	£3,520,678
70% SR : 15% LLR : 15% SO	30%	£5,464,597	£1,927,320	£1,706,662	£1,680,989	£1,093,021
70% SR : 15% LLR : 15% SO	35%	£2,807,576	£-523,138	£-743,500	£-769,173	£-1,357,857
70% SR : 15% LLR : 15% SO	40%	£113,603	£-2,996,491	£-3,216,649	£-3,242,322	£-3,831,953
70% SR : 15% LLR : 15% SO	45%	£-2,614,502	£-5,500,389	£-5,723,541	£-5,749,979	£-6,348,750
70% SR : 15% LLR : 15% SO	50%	£-5,366,379	£-8,049,055	£-8,272,175	£-8,298,212	£-8,899,914

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 50% Discount

Value Area	£550 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,492,957	£18,707,790	£18,486,610	£18,461,295	£17,880,970
70% SR : 15% LLR : 15% SO	5%	£21,286,364	£16,723,495	£16,503,140	£16,477,825	£15,898,165
70% SR : 15% LLR : 15% SO	10%	£19,056,954	£14,716,616	£14,494,201	£14,468,528	£13,881,108
70% SR : 15% LLR : 15% SO	15%	£16,804,730	£12,670,300	£12,448,225	£12,422,552	£11,835,342
70% SR : 15% LLR : 15% SO	20%	£14,529,690	£10,600,769	£10,379,256	£10,353,582	£9,766,352
70% SR : 15% LLR : 15% SO	25%	£12,229,044	£8,508,336	£8,287,295	£8,261,622	£7,674,137
70% SR : 15% LLR : 15% SO	30%	£9,887,259	£6,393,002	£6,172,343	£6,146,671	£5,558,648
70% SR : 15% LLR : 15% SO	35%	£7,522,336	£4,241,884	£4,018,402	£3,992,366	£3,385,351
70% SR : 15% LLR : 15% SO	40%	£5,134,274	£2,055,792	£1,832,518	£1,806,482	£1,208,506
70% SR : 15% LLR : 15% SO	45%	£2,698,833	£-155,696	£-383,985	£-410,764	£-1,027,014
70% SR : 15% LLR : 15% SO	50%	£235,753	£-2,450,953	£-2,680,432	£-2,707,211	£-3,324,932

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,264,526	£-11,049,696	£-11,270,876	£-11,296,190	£-11,876,615
70% SR : 15% LLR : 15% SO	5%	£8,471,121	£-13,033,990	£-13,254,345	£-13,279,660	£-13,859,320
70% SR : 15% LLR : 15% SO	10%	£10,700,531	£-15,040,869	£-15,263,284	£-15,288,957	£-16,876,377
70% SR : 15% LLR : 15% SO	15%	£12,952,755	£-17,087,185	£-17,309,260	£-17,334,933	£-17,922,143
70% SR : 15% LLR : 15% SO	20%	£15,227,795	£-19,156,716	£-19,378,230	£-19,403,903	£-19,991,133
70% SR : 15% LLR : 15% SO	25%	£17,528,441	£-21,249,150	£-21,470,190	£-21,495,863	£-22,083,348
70% SR : 15% LLR : 15% SO	30%	£19,870,226	£-23,364,483	£-23,585,142	£-23,610,814	£-24,198,837
70% SR : 15% LLR : 15% SO	35%	£22,235,149	£-25,515,601	£-25,739,083	£-25,765,119	£-26,362,134
70% SR : 15% LLR : 15% SO	40%	£24,623,211	£-27,701,693	£-27,924,967	£-27,951,003	£-28,548,979
70% SR : 15% LLR : 15% SO	45%	£27,059,652	£-29,913,181	£-30,141,470	£-30,168,249	£-30,764,499
70% SR : 15% LLR : 15% SO	50%	£29,521,732	£-32,208,438	£-32,437,817	£-32,464,696	£-33,082,417

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,304,933	£1,519,766	£1,298,586	£1,273,271	£692,946
70% SR : 15% LLR : 15% SO	5%	£4,098,340	£-464,529	£-684,684	£-710,199	£-1,289,859
70% SR : 15% LLR : 15% SO	10%	£1,868,930	£-2,471,408	£-2,693,623	£-2,719,496	£-3,306,916
70% SR : 15% LLR : 15% SO	15%	£-383,294	£-4,517,724	£-4,739,799	£-4,765,472	£-5,352,682
70% SR : 15% LLR : 15% SO	20%	£-2,658,334	£-6,587,255	£-6,808,768	£-6,834,442	£-7,421,672
70% SR : 15% LLR : 15% SO	25%	£-4,958,980	£-8,679,688	£-8,900,729	£-8,926,402	£-9,513,886
70% SR : 15% LLR : 15% SO	30%	£-7,300,765	£-10,795,022	£-11,015,681	£-11,041,353	£-11,629,376
70% SR : 15% LLR : 15% SO	35%	£-9,665,688	£-12,946,140	£-13,169,622	£-13,195,658	£-13,792,673
70% SR : 15% LLR : 15% SO	40%	£-12,053,750	£-15,132,232	£-15,355,506	£-15,381,542	£-15,979,518
70% SR : 15% LLR : 15% SO	45%	£-14,469,191	£-17,343,720	£-17,572,009	£-17,598,798	£-18,215,938
70% SR : 15% LLR : 15% SO	50%	£-16,952,271	£-19,638,977	£-19,868,456	£-19,895,235	£-20,512,856

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,555,233	£5,770,065	£5,548,886	£5,523,570	£4,943,246
70% SR : 15% LLR : 15% SO	5%	£8,348,639	£3,785,770	£3,565,415	£3,540,100	£2,960,440
70% SR : 15% LLR : 15% SO	10%	£6,119,229	£1,778,892	£1,556,477	£1,530,803	£943,383
70% SR : 15% LLR : 15% SO	15%	£3,867,005	£-267,424	£-489,500	£-515,172	£-1,102,383
70% SR : 15% LLR : 15% SO	20%	£1,591,965	£-2,336,956	£-2,558,469	£-2,584,143	£-3,171,372
70% SR : 15% LLR : 15% SO	25%	£-708,680	£-4,429,389	£-4,650,429	£-4,676,103	£-5,263,587
70% SR : 15% LLR : 15% SO	30%	£-3,050,465	£-6,544,723	£-6,765,381	£-6,791,054	£-7,379,077
70% SR : 15% LLR : 15% SO	35%	£-5,415,389	£-8,695,841	£-8,919,323	£-8,945,359	£-9,542,373
70% SR : 15% LLR : 15% SO	40%	£-7,803,451	£-10,881,933	£-11,105,206	£-11,131,243	£-11,729,218
70% SR : 15% LLR : 15% SO	45%	£-10,238,892	£-13,093,421	£-13,321,710	£-13,348,488	£-13,964,738
70% SR : 15% LLR : 15% SO	50%	£-12,701,971	£-15,388,678	£-15,618,157	£-15,644,935	£-16,262,656

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,772,598	£8,987,430	£8,766,251	£8,740,936	£8,160,611
70% SR : 15% LLR : 15% SO	5%	£11,566,004	£7,003,136	£6,782,780	£6,757,465	£6,177,806
70% SR : 15% LLR : 15% SO	10%	£9,336,595	£4,996,257	£4,773,842	£4,748,169	£4,160,748
70% SR : 15% LLR : 15% SO	15%	£7,084,371	£2,949,941	£2,727,866	£2,702,193	£2,114,983
70% SR : 15% LLR : 15% SO	20%	£4,809,331	£880,409	£658,896	£633,223	£45,993
70% SR : 15% LLR : 15% SO	25%	£2,508,685	£-1,212,024	£-1,433,064	£-1,458,738	£-2,046,222
70% SR : 15% LLR : 15% SO	30%	£166,900	£-3,327,358	£-3,548,016	£-3,573,689	£-4,161,711
70% SR : 15% LLR : 15% SO	35%	£-2,198,023	£-5,478,475	£-5,701,957	£-5,727,944	£-6,325,008
70% SR : 15% LLR : 15% SO	40%	£-4,595,085	£-7,664,568	£-7,887,841	£-7,913,877	£-8,511,853
70% SR : 15% LLR : 15% SO	45%	£-7,021,526	£-9,876,056	£-10,104,345	£-10,131,123	£-10,747,373
70% SR : 15% LLR : 15% SO	50%	£-9,484,606	£-12,171,512	£-12,400,792	£-12,427,570	£-13,045,291

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

<p>MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW 50% Discount</p>

Value Area	£500 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,337,960	£11,782,169	£11,557,859	£11,532,186	£10,943,649
70% SR : 15% LLR : 15% SO	5%	£14,425,620	£10,065,868	£9,842,395	£9,816,722	£9,228,860
70% SR : 15% LLR : 15% SO	10%	£12,475,345	£8,326,665	£8,103,937	£8,078,263	£7,490,843
70% SR : 15% LLR : 15% SO	15%	£10,500,326	£6,564,558	£6,342,483	£6,316,809	£5,723,786
70% SR : 15% LLR : 15% SO	20%	£8,502,169	£4,765,402	£4,540,754	£4,514,717	£3,919,176
70% SR : 15% LLR : 15% SO	25%	£6,480,874	£2,937,019	£2,712,650	£2,686,813	£2,091,016
70% SR : 15% LLR : 15% SO	30%	£4,426,588	£1,085,410	£861,629	£835,593	£239,305
70% SR : 15% LLR : 15% SO	35%	£2,334,946	£-808,240	£-1,038,091	£-1,064,871	£-1,678,901
70% SR : 15% LLR : 15% SO	40%	£219,838	£-2,760,677	£-2,990,314	£-3,017,093	£-3,632,112
70% SR : 15% LLR : 15% SO	45%	£-1,970,260	£-4,740,780	£-4,973,541	£-5,000,698	£-5,625,668
70% SR : 15% LLR : 15% SO	50%	£-4,195,198	£-6,775,040	£-7,007,767	£-7,034,924	£-7,661,387

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-13,419,525	£-17,975,316	£-18,199,826	£-18,225,299	£-18,813,836
70% SR : 15% LLR : 15% SO	5%	£-15,331,865	£-19,691,617	£-19,915,090	£-19,940,763	£-20,526,625
70% SR : 15% LLR : 15% SO	10%	£-17,282,140	£-21,430,820	£-21,653,548	£-21,679,222	£-22,266,642
70% SR : 15% LLR : 15% SO	15%	£-19,257,159	£-23,192,927	£-23,415,002	£-23,440,676	£-24,033,699
70% SR : 15% LLR : 15% SO	20%	£-21,255,316	£-24,992,083	£-25,216,731	£-25,242,768	£-26,038,309
70% SR : 15% LLR : 15% SO	25%	£-23,276,611	£-26,820,467	£-27,044,635	£-27,070,672	£-27,666,469
70% SR : 15% LLR : 15% SO	30%	£-25,330,897	£-28,672,075	£-28,895,856	£-28,921,892	£-29,518,180
70% SR : 15% LLR : 15% SO	35%	£-27,422,539	£-30,565,725	£-30,795,576	£-30,822,356	£-31,436,386
70% SR : 15% LLR : 15% SO	40%	£-29,537,647	£-32,518,162	£-32,747,799	£-32,774,578	£-33,389,597
70% SR : 15% LLR : 15% SO	45%	£-31,727,745	£-34,498,265	£-34,731,026	£-34,758,163	£-35,383,153
70% SR : 15% LLR : 15% SO	50%	£-33,952,683	£-36,532,525	£-36,765,252	£-36,792,409	£-37,418,872

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-850,064	£-5,405,856	£-5,630,169	£-5,655,938	£-6,244,375
70% SR : 15% LLR : 15% SO	5%	£-2,762,404	£-7,122,155	£-7,345,628	£-7,371,302	£-7,959,164
70% SR : 15% LLR : 15% SO	10%	£-4,712,679	£-8,861,359	£-9,084,087	£-9,109,761	£-9,697,181
70% SR : 15% LLR : 15% SO	15%	£-6,687,698	£-10,623,466	£-10,845,541	£-10,871,215	£-11,464,238
70% SR : 15% LLR : 15% SO	20%	£-8,685,855	£-12,422,622	£-12,647,270	£-12,673,308	£-13,268,848
70% SR : 15% LLR : 15% SO	25%	£-10,707,150	£-14,251,005	£-14,475,174	£-14,501,211	£-15,097,007
70% SR : 15% LLR : 15% SO	30%	£-12,761,436	£-16,102,614	£-16,326,395	£-16,352,431	£-16,948,719
70% SR : 15% LLR : 15% SO	35%	£-14,853,078	£-17,996,264	£-18,226,115	£-18,252,895	£-18,866,925
70% SR : 15% LLR : 15% SO	40%	£-16,968,198	£-19,948,701	£-20,178,338	£-20,205,117	£-20,820,136
70% SR : 15% LLR : 15% SO	45%	£-19,159,294	£-21,928,803	£-22,161,565	£-22,188,722	£-22,813,692
70% SR : 15% LLR : 15% SO	50%	£-21,393,222	£-23,963,064	£-24,195,791	£-24,222,948	£-24,849,411

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,400,235	£-1,155,556	£-1,379,865	£-1,405,539	£-1,994,076
70% SR : 15% LLR : 15% SO	5%	£1,487,895	£-2,871,856	£-3,095,329	£-3,121,003	£-3,708,864
70% SR : 15% LLR : 15% SO	10%	£-462,380	£-4,611,060	£-4,833,788	£-4,859,461	£-5,446,882
70% SR : 15% LLR : 15% SO	15%	£-2,437,398	£-6,373,166	£-6,595,242	£-6,620,915	£-7,213,939
70% SR : 15% LLR : 15% SO	20%	£-4,435,556	£-8,172,322	£-8,396,971	£-8,423,007	£-9,018,548
70% SR : 15% LLR : 15% SO	25%	£-6,456,850	£-10,000,706	£-10,224,875	£-10,250,912	£-10,846,708
70% SR : 15% LLR : 15% SO	30%	£-8,511,137	£-11,852,314	£-12,076,095	£-12,102,131	£-12,698,420
70% SR : 15% LLR : 15% SO	35%	£-10,602,779	£-13,745,965	£-13,975,816	£-14,002,595	£-14,616,625
70% SR : 15% LLR : 15% SO	40%	£-12,717,898	£-15,698,401	£-15,928,039	£-15,954,818	£-16,599,536
70% SR : 15% LLR : 15% SO	45%	£-14,907,985	£-17,678,504	£-17,911,265	£-17,938,422	£-18,563,393
70% SR : 15% LLR : 15% SO	50%	£-17,132,922	£-19,712,765	£-19,945,491	£-19,972,649	£-20,598,112

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,617,600	£2,061,810	£1,837,500	£1,811,826	£1,223,289
70% SR : 15% LLR : 15% SO	5%	£4,705,260	£345,509	£122,036	£96,363	£-491,499
70% SR : 15% LLR : 15% SO	10%	£2,754,986	£-1,393,694	£-1,616,423	£-1,642,096	£-2,229,516
70% SR : 15% LLR : 15% SO	15%	£779,967	£-3,155,801	£-3,377,877	£-3,403,550	£-3,996,573
70% SR : 15% LLR : 15% SO	20%	£-1,218,190	£-4,954,957	£-5,179,606	£-5,205,842	£-5,801,183
70% SR : 15% LLR : 15% SO	25%	£-3,239,485	£-6,783,341	£-7,007,509	£-7,033,547	£-7,629,343
70% SR : 15% LLR : 15% SO	30%	£-5,293,771	£-8,634,949	£-8,858,730	£-8,884,766	£-9,481,054
70% SR : 15% LLR : 15% SO	35%	£-7,385,413	£-10,528,599	£-10,758,451	£-10,785,230	£-11,399,260
70% SR : 15% LLR : 15% SO	40%	£-9,500,521	£-12,461,036	£-12,710,674	£-12,737,452	£-13,352,471
70% SR : 15% LLR : 15% SO	45%	£-11,690,620	£-14,461,139	£-14,693,900	£-14,721,057	£-15,346,028
70% SR : 15% LLR : 15% SO	50%	£-13,915,567	£-16,495,399	£-16,728,126	£-16,755,283	£-17,381,746

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

MU2 - 300 Flats 8,000 sqm B1c/B2 10% AW
50% Discount

Value Area £475 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,738,502	£8,218,164	£7,993,855	£7,968,182	£7,379,645
70% SR : 15% LLR : 15% SO	5%	£10,946,419	£6,636,504	£6,411,522	£6,385,485	£5,789,303
70% SR : 15% LLR : 15% SO	10%	£9,131,198	£5,015,742	£4,789,861	£4,763,825	£4,168,092
70% SR : 15% LLR : 15% SO	15%	£7,292,838	£3,370,100	£3,144,881	£3,118,845	£2,523,326
70% SR : 15% LLR : 15% SO	20%	£5,429,341	£1,701,231	£1,476,583	£1,450,546	£855,006
70% SR : 15% LLR : 15% SO	25%	£3,522,963	£9,135	£-121,076	£-244,491	£-856,682
70% SR : 15% LLR : 15% SO	30%	£1,593,120	£-1,751,046	£-1,981,205	£-2,007,984	£-2,621,268
70% SR : 15% LLR : 15% SO	35%	£-366,804	£-3,539,411	£-3,769,262	£-3,796,042	£-4,410,072
70% SR : 15% LLR : 15% SO	40%	£-2,400,294	£-5,361,840	£-5,594,726	£-5,621,884	£-6,245,606
70% SR : 15% LLR : 15% SO	45%	£-4,459,910	£-7,229,420	£-7,462,180	£-7,489,338	£-8,114,308
70% SR : 15% LLR : 15% SO	50%	£-6,576,571	£-9,121,221	£-9,353,947	£-9,381,106	£-10,007,568

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-17,018,883	£-21,539,321	£-21,763,630	£-21,789,303	£-22,377,840
70% SR : 15% LLR : 15% SO	5%	£-18,811,066	£-23,120,981	£-23,345,963	£-23,372,000	£-23,968,182
70% SR : 15% LLR : 15% SO	10%	£-20,626,287	£-24,741,743	£-24,967,624	£-24,993,660	£-25,589,393
70% SR : 15% LLR : 15% SO	15%	£-22,464,647	£-26,387,386	£-26,612,604	£-26,638,640	£-27,234,159
70% SR : 15% LLR : 15% SO	20%	£-24,328,144	£-28,056,254	£-28,280,902	£-28,306,939	£-28,902,479
70% SR : 15% LLR : 15% SO	25%	£-26,234,522	£-29,748,350	£-29,975,561	£-30,001,966	£-30,614,167
70% SR : 15% LLR : 15% SO	30%	£-28,164,365	£-31,508,531	£-31,738,690	£-31,765,469	£-32,378,753
70% SR : 15% LLR : 15% SO	35%	£-30,124,389	£-33,296,896	£-33,526,747	£-33,553,527	£-34,167,557
70% SR : 15% LLR : 15% SO	40%	£-32,157,779	£-35,119,325	£-35,352,211	£-35,379,369	£-36,003,991
70% SR : 15% LLR : 15% SO	45%	£-34,217,395	£-36,985,905	£-37,219,665	£-37,246,823	£-37,871,793
70% SR : 15% LLR : 15% SO	50%	£-36,334,056	£-38,878,706	£-39,111,432	£-39,138,591	£-39,765,053

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-4,449,522	£-8,968,860	£-9,194,169	£-9,219,842	£-9,806,379
70% SR : 15% LLR : 15% SO	5%	£-6,241,605	£-10,551,520	£-10,776,502	£-10,802,539	£-11,398,721
70% SR : 15% LLR : 15% SO	10%	£-8,056,826	£-12,172,282	£-12,398,163	£-12,424,199	£-13,019,932
70% SR : 15% LLR : 15% SO	15%	£-9,895,186	£-13,817,924	£-14,043,143	£-14,069,179	£-14,664,698
70% SR : 15% LLR : 15% SO	20%	£-11,758,683	£-15,486,793	£-15,711,441	£-15,737,478	£-16,333,018
70% SR : 15% LLR : 15% SO	25%	£-13,665,061	£-17,178,888	£-17,406,100	£-17,432,505	£-18,044,706
70% SR : 15% LLR : 15% SO	30%	£-15,594,904	£-18,893,070	£-19,169,229	£-19,196,008	£-19,809,292
70% SR : 15% LLR : 15% SO	35%	£-17,554,928	£-20,727,435	£-20,957,286	£-20,984,066	£-21,598,096
70% SR : 15% LLR : 15% SO	40%	£-19,588,318	£-22,549,864	£-22,782,750	£-22,809,908	£-23,433,630
70% SR : 15% LLR : 15% SO	45%	£-21,647,934	£-24,417,444	£-24,650,204	£-24,677,362	£-25,302,332
70% SR : 15% LLR : 15% SO	50%	£-23,764,595	£-26,309,245	£-26,541,971	£-26,569,130	£-27,185,692

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-199,222	£-4,719,560	£-4,843,670	£-4,869,542	£-5,558,079
70% SR : 15% LLR : 15% SO	5%	£-1,991,305	£-6,301,220	£-6,526,203	£-6,552,240	£-7,148,421
70% SR : 15% LLR : 15% SO	10%	£-3,806,527	£-7,921,982	£-8,147,863	£-8,173,900	£-8,769,633
70% SR : 15% LLR : 15% SO	15%	£-5,644,886	£-9,567,625	£-9,792,843	£-9,818,880	£-10,414,399
70% SR : 15% LLR : 15% SO	20%	£-7,508,384	£-11,236,494	£-11,461,141	£-11,487,179	£-12,082,719
70% SR : 15% LLR : 15% SO	25%	£-9,414,761	£-12,928,589	£-13,155,801	£-13,182,205	£-13,794,407
70% SR : 15% LLR : 15% SO	30%	£-11,344,604	£-14,688,770	£-14,918,930	£-14,945,708	£-15,598,992
70% SR : 15% LLR : 15% SO	35%	£-13,304,628	£-16,477,136	£-16,706,987	£-16,733,766	£-17,347,797
70% SR : 15% LLR : 15% SO	40%	£-15,338,018	£-18,299,564	£-18,532,450	£-18,559,609	£-19,183,330
70% SR : 15% LLR : 15% SO	45%	£-17,397,635	£-20,167,144	£-20,399,905	£-20,427,063	£-21,052,032
70% SR : 15% LLR : 15% SO	50%	£-19,514,295	£-22,058,945	£-22,291,672	£-22,318,630	£-22,945,292

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,018,143	£-1,502,196	£-1,726,606	£-1,752,177	£-2,340,714
70% SR : 15% LLR : 15% SO	5%	£1,226,060	£-3,083,855	£-3,308,837	£-3,334,875	£-3,931,056
70% SR : 15% LLR : 15% SO	10%	£-589,162	£-4,704,617	£-4,930,498	£-4,956,534	£-5,552,268
70% SR : 15% LLR : 15% SO	15%	£-2,427,521	£-6,350,260	£-6,576,478	£-6,601,514	£-7,197,034
70% SR : 15% LLR : 15% SO	20%	£-4,291,019	£-8,019,129	£-8,243,778	£-8,269,813	£-8,865,354
70% SR : 15% LLR : 15% SO	25%	£-6,197,396	£-9,711,224	£-9,936,435	£-9,964,840	£-10,577,042
70% SR : 15% LLR : 15% SO	30%	£-8,127,239	£-11,471,405	£-11,701,565	£-11,728,343	£-12,341,627
70% SR : 15% LLR : 15% SO	35%	£-10,087,263	£-13,259,770	£-13,489,622	£-13,516,401	£-14,130,431
70% SR : 15% LLR : 15% SO	40%	£-12,120,653	£-15,082,199	£-15,315,085	£-15,342,243	£-15,965,965
70% SR : 15% LLR : 15% SO	45%	£-14,180,269	£-16,949,779	£-17,182,539	£-17,209,698	£-17,834,667
70% SR : 15% LLR : 15% SO	50%	£-16,296,930	£-18,841,580	£-19,074,307	£-19,101,465	£-19,727,927

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2
 20% AW 10% Discount

Value Area
 £675 per sq ft

No Units 300
 Site Area 1.8 Ha

Sales value inflation 0%
 Build cost inflation 0%
 Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£41,306,022	£36,320,765	£36,102,672	£36,077,709	£35,505,482
70% SR : 15% LLR : 15% SO	5%	£38,317,104	£33,561,827	£33,344,547	£33,319,585	£32,748,014
70% SR : 15% LLR : 15% SO	10%	£35,304,437	£30,780,621	£30,564,065	£30,539,103	£29,967,961
70% SR : 15% LLR : 15% SO	15%	£32,269,273	£27,977,146	£27,761,224	£27,736,262	£27,165,326
70% SR : 15% LLR : 15% SO	20%	£29,211,613	£25,151,403	£24,936,028	£24,911,066	£24,340,109
70% SR : 15% LLR : 15% SO	25%	£26,131,455	£22,297,181	£22,079,224	£22,053,910	£21,474,623
70% SR : 15% LLR : 15% SO	30%	£23,028,800	£19,407,743	£19,190,164	£19,164,848	£18,585,085
70% SR : 15% LLR : 15% SO	35%	£19,902,204	£16,495,724	£16,278,436	£16,253,120	£15,672,651
70% SR : 15% LLR : 15% SO	40%	£16,731,790	£13,561,127	£13,344,040	£13,318,725	£12,737,322
70% SR : 15% LLR : 15% SO	45%	£13,538,560	£10,598,051	£10,378,012	£10,352,338	£9,761,528
70% SR : 15% LLR : 15% SO	50%	£10,322,514	£7,590,307	£7,370,301	£7,344,627	£6,752,405

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,548,537	£6,563,280	£6,345,187	£6,320,224	£5,747,997
70% SR : 15% LLR : 15% SO	5%	£8,559,619	£3,804,342	£3,587,062	£3,562,100	£2,990,529
70% SR : 15% LLR : 15% SO	10%	£5,546,952	£1,023,136	£806,580	£781,618	£210,476
70% SR : 15% LLR : 15% SO	15%	£2,511,788	£-1,780,339	£-1,996,261	£-2,021,223	£-2,592,159
70% SR : 15% LLR : 15% SO	20%	£-545,872	£-4,606,082	£-4,821,457	£-4,846,419	£-5,417,376
70% SR : 15% LLR : 15% SO	25%	£-3,626,030	£-7,460,304	£-7,678,261	£-7,703,575	£-8,282,862
70% SR : 15% LLR : 15% SO	30%	£-6,728,685	£-10,349,742	£-10,567,322	£-10,592,637	£-11,172,400
70% SR : 15% LLR : 15% SO	35%	£-9,855,281	£-13,261,781	£-13,479,050	£-13,504,365	£-14,084,834
70% SR : 15% LLR : 15% SO	40%	£-13,025,695	£-16,196,358	£-16,413,445	£-16,438,760	£-17,020,163
70% SR : 15% LLR : 15% SO	45%	£-16,219,925	£-19,159,434	£-19,379,473	£-19,405,147	£-19,995,957
70% SR : 15% LLR : 15% SO	50%	£-19,434,971	£-22,167,178	£-22,387,184	£-22,412,858	£-23,005,080

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,117,999	£19,132,741	£18,914,648	£18,889,686	£18,317,458
70% SR : 15% LLR : 15% SO	5%	£21,129,080	£16,373,804	£16,156,523	£16,131,561	£15,559,990
70% SR : 15% LLR : 15% SO	10%	£18,116,413	£13,592,597	£13,376,041	£13,351,079	£12,779,937
70% SR : 15% LLR : 15% SO	15%	£15,081,249	£10,789,122	£10,573,200	£10,548,238	£9,977,302
70% SR : 15% LLR : 15% SO	20%	£12,023,589	£7,963,379	£7,748,004	£7,723,042	£7,152,085
70% SR : 15% LLR : 15% SO	25%	£8,943,431	£5,109,157	£4,891,200	£4,865,886	£4,286,599
70% SR : 15% LLR : 15% SO	30%	£5,840,776	£2,219,719	£2,002,140	£1,976,824	£1,397,061
70% SR : 15% LLR : 15% SO	35%	£2,714,180	£-692,300	£-909,588	£-934,904	£-1,515,373
70% SR : 15% LLR : 15% SO	40%	£-556,234	£-3,626,897	£-3,843,984	£-3,869,299	£-4,450,702
70% SR : 15% LLR : 15% SO	45%	£-3,649,464	£-6,589,973	£-6,810,012	£-6,835,686	£-7,426,496
70% SR : 15% LLR : 15% SO	50%	£-6,868,510	£-9,587,717	£-9,817,723	£-9,843,397	£-10,435,619

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,368,298	£23,383,040	£23,164,947	£23,139,985	£22,567,758
70% SR : 15% LLR : 15% SO	5%	£25,379,379	£20,624,103	£20,406,823	£20,381,861	£19,810,289
70% SR : 15% LLR : 15% SO	10%	£22,366,713	£17,842,897	£17,626,340	£17,601,378	£17,030,236
70% SR : 15% LLR : 15% SO	15%	£19,331,548	£15,039,421	£14,823,500	£14,798,538	£14,227,602
70% SR : 15% LLR : 15% SO	20%	£16,273,889	£12,213,678	£11,998,304	£11,973,341	£11,402,384
70% SR : 15% LLR : 15% SO	25%	£13,193,730	£9,359,456	£9,141,499	£9,116,185	£8,536,899
70% SR : 15% LLR : 15% SO	30%	£10,091,076	£6,470,018	£6,252,439	£6,227,124	£5,647,361
70% SR : 15% LLR : 15% SO	35%	£6,964,479	£3,558,000	£3,340,711	£3,315,396	£2,734,926
70% SR : 15% LLR : 15% SO	40%	£3,794,065	£623,402	£406,316	£381,001	£-200,403
70% SR : 15% LLR : 15% SO	45%	£600,835	£-2,339,874	£-2,559,713	£-2,585,386	£-3,176,197
70% SR : 15% LLR : 15% SO	50%	£-2,618,210	£-5,247,417	£-5,567,424	£-5,593,097	£-6,185,320

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,585,663	£26,600,405	£26,382,312	£26,357,350	£25,785,123
70% SR : 15% LLR : 15% SO	5%	£28,596,744	£23,841,468	£23,624,188	£23,599,226	£23,027,655
70% SR : 15% LLR : 15% SO	10%	£25,584,078	£21,060,262	£20,843,705	£20,818,743	£20,247,601
70% SR : 15% LLR : 15% SO	15%	£22,548,914	£18,256,786	£18,040,865	£18,015,903	£17,444,967
70% SR : 15% LLR : 15% SO	20%	£19,491,254	£15,431,043	£15,215,669	£15,190,707	£14,619,750
70% SR : 15% LLR : 15% SO	25%	£16,411,096	£12,576,822	£12,358,864	£12,333,550	£11,754,264
70% SR : 15% LLR : 15% SO	30%	£13,308,441	£9,687,383	£9,469,804	£9,444,489	£8,864,726
70% SR : 15% LLR : 15% SO	35%	£10,181,845	£6,775,365	£6,558,076	£6,532,761	£5,952,291
70% SR : 15% LLR : 15% SO	40%	£7,011,431	£3,840,768	£3,623,681	£3,598,366	£3,016,963
70% SR : 15% LLR : 15% SO	45%	£3,818,200	£877,692	£657,653	£631,979	£41,169
70% SR : 15% LLR : 15% SO	50%	£602,155	£-2,130,952	£-2,350,959	£-2,376,732	£-2,967,965

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 10% Discount
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Value Area	£650 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£37,763,786	£32,829,646	£32,611,552	£32,586,590	£32,014,363
70% SR : 15% LLR : 15% SO	5%	£34,935,112	£30,229,817	£30,012,536	£29,987,574	£29,416,003
70% SR : 15% LLR : 15% SO	10%	£32,083,941	£27,607,718	£27,391,162	£27,366,200	£26,795,059
70% SR : 15% LLR : 15% SO	15%	£29,210,272	£24,963,352	£24,746,403	£24,721,087	£24,142,071
70% SR : 15% LLR : 15% SO	20%	£26,314,107	£22,281,670	£22,063,247	£22,037,932	£21,458,896
70% SR : 15% LLR : 15% SO	25%	£23,395,444	£19,575,378	£19,357,421	£19,332,106	£18,752,820
70% SR : 15% LLR : 15% SO	30%	£20,450,146	£16,846,505	£16,628,928	£16,603,611	£16,023,847
70% SR : 15% LLR : 15% SO	35%	£17,465,522	£14,095,052	£13,877,763	£13,852,447	£13,271,978
70% SR : 15% LLR : 15% SO	40%	£14,458,081	£11,317,391	£11,097,234	£11,071,560	£10,481,928
70% SR : 15% LLR : 15% SO	45%	£11,427,824	£8,494,858	£8,274,819	£8,249,145	£7,658,334
70% SR : 15% LLR : 15% SO	50%	£8,354,689	£5,649,426	£5,429,419	£5,403,746	£4,811,524

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£8,006,301	£3,072,161	£2,854,067	£2,829,105	£2,256,878
70% SR : 15% LLR : 15% SO	5%	£5,177,627	£472,331	£255,051	£230,089	£-341,482
70% SR : 15% LLR : 15% SO	10%	£2,326,456	£-2,149,767	£-2,386,323	£-2,391,285	£-2,962,426
70% SR : 15% LLR : 15% SO	15%	£-547,213	£-4,794,133	£-5,011,082	£-5,036,398	£-5,615,414
70% SR : 15% LLR : 15% SO	20%	£-3,443,378	£-7,475,815	£-7,694,238	£-7,719,553	£-8,298,589
70% SR : 15% LLR : 15% SO	25%	£-6,362,042	£-10,182,107	£-10,400,064	£-10,425,379	£-11,004,665
70% SR : 15% LLR : 15% SO	30%	£-9,307,339	£-12,910,980	£-13,128,559	£-13,153,874	£-13,733,638
70% SR : 15% LLR : 15% SO	35%	£-12,291,983	£-15,662,433	£-15,879,722	£-15,905,038	£-16,485,507
70% SR : 15% LLR : 15% SO	40%	£-15,299,404	£-18,440,094	£-18,660,251	£-18,685,925	£-19,275,557
70% SR : 15% LLR : 15% SO	45%	£-18,329,661	£-21,262,627	£-21,482,696	£-21,508,340	£-22,099,151
70% SR : 15% LLR : 15% SO	50%	£-21,402,796	£-24,106,059	£-24,328,066	£-24,353,739	£-24,945,961

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,575,762	£15,641,622	£15,423,528	£15,398,566	£14,826,339
70% SR : 15% LLR : 15% SO	5%	£17,747,088	£13,041,793	£12,824,512	£12,799,550	£12,227,979
70% SR : 15% LLR : 15% SO	10%	£14,895,917	£10,419,694	£10,203,138	£10,178,176	£9,607,035
70% SR : 15% LLR : 15% SO	15%	£12,022,248	£7,775,328	£7,558,379	£7,533,063	£6,954,047
70% SR : 15% LLR : 15% SO	20%	£9,126,083	£5,093,646	£4,875,223	£4,849,908	£4,270,872
70% SR : 15% LLR : 15% SO	25%	£6,207,420	£2,387,354	£2,169,397	£2,144,082	£1,564,796
70% SR : 15% LLR : 15% SO	30%	£3,262,122	£-341,819	£-559,098	£-584,413	£-1,164,177
70% SR : 15% LLR : 15% SO	35%	£277,498	£-3,082,972	£-3,310,261	£-3,335,576	£-3,916,046
70% SR : 15% LLR : 15% SO	40%	£-2,729,943	£-5,870,632	£-6,090,790	£-6,116,464	£-6,706,096
70% SR : 15% LLR : 15% SO	45%	£-5,760,200	£-8,693,166	£-8,913,205	£-8,938,879	£-9,529,690
70% SR : 15% LLR : 15% SO	50%	£-8,833,334	£-11,538,598	£-11,758,605	£-11,784,278	£-12,376,500

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,826,062	£19,891,921	£19,673,827	£19,648,866	£19,076,639
70% SR : 15% LLR : 15% SO	5%	£21,997,387	£17,292,092	£17,074,812	£17,049,850	£16,478,278
70% SR : 15% LLR : 15% SO	10%	£19,146,217	£14,669,994	£14,453,437	£14,428,475	£13,857,334
70% SR : 15% LLR : 15% SO	15%	£16,272,547	£12,025,627	£11,808,678	£11,783,363	£11,204,346
70% SR : 15% LLR : 15% SO	20%	£13,376,382	£9,343,945	£9,125,522	£9,100,207	£8,521,171
70% SR : 15% LLR : 15% SO	25%	£10,457,719	£6,637,654	£6,419,697	£6,394,382	£5,815,095
70% SR : 15% LLR : 15% SO	30%	£7,512,422	£3,908,781	£3,691,202	£3,665,887	£3,086,123
70% SR : 15% LLR : 15% SO	35%	£4,527,797	£1,157,328	£940,038	£914,723	£334,253
70% SR : 15% LLR : 15% SO	40%	£1,520,357	£-1,620,333	£-1,840,491	£-1,866,164	£-2,455,796
70% SR : 15% LLR : 15% SO	45%	£-1,509,900	£-4,442,867	£-4,662,906	£-4,688,579	£-5,279,391
70% SR : 15% LLR : 15% SO	50%	£-4,593,035	£-7,288,299	£-7,508,305	£-7,533,979	£-8,126,201

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£28,043,427	£23,109,286	£22,891,192	£22,866,231	£22,294,004
70% SR : 15% LLR : 15% SO	5%	£25,214,753	£20,509,457	£20,292,177	£20,267,215	£19,695,644
70% SR : 15% LLR : 15% SO	10%	£22,363,582	£17,887,359	£17,670,803	£17,645,840	£17,074,700
70% SR : 15% LLR : 15% SO	15%	£19,489,913	£15,242,993	£15,026,043	£15,000,728	£14,421,711
70% SR : 15% LLR : 15% SO	20%	£16,593,748	£12,561,310	£12,342,888	£12,317,572	£11,738,536
70% SR : 15% LLR : 15% SO	25%	£13,675,084	£9,855,019	£9,637,062	£9,611,747	£9,032,460
70% SR : 15% LLR : 15% SO	30%	£10,729,787	£7,126,146	£6,908,567	£6,883,252	£6,303,488
70% SR : 15% LLR : 15% SO	35%	£7,745,162	£4,374,693	£4,157,403	£4,132,088	£3,551,619
70% SR : 15% LLR : 15% SO	40%	£4,737,722	£1,597,032	£1,376,875	£1,351,201	£761,569
70% SR : 15% LLR : 15% SO	45%	£1,707,465	£-1,225,802	£-1,445,541	£-1,471,214	£-2,062,026
70% SR : 15% LLR : 15% SO	50%	£-1,366,679	£-4,070,934	£-4,290,840	£-4,316,614	£-4,908,835

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 10% Discount

No Units	300
Site Area	1.8 Ha

Value Area	£600 per sq ft
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Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,676,814	£25,831,749	£25,610,569	£25,585,254	£25,004,929
70% SR : 15% LLR : 15% SO	5%	£28,172,764	£23,538,554	£23,318,198	£23,292,883	£22,713,224
70% SR : 15% LLR : 15% SO	10%	£25,646,217	£21,222,773	£21,003,153	£20,977,838	£20,398,614
70% SR : 15% LLR : 15% SO	15%	£23,094,946	£18,884,410	£18,665,433	£18,640,118	£18,061,102
70% SR : 15% LLR : 15% SO	20%	£20,506,372	£16,523,464	£16,305,042	£16,279,727	£15,700,690
70% SR : 15% LLR : 15% SO	25%	£17,894,983	£14,139,936	£13,921,979	£13,896,664	£13,316,795
70% SR : 15% LLR : 15% SO	30%	£15,260,778	£11,723,437	£11,502,779	£11,477,106	£10,889,138
70% SR : 15% LLR : 15% SO	35%	£12,603,757	£9,272,982	£9,052,618	£9,028,945	£8,438,260
70% SR : 15% LLR : 15% SO	40%	£9,910,856	£6,799,627	£6,579,469	£6,553,795	£5,964,163
70% SR : 15% LLR : 15% SO	45%	£7,182,752	£4,296,801	£4,073,648	£4,047,611	£3,448,439
70% SR : 15% LLR : 15% SO	50%	£4,431,508	£1,748,135	£1,525,015	£1,498,978	£898,375

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£919,329	£3,925,736	£4,146,918	£4,172,231	£4,752,556
70% SR : 15% LLR : 15% SO	5%	£1,584,721	£6,218,931	£6,439,287	£6,464,602	£7,044,261
70% SR : 15% LLR : 15% SO	10%	£4,111,268	£8,534,712	£8,754,332	£8,779,647	£9,358,871
70% SR : 15% LLR : 15% SO	15%	£6,662,539	£10,873,075	£11,092,052	£11,117,367	£11,696,383
70% SR : 15% LLR : 15% SO	20%	£9,251,113	£13,234,021	£13,452,443	£13,477,758	£14,056,795
70% SR : 15% LLR : 15% SO	25%	£11,862,502	£15,617,549	£15,835,506	£15,860,821	£16,440,690
70% SR : 15% LLR : 15% SO	30%	£14,496,707	£18,034,048	£18,254,706	£18,280,379	£18,888,347
70% SR : 15% LLR : 15% SO	35%	£17,153,728	£20,484,503	£20,704,867	£20,730,540	£21,319,225
70% SR : 15% LLR : 15% SO	40%	£19,846,629	£22,967,858	£23,178,016	£23,203,690	£23,793,322
70% SR : 15% LLR : 15% SO	45%	£22,574,733	£25,480,694	£25,683,837	£25,709,874	£26,309,046
70% SR : 15% LLR : 15% SO	50%	£25,325,977	£28,009,390	£28,232,470	£28,258,507	£28,889,110

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,488,790	£8,643,725	£8,422,545	£8,397,230	£7,816,905
70% SR : 15% LLR : 15% SO	5%	£10,984,740	£6,350,530	£6,130,174	£6,104,859	£5,525,200
70% SR : 15% LLR : 15% SO	10%	£8,458,193	£4,034,749	£3,815,129	£3,789,814	£3,210,590
70% SR : 15% LLR : 15% SO	15%	£5,906,922	£1,696,386	£1,477,409	£1,452,094	£873,078
70% SR : 15% LLR : 15% SO	20%	£3,318,348	£-664,560	£-882,982	£-908,297	£-1,487,334
70% SR : 15% LLR : 15% SO	25%	£706,959	£-3,048,088	£-3,266,045	£-3,291,360	£-3,871,229
70% SR : 15% LLR : 15% SO	30%	£-1,927,246	£-5,464,586	£-5,685,245	£-5,710,918	£-6,298,885
70% SR : 15% LLR : 15% SO	35%	£-4,584,267	£-7,915,042	£-8,135,408	£-8,161,079	£-8,749,764
70% SR : 15% LLR : 15% SO	40%	£-7,277,168	£-10,388,397	£-10,608,555	£-10,634,228	£-11,223,861
70% SR : 15% LLR : 15% SO	45%	£-10,005,272	£-12,891,223	£-13,114,376	£-13,140,413	£-13,739,585
70% SR : 15% LLR : 15% SO	50%	£-12,756,516	£-15,439,889	£-15,663,009	£-15,689,046	£-16,289,649

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,739,090	£12,894,024	£12,672,845	£12,647,530	£12,067,205
70% SR : 15% LLR : 15% SO	5%	£15,235,039	£10,600,829	£10,380,474	£10,355,159	£9,775,499
70% SR : 15% LLR : 15% SO	10%	£12,708,493	£8,285,049	£8,065,428	£8,040,113	£7,460,889
70% SR : 15% LLR : 15% SO	15%	£10,157,221	£5,946,685	£5,727,709	£5,702,393	£5,123,378
70% SR : 15% LLR : 15% SO	20%	£7,568,647	£3,585,739	£3,367,317	£3,342,002	£2,762,965
70% SR : 15% LLR : 15% SO	25%	£4,957,258	£1,202,211	£984,254	£958,939	£379,070
70% SR : 15% LLR : 15% SO	30%	£2,323,053	£-1,214,287	£-1,434,946	£-1,460,818	£-2,048,586
70% SR : 15% LLR : 15% SO	35%	£-333,967	£-3,864,743	£-4,085,108	£-4,110,780	£-4,699,464
70% SR : 15% LLR : 15% SO	40%	£-3,026,868	£-6,138,098	£-6,358,256	£-6,383,929	£-6,973,561
70% SR : 15% LLR : 15% SO	45%	£-5,754,973	£-8,640,924	£-8,864,077	£-8,890,113	£-9,489,295
70% SR : 15% LLR : 15% SO	50%	£-8,506,216	£-11,189,590	£-11,412,710	£-11,438,746	£-12,039,350

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,956,455	£16,111,389	£15,890,210	£15,864,895	£15,284,570
70% SR : 15% LLR : 15% SO	5%	£18,452,405	£13,818,194	£13,597,839	£13,572,524	£12,992,864
70% SR : 15% LLR : 15% SO	10%	£15,925,858	£11,502,414	£11,282,793	£11,257,478	£10,678,255
70% SR : 15% LLR : 15% SO	15%	£13,374,587	£9,164,050	£8,945,074	£8,919,759	£8,340,743
70% SR : 15% LLR : 15% SO	20%	£10,786,013	£6,803,104	£6,584,683	£6,559,367	£5,980,330
70% SR : 15% LLR : 15% SO	25%	£8,174,624	£4,419,577	£4,201,619	£4,176,304	£3,596,436
70% SR : 15% LLR : 15% SO	30%	£5,540,418	£2,003,078	£1,782,420	£1,756,747	£1,168,779
70% SR : 15% LLR : 15% SO	35%	£2,883,398	£-447,377	£-667,741	£-693,415	£-1,282,089
70% SR : 15% LLR : 15% SO	40%	£190,497	£-2,920,733	£-3,140,890	£-3,166,564	£-3,756,196
70% SR : 15% LLR : 15% SO	45%	£-2,537,807	£-5,423,559	£-5,646,712	£-5,672,748	£-6,271,920
70% SR : 15% LLR : 15% SO	50%	£-5,288,851	£-7,972,225	£-8,195,345	£-8,221,381	£-8,821,984

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 10% Discount

Value Area	£550 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,668,779	£18,782,491	£18,561,310	£18,535,995	£17,955,671
70% SR : 15% LLR : 15% SO	5%	£21,362,185	£16,798,196	£16,577,841	£16,552,526	£15,972,866
70% SR : 15% LLR : 15% SO	10%	£19,132,775	£14,791,316	£14,569,960	£14,544,286	£13,956,866
70% SR : 15% LLR : 15% SO	15%	£16,880,551	£12,746,059	£12,523,983	£12,498,310	£11,911,100
70% SR : 15% LLR : 15% SO	20%	£14,605,511	£10,676,527	£10,455,014	£10,429,340	£9,842,109
70% SR : 15% LLR : 15% SO	25%	£12,305,939	£8,584,094	£8,363,052	£8,337,379	£7,749,896
70% SR : 15% LLR : 15% SO	30%	£9,964,154	£6,468,759	£6,248,101	£6,222,428	£5,634,460
70% SR : 15% LLR : 15% SO	35%	£7,599,230	£4,318,714	£4,095,232	£4,069,185	£3,472,181
70% SR : 15% LLR : 15% SO	40%	£5,211,169	£2,132,621	£1,909,348	£1,883,312	£1,285,336
70% SR : 15% LLR : 15% SO	45%	£2,776,816	£-77,779	£-304,965	£-331,744	£-947,993
70% SR : 15% LLR : 15% SO	50%	£313,736	£-2,371,933	£-2,601,412	£-2,628,192	£-3,245,913

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,188,706	£-10,974,994	£-11,136,176	£-11,221,499	£-11,801,814
70% SR : 15% LLR : 15% SO	5%	£8,395,300	£-12,959,289	£-13,179,644	£-13,204,950	£-13,784,619
70% SR : 15% LLR : 15% SO	10%	£-10,624,710	£-14,966,169	£-15,187,525	£-15,213,199	£-15,800,619
70% SR : 15% LLR : 15% SO	15%	£-12,876,934	£-17,011,426	£-17,233,502	£-17,259,175	£-17,846,385
70% SR : 15% LLR : 15% SO	20%	£-15,151,974	£-19,080,958	£-19,302,471	£-19,328,145	£-19,915,376
70% SR : 15% LLR : 15% SO	25%	£-17,451,546	£-21,173,391	£-21,394,433	£-21,420,106	£-22,007,589
70% SR : 15% LLR : 15% SO	30%	£-19,793,331	£-23,288,726	£-23,509,384	£-23,535,057	£-24,123,025
70% SR : 15% LLR : 15% SO	35%	£-22,158,255	£-25,438,771	£-25,662,253	£-25,688,290	£-26,285,304
70% SR : 15% LLR : 15% SO	40%	£-24,546,317	£-27,624,864	£-27,848,137	£-27,874,174	£-28,472,149
70% SR : 15% LLR : 15% SO	45%	£-26,980,669	£-29,835,264	£-30,062,450	£-30,089,229	£-30,705,478
70% SR : 15% LLR : 15% SO	50%	£-29,443,749	£-32,129,418	£-32,358,897	£-32,385,677	£-33,003,896

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,380,755	£1,594,467	£1,373,286	£1,347,971	£767,648
70% SR : 15% LLR : 15% SO	5%	£4,174,161	£-389,828	£-610,183	£-635,438	£-1,215,158
70% SR : 15% LLR : 15% SO	10%	£1,944,751	£-2,396,708	£-2,618,064	£-2,643,739	£-3,231,158
70% SR : 15% LLR : 15% SO	15%	£-307,473	£-4,441,965	£-4,664,041	£-4,689,714	£-5,276,924
70% SR : 15% LLR : 15% SO	20%	£-2,582,512	£-6,511,497	£-6,733,010	£-6,758,684	£-7,345,914
70% SR : 15% LLR : 15% SO	25%	£-4,882,085	£-8,603,930	£-8,824,972	£-8,850,645	£-9,438,128
70% SR : 15% LLR : 15% SO	30%	£-7,223,870	£-10,719,265	£-10,939,923	£-10,965,596	£-11,533,564
70% SR : 15% LLR : 15% SO	35%	£-9,588,793	£-12,869,309	£-13,092,792	£-13,118,829	£-13,715,843
70% SR : 15% LLR : 15% SO	40%	£-11,976,855	£-15,055,403	£-15,278,676	£-15,304,712	£-15,902,688
70% SR : 15% LLR : 15% SO	45%	£-14,411,208	£-17,265,803	£-17,492,989	£-17,519,768	£-18,136,017
70% SR : 15% LLR : 15% SO	50%	£-16,874,288	£-19,559,957	£-19,789,436	£-19,816,216	£-20,433,897

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,631,054	£5,844,766	£5,623,586	£5,598,271	£5,017,947
70% SR : 15% LLR : 15% SO	5%	£8,424,461	£3,860,472	£3,640,116	£3,614,801	£3,035,142
70% SR : 15% LLR : 15% SO	10%	£6,195,051	£1,853,592	£1,632,235	£1,606,562	£1,019,141
70% SR : 15% LLR : 15% SO	15%	£3,942,827	£-191,666	£-413,741	£-439,415	£-1,026,624
70% SR : 15% LLR : 15% SO	20%	£1,667,787	£-2,261,197	£-2,482,711	£-2,508,384	£-3,095,615
70% SR : 15% LLR : 15% SO	25%	£-631,786	£-4,353,631	£-4,574,672	£-4,600,346	£-5,187,829
70% SR : 15% LLR : 15% SO	30%	£-2,973,571	£-6,468,965	£-6,689,623	£-6,715,297	£-7,303,264
70% SR : 15% LLR : 15% SO	35%	£-5,338,494	£-8,619,010	£-8,842,493	£-8,868,529	£-9,465,544
70% SR : 15% LLR : 15% SO	40%	£-7,726,556	£-10,805,103	£-11,028,377	£-11,054,413	£-11,652,389
70% SR : 15% LLR : 15% SO	45%	£-10,160,909	£-13,015,504	£-13,242,690	£-13,269,468	£-13,885,718
70% SR : 15% LLR : 15% SO	50%	£-12,623,989	£-15,269,657	£-15,539,137	£-15,565,916	£-16,183,697

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,848,419	£9,062,131	£8,840,951	£8,815,636	£8,235,312
70% SR : 15% LLR : 15% SO	5%	£11,641,826	£7,077,837	£6,857,482	£6,832,167	£6,252,507
70% SR : 15% LLR : 15% SO	10%	£9,412,416	£5,070,957	£4,849,601	£4,823,927	£4,236,507
70% SR : 15% LLR : 15% SO	15%	£7,160,192	£3,025,699	£2,803,624	£2,777,950	£2,190,741
70% SR : 15% LLR : 15% SO	20%	£4,885,152	£956,168	£734,655	£708,981	£121,750
70% SR : 15% LLR : 15% SO	25%	£2,585,580	£-1,136,265	£-1,357,307	£-1,382,980	£-1,970,463
70% SR : 15% LLR : 15% SO	30%	£243,795	£-3,251,600	£-3,472,258	£-3,497,931	£-4,085,889
70% SR : 15% LLR : 15% SO	35%	£-2,121,129	£-5,401,645	£-5,625,128	£-5,651,164	£-6,248,178
70% SR : 15% LLR : 15% SO	40%	£-4,509,191	£-7,587,738	£-7,811,017	£-7,837,048	£-8,435,023
70% SR : 15% LLR : 15% SO	45%	£-6,943,543	£-9,798,139	£-10,025,324	£-10,052,103	£-10,688,353
70% SR : 15% LLR : 15% SO	50%	£-9,406,624	£-12,092,282	£-12,321,771	£-12,348,551	£-12,966,272

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW
10% Discount

Value Area
£500 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,413,781	£11,857,926	£11,633,617	£11,607,943	£11,019,407
70% SR : 15% LLR : 15% SO	5%	£14,501,441	£10,141,627	£9,918,154	£9,892,480	£9,304,618
70% SR : 15% LLR : 15% SO	10%	£12,552,238	£8,402,423	£8,179,694	£8,154,021	£7,566,600
70% SR : 15% LLR : 15% SO	15%	£10,577,220	£6,640,315	£6,418,240	£6,392,567	£5,800,616
70% SR : 15% LLR : 15% SO	20%	£8,579,064	£4,842,232	£4,617,584	£4,591,547	£3,996,007
70% SR : 15% LLR : 15% SO	25%	£6,557,768	£3,013,848	£2,789,680	£2,763,643	£2,167,846
70% SR : 15% LLR : 15% SO	30%	£4,504,570	£1,162,240	£938,460	£912,423	£316,135
70% SR : 15% LLR : 15% SO	35%	£2,412,928	£-729,220	£-959,072	£-985,851	£-1,599,881
70% SR : 15% LLR : 15% SO	40%	£297,821	£-2,681,658	£-2,911,294	£-2,938,073	£-3,553,093
70% SR : 15% LLR : 15% SO	45%	£-1,890,055	£-4,660,641	£-4,893,403	£-4,920,560	£-5,545,530
70% SR : 15% LLR : 15% SO	50%	£-4,114,005	£-6,694,902	£-6,927,629	£-6,954,786	£-7,581,249

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-13,343,704	£-17,899,559	£-18,123,866	£-18,149,542	£-18,738,078
70% SR : 15% LLR : 15% SO	5%	£-15,256,044	£-19,615,858	£-19,839,331	£-19,865,005	£-20,452,867
70% SR : 15% LLR : 15% SO	10%	£-17,205,247	£-21,355,062	£-21,577,791	£-21,603,464	£-22,190,885
70% SR : 15% LLR : 15% SO	15%	£-19,180,265	£-23,117,170	£-23,339,245	£-23,364,918	£-23,956,869
70% SR : 15% LLR : 15% SO	20%	£-21,178,421	£-24,915,253	£-25,139,901	£-25,165,938	£-25,771,478
70% SR : 15% LLR : 15% SO	25%	£-23,199,717	£-26,743,637	£-26,967,805	£-26,993,842	£-27,589,639
70% SR : 15% LLR : 15% SO	30%	£-25,252,915	£-28,595,245	£-28,819,025	£-28,845,062	£-29,441,350
70% SR : 15% LLR : 15% SO	35%	£-27,344,557	£-30,466,705	£-30,716,557	£-30,743,336	£-31,357,366
70% SR : 15% LLR : 15% SO	40%	£-29,459,664	£-32,359,143	£-32,668,779	£-32,695,558	£-33,310,578
70% SR : 15% LLR : 15% SO	45%	£-31,647,540	£-34,278,127	£-34,650,888	£-34,678,045	£-35,303,915
70% SR : 15% LLR : 15% SO	50%	£-33,871,499	£-36,222,387	£-36,685,114	£-36,712,271	£-37,338,734

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-774,243	£-5,330,096	£-5,554,407	£-5,580,081	£-6,166,617
70% SR : 15% LLR : 15% SO	5%	£-2,686,583	£-7,046,397	£-7,269,870	£-7,295,544	£-7,883,406
70% SR : 15% LLR : 15% SO	10%	£-4,635,785	£-8,785,601	£-9,008,330	£-9,034,003	£-9,621,424
70% SR : 15% LLR : 15% SO	15%	£-6,610,804	£-10,547,709	£-10,769,784	£-10,795,457	£-11,387,408
70% SR : 15% LLR : 15% SO	20%	£-8,608,960	£-12,345,792	£-12,570,440	£-12,596,477	£-13,192,017
70% SR : 15% LLR : 15% SO	25%	£-10,630,256	£-14,174,176	£-14,398,344	£-14,424,381	£-15,020,178
70% SR : 15% LLR : 15% SO	30%	£-12,683,454	£-16,025,784	£-16,249,564	£-16,275,601	£-16,871,889
70% SR : 15% LLR : 15% SO	35%	£-14,775,096	£-17,917,244	£-18,147,096	£-18,173,875	£-18,787,905
70% SR : 15% LLR : 15% SO	40%	£-16,890,203	£-19,869,682	£-20,099,318	£-20,126,097	£-20,741,116
70% SR : 15% LLR : 15% SO	45%	£-19,078,079	£-21,845,665	£-22,081,427	£-22,108,594	£-22,733,554
70% SR : 15% LLR : 15% SO	50%	£-21,302,029	£-23,862,926	£-24,115,653	£-24,142,810	£-24,769,273

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,476,057	£1,079,798	£1,304,108	£1,329,781	£1,916,317
70% SR : 15% LLR : 15% SO	5%	£1,563,717	£2,796,098	£3,019,571	£3,045,244	£3,633,107
70% SR : 15% LLR : 15% SO	10%	£-385,486	£4,535,301	£4,758,030	£4,783,704	£5,371,124
70% SR : 15% LLR : 15% SO	15%	£-2,360,505	£6,297,409	£6,519,485	£6,545,157	£7,137,109
70% SR : 15% LLR : 15% SO	20%	£-4,358,661	£8,095,493	£8,320,140	£8,346,177	£8,941,718
70% SR : 15% LLR : 15% SO	25%	£-6,379,957	£9,923,876	£10,148,045	£10,174,081	£10,769,878
70% SR : 15% LLR : 15% SO	30%	£-8,433,154	£11,775,485	£11,999,264	£12,025,302	£12,621,990
70% SR : 15% LLR : 15% SO	35%	£-10,524,796	£13,666,944	£13,896,797	£13,923,575	£14,537,605
70% SR : 15% LLR : 15% SO	40%	£-12,639,903	£15,593,382	£15,849,019	£15,875,797	£16,490,917
70% SR : 15% LLR : 15% SO	45%	£-14,827,790	£17,558,366	£17,831,127	£17,858,294	£18,483,255
70% SR : 15% LLR : 15% SO	50%	£-17,051,730	£19,632,627	£19,965,353	£19,992,510	£20,516,974

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,693,422	£2,137,567	£1,913,257	£1,887,584	£1,299,048
70% SR : 15% LLR : 15% SO	5%	£4,781,082	£421,268	£197,795	£172,121	£-415,742
70% SR : 15% LLR : 15% SO	10%	£2,831,879	£-1,317,936	£-1,540,665	£-1,566,339	£-2,153,759
70% SR : 15% LLR : 15% SO	15%	£856,861	£-3,080,044	£-3,302,119	£-3,327,792	£-3,919,744
70% SR : 15% LLR : 15% SO	20%	£-1,141,296	£-4,878,127	£-5,102,775	£-5,128,812	£-5,724,352
70% SR : 15% LLR : 15% SO	25%	£-3,162,591	£-6,706,511	£-6,930,680	£-6,956,716	£-7,562,513
70% SR : 15% LLR : 15% SO	30%	£-5,215,789	£-8,558,119	£-8,781,899	£-8,807,937	£-9,404,225
70% SR : 15% LLR : 15% SO	35%	£-7,307,431	£-10,449,579	£-10,679,431	£-10,706,210	£-11,320,240
70% SR : 15% LLR : 15% SO	40%	£-9,422,538	£-12,402,017	£-12,631,653	£-12,658,432	£-13,273,452
70% SR : 15% LLR : 15% SO	45%	£-11,610,415	£-14,381,001	£-14,613,762	£-14,640,919	£-15,265,890
70% SR : 15% LLR : 15% SO	50%	£-13,834,364	£-16,415,261	£-16,647,998	£-16,675,145	£-17,301,608

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW
10% Discount

Value Area
£475 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,815,397	£8,293,923	£8,069,613	£8,043,939	£7,455,404
70% SR : 15% LLR : 15% SO	5%	£11,023,314	£6,712,262	£6,488,352	£6,462,315	£5,866,134
70% SR : 15% LLR : 15% SO	10%	£9,208,092	£5,092,572	£4,866,692	£4,840,655	£4,244,922
70% SR : 15% LLR : 15% SO	15%	£7,369,732	£3,446,929	£3,221,712	£3,195,675	£2,600,155
70% SR : 15% LLR : 15% SO	20%	£5,507,323	£1,778,060	£1,553,413	£1,527,376	£931,835
70% SR : 15% LLR : 15% SO	25%	£3,600,946	£85,966	£140,159	£166,594	£777,663
70% SR : 15% LLR : 15% SO	30%	£1,671,103	£1,672,027	£1,902,185	£1,928,964	£2,542,247
70% SR : 15% LLR : 15% SO	35%	£-286,699	£3,460,391	£3,690,243	£3,717,022	£4,331,052
70% SR : 15% LLR : 15% SO	40%	£-2,320,089	£5,281,702	£5,514,588	£5,541,746	£6,165,468
70% SR : 15% LLR : 15% SO	45%	£-4,378,570	£7,149,282	£7,382,042	£7,409,200	£8,034,170
70% SR : 15% LLR : 15% SO	50%	£-6,495,231	£9,041,083	£9,273,809	£9,300,968	£9,927,430

Residual Land values compared to benchmark land values

Secondary Offices - upper value **£16,565,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-16,942,068	£-21,463,562	£-21,687,872	£-21,713,546	£-22,302,082
70% SR : 15% LLR : 15% SO	5%	£-18,734,171	£-23,045,223	£-23,269,133	£-23,295,170	£-23,891,351
70% SR : 15% LLR : 15% SO	10%	£-20,549,393	£-24,664,913	£-24,890,793	£-24,916,830	£-25,512,563
70% SR : 15% LLR : 15% SO	15%	£-22,387,753	£-26,310,556	£-26,535,773	£-26,561,811	£-27,137,330
70% SR : 15% LLR : 15% SO	20%	£-24,250,162	£-27,979,425	£-28,204,072	£-28,230,109	£-28,825,850
70% SR : 15% LLR : 15% SO	25%	£-26,156,539	£-29,671,519	£-29,897,644	£-29,924,049	£-30,535,148
70% SR : 15% LLR : 15% SO	30%	£-28,086,382	£-31,429,512	£-31,659,670	£-31,686,449	£-32,239,732
70% SR : 15% LLR : 15% SO	35%	£-30,044,184	£-33,217,876	£-33,447,728	£-33,474,507	£-34,088,537
70% SR : 15% LLR : 15% SO	40%	£-32,077,574	£-35,039,187	£-35,272,073	£-35,299,231	£-35,922,953
70% SR : 15% LLR : 15% SO	45%	£-34,136,055	£-36,906,767	£-37,139,527	£-37,166,685	£-37,791,655
70% SR : 15% LLR : 15% SO	50%	£-36,252,716	£-38,798,568	£-39,031,294	£-39,058,453	£-39,684,915

Residual Land values compared to benchmark land values

Secondary Industrial - upper value **£9,568,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-4,372,627	£-8,894,101	£-9,118,411	£-9,144,084	£-9,732,620
70% SR : 15% LLR : 15% SO	5%	£-6,164,710	£-10,475,762	£-10,699,672	£-10,725,709	£-11,321,890
70% SR : 15% LLR : 15% SO	10%	£-7,979,932	£-12,095,452	£-12,321,332	£-12,347,369	£-12,943,102
70% SR : 15% LLR : 15% SO	15%	£-9,818,292	£-13,741,095	£-13,966,312	£-13,992,349	£-14,587,869
70% SR : 15% LLR : 15% SO	20%	£-11,680,701	£-15,409,964	£-15,634,611	£-15,660,647	£-16,256,189
70% SR : 15% LLR : 15% SO	25%	£-13,587,078	£-17,102,058	£-17,328,183	£-17,354,587	£-17,965,687
70% SR : 15% LLR : 15% SO	30%	£-15,516,921	£-18,860,050	£-19,090,209	£-19,116,988	£-19,730,271
70% SR : 15% LLR : 15% SO	35%	£-17,474,723	£-20,648,415	£-20,878,267	£-20,905,046	£-21,519,076
70% SR : 15% LLR : 15% SO	40%	£-19,508,113	£-22,469,726	£-22,702,612	£-22,729,770	£-23,353,492
70% SR : 15% LLR : 15% SO	45%	£-21,566,594	£-24,337,306	£-24,570,066	£-24,597,224	£-25,222,194
70% SR : 15% LLR : 15% SO	50%	£-23,683,255	£-26,229,107	£-26,461,833	£-26,488,991	£-27,115,454

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community **£7,202,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-122,328	£-4,643,802	£-4,868,112	£-4,893,785	£-5,482,321
70% SR : 15% LLR : 15% SO	5%	£-1,914,411	£-6,225,463	£-6,449,373	£-6,475,409	£-7,071,591
70% SR : 15% LLR : 15% SO	10%	£-3,729,632	£-7,845,153	£-8,071,033	£-8,097,070	£-8,692,802
70% SR : 15% LLR : 15% SO	15%	£-5,567,992	£-9,490,795	£-9,716,013	£-9,742,050	£-10,337,569
70% SR : 15% LLR : 15% SO	20%	£-7,430,402	£-11,159,664	£-11,384,312	£-11,410,348	£-12,005,889
70% SR : 15% LLR : 15% SO	25%	£-9,336,779	£-12,851,758	£-13,077,883	£-13,104,288	£-13,715,388
70% SR : 15% LLR : 15% SO	30%	£-11,266,622	£-14,609,751	£-14,839,910	£-14,866,688	£-15,479,972
70% SR : 15% LLR : 15% SO	35%	£-13,224,423	£-16,398,115	£-16,627,968	£-16,654,746	£-17,268,776
70% SR : 15% LLR : 15% SO	40%	£-15,257,813	£-18,219,426	£-18,452,312	£-18,479,471	£-19,103,192
70% SR : 15% LLR : 15% SO	45%	£-17,316,295	£-20,087,006	£-20,319,767	£-20,346,925	£-20,971,894
70% SR : 15% LLR : 15% SO	50%	£-19,432,955	£-21,978,807	£-22,211,534	£-22,238,692	£-22,865,154

Residual Land values compared to benchmark land values

Secondary Industrial - lower value **£5,411,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,095,038	£-1,426,437	£-1,650,746	£-1,676,420	£-2,264,866
70% SR : 15% LLR : 15% SO	5%	£1,302,955	£-3,008,097	£-3,232,008	£-3,258,044	£-3,854,226
70% SR : 15% LLR : 15% SO	10%	£-512,267	£-4,627,787	£-4,853,667	£-4,879,705	£-5,475,437
70% SR : 15% LLR : 15% SO	15%	£-2,350,627	£-6,273,430	£-6,498,647	£-6,524,685	£-7,120,204
70% SR : 15% LLR : 15% SO	20%	£-4,213,036	£-7,942,299	£-8,166,947	£-8,192,983	£-8,788,524
70% SR : 15% LLR : 15% SO	25%	£-6,119,414	£-9,634,393	£-9,860,518	£-9,886,323	£-10,498,022
70% SR : 15% LLR : 15% SO	30%	£-8,049,257	£-11,392,386	£-11,622,544	£-11,648,323	£-12,262,607
70% SR : 15% LLR : 15% SO	35%	£-10,007,058	£-13,180,750	£-13,410,602	£-13,437,381	£-14,051,411
70% SR : 15% LLR : 15% SO	40%	£-12,040,448	£-15,002,061	£-15,234,947	£-15,262,105	£-15,895,827
70% SR : 15% LLR : 15% SO	45%	£-14,098,930	£-16,869,641	£-17,102,401	£-17,129,560	£-17,754,929
70% SR : 15% LLR : 15% SO	50%	£-16,215,590	£-18,761,442	£-18,994,169	£-19,021,327	£-19,647,789

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2
20% AW 25% Discount

Value Area £675 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,843,252	£35,863,601	£35,645,508	£35,620,546	£35,048,319
70% SR : 15% LLR : 15% SO	5%	£37,853,083	£33,104,664	£32,887,384	£32,862,423	£32,290,851
70% SR : 15% LLR : 15% SO	10%	£34,840,416	£30,323,458	£30,106,901	£30,081,939	£29,510,799
70% SR : 15% LLR : 15% SO	15%	£31,805,253	£27,519,982	£27,304,061	£27,279,099	£26,708,163
70% SR : 15% LLR : 15% SO	20%	£28,747,592	£24,694,240	£24,478,865	£24,453,904	£23,877,631
70% SR : 15% LLR : 15% SO	25%	£25,667,435	£21,833,548	£21,615,592	£21,590,277	£21,010,991
70% SR : 15% LLR : 15% SO	30%	£22,564,780	£18,944,111	£18,726,532	£18,701,217	£18,121,453
70% SR : 15% LLR : 15% SO	35%	£19,431,618	£16,032,093	£15,814,803	£15,789,488	£15,209,018
70% SR : 15% LLR : 15% SO	40%	£16,261,203	£13,097,494	£12,880,409	£12,855,094	£12,273,689
70% SR : 15% LLR : 15% SO	45%	£13,067,973	£10,127,858	£9,907,819	£9,882,145	£9,291,334
70% SR : 15% LLR : 15% SO	50%	£9,847,438	£7,120,114	£6,900,108	£6,874,434	£6,282,212

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,085,767	£6,106,116	£5,888,023	£5,863,061	£5,290,834
70% SR : 15% LLR : 15% SO	5%	£8,095,598	£3,347,179	£3,129,899	£3,104,398	£2,533,366
70% SR : 15% LLR : 15% SO	10%	£5,082,931	£565,973	£349,416	£324,454	£-246,686
70% SR : 15% LLR : 15% SO	15%	£2,047,768	£-2,237,503	£-2,453,424	£-2,478,386	£-3,049,322
70% SR : 15% LLR : 15% SO	20%	£-1,009,893	£-5,063,245	£-5,278,620	£-5,303,581	£-5,879,854
70% SR : 15% LLR : 15% SO	25%	£-4,090,050	£-7,923,937	£-8,141,893	£-8,167,208	£-8,746,494
70% SR : 15% LLR : 15% SO	30%	£-7,192,705	£-10,813,374	£-11,030,953	£-11,056,268	£-11,636,032
70% SR : 15% LLR : 15% SO	35%	£-10,325,867	£-13,725,392	£-13,942,682	£-13,967,997	£-14,548,467
70% SR : 15% LLR : 15% SO	40%	£-13,496,282	£-16,659,991	£-16,877,076	£-16,902,391	£-17,483,796
70% SR : 15% LLR : 15% SO	45%	£-16,699,512	£-19,629,627	£-19,849,666	£-19,875,340	£-20,466,151
70% SR : 15% LLR : 15% SO	50%	£-19,910,047	£-22,637,371	£-22,857,377	£-22,883,051	£-23,475,273

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,655,228	£18,675,577	£18,457,484	£18,432,522	£17,860,295
70% SR : 15% LLR : 15% SO	5%	£20,665,059	£15,916,640	£15,699,360	£15,674,399	£15,102,827
70% SR : 15% LLR : 15% SO	10%	£17,652,392	£13,135,434	£12,918,878	£12,893,915	£12,322,775
70% SR : 15% LLR : 15% SO	15%	£14,617,229	£10,331,959	£10,116,037	£10,091,075	£9,520,139
70% SR : 15% LLR : 15% SO	20%	£11,559,568	£7,506,216	£7,290,841	£7,265,880	£6,689,607
70% SR : 15% LLR : 15% SO	25%	£8,479,411	£4,645,524	£4,427,568	£4,402,253	£3,822,967
70% SR : 15% LLR : 15% SO	30%	£5,376,756	£1,756,087	£1,538,508	£1,513,193	£933,429
70% SR : 15% LLR : 15% SO	35%	£2,243,594	£-1,155,931	£-1,373,221	£-1,398,536	£-1,979,006
70% SR : 15% LLR : 15% SO	40%	£-926,821	£-4,090,530	£-4,307,615	£-4,332,930	£-4,914,335
70% SR : 15% LLR : 15% SO	45%	£-4,120,051	£-7,060,166	£-7,280,205	£-7,305,979	£-7,896,690
70% SR : 15% LLR : 15% SO	50%	£-7,340,586	£-10,067,910	£-10,287,916	£-10,313,590	£-10,905,812

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,905,527	£22,925,877	£22,707,784	£22,682,822	£22,110,594
70% SR : 15% LLR : 15% SO	5%	£24,915,358	£20,166,940	£19,949,660	£19,924,698	£19,353,126
70% SR : 15% LLR : 15% SO	10%	£21,902,692	£17,385,733	£17,169,177	£17,144,215	£16,573,074
70% SR : 15% LLR : 15% SO	15%	£18,867,528	£14,582,258	£14,366,337	£14,341,375	£13,770,438
70% SR : 15% LLR : 15% SO	20%	£15,809,868	£11,756,515	£11,541,140	£11,516,179	£10,939,906
70% SR : 15% LLR : 15% SO	25%	£12,729,710	£8,895,824	£8,677,868	£8,652,553	£8,073,266
70% SR : 15% LLR : 15% SO	30%	£9,627,056	£6,006,386	£5,788,807	£5,763,492	£5,183,728
70% SR : 15% LLR : 15% SO	35%	£6,493,893	£3,094,368	£2,877,078	£2,851,763	£2,271,294
70% SR : 15% LLR : 15% SO	40%	£3,323,478	£159,770	£-157,316	£-182,631	£-684,036
70% SR : 15% LLR : 15% SO	45%	£130,249	£-2,809,867	£-3,029,306	£-3,055,979	£-3,646,391
70% SR : 15% LLR : 15% SO	50%	£-3,090,287	£-5,817,610	£-6,037,617	£-6,063,290	£-6,656,513

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£31,122,893	£26,143,242	£25,925,149	£25,900,187	£25,327,960
70% SR : 15% LLR : 15% SO	5%	£28,132,724	£23,384,305	£23,167,025	£23,142,064	£22,570,491
70% SR : 15% LLR : 15% SO	10%	£25,120,057	£20,603,099	£20,386,542	£20,361,580	£19,790,439
70% SR : 15% LLR : 15% SO	15%	£22,084,894	£17,799,623	£17,583,702	£17,558,740	£16,987,804
70% SR : 15% LLR : 15% SO	20%	£19,027,233	£14,973,880	£14,758,506	£14,733,544	£14,157,272
70% SR : 15% LLR : 15% SO	25%	£15,947,076	£12,113,189	£11,895,233	£11,869,918	£11,290,631
70% SR : 15% LLR : 15% SO	30%	£12,844,421	£9,223,752	£9,006,173	£8,980,858	£8,401,094
70% SR : 15% LLR : 15% SO	35%	£9,711,258	£6,311,733	£6,094,444	£6,069,129	£5,488,659
70% SR : 15% LLR : 15% SO	40%	£6,540,843	£3,377,135	£3,160,050	£3,134,734	£2,553,330
70% SR : 15% LLR : 15% SO	45%	£3,347,614	£407,499	£187,460	£181,786	£-429,025
70% SR : 15% LLR : 15% SO	50%	£127,079	£-2,600,245	£-2,820,252	£-2,845,825	£-3,438,148

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 25% Discount

Value Area	£650 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£37,299,766	£32,372,482	£32,154,389	£32,129,427	£31,557,200
70% SR : 15% LLR : 15% SO	5%	£34,471,092	£29,772,653	£29,555,373	£29,530,412	£28,958,840
70% SR : 15% LLR : 15% SO	10%	£31,619,920	£27,150,555	£26,933,999	£26,909,037	£26,337,896
70% SR : 15% LLR : 15% SO	15%	£28,746,252	£24,501,747	£24,282,770	£24,257,455	£23,678,439
70% SR : 15% LLR : 15% SO	20%	£25,850,086	£21,818,037	£21,599,614	£21,574,299	£20,955,263
70% SR : 15% LLR : 15% SO	25%	£22,931,424	£19,111,746	£18,893,789	£18,868,474	£18,289,198
70% SR : 15% LLR : 15% SO	30%	£19,979,560	£16,382,873	£16,165,294	£16,139,979	£15,560,215
70% SR : 15% LLR : 15% SO	35%	£16,994,934	£13,631,420	£13,414,131	£13,388,816	£12,808,345
70% SR : 15% LLR : 15% SO	40%	£13,987,494	£10,847,198	£10,627,041	£10,601,367	£10,011,735
70% SR : 15% LLR : 15% SO	45%	£10,957,238	£8,024,664	£7,804,626	£7,778,952	£7,188,141
70% SR : 15% LLR : 15% SO	50%	£7,877,444	£5,179,233	£4,959,226	£4,933,553	£4,336,317

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,542,281	£2,614,997	£2,396,904	£2,371,942	£1,799,715
70% SR : 15% LLR : 15% SO	5%	£4,713,607	£1,168	£-202,112	£-227,073	£-798,645
70% SR : 15% LLR : 15% SO	10%	£1,862,435	£-2,606,930	£-2,823,486	£-2,848,448	£-3,419,589
70% SR : 15% LLR : 15% SO	15%	£-1,011,233	£-5,255,738	£-5,474,715	£-5,500,030	£-6,079,046
70% SR : 15% LLR : 15% SO	20%	£-3,907,399	£-7,939,448	£-8,157,871	£-8,183,186	£-8,762,222
70% SR : 15% LLR : 15% SO	25%	£-6,826,061	£-10,645,739	£-10,863,696	£-10,889,011	£-11,468,297
70% SR : 15% LLR : 15% SO	30%	£-9,777,925	£-13,374,612	£-13,592,191	£-13,617,506	£-14,197,270
70% SR : 15% LLR : 15% SO	35%	£-12,762,551	£-16,126,065	£-16,343,354	£-16,368,669	£-16,949,140
70% SR : 15% LLR : 15% SO	40%	£-15,769,991	£-18,910,287	£-19,130,444	£-19,156,118	£-19,745,750
70% SR : 15% LLR : 15% SO	45%	£-18,800,247	£-21,732,821	£-21,952,859	£-21,978,533	£-22,569,344
70% SR : 15% LLR : 15% SO	50%	£-21,880,041	£-24,576,252	£-24,798,259	£-24,823,932	£-25,421,168

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,111,742	£15,184,458	£14,966,365	£14,941,403	£14,369,176
70% SR : 15% LLR : 15% SO	5%	£17,283,068	£12,584,629	£12,367,349	£12,342,388	£11,770,816
70% SR : 15% LLR : 15% SO	10%	£14,431,896	£9,962,531	£9,745,975	£9,721,014	£9,149,872
70% SR : 15% LLR : 15% SO	15%	£11,558,228	£7,313,723	£7,094,746	£7,069,431	£6,490,415
70% SR : 15% LLR : 15% SO	20%	£8,662,062	£4,630,013	£4,411,590	£4,386,275	£3,807,239
70% SR : 15% LLR : 15% SO	25%	£5,743,400	£1,923,722	£1,705,765	£1,680,450	£1,101,164
70% SR : 15% LLR : 15% SO	30%	£2,791,536	£-805,151	£-1,022,730	£-1,048,045	£-1,627,809
70% SR : 15% LLR : 15% SO	35%	£-193,080	£-3,556,604	£-3,773,893	£-3,798,208	£-4,379,679
70% SR : 15% LLR : 15% SO	40%	£-3,200,530	£-6,340,826	£-6,560,983	£-6,586,657	£-7,176,289
70% SR : 15% LLR : 15% SO	45%	£-6,230,766	£-9,163,360	£-9,383,395	£-9,409,072	£-9,999,883
70% SR : 15% LLR : 15% SO	50%	£-9,310,560	£-12,006,791	£-12,228,798	£-12,254,471	£-12,851,707

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,362,042	£19,434,758	£19,216,665	£19,191,703	£18,619,475
70% SR : 15% LLR : 15% SO	5%	£21,533,368	£16,834,929	£16,617,649	£16,592,687	£16,021,115
70% SR : 15% LLR : 15% SO	10%	£18,682,196	£14,212,831	£13,996,274	£13,971,313	£13,400,171
70% SR : 15% LLR : 15% SO	15%	£15,808,527	£11,564,022	£11,345,045	£11,319,730	£10,740,714
70% SR : 15% LLR : 15% SO	20%	£12,912,361	£8,880,313	£8,661,890	£8,636,575	£8,057,539
70% SR : 15% LLR : 15% SO	25%	£9,993,699	£6,174,021	£5,956,064	£5,930,749	£5,351,464
70% SR : 15% LLR : 15% SO	30%	£7,041,835	£3,445,148	£3,227,569	£3,202,254	£2,622,490
70% SR : 15% LLR : 15% SO	35%	£4,057,210	£693,695	£476,407	£451,091	£-129,379
70% SR : 15% LLR : 15% SO	40%	£1,049,769	£-2,080,526	£-2,310,684	£-2,336,357	£-2,925,989
70% SR : 15% LLR : 15% SO	45%	£-1,980,487	£-4,913,061	£-5,133,059	£-5,158,772	£-5,749,584
70% SR : 15% LLR : 15% SO	50%	£-5,060,281	£-7,758,492	£-7,978,498	£-8,004,172	£-8,601,408

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,579,407	£22,652,123	£22,434,030	£22,409,068	£21,836,841
70% SR : 15% LLR : 15% SO	5%	£24,750,733	£20,052,294	£19,835,014	£19,810,053	£19,238,480
70% SR : 15% LLR : 15% SO	10%	£21,899,561	£17,430,196	£17,213,639	£17,188,678	£16,617,536
70% SR : 15% LLR : 15% SO	15%	£19,025,893	£14,781,387	£14,562,411	£14,537,096	£13,958,080
70% SR : 15% LLR : 15% SO	20%	£16,129,727	£12,097,678	£11,879,255	£11,853,940	£11,274,904
70% SR : 15% LLR : 15% SO	25%	£13,211,064	£9,391,387	£9,173,429	£9,148,114	£8,568,829
70% SR : 15% LLR : 15% SO	30%	£10,259,201	£6,662,514	£6,444,935	£6,419,619	£5,839,855
70% SR : 15% LLR : 15% SO	35%	£7,274,575	£3,911,061	£3,693,772	£3,668,457	£3,087,986
70% SR : 15% LLR : 15% SO	40%	£4,267,134	£1,126,839	£906,681	£881,008	£291,376
70% SR : 15% LLR : 15% SO	45%	£1,236,879	£-1,695,898	£-1,915,794	£-1,941,407	£-2,532,219
70% SR : 15% LLR : 15% SO	50%	£-1,842,915	£-4,541,127	£-4,761,133	£-4,786,807	£-5,394,043

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW
25% Discount

Value Area
£600 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,212,794	£25,368,116	£25,146,937	£25,121,622	£24,541,297
70% SR : 15% LLR : 15% SO	5%	£27,708,744	£23,074,921	£22,854,566	£22,829,251	£22,249,591
70% SR : 15% LLR : 15% SO	10%	£25,182,196	£20,759,142	£20,539,520	£20,514,205	£19,934,981
70% SR : 15% LLR : 15% SO	15%	£22,624,360	£18,420,778	£18,201,802	£18,176,486	£17,597,470
70% SR : 15% LLR : 15% SO	20%	£20,035,786	£16,059,832	£15,841,409	£15,816,094	£15,237,057
70% SR : 15% LLR : 15% SO	25%	£17,424,395	£13,676,303	£13,458,347	£13,433,032	£12,946,602
70% SR : 15% LLR : 15% SO	30%	£14,790,190	£11,253,244	£11,032,586	£11,006,913	£10,418,944
70% SR : 15% LLR : 15% SO	35%	£12,133,170	£8,802,788	£8,582,425	£8,556,752	£7,968,067
70% SR : 15% LLR : 15% SO	40%	£9,433,611	£6,329,434	£6,109,276	£6,083,602	£5,493,970
70% SR : 15% LLR : 15% SO	45%	£6,705,505	£3,819,953	£3,596,800	£3,570,764	£2,971,593
70% SR : 15% LLR : 15% SO	50%	£3,947,962	£1,271,288	£1,048,168	£1,022,131	£421,529

Residual Land values compared to benchmark land values

Secondary Offices - upper value **£16,565,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£455,309	£4,399,369	£4,610,549	£4,635,963	£5,216,168
70% SR : 15% LLR : 15% SO	5%	£2,048,741	£6,682,564	£6,902,919	£6,928,234	£7,507,894
70% SR : 15% LLR : 15% SO	10%	£4,575,289	£8,998,343	£9,217,965	£9,243,280	£9,822,504
70% SR : 15% LLR : 15% SO	15%	£7,133,125	£11,336,707	£11,555,683	£11,580,999	£12,160,015
70% SR : 15% LLR : 15% SO	20%	£9,721,699	£13,697,653	£13,916,076	£13,941,391	£14,520,428
70% SR : 15% LLR : 15% SO	25%	£12,333,090	£16,081,182	£16,299,138	£16,324,453	£16,910,883
70% SR : 15% LLR : 15% SO	30%	£14,967,295	£18,504,241	£18,724,899	£18,750,572	£19,338,541
70% SR : 15% LLR : 15% SO	35%	£17,624,315	£20,954,697	£21,175,060	£21,200,733	£21,789,418
70% SR : 15% LLR : 15% SO	40%	£20,323,874	£23,428,051	£23,648,209	£23,673,883	£24,263,515
70% SR : 15% LLR : 15% SO	45%	£23,051,990	£25,937,532	£26,160,685	£26,186,721	£26,785,892
70% SR : 15% LLR : 15% SO	50%	£25,809,523	£28,486,198	£28,709,317	£28,735,354	£29,335,956

Residual Land values compared to benchmark land values

Secondary Industrial - upper value **£9,568,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,024,770	£8,180,092	£7,958,913	£7,933,598	£7,353,273
70% SR : 15% LLR : 15% SO	5%	£10,520,720	£5,886,897	£5,666,542	£5,641,227	£5,061,567
70% SR : 15% LLR : 15% SO	10%	£7,994,172	£3,571,118	£3,351,496	£3,326,181	£2,746,958
70% SR : 15% LLR : 15% SO	15%	£5,436,336	£1,232,754	£1,013,778	£988,462	£409,446
70% SR : 15% LLR : 15% SO	20%	£2,847,762	£-1,128,192	£-1,346,615	£-1,371,930	£-1,950,967
70% SR : 15% LLR : 15% SO	25%	£236,371	£-3,511,721	£-3,729,677	£-3,754,992	£-4,341,422
70% SR : 15% LLR : 15% SO	30%	£-2,397,834	£-5,934,780	£-6,155,438	£-6,181,111	£-6,769,079
70% SR : 15% LLR : 15% SO	35%	£-5,054,854	£-8,385,236	£-8,605,599	£-8,631,272	£-9,219,957
70% SR : 15% LLR : 15% SO	40%	£-7,754,413	£-10,858,590	£-11,078,748	£-11,104,421	£-11,694,054
70% SR : 15% LLR : 15% SO	45%	£-10,482,519	£-13,365,070	£-13,591,224	£-13,617,269	£-14,216,431
70% SR : 15% LLR : 15% SO	50%	£-13,240,062	£-15,816,736	£-16,139,856	£-16,165,693	£-16,786,495

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community **£7,202,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,275,070	£12,430,392	£12,209,212	£12,183,897	£11,603,572
70% SR : 15% LLR : 15% SO	5%	£14,771,019	£10,137,197	£9,916,841	£9,891,526	£9,311,867
70% SR : 15% LLR : 15% SO	10%	£12,244,472	£7,821,417	£7,601,796	£7,576,481	£6,997,257
70% SR : 15% LLR : 15% SO	15%	£9,686,635	£5,483,054	£5,264,077	£5,238,762	£4,659,745
70% SR : 15% LLR : 15% SO	20%	£7,098,061	£3,122,108	£2,903,685	£2,878,370	£2,299,333
70% SR : 15% LLR : 15% SO	25%	£4,486,671	£738,579	£520,623	£495,308	£-91,123
70% SR : 15% LLR : 15% SO	30%	£1,852,466	£-1,884,480	£-1,905,139	£-1,930,811	£-2,518,780
70% SR : 15% LLR : 15% SO	35%	£-804,555	£-4,134,937	£-4,355,299	£-4,380,973	£-4,969,657
70% SR : 15% LLR : 15% SO	40%	£-3,504,114	£-6,508,291	£-6,828,449	£-6,854,122	£-7,443,754
70% SR : 15% LLR : 15% SO	45%	£-6,232,219	£-8,917,771	£-9,340,924	£-9,366,960	£-9,966,131
70% SR : 15% LLR : 15% SO	50%	£-8,989,762	£-11,666,437	£-11,889,557	£-11,915,593	£-12,516,196

Residual Land values compared to benchmark land values

Secondary Industrial - lower value **£5,411,000**

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,492,435	£15,647,757	£15,426,577	£15,401,262	£14,820,938
70% SR : 15% LLR : 15% SO	5%	£17,988,385	£13,354,562	£13,134,207	£13,108,891	£12,529,232
70% SR : 15% LLR : 15% SO	10%	£15,461,837	£11,038,783	£10,819,161	£10,793,846	£10,214,622
70% SR : 15% LLR : 15% SO	15%	£12,904,000	£8,700,419	£8,481,442	£8,456,127	£7,877,110
70% SR : 15% LLR : 15% SO	20%	£10,315,426	£6,339,473	£6,121,050	£6,095,735	£5,516,698
70% SR : 15% LLR : 15% SO	25%	£7,704,036	£3,955,944	£3,737,988	£3,712,673	£3,126,243
70% SR : 15% LLR : 15% SO	30%	£5,069,831	£1,532,885	£1,312,227	£1,286,554	£698,585
70% SR : 15% LLR : 15% SO	35%	£2,412,811	£-917,571	£-1,137,934	£-1,163,808	£-1,752,282
70% SR : 15% LLR : 15% SO	40%	£-288,749	£-3,390,926	£-3,611,083	£-3,636,757	£-4,226,389
70% SR : 15% LLR : 15% SO	45%	£-3,014,854	£-5,900,406	£-6,123,559	£-6,149,595	£-6,748,766
70% SR : 15% LLR : 15% SO	50%	£-5,772,397	£-8,449,072	£-8,672,192	£-8,698,228	£-9,299,531

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW
25% Discount

Value Area £550 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,098,191	£18,318,858	£18,097,679	£18,072,364	£17,492,039
70% SR : 15% LLR : 15% SO	5%	£20,891,598	£16,334,564	£16,114,208	£16,088,893	£15,509,213
70% SR : 15% LLR : 15% SO	10%	£18,662,189	£14,322,495	£14,099,767	£14,074,093	£13,486,673
70% SR : 15% LLR : 15% SO	15%	£16,409,964	£12,275,866	£12,053,790	£12,028,117	£11,440,907
70% SR : 15% LLR : 15% SO	20%	£14,134,924	£10,206,334	£9,984,821	£9,959,147	£9,371,916
70% SR : 15% LLR : 15% SO	25%	£11,829,692	£8,113,901	£7,892,859	£7,867,186	£7,279,703
70% SR : 15% LLR : 15% SO	30%	£9,486,907	£5,998,566	£5,777,908	£5,752,235	£5,158,631
70% SR : 15% LLR : 15% SO	35%	£7,121,984	£3,841,867	£3,618,386	£3,592,713	£2,995,334
70% SR : 15% LLR : 15% SO	40%	£4,732,430	£1,655,774	£1,432,502	£1,406,829	£808,490
70% SR : 15% LLR : 15% SO	45%	£2,292,816	£-565,891	£-795,403	£-822,182	£-1,438,431
70% SR : 15% LLR : 15% SO	50%	£-172,673	£-2,862,371	£-3,091,850	£-3,118,630	£-3,736,351

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-6,659,294	£-11,438,627	£-11,658,206	£-11,685,121	£-12,285,446
70% SR : 15% LLR : 15% SO	5%	£-8,965,887	£-13,422,921	£-13,643,277	£-13,668,592	£-14,248,272
70% SR : 15% LLR : 15% SO	10%	£-11,095,296	£-15,434,990	£-15,657,718	£-15,683,392	£-16,270,812
70% SR : 15% LLR : 15% SO	15%	£-13,347,521	£-17,481,619	£-17,703,695	£-17,729,368	£-18,316,578
70% SR : 15% LLR : 15% SO	20%	£-15,622,561	£-19,551,151	£-19,772,664	£-19,798,338	£-20,385,569
70% SR : 15% LLR : 15% SO	25%	£-17,928,793	£-21,643,584	£-21,864,626	£-21,890,299	£-22,477,782
70% SR : 15% LLR : 15% SO	30%	£-20,270,578	£-23,758,919	£-23,979,577	£-24,005,250	£-24,598,854
70% SR : 15% LLR : 15% SO	35%	£-22,635,501	£-25,815,618	£-26,139,100	£-26,165,137	£-26,762,151
70% SR : 15% LLR : 15% SO	40%	£-25,025,055	£-28,101,711	£-28,324,983	£-28,351,021	£-28,948,995
70% SR : 15% LLR : 15% SO	45%	£-27,464,669	£-30,323,376	£-30,552,888	£-30,579,667	£-31,195,916
70% SR : 15% LLR : 15% SO	50%	£-29,930,158	£-32,619,856	£-32,849,335	£-32,876,115	£-33,493,836

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,910,167	£1,130,834	£909,655	£884,340	£304,015
70% SR : 15% LLR : 15% SO	5%	£3,703,574	£-853,460	£-1,073,816	£-1,099,131	£-1,678,811
70% SR : 15% LLR : 15% SO	10%	£1,474,165	£-2,865,529	£-3,088,257	£-3,113,931	£-3,701,351
70% SR : 15% LLR : 15% SO	15%	£-778,060	£-4,912,158	£-5,134,234	£-5,159,907	£-5,747,117
70% SR : 15% LLR : 15% SO	20%	£-3,053,100	£-6,981,690	£-7,203,203	£-7,228,877	£-7,816,107
70% SR : 15% LLR : 15% SO	25%	£-5,359,332	£-9,074,123	£-9,295,165	£-9,320,838	£-9,908,321
70% SR : 15% LLR : 15% SO	30%	£-7,701,117	£-11,189,458	£-11,410,116	£-11,435,789	£-12,029,392
70% SR : 15% LLR : 15% SO	35%	£-10,066,400	£-13,346,157	£-13,569,638	£-13,595,676	£-14,192,690
70% SR : 15% LLR : 15% SO	40%	£-12,455,594	£-15,532,250	£-15,755,522	£-15,781,560	£-16,379,534
70% SR : 15% LLR : 15% SO	45%	£-14,895,208	£-17,753,915	£-17,983,427	£-18,010,205	£-18,626,455
70% SR : 15% LLR : 15% SO	50%	£-17,360,697	£-20,000,395	£-20,279,874	£-20,306,654	£-20,924,374

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,160,467	£5,381,134	£5,159,954	£5,134,639	£4,554,314
70% SR : 15% LLR : 15% SO	5%	£7,953,873	£3,396,839	£3,176,484	£3,151,169	£2,571,488
70% SR : 15% LLR : 15% SO	10%	£5,724,464	£1,384,770	£1,162,042	£1,136,369	£548,948
70% SR : 15% LLR : 15% SO	15%	£3,472,240	£-661,859	£-883,934	£-909,608	£-1,496,817
70% SR : 15% LLR : 15% SO	20%	£1,197,200	£-2,731,390	£-2,952,904	£-2,978,577	£-3,565,808
70% SR : 15% LLR : 15% SO	25%	£-1,109,032	£-4,823,824	£-5,044,865	£-5,070,539	£-5,658,022
70% SR : 15% LLR : 15% SO	30%	£-3,450,817	£-6,939,158	£-7,159,816	£-7,185,490	£-7,779,093
70% SR : 15% LLR : 15% SO	35%	£-5,815,741	£-9,095,857	£-9,319,339	£-9,345,376	£-9,942,391
70% SR : 15% LLR : 15% SO	40%	£-8,205,295	£-11,281,950	£-11,505,223	£-11,531,260	£-12,129,235
70% SR : 15% LLR : 15% SO	45%	£-10,644,908	£-13,503,615	£-13,733,128	£-13,759,908	£-14,376,156
70% SR : 15% LLR : 15% SO	50%	£-13,110,398	£-15,800,095	£-16,029,575	£-16,056,354	£-16,674,075

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,377,832	£8,598,499	£8,377,319	£8,352,004	£7,771,690
70% SR : 15% LLR : 15% SO	5%	£11,171,238	£6,514,204	£6,393,849	£6,368,534	£5,788,853
70% SR : 15% LLR : 15% SO	10%	£8,941,830	£4,602,136	£4,379,408	£4,353,734	£3,766,314
70% SR : 15% LLR : 15% SO	15%	£6,689,605	£2,555,506	£2,333,431	£2,307,757	£1,720,548
70% SR : 15% LLR : 15% SO	20%	£4,414,565	£485,975	£264,462	£238,788	£-348,443
70% SR : 15% LLR : 15% SO	25%	£2,108,333	£-1,806,458	£-1,827,500	£-1,853,173	£-2,440,656
70% SR : 15% LLR : 15% SO	30%	£-233,452	£-3,721,793	£-3,942,451	£-3,968,124	£-4,561,728
70% SR : 15% LLR : 15% SO	35%	£-458,375	£-5,878,492	£-6,101,874	£-6,128,011	£-6,725,025
70% SR : 15% LLR : 15% SO	40%	£-697,929	£-8,064,585	£-8,287,858	£-8,313,995	£-8,911,870
70% SR : 15% LLR : 15% SO	45%	£-947,543	£-10,286,250	£-10,515,762	£-10,542,541	£-11,158,791
70% SR : 15% LLR : 15% SO	50%	£-1,197,093	£-12,562,790	£-12,812,209	£-12,838,989	£-13,466,710

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 25% Discount

Value Area	£500 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,943,195	£11,387,733	£11,163,424	£11,137,750	£10,549,214
70% SR : 15% LLR : 15% SO	5%	£14,026,873	£9,671,434	£9,447,961	£9,422,287	£8,834,425
70% SR : 15% LLR : 15% SO	10%	£12,074,993	£7,932,230	£7,709,501	£7,683,828	£7,096,407
70% SR : 15% LLR : 15% SO	15%	£10,099,974	£6,170,122	£5,945,325	£5,919,289	£5,323,769
70% SR : 15% LLR : 15% SO	20%	£8,101,817	£4,365,385	£4,140,737	£4,114,701	£3,519,160
70% SR : 15% LLR : 15% SO	25%	£6,080,522	£2,537,002	£2,312,833	£2,286,796	£1,690,999
70% SR : 15% LLR : 15% SO	30%	£4,020,571	£685,394	£461,613	£435,577	£162,986
70% SR : 15% LLR : 15% SO	35%	£1,928,929	£1,219,658	£1,449,510	£1,476,289	£2,090,319
70% SR : 15% LLR : 15% SO	40%	£-188,813	£-3,172,096	£-3,401,732	£-3,428,511	£-4,043,530
70% SR : 15% LLR : 15% SO	45%	£-2,387,850	£-5,158,020	£-5,390,780	£-5,417,938	£-6,042,908
70% SR : 15% LLR : 15% SO	50%	£-4,618,696	£-7,192,280	£-7,425,006	£-7,452,164	£-8,078,626

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-13,814,290	£-18,369,752	£-18,594,061	£-18,619,735	£-19,208,271
70% SR : 15% LLR : 15% SO	5%	£-15,730,612	£-20,086,051	£-20,309,524	£-20,335,198	£-20,923,061
70% SR : 15% LLR : 15% SO	10%	£-17,682,492	£-21,825,255	£-22,047,984	£-22,073,657	£-22,661,078
70% SR : 15% LLR : 15% SO	15%	£-19,657,511	£-23,587,363	£-23,812,160	£-23,838,196	£-24,433,716
70% SR : 15% LLR : 15% SO	20%	£-21,655,668	£-25,392,100	£-25,616,748	£-25,642,784	£-26,238,325
70% SR : 15% LLR : 15% SO	25%	£-23,676,963	£-27,220,483	£-27,444,652	£-27,470,689	£-28,066,486
70% SR : 15% LLR : 15% SO	30%	£-25,736,914	£-29,072,091	£-29,295,872	£-29,321,908	£-29,920,471
70% SR : 15% LLR : 15% SO	35%	£-27,828,556	£-30,977,143	£-31,208,995	£-31,233,774	£-31,847,804
70% SR : 15% LLR : 15% SO	40%	£-29,946,298	£-32,929,581	£-33,159,217	£-33,185,996	£-33,801,015
70% SR : 15% LLR : 15% SO	45%	£-32,145,335	£-34,915,505	£-35,148,265	£-35,175,423	£-35,800,393
70% SR : 15% LLR : 15% SO	50%	£-34,376,181	£-36,949,765	£-37,182,491	£-37,209,649	£-37,836,412

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,244,829	£-5,800,291	£-6,024,600	£-6,050,274	£-6,638,810
70% SR : 15% LLR : 15% SO	5%	£-3,161,151	£-7,516,590	£-7,740,063	£-7,765,737	£-8,353,599
70% SR : 15% LLR : 15% SO	10%	£-5,113,031	£-9,255,794	£-9,478,523	£-9,504,196	£-10,091,617
70% SR : 15% LLR : 15% SO	15%	£-7,088,050	£-11,017,902	£-11,242,699	£-11,268,735	£-11,864,255
70% SR : 15% LLR : 15% SO	20%	£-9,086,207	£-12,822,639	£-13,047,287	£-13,073,323	£-13,668,864
70% SR : 15% LLR : 15% SO	25%	£-11,107,501	£-14,651,022	£-14,875,191	£-14,901,228	£-15,497,025
70% SR : 15% LLR : 15% SO	30%	£-13,167,453	£-16,502,630	£-16,726,411	£-16,752,447	£-17,351,010
70% SR : 15% LLR : 15% SO	35%	£-15,259,095	£-18,407,682	£-18,637,534	£-18,664,313	£-19,278,343
70% SR : 15% LLR : 15% SO	40%	£-17,376,837	£-20,360,120	£-20,589,756	£-20,616,535	£-21,231,554
70% SR : 15% LLR : 15% SO	45%	£-19,515,874	£-22,346,044	£-22,576,804	£-22,603,962	£-23,230,932
70% SR : 15% LLR : 15% SO	50%	£-21,866,720	£-24,380,304	£-24,613,030	£-24,640,188	£-25,266,850

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£3,005,470	£-1,549,991	£-1,774,301	£-1,799,974	£-2,386,510
70% SR : 15% LLR : 15% SO	5%	£1,089,149	£-3,266,291	£-3,489,764	£-3,515,437	£-4,103,300
70% SR : 15% LLR : 15% SO	10%	£-862,732	£-5,005,494	£-5,228,223	£-5,253,897	£-5,841,317
70% SR : 15% LLR : 15% SO	15%	£-2,837,750	£-6,767,602	£-6,992,400	£-7,018,436	£-7,613,955
70% SR : 15% LLR : 15% SO	20%	£-4,835,907	£-8,572,340	£-8,796,987	£-8,823,024	£-9,418,565
70% SR : 15% LLR : 15% SO	25%	£-6,857,202	£-10,400,723	£-10,624,891	£-10,650,928	£-11,246,726
70% SR : 15% LLR : 15% SO	30%	£-8,917,153	£-12,252,331	£-12,476,112	£-12,502,148	£-13,100,710
70% SR : 15% LLR : 15% SO	35%	£-11,008,795	£-14,157,382	£-14,387,235	£-14,414,013	£-15,028,043
70% SR : 15% LLR : 15% SO	40%	£-13,126,538	£-16,109,820	£-16,339,457	£-16,366,235	£-16,991,255
70% SR : 15% LLR : 15% SO	45%	£-15,255,574	£-18,095,745	£-18,328,505	£-18,355,663	£-18,990,632
70% SR : 15% LLR : 15% SO	50%	£-17,556,421	£-20,130,004	£-20,362,731	£-20,389,889	£-21,016,351

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,222,835	£1,667,374	£1,443,064	£1,417,391	£828,855
70% SR : 15% LLR : 15% SO	5%	£4,306,514	£-48,325	£-272,368	£-298,072	£-885,935
70% SR : 15% LLR : 15% SO	10%	£2,354,634	£-1,788,129	£-2,010,858	£-2,036,532	£-2,623,952
70% SR : 15% LLR : 15% SO	15%	£379,615	£-3,550,237	£-3,775,034	£-3,801,071	£-4,396,590
70% SR : 15% LLR : 15% SO	20%	£-1,618,542	£-5,354,975	£-5,579,622	£-5,605,658	£-6,201,199
70% SR : 15% LLR : 15% SO	25%	£-3,639,837	£-7,183,357	£-7,407,526	£-7,433,563	£-8,029,360
70% SR : 15% LLR : 15% SO	30%	£-5,699,788	£-9,034,965	£-9,258,746	£-9,284,783	£-9,883,345
70% SR : 15% LLR : 15% SO	35%	£-7,791,430	£-10,940,017	£-11,169,869	£-11,196,648	£-11,810,878
70% SR : 15% LLR : 15% SO	40%	£-9,905,173	£-12,892,455	£-13,122,091	£-13,148,870	£-13,763,890
70% SR : 15% LLR : 15% SO	45%	£-12,108,209	£-14,876,379	£-15,111,139	£-15,138,298	£-15,763,267
70% SR : 15% LLR : 15% SO	50%	£-14,339,056	£-16,912,639	£-17,145,366	£-17,172,524	£-17,788,886

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 25% Discount

Value Area	£475 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,338,151	£7,823,730	£7,599,420	£7,573,746	£6,985,209
70% SR : 15% LLR : 15% SO	5%	£10,546,067	£6,238,141	£6,011,504	£5,985,468	£5,389,287
70% SR : 15% LLR : 15% SO	10%	£8,730,846	£4,615,725	£4,389,845	£4,363,809	£3,768,075
70% SR : 15% LLR : 15% SO	15%	£6,892,487	£2,970,083	£2,744,865	£2,718,828	£2,123,308
70% SR : 15% LLR : 15% SO	20%	£5,023,323	£1,301,214	£1,076,566	£1,050,529	£454,988
70% SR : 15% LLR : 15% SO	25%	£3,116,946	£-397,985	£-628,544	£-655,322	£-1,268,101
70% SR : 15% LLR : 15% SO	30%	£1,187,103	£-2,162,464	£-2,392,823	£-2,419,402	£-3,032,685
70% SR : 15% LLR : 15% SO	35%	£-784,493	£-3,950,829	£-4,180,681	£-4,207,460	£-4,821,490
70% SR : 15% LLR : 15% SO	40%	£-2,817,883	£-5,779,079	£-6,011,966	£-6,039,123	£-6,662,846
70% SR : 15% LLR : 15% SO	45%	£-4,883,409	£-7,646,659	£-7,879,421	£-7,906,578	£-8,531,548
70% SR : 15% LLR : 15% SO	50%	£-7,000,069	£-9,538,461	£-9,771,188	£-9,798,345	£-10,424,808

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-17,418,334	£-21,933,755	£-22,158,056	£-22,163,739	£-22,772,276
70% SR : 15% LLR : 15% SO	5%	£-19,211,418	£-23,519,344	£-23,745,981	£-23,772,017	£-24,368,198
70% SR : 15% LLR : 15% SO	10%	£-21,026,639	£-25,141,760	£-25,367,640	£-25,393,677	£-25,989,410
70% SR : 15% LLR : 15% SO	15%	£-22,864,998	£-26,787,402	£-27,012,620	£-27,038,657	£-27,634,177
70% SR : 15% LLR : 15% SO	20%	£-24,734,162	£-28,456,271	£-28,880,919	£-28,706,956	£-29,302,497
70% SR : 15% LLR : 15% SO	25%	£-26,640,539	£-30,155,470	£-30,386,029	£-30,412,808	£-31,025,586
70% SR : 15% LLR : 15% SO	30%	£-28,570,382	£-31,819,949	£-32,150,108	£-32,176,887	£-32,790,170
70% SR : 15% LLR : 15% SO	35%	£-30,541,978	£-33,708,314	£-33,938,166	£-33,964,845	£-34,578,975
70% SR : 15% LLR : 15% SO	40%	£-32,575,368	£-35,536,564	£-35,769,451	£-35,796,608	£-36,420,331
70% SR : 15% LLR : 15% SO	45%	£-34,640,894	£-37,404,144	£-37,636,906	£-37,664,063	£-38,289,033
70% SR : 15% LLR : 15% SO	50%	£-36,757,554	£-39,295,946	£-39,528,673	£-39,555,830	£-40,182,293

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-4,849,873	£-9,364,284	£-9,588,604	£-9,614,277	£-10,202,814
70% SR : 15% LLR : 15% SO	5%	£-6,641,957	£-10,949,883	£-11,176,520	£-11,202,556	£-11,798,737
70% SR : 15% LLR : 15% SO	10%	£-8,457,178	£-12,572,299	£-12,798,179	£-12,824,215	£-13,419,949
70% SR : 15% LLR : 15% SO	15%	£-10,295,537	£-14,217,941	£-14,443,159	£-14,469,196	£-15,064,716
70% SR : 15% LLR : 15% SO	20%	£-12,164,701	£-15,886,810	£-16,111,458	£-16,137,495	£-16,733,036
70% SR : 15% LLR : 15% SO	25%	£-14,071,078	£-17,586,009	£-17,816,568	£-17,843,346	£-18,456,125
70% SR : 15% LLR : 15% SO	30%	£-16,000,921	£-19,350,488	£-19,580,647	£-19,607,426	£-20,220,709
70% SR : 15% LLR : 15% SO	35%	£-17,972,517	£-21,138,883	£-21,368,705	£-21,395,484	£-22,009,514
70% SR : 15% LLR : 15% SO	40%	£-20,005,907	£-22,967,103	£-23,199,990	£-23,227,147	£-23,850,870
70% SR : 15% LLR : 15% SO	45%	£-22,071,433	£-24,834,683	£-25,067,444	£-25,094,602	£-25,719,572
70% SR : 15% LLR : 15% SO	50%	£-24,188,093	£-26,726,485	£-26,859,212	£-26,986,369	£-27,612,832

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-699,573	£-5,113,895	£-5,338,305	£-5,363,978	£-5,952,515
70% SR : 15% LLR : 15% SO	5%	£-2,391,657	£-6,699,584	£-6,926,220	£-6,952,256	£-7,548,438
70% SR : 15% LLR : 15% SO	10%	£-4,206,879	£-8,322,000	£-8,547,880	£-8,573,916	£-9,169,649
70% SR : 15% LLR : 15% SO	15%	£-6,045,238	£-9,967,642	£-10,192,860	£-10,218,896	£-10,814,416
70% SR : 15% LLR : 15% SO	20%	£-7,914,401	£-11,636,510	£-11,861,159	£-11,887,195	£-12,482,736
70% SR : 15% LLR : 15% SO	25%	£-9,820,779	£-13,335,709	£-13,566,268	£-13,593,047	£-14,205,826
70% SR : 15% LLR : 15% SO	30%	£-11,750,622	£-15,100,189	£-15,330,348	£-15,357,126	£-15,970,410
70% SR : 15% LLR : 15% SO	35%	£-13,722,218	£-16,888,553	£-17,118,406	£-17,145,184	£-17,759,214
70% SR : 15% LLR : 15% SO	40%	£-15,755,607	£-18,716,804	£-18,949,691	£-18,976,848	£-19,600,571
70% SR : 15% LLR : 15% SO	45%	£-17,821,133	£-20,584,384	£-20,817,145	£-20,844,302	£-21,469,273
70% SR : 15% LLR : 15% SO	50%	£-19,937,794	£-22,476,186	£-22,708,912	£-22,736,070	£-23,362,533

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,617,792	£1,896,630	£2,120,939	£2,146,613	£2,736,160
70% SR : 15% LLR : 15% SO	5%	£825,708	£3,482,219	£3,708,855	£3,734,891	£4,331,073
70% SR : 15% LLR : 15% SO	10%	£-989,514	£5,104,634	£5,330,514	£5,356,551	£5,952,284
70% SR : 15% LLR : 15% SO	15%	£-2,827,873	£6,750,276	£6,975,495	£7,001,531	£7,597,051
70% SR : 15% LLR : 15% SO	20%	£-4,697,036	£8,419,145	£8,643,794	£8,669,830	£9,265,371
70% SR : 15% LLR : 15% SO	25%	£-6,603,413	£10,118,344	£10,348,903	£10,375,682	£10,988,460
70% SR : 15% LLR : 15% SO	30%	£-8,533,295	£11,882,824	£12,112,982	£12,139,761	£12,753,045
70% SR : 15% LLR : 15% SO	35%	£-10,504,852	£13,671,188	£13,901,040	£13,927,819	£14,541,849
70% SR : 15% LLR : 15% SO	40%	£-12,538,242	£15,499,438	£15,732,326	£15,759,493	£16,383,205
70% SR : 15% LLR : 15% SO	45%	£-14,603,768	£17,367,019	£17,599,780	£17,626,937	£18,251,907
70% SR : 15% LLR : 15% SO	50%	£-16,720,429	£19,258,821	£19,491,547	£19,518,704	£20,145,167

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2
AW 35% Discount

Value Area
£675 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,533,906	£35,558,826	£35,340,733	£35,315,771	£34,743,544
70% SR : 15% LLR : 15% SO	5%	£37,543,735	£32,799,889	£32,582,609	£32,557,647	£31,986,076
70% SR : 15% LLR : 15% SO	10%	£34,531,070	£30,018,683	£29,802,126	£29,777,164	£29,206,022
70% SR : 15% LLR : 15% SO	15%	£31,495,906	£27,215,207	£26,999,286	£26,974,324	£26,403,388
70% SR : 15% LLR : 15% SO	20%	£28,438,246	£24,389,464	£24,172,894	£24,147,579	£23,568,543
70% SR : 15% LLR : 15% SO	25%	£25,358,088	£21,524,461	£21,306,504	£21,281,188	£20,701,903
70% SR : 15% LLR : 15% SO	30%	£22,255,433	£18,635,022	£18,417,443	£18,392,128	£17,812,364
70% SR : 15% LLR : 15% SO	35%	£19,117,892	£15,723,004	£15,505,715	£15,480,400	£14,899,931
70% SR : 15% LLR : 15% SO	40%	£15,947,478	£12,788,406	£12,571,320	£12,546,005	£11,963,779
70% SR : 15% LLR : 15% SO	45%	£12,754,249	£9,814,395	£9,594,357	£9,568,684	£8,977,872
70% SR : 15% LLR : 15% SO	50%	£9,529,274	£6,806,651	£6,586,645	£6,560,971	£5,968,750

Residual Land values compared to benchmark land values

Secondary Offices - upper value £16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,776,421	£5,801,341	£5,583,248	£5,558,286	£4,986,059
70% SR : 15% LLR : 15% SO	5%	£7,786,250	£3,042,404	£2,825,124	£2,800,162	£2,228,591
70% SR : 15% LLR : 15% SO	10%	£4,773,585	£261,198	£44,641	£19,679	£-551,463
70% SR : 15% LLR : 15% SO	15%	£1,738,421	£-2,542,278	£-2,758,199	£-2,783,161	£-3,354,097
70% SR : 15% LLR : 15% SO	20%	£-1,319,239	£-5,368,021	£-5,584,991	£-5,609,906	£-6,188,942
70% SR : 15% LLR : 15% SO	25%	£-4,399,397	£-8,233,024	£-8,450,981	£-8,476,297	£-9,055,582
70% SR : 15% LLR : 15% SO	30%	£-7,502,052	£-11,122,463	£-11,340,042	£-11,365,357	£-11,945,121
70% SR : 15% LLR : 15% SO	35%	£-10,639,593	£-14,034,481	£-14,251,770	£-14,277,085	£-14,857,554
70% SR : 15% LLR : 15% SO	40%	£-13,810,007	£-16,969,079	£-17,186,165	£-17,211,480	£-17,793,706
70% SR : 15% LLR : 15% SO	45%	£-17,003,236	£-19,943,090	£-20,163,128	£-20,188,901	£-20,779,613
70% SR : 15% LLR : 15% SO	50%	£-20,228,211	£-22,950,634	£-23,170,840	£-23,196,514	£-23,788,735

Residual Land values compared to benchmark land values

Secondary Industrial - upper value £9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,345,882	£18,370,802	£18,152,709	£18,127,747	£17,555,520
70% SR : 15% LLR : 15% SO	5%	£20,355,712	£15,611,865	£15,394,585	£15,369,623	£14,798,052
70% SR : 15% LLR : 15% SO	10%	£17,343,046	£12,830,659	£12,614,102	£12,589,140	£12,017,998
70% SR : 15% LLR : 15% SO	15%	£14,307,882	£10,027,183	£9,811,262	£9,786,300	£9,215,364
70% SR : 15% LLR : 15% SO	20%	£11,250,222	£7,201,440	£6,984,871	£6,959,555	£6,380,519
70% SR : 15% LLR : 15% SO	25%	£8,170,064	£4,336,437	£4,118,480	£4,093,164	£3,513,879
70% SR : 15% LLR : 15% SO	30%	£5,067,409	£1,446,998	£1,229,419	£1,204,104	£624,340
70% SR : 15% LLR : 15% SO	35%	£1,929,868	£-1,465,020	£-1,682,309	£-1,707,624	£-2,288,093
70% SR : 15% LLR : 15% SO	40%	£-1,240,546	£-4,399,618	£-4,616,704	£-4,642,019	£-5,224,245
70% SR : 15% LLR : 15% SO	45%	£-4,433,775	£-7,373,629	£-7,593,667	£-7,619,340	£-8,210,152
70% SR : 15% LLR : 15% SO	50%	£-7,658,750	£-10,381,372	£-10,601,379	£-10,627,053	£-11,219,274

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community £7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,596,181	£22,621,102	£22,403,009	£22,378,047	£21,806,819
70% SR : 15% LLR : 15% SO	5%	£24,606,011	£19,862,165	£19,644,884	£19,619,922	£19,048,351
70% SR : 15% LLR : 15% SO	10%	£21,593,345	£17,080,958	£16,864,402	£16,839,440	£16,268,298
70% SR : 15% LLR : 15% SO	15%	£18,558,181	£14,277,483	£14,061,562	£14,036,599	£13,465,663
70% SR : 15% LLR : 15% SO	20%	£15,500,521	£11,451,740	£11,235,170	£11,209,855	£10,630,819
70% SR : 15% LLR : 15% SO	25%	£12,420,363	£8,586,736	£8,368,779	£8,343,464	£7,764,178
70% SR : 15% LLR : 15% SO	30%	£9,317,708	£5,697,298	£5,479,719	£5,454,404	£4,874,640
70% SR : 15% LLR : 15% SO	35%	£6,180,168	£2,785,280	£2,567,991	£2,542,676	£1,962,206
70% SR : 15% LLR : 15% SO	40%	£3,009,754	£-149,319	£-366,404	£-391,720	£-197,946
70% SR : 15% LLR : 15% SO	45%	£-183,475	£-3,123,329	£-3,343,367	£-3,368,041	£-3,959,852
70% SR : 15% LLR : 15% SO	50%	£-4,408,490	£-6,131,073	£-6,351,080	£-6,376,753	£-6,968,975

Residual Land values compared to benchmark land values

Secondary Industrial - lower value £5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,813,546	£25,838,467	£25,620,374	£25,595,412	£25,023,185
70% SR : 15% LLR : 15% SO	5%	£27,823,376	£23,079,530	£22,862,250	£22,837,288	£22,265,716
70% SR : 15% LLR : 15% SO	10%	£24,810,710	£20,298,324	£20,081,767	£20,056,805	£19,485,663
70% SR : 15% LLR : 15% SO	15%	£21,775,546	£17,494,848	£17,278,927	£17,253,965	£16,683,029
70% SR : 15% LLR : 15% SO	20%	£18,717,887	£14,669,105	£14,452,535	£14,427,220	£13,848,184
70% SR : 15% LLR : 15% SO	25%	£15,637,728	£11,804,101	£11,586,144	£11,560,829	£10,981,544
70% SR : 15% LLR : 15% SO	30%	£12,535,074	£8,914,663	£8,697,084	£8,671,769	£8,092,005
70% SR : 15% LLR : 15% SO	35%	£9,397,533	£6,002,645	£5,785,356	£5,760,041	£5,179,571
70% SR : 15% LLR : 15% SO	40%	£6,227,119	£3,066,046	£2,850,961	£2,825,646	£2,243,419
70% SR : 15% LLR : 15% SO	45%	£3,033,890	£94,036	£-126,002	£-151,676	£-742,467
70% SR : 15% LLR : 15% SO	50%	£-191,065	£-2,913,708	£-3,133,714	£-3,159,368	£-3,751,609

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

MU2 - 300 Flats 8,000 sqm B1c/B2 AW 35% Discount
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Value Area	£650 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£36,990,419	£32,067,707	£31,849,613	£31,824,652	£31,252,425
70% SR : 15% LLR : 15% SO	5%	£34,161,745	£29,467,878	£29,250,598	£29,225,636	£28,654,065
70% SR : 15% LLR : 15% SO	10%	£31,310,574	£26,845,780	£26,629,223	£26,604,262	£26,029,626
70% SR : 15% LLR : 15% SO	15%	£28,436,905	£24,192,658	£23,973,681	£23,948,366	£23,369,350
70% SR : 15% LLR : 15% SO	20%	£25,540,740	£21,508,949	£21,290,527	£21,265,212	£20,686,174
70% SR : 15% LLR : 15% SO	25%	£22,622,076	£18,802,657	£18,584,701	£18,559,386	£17,980,099
70% SR : 15% LLR : 15% SO	30%	£19,685,836	£16,073,785	£15,856,205	£15,830,890	£15,251,127
70% SR : 15% LLR : 15% SO	35%	£16,681,210	£13,322,331	£13,105,042	£13,079,727	£12,498,650
70% SR : 15% LLR : 15% SO	40%	£13,673,769	£10,533,736	£10,313,578	£10,287,905	£9,698,274
70% SR : 15% LLR : 15% SO	45%	£10,641,698	£7,711,202	£7,491,163	£7,465,490	£6,874,679
70% SR : 15% LLR : 15% SO	50%	£7,559,280	£4,865,771	£4,645,058	£4,619,022	£4,018,420

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,232,934	£2,310,222	£2,092,128	£2,067,167	£1,494,940
70% SR : 15% LLR : 15% SO	5%	£4,404,260	-£289,607	-£506,887	-£531,849	-£1,103,420
70% SR : 15% LLR : 15% SO	10%	£1,553,089	-£2,911,705	-£3,128,262	-£3,153,223	-£3,727,859
70% SR : 15% LLR : 15% SO	15%	-£1,320,581	-£5,564,627	-£5,783,804	-£5,809,119	-£6,388,135
70% SR : 15% LLR : 15% SO	20%	-£4,216,745	-£8,248,536	-£8,466,958	-£8,492,273	-£9,071,311
70% SR : 15% LLR : 15% SO	25%	-£7,135,409	-£10,954,828	-£11,172,784	-£11,198,089	-£11,777,386
70% SR : 15% LLR : 15% SO	30%	-£10,091,649	-£13,683,700	-£13,901,280	-£13,926,595	-£14,506,358
70% SR : 15% LLR : 15% SO	35%	-£13,076,275	-£16,435,154	-£16,652,443	-£16,677,758	-£17,258,835
70% SR : 15% LLR : 15% SO	40%	-£16,083,716	-£19,223,749	-£19,443,907	-£19,469,580	-£20,059,211
70% SR : 15% LLR : 15% SO	45%	-£19,115,787	-£22,046,283	-£22,266,322	-£22,291,955	-£22,882,505
70% SR : 15% LLR : 15% SO	50%	-£22,198,205	-£24,891,714	-£25,112,427	-£25,138,463	-£25,738,065

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,802,395	£14,879,683	£14,661,589	£14,636,628	£14,064,401
70% SR : 15% LLR : 15% SO	5%	£16,973,721	£12,279,854	£12,062,574	£12,037,612	£11,466,041
70% SR : 15% LLR : 15% SO	10%	£14,122,550	£9,657,756	£9,441,200	£9,416,238	£8,841,602
70% SR : 15% LLR : 15% SO	15%	£11,248,881	£7,004,634	£6,785,657	£6,760,342	£6,181,326
70% SR : 15% LLR : 15% SO	20%	£8,352,716	£4,320,926	£4,102,503	£4,077,188	£3,498,150
70% SR : 15% LLR : 15% SO	25%	£5,434,052	£1,614,633	£1,396,677	£1,371,362	£792,075
70% SR : 15% LLR : 15% SO	30%	£2,477,812	-£1,114,239	-£1,331,819	-£1,357,134	-£1,936,897
70% SR : 15% LLR : 15% SO	35%	-£506,814	-£3,865,693	-£4,082,982	-£4,108,297	-£4,689,374
70% SR : 15% LLR : 15% SO	40%	-£3,514,255	-£6,664,288	-£6,874,446	-£6,900,119	-£7,489,750
70% SR : 15% LLR : 15% SO	45%	-£6,546,326	-£9,476,822	-£9,696,861	-£9,722,534	-£10,313,345
70% SR : 15% LLR : 15% SO	50%	-£9,628,744	-£12,322,253	-£12,542,966	-£12,569,002	-£13,169,604

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£24,052,695	£19,129,983	£18,911,889	£18,886,928	£18,314,700
70% SR : 15% LLR : 15% SO	5%	£21,224,020	£16,530,154	£16,312,873	£16,287,911	£15,716,340
70% SR : 15% LLR : 15% SO	10%	£18,372,849	£13,908,055	£13,691,499	£13,666,538	£13,091,901
70% SR : 15% LLR : 15% SO	15%	£15,499,180	£11,254,934	£11,035,957	£11,010,642	£10,431,626
70% SR : 15% LLR : 15% SO	20%	£12,603,015	£8,571,225	£8,352,802	£8,327,487	£7,748,450
70% SR : 15% LLR : 15% SO	25%	£9,684,352	£5,864,933	£5,646,977	£5,621,661	£5,042,375
70% SR : 15% LLR : 15% SO	30%	£6,728,111	£3,136,061	£2,918,481	£2,893,165	£2,313,402
70% SR : 15% LLR : 15% SO	35%	£3,743,485	£384,607	£167,318	£142,003	-£439,075
70% SR : 15% LLR : 15% SO	40%	£736,045	-£2,403,989	-£2,624,146	-£2,649,820	-£3,239,451
70% SR : 15% LLR : 15% SO	45%	-£2,296,027	-£5,226,523	-£5,446,562	-£5,472,234	-£6,063,046
70% SR : 15% LLR : 15% SO	50%	-£5,378,444	-£8,071,954	-£8,292,666	-£8,318,702	-£8,919,305

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,270,060	£22,347,348	£22,129,254	£22,104,293	£21,532,066
70% SR : 15% LLR : 15% SO	5%	£24,441,385	£19,747,519	£19,530,239	£19,505,277	£18,933,705
70% SR : 15% LLR : 15% SO	10%	£21,590,215	£17,125,421	£16,908,864	£16,883,903	£16,309,266
70% SR : 15% LLR : 15% SO	15%	£18,716,545	£14,472,299	£14,253,322	£14,228,007	£13,648,991
70% SR : 15% LLR : 15% SO	20%	£15,820,380	£11,788,590	£11,570,167	£11,544,852	£10,965,815
70% SR : 15% LLR : 15% SO	25%	£12,901,717	£9,082,298	£8,864,342	£8,839,027	£8,259,740
70% SR : 15% LLR : 15% SO	30%	£9,945,476	£6,353,426	£6,135,846	£6,110,531	£5,530,768
70% SR : 15% LLR : 15% SO	35%	£6,960,851	£3,601,972	£3,384,683	£3,359,368	£2,778,291
70% SR : 15% LLR : 15% SO	40%	£3,953,410	£813,376	£593,219	£567,545	-£22,086
70% SR : 15% LLR : 15% SO	45%	£921,338	-£2,009,157	-£2,229,196	-£2,254,869	-£2,845,680
70% SR : 15% LLR : 15% SO	50%	-£2,161,079	-£4,854,986	-£5,075,301	-£5,101,337	-£5,701,940

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 AW 35% Discount
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Value Area	£600 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,903,447	£25,059,028	£24,837,848	£24,812,533	£24,232,209
70% SR : 15% LLR : 15% SO	5%	£27,399,397	£22,765,833	£22,545,478	£22,520,163	£21,940,503
70% SR : 15% LLR : 15% SO	10%	£24,872,850	£20,450,053	£20,230,433	£20,205,117	£19,625,894
70% SR : 15% LLR : 15% SO	15%	£22,310,634	£18,111,690	£17,892,713	£17,867,398	£17,288,382
70% SR : 15% LLR : 15% SO	20%	£19,722,060	£15,750,743	£15,532,322	£15,507,007	£14,927,969
70% SR : 15% LLR : 15% SO	25%	£17,110,671	£13,367,216	£13,146,297	£13,120,923	£12,553,140
70% SR : 15% LLR : 15% SO	30%	£14,476,466	£10,939,782	£10,719,124	£10,693,451	£10,105,483
70% SR : 15% LLR : 15% SO	35%	£11,819,446	£8,489,326	£8,268,062	£8,243,289	£7,654,605
70% SR : 15% LLR : 15% SO	40%	£9,115,447	£6,015,971	£5,795,813	£5,770,141	£5,180,214
70% SR : 15% LLR : 15% SO	45%	£6,387,342	£3,502,055	£3,278,903	£3,252,866	£2,653,695
70% SR : 15% LLR : 15% SO	50%	£3,625,296	£953,389	£730,270	£704,233	£103,631

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£145,962	£4,698,457	£4,819,637	£4,944,952	£5,526,276
70% SR : 15% LLR : 15% SO	5%	£2,358,088	£6,991,652	£7,212,007	£7,337,322	£7,816,982
70% SR : 15% LLR : 15% SO	10%	£4,884,635	£9,307,432	£9,527,052	£9,652,368	£10,131,591
70% SR : 15% LLR : 15% SO	15%	£7,446,851	£11,645,795	£11,864,772	£11,989,087	£12,469,103
70% SR : 15% LLR : 15% SO	20%	£10,035,425	£14,006,742	£14,225,163	£14,350,478	£14,829,516
70% SR : 15% LLR : 15% SO	25%	£12,646,814	£16,390,269	£16,611,188	£16,736,862	£17,224,345
70% SR : 15% LLR : 15% SO	30%	£15,281,019	£18,817,703	£19,038,361	£19,164,034	£19,652,002
70% SR : 15% LLR : 15% SO	35%	£17,938,039	£21,268,159	£21,488,523	£21,614,196	£22,102,880
70% SR : 15% LLR : 15% SO	40%	£20,642,038	£23,741,514	£23,961,672	£24,087,344	£24,577,271
70% SR : 15% LLR : 15% SO	45%	£23,370,143	£26,255,430	£26,476,582	£26,594,619	£27,103,790
70% SR : 15% LLR : 15% SO	50%	£26,132,189	£28,804,096	£29,027,215	£29,153,252	£29,653,854

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,715,423	£7,871,004	£7,649,824	£7,624,509	£7,044,185
70% SR : 15% LLR : 15% SO	5%	£10,211,373	£5,577,810	£5,357,454	£5,332,139	£4,752,479
70% SR : 15% LLR : 15% SO	10%	£7,684,826	£3,262,029	£3,042,409	£3,017,094	£2,437,870
70% SR : 15% LLR : 15% SO	15%	£5,122,610	£923,666	£704,689	£679,374	£100,358
70% SR : 15% LLR : 15% SO	20%	£2,534,036	£1,437,280	£1,655,702	£1,681,017	£2,260,055
70% SR : 15% LLR : 15% SO	25%	£77,353	£3,820,808	£4,041,727	£4,067,401	£4,654,884
70% SR : 15% LLR : 15% SO	30%	£2,711,558	£6,248,242	£6,468,900	£6,494,573	£7,082,541
70% SR : 15% LLR : 15% SO	35%	£5,368,578	£8,698,698	£8,919,062	£8,944,735	£9,533,419
70% SR : 15% LLR : 15% SO	40%	£8,072,577	£11,172,053	£11,392,211	£11,417,883	£12,007,810
70% SR : 15% LLR : 15% SO	45%	£10,800,682	£13,685,969	£13,909,121	£13,935,158	£14,534,323
70% SR : 15% LLR : 15% SO	50%	£13,562,728	£16,234,635	£16,457,754	£16,483,791	£17,084,393

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,965,722	£12,121,304	£11,900,123	£11,874,808	£11,294,485
70% SR : 15% LLR : 15% SO	5%	£14,461,672	£9,828,109	£9,607,754	£9,582,439	£9,002,779
70% SR : 15% LLR : 15% SO	10%	£11,935,125	£7,512,329	£7,292,708	£7,267,393	£6,688,169
70% SR : 15% LLR : 15% SO	15%	£9,372,910	£5,173,965	£4,954,988	£4,929,673	£4,350,657
70% SR : 15% LLR : 15% SO	20%	£6,784,336	£2,813,019	£2,594,597	£2,569,282	£1,990,245
70% SR : 15% LLR : 15% SO	25%	£4,172,947	£429,491	£208,572	£182,899	£404,584
70% SR : 15% LLR : 15% SO	30%	£1,538,741	£1,997,943	£2,218,600	£2,244,274	£2,832,242
70% SR : 15% LLR : 15% SO	35%	£1,118,279	£4,448,398	£4,668,762	£4,694,436	£5,283,120
70% SR : 15% LLR : 15% SO	40%	£3,822,278	£6,921,754	£7,141,911	£7,167,584	£7,757,511
70% SR : 15% LLR : 15% SO	45%	£6,550,383	£9,435,669	£9,658,821	£9,684,859	£10,284,030
70% SR : 15% LLR : 15% SO	50%	£9,312,428	£11,984,335	£12,207,454	£12,233,491	£12,834,084

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£20,183,088	£15,338,669	£15,117,489	£15,092,174	£14,511,850
70% SR : 15% LLR : 15% SO	5%	£17,679,037	£13,045,474	£12,825,119	£12,799,804	£12,220,144
70% SR : 15% LLR : 15% SO	10%	£15,152,491	£10,729,694	£10,510,073	£10,484,758	£9,905,535
70% SR : 15% LLR : 15% SO	15%	£12,590,275	£8,391,330	£8,172,354	£8,147,038	£7,568,023
70% SR : 15% LLR : 15% SO	20%	£10,001,701	£6,030,384	£5,811,962	£5,786,647	£5,207,610
70% SR : 15% LLR : 15% SO	25%	£7,390,312	£3,646,856	£3,425,938	£3,400,264	£2,812,781
70% SR : 15% LLR : 15% SO	30%	£4,756,107	£1,219,422	£998,765	£973,091	£385,124
70% SR : 15% LLR : 15% SO	35%	£2,099,086	£1,231,033	£1,451,397	£1,477,070	£2,065,755
70% SR : 15% LLR : 15% SO	40%	£604,912	£3,704,388	£3,924,546	£3,950,219	£4,540,145
70% SR : 15% LLR : 15% SO	45%	£3,333,018	£6,218,304	£6,441,456	£6,467,493	£7,066,664
70% SR : 15% LLR : 15% SO	50%	£6,095,063	£8,766,870	£8,990,089	£9,016,126	£9,616,729

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 AW 35% Discount
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Value Area	£550 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,784,467	£18,009,770	£17,788,590	£17,763,275	£17,182,950
70% SR : 15% LLR : 15% SO	5%	£20,577,873	£16,025,475	£15,805,121	£15,779,806	£15,195,750
70% SR : 15% LLR : 15% SO	10%	£18,348,465	£14,009,033	£13,786,304	£13,760,631	£13,173,210
70% SR : 15% LLR : 15% SO	15%	£16,096,240	£11,962,404	£11,740,329	£11,714,655	£11,127,445
70% SR : 15% LLR : 15% SO	20%	£13,821,200	£9,892,871	£9,671,358	£9,645,686	£9,058,455
70% SR : 15% LLR : 15% SO	25%	£11,510,529	£7,800,438	£7,579,398	£7,553,724	£6,966,241
70% SR : 15% LLR : 15% SO	30%	£9,168,744	£5,685,104	£5,463,959	£5,437,022	£4,840,733
70% SR : 15% LLR : 15% SO	35%	£6,803,820	£3,523,969	£3,300,487	£3,274,451	£2,677,437
70% SR : 15% LLR : 15% SO	40%	£4,408,764	£1,337,877	£1,114,604	£1,088,567	£490,592
70% SR : 15% LLR : 15% SO	45%	£1,970,150	£-892,850	£-1,122,362	£-1,149,141	£-1,765,390
70% SR : 15% LLR : 15% SO	50%	£-503,817	£-3,189,330	£-3,418,809	£-3,445,588	£-4,063,308

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,973,018	£-11,747,716	£-11,968,856	£-11,894,210	£-12,574,635
70% SR : 15% LLR : 15% SO	5%	£-9,179,612	£-13,732,010	£-13,952,364	£-13,977,679	£-14,561,735
70% SR : 15% LLR : 15% SO	10%	£-11,409,020	£-15,748,452	£-15,971,181	£-15,996,854	£-16,584,275
70% SR : 15% LLR : 15% SO	15%	£-13,661,245	£-17,795,081	£-18,017,156	£-18,042,830	£-18,630,040
70% SR : 15% LLR : 15% SO	20%	£-15,936,285	£-19,864,614	£-20,086,127	£-20,111,799	£-20,699,030
70% SR : 15% LLR : 15% SO	25%	£-18,246,956	£-21,957,047	£-22,178,087	£-22,203,761	£-22,791,244
70% SR : 15% LLR : 15% SO	30%	£-20,588,741	£-24,072,381	£-24,294,426	£-24,320,463	£-24,916,752
70% SR : 15% LLR : 15% SO	35%	£-22,953,665	£-26,233,516	£-26,456,998	£-26,483,034	£-27,080,048
70% SR : 15% LLR : 15% SO	40%	£-25,347,721	£-28,419,608	£-28,642,881	£-28,668,918	£-29,266,893
70% SR : 15% LLR : 15% SO	45%	£-27,787,335	£-30,650,335	£-30,879,847	£-30,906,626	£-31,522,875
70% SR : 15% LLR : 15% SO	50%	£-30,261,302	£-32,946,815	£-33,176,294	£-33,203,079	£-33,820,794

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,596,443	£821,746	£600,566	£575,251	£-5,074
70% SR : 15% LLR : 15% SO	5%	£3,389,849	£-1,162,549	£-1,382,903	£-1,408,218	£-1,992,274
70% SR : 15% LLR : 15% SO	10%	£1,160,441	£-3,178,991	£-3,401,720	£-3,427,393	£-4,014,814
70% SR : 15% LLR : 15% SO	15%	£-1,081,784	£-5,225,620	£-5,447,695	£-5,473,369	£-6,060,579
70% SR : 15% LLR : 15% SO	20%	£-3,366,824	£-7,295,153	£-7,516,668	£-7,542,338	£-8,129,569
70% SR : 15% LLR : 15% SO	25%	£-5,677,495	£-9,387,586	£-9,608,626	£-9,634,300	£-10,221,783
70% SR : 15% LLR : 15% SO	30%	£-8,019,280	£-11,502,920	£-11,724,965	£-11,751,002	£-12,347,291
70% SR : 15% LLR : 15% SO	35%	£-10,384,204	£-13,664,055	£-13,887,537	£-13,913,573	£-14,510,587
70% SR : 15% LLR : 15% SO	40%	£-12,778,260	£-15,850,147	£-16,073,420	£-16,099,457	£-16,697,432
70% SR : 15% LLR : 15% SO	45%	£-15,217,874	£-18,080,874	£-18,310,386	£-18,337,165	£-18,953,414
70% SR : 15% LLR : 15% SO	50%	£-17,691,941	£-20,377,354	£-20,606,833	£-20,633,611	£-21,261,332

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,846,743	£5,072,045	£4,850,866	£4,825,550	£4,245,226
70% SR : 15% LLR : 15% SO	5%	£7,640,149	£3,087,750	£2,867,396	£2,842,081	£2,258,025
70% SR : 15% LLR : 15% SO	10%	£5,410,740	£1,071,309	£848,580	£822,906	£235,486
70% SR : 15% LLR : 15% SO	15%	£3,158,515	£-975,321	£-1,197,396	£-1,223,070	£-1,810,280
70% SR : 15% LLR : 15% SO	20%	£883,475	£-3,044,853	£-3,266,368	£-3,292,039	£-3,879,270
70% SR : 15% LLR : 15% SO	25%	£-1,427,196	£-5,137,286	£-5,358,327	£-5,384,000	£-5,971,483
70% SR : 15% LLR : 15% SO	30%	£-3,768,981	£-7,252,620	£-7,474,668	£-7,500,703	£-8,096,981
70% SR : 15% LLR : 15% SO	35%	£-6,133,904	£-9,413,755	£-9,637,237	£-9,663,273	£-10,280,288
70% SR : 15% LLR : 15% SO	40%	£-8,527,960	£-11,599,848	£-11,823,121	£-11,849,157	£-12,447,133
70% SR : 15% LLR : 15% SO	45%	£-10,967,575	£-13,830,574	£-14,060,087	£-14,086,885	£-14,703,115
70% SR : 15% LLR : 15% SO	50%	£-13,441,541	£-16,127,064	£-16,356,534	£-16,383,312	£-17,001,053

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£13,064,108	£8,289,410	£8,068,231	£8,042,916	£7,462,591
70% SR : 15% LLR : 15% SO	5%	£10,857,514	£6,305,116	£6,084,761	£6,059,446	£5,475,391
70% SR : 15% LLR : 15% SO	10%	£8,628,105	£4,288,674	£4,065,945	£4,040,271	£3,452,851
70% SR : 15% LLR : 15% SO	15%	£6,375,881	£2,242,045	£2,019,969	£1,994,296	£1,407,085
70% SR : 15% LLR : 15% SO	20%	£4,100,841	£172,512	£-49,001	£-74,674	£-861,904
70% SR : 15% LLR : 15% SO	25%	£1,790,169	£-1,919,921	£-2,140,962	£-2,166,635	£-2,754,118
70% SR : 15% LLR : 15% SO	30%	£-551,616	£-4,035,255	£-4,257,300	£-4,283,338	£-4,879,626
70% SR : 15% LLR : 15% SO	35%	£-2,916,539	£-6,196,390	£-6,419,872	£-6,445,908	£-7,042,923
70% SR : 15% LLR : 15% SO	40%	£-5,310,595	£-8,362,482	£-8,605,756	£-8,631,792	£-9,229,768
70% SR : 15% LLR : 15% SO	45%	£-7,750,299	£-10,613,209	£-10,842,721	£-10,869,500	£-11,485,750
70% SR : 15% LLR : 15% SO	50%	£-10,224,176	£-12,909,689	£-13,139,168	£-13,165,947	£-13,783,666

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 AW 35% Discount
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Value Area	£500 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,629,469	£11,074,272	£10,849,962	£10,824,288	£10,235,751
70% SR : 15% LLR : 15% SO	5%	£13,708,709	£9,357,972	£9,134,498	£9,108,826	£8,520,963
70% SR : 15% LLR : 15% SO	10%	£11,756,829	£7,618,768	£7,396,039	£7,370,366	£6,782,946
70% SR : 15% LLR : 15% SO	15%	£9,781,811	£5,852,645	£5,627,427	£5,601,391	£5,005,871
70% SR : 15% LLR : 15% SO	20%	£7,783,654	£4,047,488	£3,822,839	£3,796,803	£3,201,263
70% SR : 15% LLR : 15% SO	25%	£5,762,358	£2,219,104	£1,994,935	£1,968,898	£1,373,102
70% SR : 15% LLR : 15% SO	30%	£3,697,905	£367,496	£143,715	£117,678	-£488,285
70% SR : 15% LLR : 15% SO	35%	£1,606,263	-£1,546,617	-£1,776,468	-£1,803,248	-£2,417,278
70% SR : 15% LLR : 15% SO	40%	-£519,898	-£3,499,054	-£3,728,691	-£3,755,470	-£4,370,488
70% SR : 15% LLR : 15% SO	45%	-£2,719,713	-£5,489,605	-£5,722,365	-£5,749,524	-£6,374,493
70% SR : 15% LLR : 15% SO	50%	-£4,955,255	-£7,623,865	-£7,756,592	-£7,783,750	-£8,410,212

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£14,128,016	-£16,663,213	-£18,907,323	-£18,833,197	-£19,521,734
70% SR : 15% LLR : 15% SO	5%	-£16,048,776	-£20,999,513	-£20,622,987	-£20,648,659	-£21,236,522
70% SR : 15% LLR : 15% SO	10%	-£18,000,656	-£22,138,717	-£22,361,446	-£22,387,119	-£22,974,539
70% SR : 15% LLR : 15% SO	15%	-£19,975,674	-£23,904,840	-£24,130,058	-£24,156,095	-£24,751,614
70% SR : 15% LLR : 15% SO	20%	-£21,973,832	-£25,709,997	-£25,934,646	-£25,960,682	-£26,556,222
70% SR : 15% LLR : 15% SO	25%	-£23,995,127	-£27,538,381	-£27,762,550	-£27,788,587	-£28,384,383
70% SR : 15% LLR : 15% SO	30%	-£26,059,580	-£29,389,989	-£29,613,770	-£29,639,807	-£30,245,770
70% SR : 15% LLR : 15% SO	35%	-£28,151,222	-£31,304,102	-£31,533,953	-£31,560,733	-£32,174,763
70% SR : 15% LLR : 15% SO	40%	-£30,277,383	-£33,256,539	-£33,486,176	-£33,512,955	-£34,127,973
70% SR : 15% LLR : 15% SO	45%	-£32,477,198	-£35,247,090	-£35,479,851	-£35,507,009	-£36,131,978
70% SR : 15% LLR : 15% SO	50%	-£34,712,740	-£37,281,380	-£37,514,077	-£37,541,235	-£38,167,697

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	-£1,558,554	-£6,113,752	-£6,338,062	-£6,363,736	-£6,952,273
70% SR : 15% LLR : 15% SO	5%	-£3,479,315	-£7,830,052	-£8,053,526	-£8,079,198	-£8,667,061
70% SR : 15% LLR : 15% SO	10%	-£5,431,195	-£9,569,256	-£9,791,985	-£9,817,658	-£10,405,078
70% SR : 15% LLR : 15% SO	15%	-£7,406,213	-£11,335,379	-£11,560,597	-£11,586,633	-£12,182,153
70% SR : 15% LLR : 15% SO	20%	-£9,404,370	-£13,140,536	-£13,365,185	-£13,391,221	-£13,986,761
70% SR : 15% LLR : 15% SO	25%	-£11,425,666	-£14,988,920	-£15,193,089	-£15,219,126	-£15,814,922
70% SR : 15% LLR : 15% SO	30%	-£13,490,119	-£16,820,528	-£17,044,309	-£17,070,345	-£17,676,309
70% SR : 15% LLR : 15% SO	35%	-£15,581,761	-£18,734,641	-£18,964,492	-£18,991,271	-£19,605,302
70% SR : 15% LLR : 15% SO	40%	-£17,707,922	-£20,687,078	-£20,916,715	-£20,943,494	-£21,558,512
70% SR : 15% LLR : 15% SO	45%	-£19,807,737	-£22,677,629	-£22,910,389	-£22,937,548	-£23,552,517
70% SR : 15% LLR : 15% SO	50%	-£22,143,279	-£24,711,888	-£24,944,616	-£24,971,774	-£25,588,236

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,691,745	-£1,863,453	-£2,087,763	-£2,113,436	-£2,701,873
70% SR : 15% LLR : 15% SO	5%	£770,985	-£3,579,752	-£3,803,226	-£3,828,899	-£4,416,762
70% SR : 15% LLR : 15% SO	10%	-£1,180,895	-£5,318,957	-£5,541,685	-£5,567,359	-£6,154,779
70% SR : 15% LLR : 15% SO	15%	-£3,155,914	-£7,085,079	-£7,310,298	-£7,336,334	-£7,931,853
70% SR : 15% LLR : 15% SO	20%	-£5,154,071	-£8,890,237	-£9,114,885	-£9,140,922	-£9,736,462
70% SR : 15% LLR : 15% SO	25%	-£7,175,367	-£10,718,621	-£10,942,789	-£10,968,827	-£11,564,623
70% SR : 15% LLR : 15% SO	30%	-£9,239,820	-£12,570,229	-£12,794,010	-£12,820,046	-£13,426,010
70% SR : 15% LLR : 15% SO	35%	-£11,331,462	-£14,484,341	-£14,714,193	-£14,740,972	-£15,355,002
70% SR : 15% LLR : 15% SO	40%	-£13,457,623	-£16,436,778	-£16,666,416	-£16,693,194	-£17,308,213
70% SR : 15% LLR : 15% SO	45%	-£15,657,437	-£18,427,330	-£18,660,090	-£18,687,248	-£19,312,218
70% SR : 15% LLR : 15% SO	50%	-£17,892,980	-£20,461,588	-£20,694,316	-£20,721,474	-£21,347,936

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,908,110	£1,353,912	£1,129,603	£1,103,829	£515,392
70% SR : 15% LLR : 15% SO	5%	£3,988,350	-£362,387	-£585,861	-£611,534	-£1,199,396
70% SR : 15% LLR : 15% SO	10%	£2,036,470	-£2,101,592	-£2,324,320	-£2,349,993	-£2,937,414
70% SR : 15% LLR : 15% SO	15%	£61,451	-£3,867,714	-£4,092,932	-£4,118,969	-£4,714,488
70% SR : 15% LLR : 15% SO	20%	-£1,936,706	-£5,672,872	-£5,897,520	-£5,923,556	-£6,519,097
70% SR : 15% LLR : 15% SO	25%	-£3,958,001	-£7,501,255	-£7,725,424	-£7,751,461	-£8,347,257
70% SR : 15% LLR : 15% SO	30%	-£6,022,454	-£9,352,864	-£9,576,644	-£9,602,881	-£10,208,845
70% SR : 15% LLR : 15% SO	35%	-£8,114,096	-£11,266,976	-£11,496,827	-£11,523,607	-£12,137,637
70% SR : 15% LLR : 15% SO	40%	-£10,240,258	-£13,219,413	-£13,449,050	-£13,475,829	-£14,090,948
70% SR : 15% LLR : 15% SO	45%	-£12,440,072	-£15,209,965	-£15,442,725	-£15,469,883	-£16,094,852
70% SR : 15% LLR : 15% SO	50%	-£14,676,615	-£17,244,224	-£17,476,951	-£17,504,109	-£18,130,671

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 AW 35% Discount
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Value Area	£475 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,019,987	£7,510,268	£7,285,958	£7,260,285	£6,669,044
70% SR : 15% LLR : 15% SO	5%	£10,227,904	£5,920,242	£5,693,607	£5,667,570	£5,071,388
70% SR : 15% LLR : 15% SO	10%	£8,412,682	£4,297,828	£4,071,947	£4,045,910	£3,450,177
70% SR : 15% LLR : 15% SO	15%	£6,574,322	£2,652,185	£2,426,967	£2,400,930	£1,805,411
70% SR : 15% LLR : 15% SO	20%	£4,700,658	£983,316	£758,669	£732,631	£137,091
70% SR : 15% LLR : 15% SO	25%	£2,794,279	£724,944	£495,502	£482,290	£1,595,059
70% SR : 15% LLR : 15% SO	30%	£864,436	£2,489,422	£2,719,582	£2,746,361	£3,359,644
70% SR : 15% LLR : 15% SO	35%	£1,116,356	£4,277,788	£4,507,639	£4,534,419	£5,150,289
70% SR : 15% LLR : 15% SO	40%	£3,149,746	£6,110,664	£6,343,552	£6,370,709	£6,994,432
70% SR : 15% LLR : 15% SO	45%	£5,219,968	£7,978,245	£8,211,006	£8,238,163	£8,863,133
70% SR : 15% LLR : 15% SO	50%	£7,336,628	£9,870,047	£10,102,773	£10,129,930	£10,756,393

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£17,737,498	£22,247,217	£22,471,527	£22,497,200	£23,088,442
70% SR : 15% LLR : 15% SO	5%	£19,529,581	£23,837,243	£24,063,878	£24,089,915	£24,686,097
70% SR : 15% LLR : 15% SO	10%	£21,344,803	£25,459,657	£25,685,538	£25,711,575	£26,307,308
70% SR : 15% LLR : 15% SO	15%	£23,183,163	£27,105,300	£27,330,518	£27,356,555	£27,952,074
70% SR : 15% LLR : 15% SO	20%	£25,056,827	£28,774,169	£28,998,817	£29,024,854	£29,620,394
70% SR : 15% LLR : 15% SO	25%	£26,963,206	£30,482,429	£30,712,987	£30,739,765	£31,352,544
70% SR : 15% LLR : 15% SO	30%	£28,893,049	£32,246,907	£32,477,067	£32,503,846	£33,117,129
70% SR : 15% LLR : 15% SO	35%	£30,873,841	£34,035,273	£34,265,124	£34,291,904	£34,907,774
70% SR : 15% LLR : 15% SO	40%	£32,907,231	£35,868,149	£35,701,037	£35,728,194	£36,751,917
70% SR : 15% LLR : 15% SO	45%	£34,977,453	£37,735,730	£37,968,491	£37,995,648	£38,620,619
70% SR : 15% LLR : 15% SO	50%	£37,094,113	£39,627,532	£39,860,258	£39,887,415	£40,513,876

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,168,037	£9,677,756	£9,802,068	£9,827,735	£10,518,980
70% SR : 15% LLR : 15% SO	5%	£6,960,120	£11,267,782	£11,494,417	£11,520,454	£12,116,636
70% SR : 15% LLR : 15% SO	10%	£8,775,342	£12,890,196	£13,116,077	£13,142,114	£13,737,847
70% SR : 15% LLR : 15% SO	15%	£10,613,702	£14,535,839	£14,761,057	£14,787,094	£15,382,613
70% SR : 15% LLR : 15% SO	20%	£12,487,366	£16,204,708	£16,429,355	£16,455,393	£17,050,933
70% SR : 15% LLR : 15% SO	25%	£14,393,745	£17,912,968	£18,143,526	£18,170,304	£18,783,083
70% SR : 15% LLR : 15% SO	30%	£16,323,588	£19,677,446	£19,907,606	£19,934,384	£20,547,688
70% SR : 15% LLR : 15% SO	35%	£18,304,380	£21,465,812	£21,695,663	£21,722,443	£22,338,313
70% SR : 15% LLR : 15% SO	40%	£20,337,770	£23,298,688	£23,531,576	£23,558,733	£24,182,456
70% SR : 15% LLR : 15% SO	45%	£22,407,992	£25,166,269	£25,399,030	£25,426,187	£26,051,157
70% SR : 15% LLR : 15% SO	50%	£24,524,652	£27,068,070	£27,290,797	£27,317,954	£27,944,417

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£917,738	£5,427,457	£5,651,766	£5,677,440	£6,268,681
70% SR : 15% LLR : 15% SO	5%	£2,709,821	£7,017,482	£7,244,117	£7,270,155	£7,866,336
70% SR : 15% LLR : 15% SO	10%	£4,525,043	£8,639,897	£8,865,778	£8,891,814	£9,487,547
70% SR : 15% LLR : 15% SO	15%	£6,363,403	£10,285,540	£10,510,758	£10,536,794	£11,132,313
70% SR : 15% LLR : 15% SO	20%	£8,237,067	£11,954,409	£12,179,056	£12,205,093	£12,800,633
70% SR : 15% LLR : 15% SO	25%	£10,143,445	£13,662,668	£13,893,226	£13,920,005	£14,532,784
70% SR : 15% LLR : 15% SO	30%	£12,073,288	£15,427,147	£15,657,307	£15,684,085	£16,297,369
70% SR : 15% LLR : 15% SO	35%	£14,054,081	£17,215,512	£17,445,364	£17,472,143	£18,088,014
70% SR : 15% LLR : 15% SO	40%	£16,087,471	£19,048,389	£19,281,276	£19,308,433	£19,932,156
70% SR : 15% LLR : 15% SO	45%	£18,157,692	£20,915,969	£21,148,730	£21,175,888	£21,800,858
70% SR : 15% LLR : 15% SO	50%	£20,274,353	£22,807,771	£23,040,498	£23,067,655	£23,694,416

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,298,627	£2,210,091	£2,434,401	£2,460,075	£3,051,316
70% SR : 15% LLR : 15% SO	5%	£507,544	£3,800,117	£4,026,752	£4,052,789	£4,648,971
70% SR : 15% LLR : 15% SO	10%	£1,307,677	£5,422,532	£5,648,413	£5,674,449	£6,270,182
70% SR : 15% LLR : 15% SO	15%	£3,146,037	£7,068,174	£7,293,393	£7,319,429	£7,914,948
70% SR : 15% LLR : 15% SO	20%	£5,019,702	£8,737,043	£8,961,691	£8,987,728	£9,583,268
70% SR : 15% LLR : 15% SO	25%	£6,926,080	£10,445,303	£10,675,861	£10,702,640	£11,315,418
70% SR : 15% LLR : 15% SO	30%	£8,855,923	£12,209,782	£12,439,941	£12,466,720	£13,080,004
70% SR : 15% LLR : 15% SO	35%	£10,836,716	£13,998,147	£14,227,998	£14,254,778	£14,870,649
70% SR : 15% LLR : 15% SO	40%	£12,870,105	£15,831,024	£16,063,911	£16,091,068	£16,714,791
70% SR : 15% LLR : 15% SO	45%	£14,940,327	£17,698,604	£17,931,365	£17,958,522	£18,593,493
70% SR : 15% LLR : 15% SO	50%	£17,056,988	£19,590,406	£19,823,132	£19,850,290	£20,476,752

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2
 20% AW 50% Discount

Value Area	£675 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£40,069,885	£35,101,663	£34,883,570	£34,858,608	£34,286,382
70% SR : 15% LLR : 15% SO	5%	£37,079,715	£32,342,726	£32,125,446	£32,100,485	£31,528,912
70% SR : 15% LLR : 15% SO	10%	£34,067,049	£29,561,520	£29,344,963	£29,320,001	£28,748,860
70% SR : 15% LLR : 15% SO	15%	£31,031,886	£26,758,044	£26,542,123	£26,517,161	£25,946,225
70% SR : 15% LLR : 15% SO	20%	£27,974,225	£23,927,685	£23,709,263	£23,683,948	£23,104,911
70% SR : 15% LLR : 15% SO	25%	£24,894,068	£21,060,828	£20,842,871	£20,817,556	£20,238,270
70% SR : 15% LLR : 15% SO	30%	£21,791,413	£18,171,390	£17,953,811	£17,928,496	£17,348,733
70% SR : 15% LLR : 15% SO	35%	£18,647,306	£15,259,372	£15,042,083	£15,016,768	£14,436,298
70% SR : 15% LLR : 15% SO	40%	£15,476,892	£12,324,774	£12,107,688	£12,082,373	£11,493,586
70% SR : 15% LLR : 15% SO	45%	£12,283,662	£9,344,202	£9,124,163	£9,098,491	£8,507,679
70% SR : 15% LLR : 15% SO	50%	£9,052,029	£6,336,458	£6,116,452	£6,090,778	£5,498,557

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£10,312,400	£5,344,178	£5,126,085	£5,101,123	£4,528,897
70% SR : 15% LLR : 15% SO	5%	£7,322,230	£2,585,241	£2,367,961	£2,343,000	£1,771,427
70% SR : 15% LLR : 15% SO	10%	£4,309,564	£-195,965	£-412,522	£-437,484	£-1,008,625
70% SR : 15% LLR : 15% SO	15%	£1,274,401	£-2,999,441	£-3,215,362	£-3,240,324	£-3,811,260
70% SR : 15% LLR : 15% SO	20%	£-1,783,260	£-5,829,800	£-6,048,222	£-6,073,537	£-6,652,574
70% SR : 15% LLR : 15% SO	25%	£-4,863,417	£-8,696,657	£-8,914,614	£-8,939,929	£-9,519,215
70% SR : 15% LLR : 15% SO	30%	£-7,966,072	£-11,586,095	£-11,803,674	£-11,828,989	£-12,408,752
70% SR : 15% LLR : 15% SO	35%	£-11,110,179	£-14,498,113	£-14,715,402	£-14,740,717	£-15,321,187
70% SR : 15% LLR : 15% SO	40%	£-14,280,593	£-17,432,711	£-17,649,797	£-17,675,113	£-18,263,899
70% SR : 15% LLR : 15% SO	45%	£-17,473,823	£-20,413,283	£-20,633,322	£-20,658,994	£-21,249,906
70% SR : 15% LLR : 15% SO	50%	£-20,706,466	£-23,421,027	£-23,641,033	£-23,666,707	£-24,258,928

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,881,861	£17,913,639	£17,695,546	£17,670,584	£17,098,358
70% SR : 15% LLR : 15% SO	5%	£19,891,692	£15,154,702	£14,937,422	£14,912,461	£14,340,888
70% SR : 15% LLR : 15% SO	10%	£16,879,025	£12,373,496	£12,156,939	£12,131,977	£11,560,836
70% SR : 15% LLR : 15% SO	15%	£13,843,862	£9,570,020	£9,354,099	£9,329,137	£8,758,201
70% SR : 15% LLR : 15% SO	20%	£10,786,201	£6,739,661	£6,521,239	£6,495,924	£5,916,887
70% SR : 15% LLR : 15% SO	25%	£7,706,044	£3,872,804	£3,654,847	£3,629,532	£3,050,246
70% SR : 15% LLR : 15% SO	30%	£4,603,389	£983,366	£765,787	£740,472	£160,709
70% SR : 15% LLR : 15% SO	35%	£1,459,282	£-1,928,652	£-2,145,941	£-2,171,256	£-2,751,726
70% SR : 15% LLR : 15% SO	40%	£-1,711,132	£-4,863,250	£-5,080,336	£-5,105,651	£-5,694,438
70% SR : 15% LLR : 15% SO	45%	£-4,904,362	£-7,843,822	£-8,063,861	£-8,089,533	£-8,690,345
70% SR : 15% LLR : 15% SO	50%	£-8,138,995	£-10,851,566	£-11,071,572	£-11,097,246	£-11,689,467

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£27,132,160	£22,163,939	£21,945,845	£21,920,883	£21,348,657
70% SR : 15% LLR : 15% SO	5%	£24,141,991	£19,405,001	£19,187,721	£19,162,760	£18,591,188
70% SR : 15% LLR : 15% SO	10%	£21,129,324	£16,623,795	£16,407,239	£16,382,276	£15,811,136
70% SR : 15% LLR : 15% SO	15%	£18,094,161	£13,820,320	£13,604,398	£13,579,436	£13,008,500
70% SR : 15% LLR : 15% SO	20%	£15,036,500	£10,989,960	£10,771,538	£10,746,223	£10,167,186
70% SR : 15% LLR : 15% SO	25%	£11,956,343	£8,123,104	£7,905,147	£7,879,831	£7,300,546
70% SR : 15% LLR : 15% SO	30%	£8,853,688	£5,233,665	£5,016,086	£4,990,771	£4,411,008
70% SR : 15% LLR : 15% SO	35%	£5,709,581	£2,321,647	£2,104,358	£2,079,043	£1,498,574
70% SR : 15% LLR : 15% SO	40%	£2,539,167	£-672,950	£-830,037	£-855,352	£-1,444,139
70% SR : 15% LLR : 15% SO	45%	£-654,063	£-3,593,522	£-3,813,561	£-3,839,234	£-4,430,045
70% SR : 15% LLR : 15% SO	50%	£-3,895,696	£-6,601,266	£-6,821,273	£-6,846,946	£-7,439,168

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£30,349,525	£25,381,304	£25,163,211	£25,138,249	£24,566,022
70% SR : 15% LLR : 15% SO	5%	£27,359,356	£22,622,367	£22,405,086	£22,380,125	£21,808,553
70% SR : 15% LLR : 15% SO	10%	£24,346,690	£19,841,160	£19,624,604	£19,599,642	£19,028,501
70% SR : 15% LLR : 15% SO	15%	£21,311,526	£17,037,685	£16,821,764	£16,796,801	£16,225,865
70% SR : 15% LLR : 15% SO	20%	£18,253,866	£14,207,325	£13,988,904	£13,963,589	£13,384,551
70% SR : 15% LLR : 15% SO	25%	£15,173,708	£11,340,469	£11,122,512	£11,097,197	£10,517,911
70% SR : 15% LLR : 15% SO	30%	£12,071,054	£8,451,031	£8,233,452	£8,208,136	£7,628,373
70% SR : 15% LLR : 15% SO	35%	£8,926,947	£5,539,012	£5,321,724	£5,296,408	£4,715,939
70% SR : 15% LLR : 15% SO	40%	£5,756,533	£2,604,415	£2,387,328	£2,362,013	£1,773,226
70% SR : 15% LLR : 15% SO	45%	£2,563,302	£-376,157	£-596,196	£-621,869	£-1,121,680
70% SR : 15% LLR : 15% SO	50%	£-668,351	£-3,363,901	£-3,603,907	£-3,629,861	£-4,221,802

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 50% Discount

Value Area	£650 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£36,626,399	£31,610,544	£31,392,451	£31,367,489	£30,795,262
70% SR : 15% LLR : 15% SO	5%	£33,697,725	£29,010,715	£28,793,435	£28,768,474	£28,196,901
70% SR : 15% LLR : 15% SO	10%	£30,846,553	£26,388,617	£26,170,532	£26,145,217	£25,565,993
70% SR : 15% LLR : 15% SO	15%	£27,972,885	£23,729,027	£23,510,050	£23,484,735	£22,905,718
70% SR : 15% LLR : 15% SO	20%	£25,076,719	£21,045,317	£20,826,894	£20,801,579	£20,222,543
70% SR : 15% LLR : 15% SO	25%	£22,157,059	£18,339,026	£18,121,069	£18,095,753	£17,516,467
70% SR : 15% LLR : 15% SO	30%	£19,195,248	£15,610,153	£15,392,574	£15,367,258	£14,787,494
70% SR : 15% LLR : 15% SO	35%	£16,210,624	£12,858,700	£12,641,410	£12,616,095	£12,028,457
70% SR : 15% LLR : 15% SO	40%	£13,203,183	£10,063,543	£9,843,385	£9,817,712	£9,228,081
70% SR : 15% LLR : 15% SO	45%	£10,164,452	£7,241,009	£7,020,970	£6,995,297	£6,404,486
70% SR : 15% LLR : 15% SO	50%	£7,082,034	£4,391,331	£4,168,212	£4,142,175	£3,541,572

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£6,768,914	£1,853,059	£1,634,966	£1,610,004	£1,037,777
70% SR : 15% LLR : 15% SO	5%	£3,940,240	£-746,770	£-964,050	£-989,011	£-1,560,584
70% SR : 15% LLR : 15% SO	10%	£1,089,068	£-3,368,868	£-3,586,953	£-3,612,268	£-4,191,492
70% SR : 15% LLR : 15% SO	15%	£-1,784,600	£-6,028,458	£-6,247,435	£-6,272,750	£-6,851,767
70% SR : 15% LLR : 15% SO	20%	£-4,680,766	£-8,712,168	£-8,930,591	£-8,955,906	£-9,534,942
70% SR : 15% LLR : 15% SO	25%	£-7,600,426	£-11,418,459	£-11,636,416	£-11,661,732	£-12,241,018
70% SR : 15% LLR : 15% SO	30%	£-10,562,237	£-14,147,332	£-14,364,911	£-14,390,227	£-14,989,991
70% SR : 15% LLR : 15% SO	35%	£-13,546,861	£-16,898,785	£-17,116,075	£-17,141,390	£-17,729,028
70% SR : 15% LLR : 15% SO	40%	£-16,554,302	£-19,693,942	£-19,914,100	£-19,939,773	£-20,529,404
70% SR : 15% LLR : 15% SO	45%	£-19,593,033	£-22,516,476	£-22,736,515	£-22,762,188	£-23,352,999
70% SR : 15% LLR : 15% SO	50%	£-22,676,461	£-25,366,164	£-25,589,273	£-25,615,310	£-26,215,913

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,338,375	£14,422,520	£14,204,427	£14,179,465	£13,607,238
70% SR : 15% LLR : 15% SO	5%	£16,509,701	£11,822,691	£11,605,411	£11,580,450	£11,008,877
70% SR : 15% LLR : 15% SO	10%	£13,658,529	£9,200,593	£8,982,508	£8,957,193	£8,377,969
70% SR : 15% LLR : 15% SO	15%	£10,784,861	£6,541,003	£6,322,026	£6,296,711	£5,717,694
70% SR : 15% LLR : 15% SO	20%	£7,888,695	£3,857,293	£3,638,870	£3,613,555	£3,034,519
70% SR : 15% LLR : 15% SO	25%	£4,969,035	£1,151,002	£933,045	£907,729	£328,443
70% SR : 15% LLR : 15% SO	30%	£2,007,224	£-1,577,871	£-1,795,450	£-1,820,765	£-2,400,529
70% SR : 15% LLR : 15% SO	35%	£-977,400	£-4,329,324	£-4,546,614	£-4,571,929	£-5,159,567
70% SR : 15% LLR : 15% SO	40%	£-3,984,841	£-7,124,481	£-7,344,639	£-7,370,312	£-7,959,943
70% SR : 15% LLR : 15% SO	45%	£-7,023,572	£-9,947,015	£-10,167,054	£-10,192,727	£-10,793,533
70% SR : 15% LLR : 15% SO	50%	£-10,105,990	£-12,786,693	£-13,019,812	£-13,045,849	£-13,646,452

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£23,988,675	£18,672,819	£18,454,726	£18,429,764	£17,857,537
70% SR : 15% LLR : 15% SO	5%	£20,760,000	£16,072,990	£15,855,710	£15,830,749	£15,259,177
70% SR : 15% LLR : 15% SO	10%	£17,908,828	£13,450,892	£13,232,808	£13,207,492	£12,628,269
70% SR : 15% LLR : 15% SO	15%	£15,035,160	£10,791,302	£10,572,325	£10,547,010	£9,967,993
70% SR : 15% LLR : 15% SO	20%	£12,138,994	£8,107,592	£7,889,170	£7,863,855	£7,284,818
70% SR : 15% LLR : 15% SO	25%	£9,219,334	£5,401,301	£5,183,344	£5,158,029	£4,578,742
70% SR : 15% LLR : 15% SO	30%	£6,257,524	£2,672,428	£2,454,849	£2,429,534	£1,849,770
70% SR : 15% LLR : 15% SO	35%	£3,272,899	£-79,025	£-296,315	£-321,630	£-909,268
70% SR : 15% LLR : 15% SO	40%	£265,458	£-2,874,182	£-3,094,339	£-3,120,013	£-3,709,644
70% SR : 15% LLR : 15% SO	45%	£-2,775,272	£-5,696,716	£-5,916,755	£-5,942,427	£-6,533,239
70% SR : 15% LLR : 15% SO	50%	£-5,856,691	£-8,546,393	£-8,769,612	£-8,796,850	£-9,396,152

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£26,806,040	£21,890,185	£21,672,092	£21,647,130	£21,074,902
70% SR : 15% LLR : 15% SO	5%	£23,977,365	£19,290,356	£19,073,075	£19,048,114	£18,476,542
70% SR : 15% LLR : 15% SO	10%	£21,126,194	£16,668,258	£16,450,173	£16,424,858	£15,845,634
70% SR : 15% LLR : 15% SO	15%	£18,252,525	£14,008,667	£13,789,691	£13,764,375	£13,185,359
70% SR : 15% LLR : 15% SO	20%	£15,356,359	£11,324,958	£11,106,535	£11,081,220	£10,502,184
70% SR : 15% LLR : 15% SO	25%	£12,436,699	£8,618,666	£8,400,709	£8,375,394	£7,796,108
70% SR : 15% LLR : 15% SO	30%	£9,474,889	£5,889,793	£5,672,214	£5,646,899	£5,067,135
70% SR : 15% LLR : 15% SO	35%	£6,490,264	£3,138,340	£2,921,051	£2,895,736	£2,308,098
70% SR : 15% LLR : 15% SO	40%	£3,482,824	£343,163	£123,026	£97,352	£-492,279
70% SR : 15% LLR : 15% SO	45%	£444,093	£-2,479,350	£-2,699,389	£-2,725,062	£-3,315,673
70% SR : 15% LLR : 15% SO	50%	£-2,636,325	£-5,329,028	£-5,552,147	£-5,578,184	£-6,178,787

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 50% Discount

Value Area	£600 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£29,439,427	£24,595,396	£24,374,217	£24,348,901	£23,768,577
70% SR : 15% LLR : 15% SO	5%	£26,935,377	£22,302,201	£22,081,846	£22,056,531	£21,476,871
70% SR : 15% LLR : 15% SO	10%	£24,405,807	£19,986,421	£19,766,800	£19,741,485	£19,162,261
70% SR : 15% LLR : 15% SO	15%	£21,840,048	£17,648,057	£17,429,080	£17,403,765	£16,824,749
70% SR : 15% LLR : 15% SO	20%	£19,251,474	£15,287,111	£15,068,689	£15,043,374	£14,464,337
70% SR : 15% LLR : 15% SO	25%	£16,640,085	£12,897,145	£12,676,104	£12,650,430	£12,062,947
70% SR : 15% LLR : 15% SO	30%	£14,005,890	£10,469,589	£10,248,931	£10,223,258	£9,635,290
70% SR : 15% LLR : 15% SO	35%	£11,343,167	£8,019,133	£7,798,769	£7,773,096	£7,184,412
70% SR : 15% LLR : 15% SO	40%	£8,638,201	£5,545,778	£5,325,620	£5,299,948	£4,703,368
70% SR : 15% LLR : 15% SO	45%	£5,910,095	£3,025,209	£2,802,056	£2,776,020	£2,176,848
70% SR : 15% LLR : 15% SO	50%	£3,141,297	£476,543	£253,423	£227,387	£-380,455

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-318,058	£-5,162,089	£-5,363,269	£-5,408,584	£-5,368,308
70% SR : 15% LLR : 15% SO	5%	£-2,822,108	£-7,455,284	£-7,675,639	£-7,700,954	£-8,280,614
70% SR : 15% LLR : 15% SO	10%	£-5,351,678	£-9,771,064	£-9,990,685	£-10,016,000	£-10,595,224
70% SR : 15% LLR : 15% SO	15%	£-7,917,437	£-12,109,428	£-12,328,405	£-12,353,720	£-12,932,736
70% SR : 15% LLR : 15% SO	20%	£-10,506,011	£-14,470,374	£-14,688,796	£-14,714,111	£-15,293,148
70% SR : 15% LLR : 15% SO	25%	£-13,117,400	£-16,860,340	£-17,081,381	£-17,107,055	£-17,694,538
70% SR : 15% LLR : 15% SO	30%	£-15,751,606	£-19,287,896	£-19,508,554	£-19,534,227	£-20,122,195
70% SR : 15% LLR : 15% SO	35%	£-18,414,318	£-21,738,352	£-21,958,716	£-21,984,389	£-22,573,073
70% SR : 15% LLR : 15% SO	40%	£-21,119,284	£-24,211,707	£-24,431,865	£-24,457,537	£-25,054,117
70% SR : 15% LLR : 15% SO	45%	£-23,847,390	£-26,732,276	£-26,955,429	£-26,981,465	£-27,590,637
70% SR : 15% LLR : 15% SO	50%	£-26,616,188	£-29,280,942	£-29,504,062	£-29,530,098	£-30,137,940

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,251,403	£7,407,372	£7,186,193	£7,160,877	£6,580,553
70% SR : 15% LLR : 15% SO	5%	£9,747,353	£5,114,177	£4,893,822	£4,868,507	£4,288,847
70% SR : 15% LLR : 15% SO	10%	£7,217,783	£2,798,397	£2,578,776	£2,553,461	£1,974,237
70% SR : 15% LLR : 15% SO	15%	£4,652,024	£460,033	£241,056	£215,741	£-363,275
70% SR : 15% LLR : 15% SO	20%	£2,063,450	£-1,900,913	£-2,119,335	£-2,144,650	£-2,723,687
70% SR : 15% LLR : 15% SO	25%	£-547,939	£-4,290,879	£-4,511,920	£-4,537,594	£-5,125,077
70% SR : 15% LLR : 15% SO	30%	£-3,182,144	£-6,718,435	£-6,939,093	£-6,964,766	£-7,552,734
70% SR : 15% LLR : 15% SO	35%	£-5,844,857	£-9,168,891	£-9,389,255	£-9,414,928	£-10,003,812
70% SR : 15% LLR : 15% SO	40%	£-8,549,823	£-11,642,246	£-11,862,404	£-11,888,076	£-12,484,656
70% SR : 15% LLR : 15% SO	45%	£-11,277,929	£-14,162,815	£-14,385,959	£-14,412,004	£-15,011,176
70% SR : 15% LLR : 15% SO	50%	£-14,046,727	£-16,711,481	£-16,934,601	£-16,960,637	£-17,568,479

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£16,501,702	£11,657,671	£11,436,492	£11,411,177	£10,830,852
70% SR : 15% LLR : 15% SO	5%	£13,997,652	£9,364,476	£9,144,121	£9,118,806	£8,539,146
70% SR : 15% LLR : 15% SO	10%	£11,468,082	£7,048,696	£6,829,076	£6,803,760	£6,224,537
70% SR : 15% LLR : 15% SO	15%	£8,902,323	£4,710,333	£4,491,356	£4,466,041	£3,887,025
70% SR : 15% LLR : 15% SO	20%	£6,313,749	£2,349,386	£2,130,965	£2,105,650	£1,526,612
70% SR : 15% LLR : 15% SO	25%	£3,702,360	£-40,679	£-261,621	£-287,294	£-874,777
70% SR : 15% LLR : 15% SO	30%	£1,068,155	£-246,136	£-268,793	£-274,467	£-302,435
70% SR : 15% LLR : 15% SO	35%	£-1,594,557	£-491,651	£-513,955	£-516,629	£-575,313
70% SR : 15% LLR : 15% SO	40%	£-4,299,524	£-739,947	£-761,104	£-763,777	£-824,357
70% SR : 15% LLR : 15% SO	45%	£-7,027,629	£-992,515	£-1,013,668	£-1,016,705	£-1,079,877
70% SR : 15% LLR : 15% SO	50%	£-9,796,427	£-1,261,181	£-1,284,301	£-1,287,338	£-1,348,160

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£19,719,068	£14,875,037	£14,653,857	£14,628,542	£14,048,217
70% SR : 15% LLR : 15% SO	5%	£17,215,017	£12,581,842	£12,361,486	£12,336,171	£11,756,512
70% SR : 15% LLR : 15% SO	10%	£14,685,448	£10,266,061	£10,046,441	£10,021,126	£9,441,902
70% SR : 15% LLR : 15% SO	15%	£12,119,689	£7,927,698	£7,708,721	£7,683,406	£7,104,390
70% SR : 15% LLR : 15% SO	20%	£9,531,115	£5,566,752	£5,348,330	£5,323,015	£4,743,978
70% SR : 15% LLR : 15% SO	25%	£6,919,725	£3,176,786	£2,955,745	£2,930,071	£2,342,588
70% SR : 15% LLR : 15% SO	30%	£4,285,520	£749,229	£528,572	£502,898	£-85,070
70% SR : 15% LLR : 15% SO	35%	£1,622,808	£-1,701,226	£-1,921,590	£-1,947,263	£-2,535,948
70% SR : 15% LLR : 15% SO	40%	£-1,062,159	£-4,174,581	£-4,394,739	£-4,420,412	£-5,016,391
70% SR : 15% LLR : 15% SO	45%	£-3,810,264	£-6,695,150	£-6,918,303	£-6,944,338	£-7,543,511
70% SR : 15% LLR : 15% SO	50%	£-6,578,062	£-9,243,816	£-9,466,936	£-9,492,972	£-10,100,814

**LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021**

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW
50% Discount

Value Area
£550 per sq ft

No Units 300
Site Area 1.8 Ha

Sales value inflation 0%
Build cost inflation 0%
Tenure SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£22,313,881	£17,546,138	£17,324,958	£17,299,642	£16,719,319
70% SR : 15% LLR : 15% SO	5%	£20,107,287	£15,561,844	£15,339,093	£15,313,420	£14,725,557
70% SR : 15% LLR : 15% SO	10%	£17,877,877	£13,538,840	£13,316,111	£13,290,438	£12,703,017
70% SR : 15% LLR : 15% SO	15%	£15,625,653	£11,492,211	£11,270,135	£11,244,462	£10,657,252
70% SR : 15% LLR : 15% SO	20%	£13,350,613	£9,422,678	£9,201,165	£9,175,492	£8,588,262
70% SR : 15% LLR : 15% SO	25%	£11,033,283	£7,330,245	£7,109,205	£7,083,531	£6,496,047
70% SR : 15% LLR : 15% SO	30%	£8,691,497	£5,209,993	£4,986,212	£4,960,175	£4,363,887
70% SR : 15% LLR : 15% SO	35%	£6,326,574	£3,047,123	£2,823,640	£2,797,604	£2,200,590
70% SR : 15% LLR : 15% SO	40%	£3,925,765	£861,030	£637,756	£611,720	£1,744
70% SR : 15% LLR : 15% SO	45%	£1,486,150	£-1,383,287	£-1,612,800	£-1,639,579	£-2,255,828
70% SR : 15% LLR : 15% SO	50%	£-1,001,611	£-3,679,768	£-3,909,247	£-3,936,025	£-4,554,935

Residual Land values compared to benchmark land values

£16,565,000

Secondary Offices - upper value

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£7,443,604	£-12,211,347	£-12,432,527	£-12,457,843	£-13,038,166
70% SR : 15% LLR : 15% SO	5%	£-9,650,198	£-14,195,642	£-14,418,392	£-14,444,065	£-15,031,928
70% SR : 15% LLR : 15% SO	10%	£-11,879,608	£-16,218,645	£-16,441,374	£-16,467,047	£-17,054,468
70% SR : 15% LLR : 15% SO	15%	£-14,131,832	£-18,265,274	£-18,487,351	£-18,513,023	£-19,100,233
70% SR : 15% LLR : 15% SO	20%	£-16,406,872	£-20,334,807	£-20,556,320	£-20,581,993	£-21,169,233
70% SR : 15% LLR : 15% SO	25%	£-18,724,202	£-22,427,240	£-22,648,280	£-22,673,954	£-23,261,438
70% SR : 15% LLR : 15% SO	30%	£-21,065,988	£-24,547,492	£-24,771,273	£-24,797,310	£-25,393,598
70% SR : 15% LLR : 15% SO	35%	£-23,430,911	£-26,710,362	£-26,933,845	£-26,959,881	£-27,556,895
70% SR : 15% LLR : 15% SO	40%	£-25,831,720	£-28,896,455	£-29,119,729	£-29,145,765	£-29,743,741
70% SR : 15% LLR : 15% SO	45%	£-28,271,335	£-31,140,772	£-31,370,285	£-31,397,064	£-32,013,313
70% SR : 15% LLR : 15% SO	50%	£-30,759,096	£-33,457,263	£-33,686,732	£-33,693,511	£-34,312,420

Residual Land values compared to benchmark land values

£9,568,000

Secondary Industrial - upper value

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,125,857	£358,114	£136,934	£111,619	£-468,705
70% SR : 15% LLR : 15% SO	5%	£2,919,263	£-1,626,180	£-1,848,931	£-1,874,604	£-2,462,467
70% SR : 15% LLR : 15% SO	10%	£689,853	£-3,649,184	£-3,871,913	£-3,897,586	£-4,485,007
70% SR : 15% LLR : 15% SO	15%	£-1,562,371	£-5,895,813	£-6,117,889	£-6,143,562	£-6,530,772
70% SR : 15% LLR : 15% SO	20%	£-3,837,411	£-8,265,346	£-8,491,859	£-8,517,532	£-9,099,762
70% SR : 15% LLR : 15% SO	25%	£-6,154,741	£-10,657,779	£-10,881,819	£-10,907,493	£-11,691,977
70% SR : 15% LLR : 15% SO	30%	£-8,496,527	£-13,078,031	£-13,302,812	£-13,328,486	£-14,169,433
70% SR : 15% LLR : 15% SO	35%	£-10,861,450	£-15,529,901	£-15,754,884	£-15,780,558	£-16,743,434
70% SR : 15% LLR : 15% SO	40%	£-13,262,259	£-18,012,994	£-18,238,068	£-18,263,742	£-19,428,280
70% SR : 15% LLR : 15% SO	45%	£-15,701,874	£-20,527,310	£-20,753,254	£-20,778,928	£-22,228,852
70% SR : 15% LLR : 15% SO	50%	£-18,189,635	£-23,072,792	£-23,298,536	£-23,324,210	£-25,142,859

Residual Land values compared to benchmark land values

£7,202,000

Secondary Offices - lower value and Community

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£9,376,156	£4,608,413	£4,387,233	£4,361,918	£3,781,594
70% SR : 15% LLR : 15% SO	5%	£7,169,563	£2,624,119	£2,401,369	£2,375,695	£1,787,832
70% SR : 15% LLR : 15% SO	10%	£4,940,153	£601,116	£378,387	£352,713	£-234,707
70% SR : 15% LLR : 15% SO	15%	£2,687,929	£-1,445,514	£-1,667,590	£-1,693,263	£-2,280,473
70% SR : 15% LLR : 15% SO	20%	£412,889	£-3,515,046	£-3,736,559	£-3,762,233	£-4,349,463
70% SR : 15% LLR : 15% SO	25%	£-1,904,441	£-5,607,479	£-5,828,520	£-5,854,193	£-6,441,677
70% SR : 15% LLR : 15% SO	30%	£-4,246,227	£-7,727,732	£-7,951,513	£-7,977,549	£-8,573,837
70% SR : 15% LLR : 15% SO	35%	£-6,611,151	£-9,890,601	£-10,114,084	£-10,140,121	£-10,737,135
70% SR : 15% LLR : 15% SO	40%	£-9,011,960	£-12,076,695	£-12,299,968	£-12,326,004	£-12,923,980
70% SR : 15% LLR : 15% SO	45%	£-11,451,574	£-14,321,011	£-14,545,525	£-14,571,303	£-15,193,953
70% SR : 15% LLR : 15% SO	50%	£-13,939,336	£-16,617,492	£-16,846,971	£-16,873,750	£-17,492,659

Residual Land values compared to benchmark land values

£5,411,000

Secondary Industrial - lower value

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£12,593,521	£7,825,779	£7,604,696	£7,579,283	£6,998,960
70% SR : 15% LLR : 15% SO	5%	£10,386,928	£5,841,484	£5,618,734	£5,593,060	£5,005,198
70% SR : 15% LLR : 15% SO	10%	£8,157,518	£3,818,481	£3,595,752	£3,570,078	£2,982,658
70% SR : 15% LLR : 15% SO	15%	£5,905,294	£1,771,852	£1,549,775	£1,524,103	£936,892
70% SR : 15% LLR : 15% SO	20%	£3,630,254	£-297,881	£-519,194	£-544,868	£-1,132,098
70% SR : 15% LLR : 15% SO	25%	£1,312,924	£-2,390,114	£-2,611,155	£-2,636,828	£-3,224,312
70% SR : 15% LLR : 15% SO	30%	£-1,028,862	£-4,510,367	£-4,734,148	£-4,760,184	£-5,356,472
70% SR : 15% LLR : 15% SO	35%	£-3,393,785	£-6,673,236	£-6,896,719	£-6,922,755	£-7,519,770
70% SR : 15% LLR : 15% SO	40%	£-5,794,595	£-8,859,329	£-9,082,603	£-9,108,639	£-9,706,615
70% SR : 15% LLR : 15% SO	45%	£-8,234,209	£-11,103,646	£-11,333,159	£-11,359,938	£-11,976,188
70% SR : 15% LLR : 15% SO	50%	£-10,721,970	£-13,400,127	£-13,629,606	£-13,656,385	£-14,275,294

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 50% Discount

Value Area	£500 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure	SR LLR & SO	

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£15,158,883	£10,604,079	£10,379,769	£10,354,095	£9,765,558
70% SR : 15% LLR : 15% SO	5%	£13,231,463	£8,887,778	£8,664,305	£8,638,633	£8,050,770
70% SR : 15% LLR : 15% SO	10%	£11,279,583	£7,148,575	£6,925,846	£6,900,173	£6,310,080
70% SR : 15% LLR : 15% SO	15%	£9,304,564	£5,375,798	£5,150,581	£5,124,543	£4,529,024
70% SR : 15% LLR : 15% SO	20%	£7,306,407	£3,570,640	£3,345,953	£3,319,956	£2,724,416
70% SR : 15% LLR : 15% SO	25%	£5,282,081	£1,742,258	£1,518,088	£1,492,052	£896,255
70% SR : 15% LLR : 15% SO	30%	£3,213,905	£110,899	£338,681	£365,440	£378,723
70% SR : 15% LLR : 15% SO	35%	£1,122,263	£2,037,055	£2,266,906	£2,293,685	£2,907,716
70% SR : 15% LLR : 15% SO	40%	£-1,017,693	£3,989,492	£4,219,129	£4,245,908	£4,860,926
70% SR : 15% LLR : 15% SO	45%	£-3,217,507	£5,986,983	£6,219,744	£6,246,901	£6,871,872
70% SR : 15% LLR : 15% SO	50%	£-5,460,094	£8,021,243	£8,253,970	£8,281,128	£8,907,590

Residual Land values compared to benchmark land values

Secondary Offices - upper value

£16,565,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-14,596,602	£-19,153,406	£-19,377,716	£-19,403,390	£-19,991,927
70% SR : 15% LLR : 15% SO	5%	£-16,526,022	£-20,969,707	£-21,093,180	£-21,118,852	£-21,706,715
70% SR : 15% LLR : 15% SO	10%	£-18,477,902	£-22,608,910	£-22,831,639	£-22,857,312	£-23,447,405
70% SR : 15% LLR : 15% SO	15%	£-20,452,921	£-24,381,687	£-24,606,904	£-24,632,942	£-25,228,461
70% SR : 15% LLR : 15% SO	20%	£-22,451,078	£-26,186,845	£-26,411,492	£-26,437,529	£-27,033,069
70% SR : 15% LLR : 15% SO	25%	£-24,475,404	£-28,015,227	£-28,239,397	£-28,265,433	£-28,861,230
70% SR : 15% LLR : 15% SO	30%	£-26,543,580	£-29,868,384	£-30,096,146	£-30,122,925	£-30,736,208
70% SR : 15% LLR : 15% SO	35%	£-28,635,222	£-31,794,540	£-32,024,391	£-32,051,170	£-32,665,201
70% SR : 15% LLR : 15% SO	40%	£-30,775,178	£-33,746,977	£-33,976,614	£-34,003,393	£-34,618,411
70% SR : 15% LLR : 15% SO	45%	£-32,974,992	£-35,744,468	£-35,977,229	£-36,004,396	£-36,629,357
70% SR : 15% LLR : 15% SO	50%	£-35,217,579	£-37,778,728	£-38,011,455	£-38,038,613	£-38,665,075

Residual Land values compared to benchmark land values

Secondary Industrial - upper value

£9,568,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-2,029,141	£-6,583,945	£-6,808,255	£-6,833,928	£-7,422,466
70% SR : 15% LLR : 15% SO	5%	£-3,956,561	£-8,300,246	£-8,523,719	£-8,549,391	£-9,137,254
70% SR : 15% LLR : 15% SO	10%	£-5,908,441	£-10,039,449	£-10,262,178	£-10,287,851	£-10,877,944
70% SR : 15% LLR : 15% SO	15%	£-7,883,460	£-11,812,226	£-12,037,443	£-12,063,481	£-12,659,000
70% SR : 15% LLR : 15% SO	20%	£-9,881,617	£-13,617,383	£-13,842,031	£-13,868,068	£-14,463,608
70% SR : 15% LLR : 15% SO	25%	£-11,905,943	£-15,445,766	£-15,669,936	£-15,695,972	£-16,291,769
70% SR : 15% LLR : 15% SO	30%	£-13,974,119	£-17,298,923	£-17,526,685	£-17,553,464	£-18,166,747
70% SR : 15% LLR : 15% SO	35%	£-16,065,761	£-19,225,079	£-19,454,930	£-19,481,709	£-20,095,739
70% SR : 15% LLR : 15% SO	40%	£-18,205,717	£-21,177,515	£-21,407,153	£-21,433,932	£-22,048,950
70% SR : 15% LLR : 15% SO	45%	£-20,405,531	£-23,175,007	£-23,407,768	£-23,434,925	£-24,059,896
70% SR : 15% LLR : 15% SO	50%	£-22,648,118	£-25,209,267	£-25,441,994	£-25,469,152	£-26,095,614

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community

£7,202,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,221,159	£-2,333,646	£-2,557,956	£-2,583,628	£-3,172,166
70% SR : 15% LLR : 15% SO	5%	£293,738	£-4,049,946	£-4,273,419	£-4,299,092	£-4,886,955
70% SR : 15% LLR : 15% SO	10%	£-1,858,142	£-5,789,150	£-6,011,878	£-6,037,552	£-6,627,645
70% SR : 15% LLR : 15% SO	15%	£-3,633,160	£-7,561,927	£-7,787,144	£-7,813,181	£-8,408,700
70% SR : 15% LLR : 15% SO	20%	£-5,631,318	£-9,367,084	£-9,591,732	£-9,617,769	£-10,213,309
70% SR : 15% LLR : 15% SO	25%	£-7,855,643	£-11,195,467	£-11,419,636	£-11,445,673	£-12,041,470
70% SR : 15% LLR : 15% SO	30%	£-9,723,819	£-13,048,623	£-13,276,386	£-13,303,164	£-13,916,448
70% SR : 15% LLR : 15% SO	35%	£-11,815,461	£-14,974,779	£-15,204,630	£-15,231,410	£-15,845,440
70% SR : 15% LLR : 15% SO	40%	£-13,955,417	£-16,927,216	£-17,156,854	£-17,183,632	£-17,798,651
70% SR : 15% LLR : 15% SO	45%	£-16,155,232	£-18,924,707	£-19,157,468	£-19,184,626	£-19,809,596
70% SR : 15% LLR : 15% SO	50%	£-18,397,818	£-20,958,968	£-21,191,695	£-21,218,853	£-21,845,315

Residual Land values compared to benchmark land values

Secondary Industrial - lower value

£5,411,000

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£5,438,524	£863,719	£659,410	£633,796	£45,199
70% SR : 15% LLR : 15% SO	5%	£3,511,104	£-832,581	£-1,056,054	£-1,081,727	£-1,689,589
70% SR : 15% LLR : 15% SO	10%	£1,559,223	£-2,571,785	£-2,794,513	£-2,820,186	£-3,410,279
70% SR : 15% LLR : 15% SO	15%	£-415,795	£-4,344,561	£-4,568,779	£-4,595,816	£-5,191,335
70% SR : 15% LLR : 15% SO	20%	£-2,413,952	£-6,149,719	£-6,374,366	£-6,400,404	£-6,995,944
70% SR : 15% LLR : 15% SO	25%	£-4,438,278	£-7,978,102	£-8,202,271	£-8,228,307	£-8,824,105
70% SR : 15% LLR : 15% SO	30%	£-6,506,494	£-9,831,258	£-10,059,020	£-10,085,799	£-10,699,083
70% SR : 15% LLR : 15% SO	35%	£-8,598,096	£-11,757,414	£-11,987,265	£-12,014,045	£-12,628,075
70% SR : 15% LLR : 15% SO	40%	£-10,738,052	£-13,709,851	£-13,939,488	£-13,966,267	£-14,551,286
70% SR : 15% LLR : 15% SO	45%	£-12,937,866	£-15,707,342	£-15,940,103	£-15,967,280	£-16,592,231
70% SR : 15% LLR : 15% SO	50%	£-15,190,453	£-17,741,603	£-17,974,329	£-18,001,487	£-18,627,950

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

MU2 - 300 Flats 8,000 sqm B1c/B2 20% AW 50% Discount

Value Area	£475 per sq ft
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No Units	300
Site Area	1.8 Ha

Sales value inflation		0%
Build cost inflation		0%
Tenure		SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£11,542,741	£7,040,074	£6,815,099	£6,789,062	£6,192,197
70% SR : 15% LLR : 15% SO	5%	£9,750,658	£5,443,395	£5,216,760	£5,190,724	£4,594,542
70% SR : 15% LLR : 15% SO	10%	£7,935,437	£3,820,981	£3,595,101	£3,569,063	£2,973,331
70% SR : 15% LLR : 15% SO	15%	£6,097,076	£2,175,338	£1,950,120	£1,924,083	£1,328,564
70% SR : 15% LLR : 15% SO	20%	£4,216,658	£506,469	£281,821	£255,785	£-348,135
70% SR : 15% LLR : 15% SO	25%	£2,310,281	£-1,215,382	£-1,445,940	£-1,472,718	£-2,085,497
70% SR : 15% LLR : 15% SO	30%	£390,438	£-2,979,860	£-3,210,020	£-3,236,798	£-3,850,082
70% SR : 15% LLR : 15% SO	35%	£-1,614,150	£-4,768,226	£-4,998,077	£-5,024,948	£-5,647,687
70% SR : 15% LLR : 15% SO	40%	£-3,647,540	£-6,608,043	£-6,840,929	£-6,868,087	£-7,491,809
70% SR : 15% LLR : 15% SO	45%	£-5,724,806	£-8,475,623	£-8,708,383	£-8,735,541	£-9,360,511
70% SR : 15% LLR : 15% SO	50%	£-7,841,468	£-10,367,424	£-10,600,151	£-10,627,309	£-11,253,771

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-18,214,744	£-22,117,411	£-22,942,356	£-22,968,423	£-23,585,288
70% SR : 15% LLR : 15% SO	5%	£-20,006,827	£-24,314,090	£-24,540,725	£-24,566,761	£-25,162,943
70% SR : 15% LLR : 15% SO	10%	£-21,822,048	£-25,936,505	£-26,162,384	£-26,188,422	£-26,784,154
70% SR : 15% LLR : 15% SO	15%	£-23,660,409	£-27,582,147	£-27,807,365	£-27,833,402	£-28,428,921
70% SR : 15% LLR : 15% SO	20%	£-25,540,827	£-29,251,016	£-29,475,664	£-29,501,700	£-30,102,620
70% SR : 15% LLR : 15% SO	25%	£-27,447,204	£-30,972,867	£-31,203,425	£-31,230,203	£-31,842,382
70% SR : 15% LLR : 15% SO	30%	£-29,377,047	£-32,737,345	£-32,967,505	£-32,994,283	£-33,607,567
70% SR : 15% LLR : 15% SO	35%	£-31,371,636	£-34,525,711	£-34,755,582	£-34,782,433	£-35,405,152
70% SR : 15% LLR : 15% SO	40%	£-33,405,025	£-36,365,528	£-36,598,414	£-36,625,572	£-37,249,294
70% SR : 15% LLR : 15% SO	45%	£-35,482,291	£-38,233,108	£-38,465,868	£-38,493,026	£-39,117,996
70% SR : 15% LLR : 15% SO	50%	£-37,598,953	£-40,124,909	£-40,357,636	£-40,384,794	£-41,011,256

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-5,645,283	£-10,147,950	£-10,372,325	£-10,398,962	£-10,995,827
70% SR : 15% LLR : 15% SO	5%	£-7,437,366	£-11,744,629	£-11,971,264	£-11,997,300	£-12,593,482
70% SR : 15% LLR : 15% SO	10%	£-9,252,587	£-13,367,043	£-13,592,923	£-13,618,961	£-14,214,693
70% SR : 15% LLR : 15% SO	15%	£-11,090,948	£-15,012,686	£-15,237,904	£-15,263,941	£-15,859,460
70% SR : 15% LLR : 15% SO	20%	£-12,971,366	£-16,681,555	£-16,906,203	£-16,932,239	£-17,533,159
70% SR : 15% LLR : 15% SO	25%	£-14,877,743	£-18,403,406	£-18,633,964	£-18,660,742	£-19,273,521
70% SR : 15% LLR : 15% SO	30%	£-16,807,586	£-20,167,884	£-20,398,044	£-20,424,822	£-21,038,106
70% SR : 15% LLR : 15% SO	35%	£-18,802,174	£-21,966,250	£-22,186,101	£-22,212,972	£-22,835,691
70% SR : 15% LLR : 15% SO	40%	£-20,835,564	£-23,796,067	£-24,028,953	£-24,056,111	£-24,679,833
70% SR : 15% LLR : 15% SO	45%	£-22,912,830	£-25,663,647	£-25,996,407	£-26,023,565	£-26,548,535
70% SR : 15% LLR : 15% SO	50%	£-25,029,492	£-27,555,448	£-27,788,175	£-27,815,333	£-28,441,795

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,394,983	£-5,897,651	£-6,122,626	£-6,148,662	£-6,746,527
70% SR : 15% LLR : 15% SO	5%	£-3,187,066	£-7,494,329	£-7,720,964	£-7,747,001	£-8,343,182
70% SR : 15% LLR : 15% SO	10%	£-5,002,288	£-9,116,744	£-9,342,624	£-9,368,661	£-9,964,394
70% SR : 15% LLR : 15% SO	15%	£-6,840,648	£-10,762,387	£-10,987,604	£-11,013,641	£-11,609,161
70% SR : 15% LLR : 15% SO	20%	£-8,721,067	£-12,431,256	£-12,655,903	£-12,681,940	£-13,282,859
70% SR : 15% LLR : 15% SO	25%	£-10,627,444	£-14,153,106	£-14,383,664	£-14,410,443	£-15,023,222
70% SR : 15% LLR : 15% SO	30%	£-12,557,287	£-15,917,585	£-16,147,744	£-16,174,523	£-16,787,807
70% SR : 15% LLR : 15% SO	35%	£-14,551,875	£-17,705,950	£-17,935,802	£-17,962,672	£-18,585,391
70% SR : 15% LLR : 15% SO	40%	£-16,585,265	£-19,545,767	£-19,778,654	£-19,805,812	£-20,429,534
70% SR : 15% LLR : 15% SO	45%	£-18,662,531	£-21,413,348	£-21,646,108	£-21,673,266	£-22,298,235
70% SR : 15% LLR : 15% SO	50%	£-20,779,192	£-23,308,149	£-23,537,875	£-23,565,033	£-24,191,495

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,822,382	£2,880,285	£2,905,261	£2,931,297	£3,528,162
70% SR : 15% LLR : 15% SO	5%	£30,299	£4,276,964	£4,503,589	£4,529,635	£5,125,817
70% SR : 15% LLR : 15% SO	10%	£-1,794,923	£5,899,379	£6,125,259	£6,151,296	£6,747,028
70% SR : 15% LLR : 15% SO	15%	£-3,623,283	£7,545,022	£7,770,239	£7,796,276	£8,391,795
70% SR : 15% LLR : 15% SO	20%	£-5,503,701	£9,213,890	£9,438,538	£9,464,574	£10,065,494
70% SR : 15% LLR : 15% SO	25%	£-7,410,079	£10,935,741	£11,166,299	£11,193,078	£11,805,856
70% SR : 15% LLR : 15% SO	30%	£-9,339,922	£12,700,220	£12,930,379	£12,957,158	£13,570,441
70% SR : 15% LLR : 15% SO	35%	£-11,334,510	£14,488,585	£14,718,436	£14,745,307	£15,388,026
70% SR : 15% LLR : 15% SO	40%	£-13,367,900	£16,325,402	£16,561,288	£16,588,446	£17,212,168
70% SR : 15% LLR : 15% SO	45%	£-15,445,165	£18,195,982	£18,428,743	£18,455,901	£19,080,970
70% SR : 15% LLR : 15% SO	50%	£-17,561,827	£20,087,783	£20,320,510	£20,347,668	£20,974,130

Appendix 9 - Student accommodation appraisal results



**LB Waltham Forest Local Plan Viability 2021
DEVELOPMENT APPRAISAL**

Use class:	STUDENT HSG
350	Total units
175	discounted
175	market rent

50%	Affordable Units
50%	Market Units

DEVELOPMENT VALUE	Market Rents		Affordable Rents	
	Term rent	£206 per week	£161 per week	
	Vacation rent	£ per week	£ per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	34,266	1,747,555
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy	-	-
Discounted rents - term time (95% occupancy)	41 weeks	95% occupancy	26,787	1,098,248
Discounted rents - summer (50% occupancy)	10 weeks	50% occupancy	-	-
Operating costs - market	175 units	£2500 per unit		(437,500)
Operating costs - affordable	175 units	£2500 per unit		(437,500)
Net annual rent - market				1,310,055
Net annual rent - affordable				660,748
Cap val - private	4.50% yield			29,112,337
Cap val - affordable	4.50% yield			14,683,278
Purchaser's costs (assumes Multiple Dwelling Relief)		4.4%		1,927,007
GROSS DEVELOPMENT VALUE				41,868,608

DEVELOPMENT COSTS				
Development Costs				
Demolition costs assuming (30% existing floorspace)	£12 psf	35,000 sqft		420,000
Building costs	£211 psf			
Area per unit (incl common areas)	250 sqft pu	87,500 sqft		18,436,455
External works & BREEM			11.00%	2,028,010
Contingency			5.00%	1,023,223
Professional fees			12.00%	2,578,523
Residual S106			£30 psf	2,625,000
Mayoral CIL	£60.55 psm		£5.63 psf	492,208
Borough CIL	£ psm		£.00 psf	-
Disposal Costs				
Agent's fees (on capital value)			1.00%	418,686
Legal fees (% of capital value)			0.50%	209,343
Interest on Finance				
Total development duration	24 months			-
Interest on Construction Costs	24 months		6.00%	1,656,205
TOTAL DEVELOPMENT COSTS				29,887,653

PROFIT		
Profit on cost	20.00%	5,977,531

Residual Land Value	
	6,003,424

Comparison to BLVs		
Site Size (Ha)	0.32	
Benchmarks		
	£ Per Ha	Scheme Viability
BLV1 - Secondary Offices - upper value	16,565,000	702,624
BLV2 - Secondary Industrial - upper value	9,568,000	2,941,664
BLV3 - Secondary Offices - lower value and Community	7,202,000	3,698,784
BLV4 - Secondary Industrial - lower value	5,411,000	4,271,904



**LB Waltham Forest Local Plan Viability 2021
DEVELOPMENT APPRAISAL**

Use class:	STUDENT HSG
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350	Total units
123	discounted
228	market rent

35%	Affordable Units
65%	Market Units

DEVELOPMENT VALUE	Market Rents		Affordable Rents	
	Term rent	£206 per week	£161 per week	
	Vacation rent	£ per week	£ per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	44,546	2,271,822
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy	-	-
Discounted rents - term time (95% occupancy)	41 weeks	95% occupancy	18,751	768,773
Discounted rents - summer (50% occupancy)	11 weeks	50% occupancy	-	-
Operating costs - market	228 units	£2500 per unit		(568,750)
Operating costs - affordable	123 units	£2500 per unit		(306,250)
Net annual rent - market				1,703,072
Net annual rent - affordable				462,523
Cap val - private	4.50% yield			37,846,038
Cap val - affordable	4.50% yield			10,278,294
Purchaser's costs (assumes Multiple Dwelling Relief)		4.4%		2,117,471
GROSS DEVELOPMENT VALUE				46,006,862

DEVELOPMENT COSTS				
Development Costs				
Demolition costs assuming (30% existing floorspace)	£12 psf	35,000 sqft		420,000
Building costs	£211 psf			
Area per unit (incl common areas)	250 sqft pu	87,500 sqft		18,436,455
External works & BREEM			11.00%	2,028,010
Contingency			5.00%	1,023,223
Professional fees			12.00%	2,578,523
Residual S106			£30 psf	2,625,000
Mayoral CIL	£60.55 psm		£5.63 psf	492,208
Borough CIL	£ psm		£.00 psf	-
Disposal Costs				
Agent's fees (on capital value)			1.00%	460,069
Legal fees (% of capital value)			0.50%	230,034
Interest on Finance				
Total development duration	24 months			-
Interest on Construction Costs	24 months		6.00%	1,656,205
TOTAL DEVELOPMENT COSTS				29,949,727

PROFIT		
Profit on cost	20.00%	5,989,945

Residual Land Value	
	10,067,190

Comparison to BLVs		
Site Size (Ha)	0.32	
Benchmarks		
	£ Per Ha	Scheme Viability
BLV1 - Secondary Offices - upper value	16,565,000	4,766,390
BLV2 - Secondary Industrial - upper value	9,568,000	7,005,430
BLV3 - Secondary Offices - lower value and Community	7,202,000	7,762,550
BLV4 - Secondary Industrial - lower value	5,411,000	8,335,670



**LB Waltham Forest Local Plan Viability 2021
DEVELOPMENT APPRAISAL**

Use class:	STUDENT HSG
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350	Total units
-	discounted
350	market rent

0%	Affordable Units
100%	Market Units

DEVELOPMENT VALUE	Market Rents		Affordable Rents	
	Term rent	£206 per week	£161 per week	
	Vacation rent	£ per week	£ per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	68,532	3,495,110
Annual rent per unit - summer (50% occupancy)	1 weeks	50% occupancy	-	-
Discounted rents - term time (95% occupancy)	41 weeks	95% occupancy	-	-
Discounted rents - summer (50% occupancy)	11 weeks	50% occupancy	-	-
Operating costs - market	350 units	£2500 per unit		(875,000)
Operating costs - affordable	- units	£2500 per unit		-
Net annual rent - market				2,620,110
Net annual rent - affordable				-
Cap val - private	4.50% yield			58,224,674
Cap val - affordable	4.50% yield			-
Purchaser's costs (assumes Multiple Dwelling Relief)		4.4%		2,561,886
GROSS DEVELOPMENT VALUE				55,662,788

DEVELOPMENT COSTS				
Development Costs				
Demolition costs assuming (30% existing floorspace)	£12 psf	35,000 sqft		420,000
Building costs	£211 psf			
Area per unit (incl common areas)	250 sqft pu	87,500 sqft		18,436,455
External works & BREEM			11.00%	2,028,010
Contingency			5.00%	1,023,223
Professional fees			12.00%	2,578,523
Residual S106			£30 psf	2,625,000
Mayoral CIL	£60.55 psm		£5.63 psf	492,208
Borough CIL	£ psm		£.00 psf	-
Disposal Costs				
Agent's fees (on capital value)			1.00%	556,628
Legal fees (% of capital value)			0.50%	278,314
Interest on Finance				
Total development duration	24 months			-
Interest on Construction Costs	24 months		6.00%	1,656,205
TOTAL DEVELOPMENT COSTS				30,094,565

PROFIT		
Profit on cost	20.00%	6,018,913

Residual Land Value	
	19,549,310

Comparison to BLVs		
Site Size (Ha)	0.32	
Benchmarks		
	£ Per Ha	Scheme Viability
BLV1 - Secondary Offices - upper value	16,565,000	14,248,510
BLV2 - Secondary Industrial - upper value	9,568,000	16,487,550
BLV3 - Secondary Offices - lower value and Community	7,202,000	17,244,670
BLV4 - Secondary Industrial - lower value	5,411,000	17,817,790

Appendix 10 - Older persons accommodation appraisals results

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Retirement/ Sheltered Accommodation

Value Area	£675 per sq ft
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No Units	30
Site Area	0.27 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,851,021	£2,345,177	£2,321,170	£2,318,468	£2,256,078
70% SR : 15% LLR : 15% SO	5%	£2,545,491	£2,063,784	£2,039,778	£2,037,075	£1,974,685
70% SR : 15% LLR : 15% SO	10%	£2,239,961	£1,782,390	£1,758,385	£1,755,682	£1,693,292
70% SR : 15% LLR : 15% SO	15%	£1,934,432	£1,500,997	£1,476,992	£1,474,289	£1,411,899
70% SR : 15% LLR : 15% SO	20%	£1,628,903	£1,219,604	£1,195,599	£1,192,896	£1,130,506
70% SR : 15% LLR : 15% SO	25%	£1,323,374	£938,211	£914,205	£911,503	£849,113
70% SR : 15% LLR : 15% SO	30%	£1,017,845	£656,818	£632,812	£630,109	£567,719
70% SR : 15% LLR : 15% SO	35%	£712,315	£375,424	£351,419	£348,716	£286,326
70% SR : 15% LLR : 15% SO	40%	£406,786	£94,031	£70,026	£67,323	£4,933
70% SR : 15% LLR : 15% SO	45%	£101,257	£-190,012	£-214,358	£-217,099	£-280,372
70% SR : 15% LLR : 15% SO	50%	£-207,163	£-475,388	£-499,734	£-502,475	£-565,747

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,666,707	£2,172,550	£2,196,557	£2,199,260	£2,261,650
70% SR : 15% LLR : 15% SO	5%	£1,972,237	£2,453,943	£2,477,950	£2,480,653	£2,543,043
70% SR : 15% LLR : 15% SO	10%	£2,277,766	£2,735,337	£2,759,343	£2,762,046	£2,824,436
70% SR : 15% LLR : 15% SO	15%	£2,583,295	£3,016,730	£3,040,736	£3,043,438	£3,105,828
70% SR : 15% LLR : 15% SO	20%	£2,888,824	£3,298,123	£3,322,129	£3,324,831	£3,387,221
70% SR : 15% LLR : 15% SO	25%	£3,194,353	£3,579,516	£3,603,522	£3,606,224	£3,668,614
70% SR : 15% LLR : 15% SO	30%	£3,499,882	£3,860,909	£3,884,915	£3,887,618	£3,950,008
70% SR : 15% LLR : 15% SO	35%	£3,805,412	£4,142,303	£4,166,308	£4,169,011	£4,231,401
70% SR : 15% LLR : 15% SO	40%	£4,110,941	£4,423,696	£4,447,701	£4,450,404	£4,512,794
70% SR : 15% LLR : 15% SO	45%	£4,416,471	£4,705,089	£4,729,094	£4,731,797	£4,793,187
70% SR : 15% LLR : 15% SO	50%	£4,722,000	£4,986,482	£5,010,487	£5,013,190	£5,074,583

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£241,566	£264,276	£268,284	£290,987	£353,377
70% SR : 15% LLR : 15% SO	5%	£63,964	£545,671	£569,677	£572,380	£634,770
70% SR : 15% LLR : 15% SO	10%	£369,493	£827,065	£851,070	£853,773	£915,163
70% SR : 15% LLR : 15% SO	15%	£675,022	£1,108,458	£1,132,463	£1,135,166	£1,197,556
70% SR : 15% LLR : 15% SO	20%	£980,551	£1,389,850	£1,413,856	£1,416,559	£1,478,949
70% SR : 15% LLR : 15% SO	25%	£1,286,080	£1,671,243	£1,695,250	£1,697,952	£1,760,342
70% SR : 15% LLR : 15% SO	30%	£1,591,610	£1,952,636	£1,976,643	£1,979,346	£2,041,736
70% SR : 15% LLR : 15% SO	35%	£1,897,140	£2,234,030	£2,258,036	£2,260,739	£2,323,128
70% SR : 15% LLR : 15% SO	40%	£2,202,669	£2,515,423	£2,539,429	£2,542,131	£2,604,521
70% SR : 15% LLR : 15% SO	45%	£2,508,198	£2,796,816	£2,820,822	£2,823,525	£2,885,915
70% SR : 15% LLR : 15% SO	50%	£2,813,727	£3,078,209	£3,102,215	£3,104,918	£3,166,311

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£886,839	£380,995	£356,989	£354,286	£291,896
70% SR : 15% LLR : 15% SO	5%	£581,309	£99,602	£75,596	£72,893	£10,503
70% SR : 15% LLR : 15% SO	10%	£275,780	£-181,792	£-205,797	£-208,500	£-270,890
70% SR : 15% LLR : 15% SO	15%	£-29,750	£-463,185	£-487,190	£-489,893	£-552,283
70% SR : 15% LLR : 15% SO	20%	£-335,279	£-744,578	£-768,583	£-771,286	£-833,676
70% SR : 15% LLR : 15% SO	25%	£-640,808	£-1,025,971	£-1,049,977	£-1,052,679	£-1,115,069
70% SR : 15% LLR : 15% SO	30%	£-946,337	£-1,307,364	£-1,331,370	£-1,334,073	£-1,396,463
70% SR : 15% LLR : 15% SO	35%	£-1,251,866	£-1,588,757	£-1,612,763	£-1,615,466	£-1,677,856
70% SR : 15% LLR : 15% SO	40%	£-1,557,395	£-1,870,150	£-1,894,156	£-1,896,859	£-1,959,249
70% SR : 15% LLR : 15% SO	45%	£-1,862,924	£-2,151,543	£-2,175,549	£-2,178,252	£-2,240,642
70% SR : 15% LLR : 15% SO	50%	£-2,168,453	£-2,432,936	£-2,456,942	£-2,459,645	£-2,522,035

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,375,293	£869,450	£845,443	£842,740	£780,350
70% SR : 15% LLR : 15% SO	5%	£1,069,763	£588,057	£564,050	£561,347	£498,957
70% SR : 15% LLR : 15% SO	10%	£764,234	£306,663	£282,657	£279,954	£217,564
70% SR : 15% LLR : 15% SO	15%	£458,705	£25,270	£1,264	£-1,438	£-63,828
70% SR : 15% LLR : 15% SO	20%	£153,176	£-256,123	£-280,129	£-282,831	£-345,221
70% SR : 15% LLR : 15% SO	25%	£-152,353	£-537,516	£-561,522	£-564,224	£-626,614
70% SR : 15% LLR : 15% SO	30%	£-457,882	£-818,909	£-842,915	£-845,618	£-908,008
70% SR : 15% LLR : 15% SO	35%	£-763,412	£-1,100,303	£-1,124,308	£-1,127,011	£-1,189,401
70% SR : 15% LLR : 15% SO	40%	£-1,068,941	£-1,381,696	£-1,405,701	£-1,408,404	£-1,470,794
70% SR : 15% LLR : 15% SO	45%	£-1,374,471	£-1,663,089	£-1,687,094	£-1,689,797	£-1,751,187
70% SR : 15% LLR : 15% SO	50%	£-1,680,000	£-1,944,482	£-1,968,487	£-1,971,190	£-2,032,583

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Retirement/ Sheltered Accommodation

Value Area	£650 per sq ft
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No Units	30
Site Area	0.27 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,508,557	£2,007,775	£1,983,769	£1,981,066	£1,918,676
70% SR : 15% LLR : 15% SO	5%	£2,218,706	£1,741,828	£1,717,822	£1,715,120	£1,652,730
70% SR : 15% LLR : 15% SO	10%	£1,928,855	£1,475,882	£1,451,875	£1,449,172	£1,386,782
70% SR : 15% LLR : 15% SO	15%	£1,639,004	£1,209,935	£1,185,929	£1,183,226	£1,120,836
70% SR : 15% LLR : 15% SO	20%	£1,349,153	£943,988	£919,982	£917,279	£854,889
70% SR : 15% LLR : 15% SO	25%	£1,059,302	£678,041	£654,036	£651,333	£588,943
70% SR : 15% LLR : 15% SO	30%	£769,451	£412,094	£388,089	£385,386	£322,996
70% SR : 15% LLR : 15% SO	35%	£479,600	£146,148	£122,142	£119,440	£57,050
70% SR : 15% LLR : 15% SO	40%	£189,748	£-121,495	£-145,839	£-148,580	£-211,854
70% SR : 15% LLR : 15% SO	45%	£-101,520	£-391,204	£-415,550	£-418,291	£-481,563
70% SR : 15% LLR : 15% SO	50%	£-395,473	£-660,915	£-685,259	£-688,001	£-751,274

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£2,008,170	£2,509,953	£2,533,958	£2,536,661	£2,599,051
70% SR : 15% LLR : 15% SO	5%	£2,299,021	£2,775,899	£2,799,905	£2,802,607	£2,864,997
70% SR : 15% LLR : 15% SO	10%	£2,588,872	£3,041,846	£3,065,852	£3,068,555	£3,130,945
70% SR : 15% LLR : 15% SO	15%	£2,878,723	£3,307,792	£3,331,799	£3,334,501	£3,396,891
70% SR : 15% LLR : 15% SO	20%	£3,168,574	£3,573,740	£3,597,745	£3,600,448	£3,662,838
70% SR : 15% LLR : 15% SO	25%	£3,458,426	£3,839,686	£3,863,692	£3,866,394	£3,928,784
70% SR : 15% LLR : 15% SO	30%	£3,748,277	£4,105,633	£4,129,638	£4,132,341	£4,194,731
70% SR : 15% LLR : 15% SO	35%	£4,038,128	£4,371,579	£4,395,586	£4,398,287	£4,460,677
70% SR : 15% LLR : 15% SO	40%	£4,327,979	£4,637,522	£4,661,527	£4,664,228	£4,729,581
70% SR : 15% LLR : 15% SO	45%	£4,617,830	£4,903,465	£4,927,470	£4,930,171	£4,999,290
70% SR : 15% LLR : 15% SO	50%	£4,907,681	£5,169,408	£5,193,413	£5,196,114	£5,269,001

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£100,897	£601,680	£625,685	£628,398	£690,778
70% SR : 15% LLR : 15% SO	5%	£390,748	£867,626	£891,633	£894,335	£956,725
70% SR : 15% LLR : 15% SO	10%	£680,600	£1,143,573	£1,167,579	£1,170,282	£1,232,672
70% SR : 15% LLR : 15% SO	15%	£970,451	£1,399,519	£1,423,526	£1,426,229	£1,488,619
70% SR : 15% LLR : 15% SO	20%	£1,260,302	£1,665,467	£1,689,472	£1,692,175	£1,754,565
70% SR : 15% LLR : 15% SO	25%	£1,550,153	£1,931,414	£1,955,419	£1,958,122	£2,020,512
70% SR : 15% LLR : 15% SO	30%	£1,840,004	£2,197,360	£2,221,365	£2,224,068	£2,286,458
70% SR : 15% LLR : 15% SO	35%	£2,129,855	£2,463,307	£2,487,313	£2,490,015	£2,552,405
70% SR : 15% LLR : 15% SO	40%	£2,419,706	£2,729,254	£2,753,259	£2,755,962	£2,821,308
70% SR : 15% LLR : 15% SO	45%	£2,709,557	£3,000,201	£3,024,206	£3,026,909	£3,091,018
70% SR : 15% LLR : 15% SO	50%	£3,000,408	£3,270,148	£3,294,153	£3,296,856	£3,360,728

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£544,375	£43,593	£19,587	£16,885	£45,605
70% SR : 15% LLR : 15% SO	5%	£254,524	£222,354	£246,360	£249,062	£311,452
70% SR : 15% LLR : 15% SO	10%	£35,327	£488,300	£512,307	£515,009	£577,399
70% SR : 15% LLR : 15% SO	15%	£325,178	£754,247	£778,253	£780,956	£843,346
70% SR : 15% LLR : 15% SO	20%	£615,029	£1,020,194	£1,044,200	£1,046,902	£1,109,292
70% SR : 15% LLR : 15% SO	25%	£904,880	£1,286,141	£1,310,146	£1,312,849	£1,375,239
70% SR : 15% LLR : 15% SO	30%	£1,194,731	£1,552,087	£1,576,093	£1,578,795	£1,641,186
70% SR : 15% LLR : 15% SO	35%	£1,484,582	£1,818,034	£1,842,040	£1,844,742	£1,907,132
70% SR : 15% LLR : 15% SO	40%	£1,774,433	£2,083,980	£2,107,986	£2,110,688	£2,176,035
70% SR : 15% LLR : 15% SO	45%	£2,064,284	£2,349,927	£2,373,933	£2,376,635	£2,441,931
70% SR : 15% LLR : 15% SO	50%	£2,354,135	£2,615,874	£2,639,880	£2,642,582	£2,708,827

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,032,830	£532,047	£508,042	£505,339	£442,949
70% SR : 15% LLR : 15% SO	5%	£742,979	£266,101	£242,095	£239,393	£177,003
70% SR : 15% LLR : 15% SO	10%	£453,128	£154	£23,852	£26,555	£88,945
70% SR : 15% LLR : 15% SO	15%	£163,277	£-265,792	£-289,799	£-292,501	£-354,891
70% SR : 15% LLR : 15% SO	20%	£-126,574	£-531,740	£-555,745	£-558,448	£-620,838
70% SR : 15% LLR : 15% SO	25%	£-416,426	£-797,686	£-821,692	£-824,394	£-886,784
70% SR : 15% LLR : 15% SO	30%	£-706,277	£-1,063,633	£-1,087,638	£-1,090,341	£-1,152,731
70% SR : 15% LLR : 15% SO	35%	£-996,128	£-1,329,579	£-1,353,586	£-1,356,287	£-1,418,677
70% SR : 15% LLR : 15% SO	40%	£-1,285,979	£-1,595,522	£-1,619,527	£-1,622,229	£-1,687,581
70% SR : 15% LLR : 15% SO	45%	£-1,575,830	£-1,861,465	£-1,885,470	£-1,888,172	£-1,952,290
70% SR : 15% LLR : 15% SO	50%	£-1,865,681	£-2,127,408	£-2,151,413	£-2,154,115	£-2,217,901

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Extra Care

Value Area	£675 per sq ft
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No Units	30
Site Area	0.27 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,785,107	£1,229,613	£1,205,607	£1,202,904	£1,129,666
70% SR : 15% LLR : 15% SO	5%	£1,479,578	£951,490	£927,483	£924,782	£851,542
70% SR : 15% LLR : 15% SO	10%	£1,174,049	£673,367	£649,361	£646,658	£573,420
70% SR : 15% LLR : 15% SO	15%	£868,520	£395,243	£371,238	£368,535	£295,297
70% SR : 15% LLR : 15% SO	20%	£562,990	£117,121	£93,115	£90,412	£17,174
70% SR : 15% LLR : 15% SO	25%	£257,461	£-163,280	£-187,626	£-190,367	£-264,642
70% SR : 15% LLR : 15% SO	30%	£-48,748	£-445,339	£-469,684	£-472,425	£-546,701
70% SR : 15% LLR : 15% SO	35%	£-358,601	£-727,398	£-751,743	£-754,484	£-828,760
70% SR : 15% LLR : 15% SO	40%	£-668,454	£-1,009,457	£-1,033,801	£-1,036,542	£-1,110,818
70% SR : 15% LLR : 15% SO	45%	£-978,307	£-1,291,515	£-1,315,860	£-1,318,601	£-1,392,877
70% SR : 15% LLR : 15% SO	50%	£-1,288,160	£-1,573,574	£-1,597,920	£-1,600,660	£-1,674,935

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-2,732,620	£-3,288,114	£-3,312,121	£-3,314,823	£-3,386,062
70% SR : 15% LLR : 15% SO	5%	£-3,038,149	£-3,566,237	£-3,590,244	£-3,592,946	£-3,666,185
70% SR : 15% LLR : 15% SO	10%	£-3,343,678	£-3,844,361	£-3,868,368	£-3,871,069	£-3,944,307
70% SR : 15% LLR : 15% SO	15%	£-3,649,207	£-4,122,484	£-4,146,489	£-4,149,192	£-4,222,430
70% SR : 15% LLR : 15% SO	20%	£-3,954,738	£-4,400,606	£-4,424,612	£-4,427,315	£-4,500,553
70% SR : 15% LLR : 15% SO	25%	£-4,260,267	£-4,678,729	£-4,702,735	£-4,705,438	£-4,783,569
70% SR : 15% LLR : 15% SO	30%	£-4,565,796	£-4,956,851	£-4,980,857	£-4,983,560	£-5,061,581
70% SR : 15% LLR : 15% SO	35%	£-4,871,325	£-5,234,974	£-5,258,980	£-5,261,683	£-5,339,593
70% SR : 15% LLR : 15% SO	40%	£-5,176,854	£-5,513,097	£-5,537,103	£-5,539,806	£-5,617,605
70% SR : 15% LLR : 15% SO	45%	£-5,482,383	£-5,791,220	£-5,815,226	£-5,817,929	£-5,895,617
70% SR : 15% LLR : 15% SO	50%	£-5,787,912	£-6,069,343	£-6,093,332	£-6,096,035	£-6,174,629

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-824,347	£-1,379,842	£-1,403,849	£-1,406,551	£-1,478,789
70% SR : 15% LLR : 15% SO	5%	£-1,129,877	£-1,657,965	£-1,681,971	£-1,684,673	£-1,757,912
70% SR : 15% LLR : 15% SO	10%	£-1,435,406	£-1,936,088	£-1,960,093	£-1,962,796	£-2,036,034
70% SR : 15% LLR : 15% SO	15%	£-1,740,935	£-2,214,211	£-2,238,216	£-2,240,919	£-2,314,158
70% SR : 15% LLR : 15% SO	20%	£-2,046,464	£-2,492,334	£-2,516,340	£-2,519,042	£-2,592,281
70% SR : 15% LLR : 15% SO	25%	£-2,351,993	£-2,770,457	£-2,794,462	£-2,797,165	£-2,870,296
70% SR : 15% LLR : 15% SO	30%	£-2,657,522	£-3,048,580	£-3,072,585	£-3,075,288	£-3,148,307
70% SR : 15% LLR : 15% SO	35%	£-2,963,051	£-3,326,703	£-3,350,708	£-3,353,411	£-3,426,319
70% SR : 15% LLR : 15% SO	40%	£-3,268,580	£-3,604,826	£-3,628,831	£-3,631,534	£-3,704,331
70% SR : 15% LLR : 15% SO	45%	£-3,574,109	£-3,882,949	£-3,906,954	£-3,909,657	£-3,987,343
70% SR : 15% LLR : 15% SO	50%	£-3,879,638	£-4,161,072	£-4,185,077	£-4,187,780	£-4,265,355

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-179,075	£-734,568	£-758,575	£-761,276	£-834,516
70% SR : 15% LLR : 15% SO	5%	£-484,604	£-1,012,691	£-1,036,698	£-1,039,399	£-1,112,639
70% SR : 15% LLR : 15% SO	10%	£-790,133	£-1,290,814	£-1,314,821	£-1,317,522	£-1,390,762
70% SR : 15% LLR : 15% SO	15%	£-1,095,662	£-1,568,937	£-1,592,944	£-1,595,645	£-1,668,885
70% SR : 15% LLR : 15% SO	20%	£-1,401,191	£-1,847,060	£-1,871,067	£-1,873,770	£-1,947,008
70% SR : 15% LLR : 15% SO	25%	£-1,706,720	£-2,125,183	£-2,149,189	£-2,151,892	£-2,225,020
70% SR : 15% LLR : 15% SO	30%	£-2,012,249	£-2,403,306	£-2,427,312	£-2,430,015	£-2,503,037
70% SR : 15% LLR : 15% SO	35%	£-2,317,778	£-2,681,429	£-2,705,435	£-2,708,138	£-2,782,049
70% SR : 15% LLR : 15% SO	40%	£-2,623,307	£-2,959,552	£-2,983,558	£-2,986,261	£-3,056,061
70% SR : 15% LLR : 15% SO	45%	£-2,928,836	£-3,237,675	£-3,261,681	£-3,264,384	£-3,338,073
70% SR : 15% LLR : 15% SO	50%	£-3,234,365	£-3,515,798	£-3,539,804	£-3,542,507	£-3,612,085

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£309,380	£246,114	£270,121	£272,823	£346,062
70% SR : 15% LLR : 15% SO	5%	£3,851	£-524,237	£-548,244	£-550,946	£-624,185
70% SR : 15% LLR : 15% SO	10%	£-301,678	£-802,361	£-826,368	£-829,069	£-902,307
70% SR : 15% LLR : 15% SO	15%	£-607,207	£-1,080,484	£-1,104,489	£-1,107,192	£-1,180,430
70% SR : 15% LLR : 15% SO	20%	£-912,738	£-1,358,606	£-1,382,612	£-1,385,315	£-1,458,553
70% SR : 15% LLR : 15% SO	25%	£-1,218,267	£-1,636,729	£-1,660,735	£-1,663,438	£-1,740,369
70% SR : 15% LLR : 15% SO	30%	£-1,523,796	£-1,914,852	£-1,938,857	£-1,941,560	£-2,012,281
70% SR : 15% LLR : 15% SO	35%	£-1,829,325	£-2,192,975	£-2,216,980	£-2,219,683	£-2,291,487
70% SR : 15% LLR : 15% SO	40%	£-2,134,854	£-2,471,098	£-2,495,103	£-2,497,806	£-2,569,545
70% SR : 15% LLR : 15% SO	45%	£-2,440,383	£-2,749,221	£-2,773,226	£-2,775,929	£-2,843,604
70% SR : 15% LLR : 15% SO	50%	£-2,745,912	£-3,027,344	£-3,051,349	£-3,054,052	£-3,122,614

LB Waltham Forest Local Plan Viability
Local Plan Viability Testing 2021

Extra Care

Value Area	£650 per sq ft
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No Units	30
Site Area	0.27 Ha

Sales value inflation	0%
Build cost inflation	0%
Tenure	SR LLR & SO

Residual land values:

Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£1,442,645	£892,211	£868,206	£865,503	£792,263
70% SR : 15% LLR : 15% SO	5%	£1,152,794	£629,534	£605,529	£602,826	£529,588
70% SR : 15% LLR : 15% SO	10%	£862,943	£366,858	£342,852	£340,149	£266,911
70% SR : 15% LLR : 15% SO	15%	£573,090	£104,182	£80,175	£77,472	£4,234
70% SR : 15% LLR : 15% SO	20%	£283,239	£-160,738	£-185,084	£-187,824	£-262,100
70% SR : 15% LLR : 15% SO	25%	£-6,705	£-427,132	£-451,478	£-454,219	£-528,493
70% SR : 15% LLR : 15% SO	30%	£-300,658	£-693,525	£-717,871	£-720,612	£-794,887
70% SR : 15% LLR : 15% SO	35%	£-594,610	£-959,919	£-984,265	£-987,006	£-1,061,281
70% SR : 15% LLR : 15% SO	40%	£-888,563	£-1,226,313	£-1,250,658	£-1,253,399	£-1,327,674
70% SR : 15% LLR : 15% SO	45%	£-1,182,516	£-1,492,706	£-1,517,052	£-1,519,793	£-1,594,068
70% SR : 15% LLR : 15% SO	50%	£-1,476,469	£-1,759,100	£-1,783,445	£-1,786,186	£-1,860,461

Residual Land values compared to benchmark land values

Secondary Offices - upper value	£16,565,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-3,075,083	£-3,625,516	£-3,649,522	£-3,652,225	£-3,725,464
70% SR : 15% LLR : 15% SO	5%	£-3,364,934	£-3,888,193	£-3,912,199	£-3,914,901	£-3,988,140
70% SR : 15% LLR : 15% SO	10%	£-3,654,785	£-4,150,869	£-4,174,875	£-4,177,578	£-4,250,816
70% SR : 15% LLR : 15% SO	15%	£-3,944,637	£-4,413,546	£-4,437,552	£-4,440,255	£-4,513,493
70% SR : 15% LLR : 15% SO	20%	£-4,234,488	£-4,676,222	£-4,700,211	£-4,702,914	£-4,775,827
70% SR : 15% LLR : 15% SO	25%	£-4,524,339	£-4,938,899	£-4,962,905	£-4,965,608	£-5,049,220
70% SR : 15% LLR : 15% SO	30%	£-4,814,190	£-5,201,576	£-5,225,588	£-5,228,291	£-5,312,614
70% SR : 15% LLR : 15% SO	35%	£-5,104,041	£-5,464,253	£-5,488,270	£-5,490,973	£-5,574,008
70% SR : 15% LLR : 15% SO	40%	£-5,393,892	£-5,726,930	£-5,750,955	£-5,753,658	£-5,840,401
70% SR : 15% LLR : 15% SO	45%	£-5,683,743	£-5,989,607	£-6,013,634	£-6,016,337	£-6,086,794
70% SR : 15% LLR : 15% SO	50%	£-5,973,594	£-6,252,284	£-6,276,312	£-6,279,015	£-6,353,188

Residual Land values compared to benchmark land values

Secondary Industrial - upper value	£9,568,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-1,166,810	£-1,717,244	£-1,741,249	£-1,743,952	£-1,817,191
70% SR : 15% LLR : 15% SO	5%	£-1,456,661	£-1,979,920	£-2,003,926	£-2,006,629	£-2,079,867
70% SR : 15% LLR : 15% SO	10%	£-1,746,512	£-2,242,596	£-2,266,603	£-2,269,306	£-2,342,544
70% SR : 15% LLR : 15% SO	15%	£-2,036,363	£-2,505,273	£-2,529,279	£-2,531,982	£-2,605,221
70% SR : 15% LLR : 15% SO	20%	£-2,326,214	£-2,767,950	£-2,791,956	£-2,794,659	£-2,877,554
70% SR : 15% LLR : 15% SO	25%	£-2,616,065	£-3,030,627	£-3,054,633	£-3,057,336	£-3,139,947
70% SR : 15% LLR : 15% SO	30%	£-2,905,916	£-3,293,304	£-3,317,310	£-3,320,013	£-3,402,340
70% SR : 15% LLR : 15% SO	35%	£-3,195,767	£-3,555,981	£-3,579,987	£-3,582,690	£-3,674,733
70% SR : 15% LLR : 15% SO	40%	£-3,485,618	£-3,818,658	£-3,842,664	£-3,845,367	£-3,937,126
70% SR : 15% LLR : 15% SO	45%	£-3,775,469	£-4,081,335	£-4,105,341	£-4,108,044	£-4,209,519
70% SR : 15% LLR : 15% SO	50%	£-4,065,320	£-4,344,012	£-4,368,018	£-4,370,721	£-4,481,912

Residual Land values compared to benchmark land values

Secondary Offices - lower value and Community	£7,202,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-521,537	£-1,071,971	£-1,095,976	£-1,098,679	£-1,171,918
70% SR : 15% LLR : 15% SO	5%	£-811,388	£-1,334,648	£-1,358,653	£-1,361,356	£-1,434,594
70% SR : 15% LLR : 15% SO	10%	£-1,101,239	£-1,597,324	£-1,621,330	£-1,624,033	£-1,697,271
70% SR : 15% LLR : 15% SO	15%	£-1,391,090	£-1,860,001	£-1,884,007	£-1,886,710	£-1,959,948
70% SR : 15% LLR : 15% SO	20%	£-1,680,941	£-2,122,677	£-2,146,683	£-2,149,386	£-2,222,624
70% SR : 15% LLR : 15% SO	25%	£-1,970,792	£-2,385,354	£-2,409,360	£-2,412,063	£-2,484,717
70% SR : 15% LLR : 15% SO	30%	£-2,260,643	£-2,648,031	£-2,672,037	£-2,674,740	£-2,746,810
70% SR : 15% LLR : 15% SO	35%	£-2,550,494	£-2,910,708	£-2,934,714	£-2,937,417	£-3,008,903
70% SR : 15% LLR : 15% SO	40%	£-2,840,345	£-3,173,385	£-3,197,391	£-3,200,094	£-3,271,006
70% SR : 15% LLR : 15% SO	45%	£-3,130,196	£-3,436,062	£-3,460,068	£-3,462,771	£-3,533,109
70% SR : 15% LLR : 15% SO	50%	£-3,420,047	£-3,698,739	£-3,722,745	£-3,725,448	£-3,795,212

Residual Land values compared to benchmark land values

Secondary Industrial - lower value	£5,411,000
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Tenure	% AH	Base costs	Base Costs, Accessible M4(2), CIL & S106	Base Costs, Accessible M4(2), CIL & S106 & WC M4(3)	Base Costs, Accessible M4(2), CIL & S106, WC M4(3) & SANGS	Base Costs, Accessible M4(2), CIL & S106, WC M4(3), SANGS & Carbon
70% SR : 15% LLR : 15% SO	0%	£-33,083	£-683,516	£-687,522	£-690,225	£-683,464
70% SR : 15% LLR : 15% SO	5%	£-322,934	£-846,193	£-870,199	£-872,902	£-946,140
70% SR : 15% LLR : 15% SO	10%	£-612,785	£-1,108,869	£-1,132,875	£-1,135,578	£-1,208,816
70% SR : 15% LLR : 15% SO	15%	£-902,637	£-1,371,546	£-1,395,552	£-1,398,255	£-1,471,493
70% SR : 15% LLR : 15% SO	20%	£-1,192,488	£-1,634,222	£-1,658,228	£-1,660,931	£-1,733,617
70% SR : 15% LLR : 15% SO	25%	£-1,482,339	£-1,896,899	£-1,920,905	£-1,923,608	£-1,995,744
70% SR : 15% LLR : 15% SO	30%	£-1,772,190	£-2,159,576	£-2,183,582	£-2,186,285	£-2,258,421
70% SR : 15% LLR : 15% SO	35%	£-2,062,041	£-2,422,253	£-2,446,259	£-2,448,962	£-2,521,098
70% SR : 15% LLR : 15% SO	40%	£-2,351,892	£-2,684,930	£-2,708,936	£-2,711,639	£-2,784,281
70% SR : 15% LLR : 15% SO	45%	£-2,641,743	£-2,947,607	£-2,971,613	£-2,974,316	£-3,046,874
70% SR : 15% LLR : 15% SO	50%	£-2,931,594	£-3,210,284	£-3,234,290	£-3,236,993	£-3,309,467