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Royal Borough of Greenwich
Regulation 19 Local Plan Viability Assessment



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1 Summary

1.1 This report tests the ability of developments in the Royal Borough of Greenwich ('RBG') to accommodate policies in the emerging Local Plan alongside the adopted CIL charging schedule, London Plan 2021, Mayoral CIL2; and statutory costs including the Building Safety Levy and Biodiversity Net Gain.

1.2 The study takes account of the impact of the Royal Borough of Greenwich's ('the Council's') planning requirements, in line with the requirements of the National Planning Policy Framework 2024 ('NPPF')[1]; the National Planning Practice Guidance ('PPG'), the RICS Practice Statement 'Assessing v*iability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the Royal Borough over the life of the emerging Local Plan. 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 development. If a development incorporating the Council's emerging policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the policy can be viably absorbed. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with best practice and requirements set out in the PPG on viability.

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

1.5 The housing and commercial property markets are inherently cyclical. The Council is testing the viability of its emerging Local Plan policies at a time when the market is experiencing a period of volatility following the recent and ongoing geopolitical issues, which have increased inflation, and the upwards shift in mortgage rates following the September 2022 'Fiscal Event'. Despite this, forecasts for future house price growth point to growth in mainstream London and south-east England housing markets. We have allowed for medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.

1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. However, the Housing Minister's letter to the Planning Inspectorate of 15 July 2025 emphasises the need for inspectors to recognise that viability assessments are snapshots in time and that prospects for viability and deliverability should be considered more strategically: "*it is important that local plan deliverability and viability challenges be considered in a broad context, especially when economic conditions are volatile and are causing fluctuations to market conditions and heightening development risk and associated costs. As such, allocations should generally be assessed against their prospects of delivery over the plan period as a whole, rather than solely against current market conditions*".

1.7 RBG has a mix of previously developed sites, developed land in the urban areas and vacant brownfield sites; differences between sites in terms of capacity; varying existing use values; variations in residential and commercial values; and varying infrastructure costs, which will mean that

[1] In accordance with the NPPF 2026's transitional arrangements.

there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should therefore be based on scheme and site-specific circumstances.

Key findings

1.8 The key findings of the study are as follows:

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking a minimum of 50% affordable housing on sites in public ownership, unless there is a portfolio agreement with the Mayor of London, or for Locally Significant Industrial Sites ('LSIS') and Non-Designated Employment Sites appropriate for residential uses where the scheme would result in a net loss of industrial capacity, and a minimum of 35% affordable housing on gross residential development on all other major developments. The tenure split sought by the emerging policy is 60% low-cost rented products such as Social Rent and 40% intermediate products which meet the definition of genuinely affordable housing, with a preference for intermediate rented products, such as London Living Rent, over shared ownership.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values and scheme composition (which varies in density and mix between houses and flats) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, however in a number of cases, our appraisals indicate that schemes can viably provide up to 35% affordable housing, or percentages close to this. The target is most readily achievable on developments brought forward on undeveloped or cleared sites. The target will be more difficult to achieve on sites in existing secondary office or higher value industrial uses which have higher benchmark land values. Emerging Policy H2 addresses this by offering a 'viability tested' route in accordance with Policy H5 of the London Plan.

- Setting a lower proportion of affordable housing than the 35% / 50% targets in the emerging plan is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce the overall percentage below 35% to some extent.

- The strategic affordable housing targets proposed through emerging Policy H2 are already well established within RBG through the adopted development plan and will therefore be embedded in the land market and development decisions. 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. Furthermore, setting a lower target would not eliminate the need for scheme-specific viability assessment, as some sites would remain unable to viably accommodate even a reduced requirement.

- **Build to Rent:** We have tested the viability of Build to Rent schemes on the basis that the affordable housing element comprises low-cost rented accommodation (social rent) managed by a registered provider, alongside intermediate homes delivered as Discounted Market Rent (DMR) at levels equivalent to London Living Rent, in accordance with Policy H4. The overall pattern of results is broadly consistent with that observed for build-for-sale development, and the same conclusions regarding the viability-tested route apply. Where affordable housing is delivered entirely as DMR at London Living Rent levels, residual land values increase, indicating a potential trade-off between the tenure and the overall proportion of affordable housing that can be viably provided.

- **PBSA and Co-living:** Testing indicates that the viability of PBSA development is sensitive to scheme scale, with smaller schemes exhibiting more challenging viability outcomes. Larger PBSA schemes demonstrate improved viability and, in certain circumstances, are capable of achieving full compliance with the affordable housing requirements of Policies H5 and H2. Co-

living development is generally viable and capable of meeting the requirements of Policies H6 and H2.

- **Affordable housing financial contributions:** The Council is considering retaining its current approach to off-site affordable housing contributions or introducing differential contribution rates that better reflect local market conditions. Our analysis indicates that the equivalent value of on-site affordable housing provision varies across the borough, reflecting differences in residential values. The Council could therefore either retain its existing borough-wide payment-in-lieu contribution or adopt differential rates for CIL Zones 1 and 2. In either case, a payment-in-lieu approach is capable of capturing affordable housing value whilst retaining flexibility to respond to site-specific viability circumstances.

- **Biodiversity Net gain:** We have tested the impact of the Council's emerging Policy EN3 which seeks to deliver 10% biodiversity net gain, which in turn reflects the statutory requirement. This requirement has a relatively modest impact on residual land values of less than 3% in most cases and can therefore be viably absorbed.

- **Accessibility:** Similarly, the Council's emerging Policy H11 seeks 10% of private and affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability. The change in residual land values resulting from this requirement is less than 7% in most cases.

- **Affordable Workspace:** Emerging Policy E4 requires qualifying employment developments to provide 10% of floorspace as affordable workspace at 50% of market rent for a minimum period of 15 years, subject to viability. Our testing indicates that the requirement would have a limited impact on development viability in most circumstances, with the reduction in residual land value generally remaining below 12%. On this basis, the policy is unlikely to materially affect the viability or deliverability of employment development across the borough.

- **Net Zero Carbon/reduced carbon:** The Council's emerging policies relating to operational and embodied carbon emissions are expected to increase development costs and place additional pressure on viability. Our testing indicates that many developments are capable of accommodating the costs associated with achieving net zero operational carbon. However, the additional costs associated with reducing embodied carbon have a more significant impact on viability and may, in some circumstances, necessitate trade-offs with other policy requirements. Nevertheless, as low-carbon technologies and construction practices continue to mature, the impact of these requirements on development viability is expected to reduce over the plan period. These objectives broadly align with the direction of national and regional policy, including the Future Homes Standard and wider carbon reduction initiatives expected to come forward during the plan period.

- **Thamesmead Waterfront Strategic Site**: Overall, our assessment indicates that the viability of the Thamesmead Strategic Site Allocation is likely to be challenging at current market values. However, the scale of the proposed New Town, planned investment in infrastructure and place-making, the experience of the joint venture partners and the potential for public sector support provide a reasonable basis to conclude that the allocation has a realistic prospect of being delivered over the plan period.

2 Introduction

2.1 The Council has commissioned this study to consider the ability of developments to accommodate its emerging Local Plan policies. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.

2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.

2.3 The study will form part of the Council's evidence base for its emerging Local Plan to show that the requirements set out within the NPPF 2024, CIL regulations and the PPG are satisfied.

2.4 As an area wide study, this assessment makes overall judgements as to viability of development within the RBG and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, we have applied an element of judgement within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies may differ from the quantum of development in actual planning applications that will come forward, particularly on sites in the urban areas.

2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance[2], 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 59 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 008 Reference ID: 10-008-20190509) 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 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 3.1% in July 2026. The medium to long term impacts on inflation as a consequence of USA and Israeli strikes on Iran remains to be seen.

2.7 The BoE's November 2023 Monetary Policy Report identified "*a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a*

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

lower profile than underpinned the August projections". The BoE's Monetary Policy Committee ('MPC') subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with three further rate cuts to 4.25% in June 2025, 4% in August 2025 and 3.75% in December 2025 where it remains as at September 2026. Again, the medium to long term impacts on of USA and Israeli strikes on Iran as it relates to the Base rate and mortgage lending rates remains to be seen.

2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing.

2.9 In its August 2026 House Price Index release, Nationwide reported that annual UK house price growth remained broadly stable at 1.6%, increasing from 1.4% in July 2026. Commenting Nationwide's Chief Economist, Robert Gardener, observed that

"UK annual house price growth was little changed in August at 1.6%, compared with 1.4% in July. Prices were up 0.2% in month-on-month terms, after taking account of seasonal factors.

Market activity and house prices have remained subdued in recent months, in part reflecting the uncertain economic backdrop. Geopolitical tensions remain high, with the conflict in the Middle East exerting upward pressure on energy prices and market interest rates.

Market expectations of the future path of Bank Rate have been volatile. While the latest energy price shock poses inflation risks, there have been encouraging signs that it is not feeding through to underlying price pressures. Indeed, private sector wage growth has eased further in recent months, which should give policymakers breathing space to assess the extent to which tighter policy is necessary to ensure inflation returns sustainably to target.

Underlying affordability is improving, as house price growth remains well below earnings growth. although some of these gains have been offset by higher mortgage rates. Nevertheless, this suggests that activity should regain momentum in the quarters ahead providing the energy shock wanes and confidence returns, especially if market interest rates fall back towards pre-conflict levels."

2.10 The August 2026 Lloyds (formerly Halifax) House Price Index[3] report published in September 2026 reports that house prices fell slightly by -0.2% in August, following a -0.1% decrease in July. It identifies that prices have fallen annually by -0.4%, which is the first year-on-year decrease since November 2023.

2.11 Commenting on the figures Lloyds' Mortgages Director, Andrew Asaam, said,

"UK house prices fell slightly in August, down - 0.2% over the month following a similar decline in July. The average property now costs £298,468, marking the first annual fall in house prices since November 2023 Despite that, prices are still marginally up (+0.2%) since the start of the year.

The housing market has faced a more difficult backdrop in recent months, with the impact of global events on inflation and borrowing costs creating greater economic uncertainty. What we're not seeing is a rush of homeowners cutting prices. But more are choosing to sit tight, with sellers reluctant to accept offers they feel are too low, while some buyers are waiting to see how conditions develop.

As a result, fewer homes are changing hands, with latest industry figures showing mortgage approvals now at their lowest level since the start of 2024.

It's also important to keep recent price movements in perspective. Average house prices remain around 25% higher than they were at the end of 2019, despite the substantial increase to interest rates seen over recent years. The market's adjustment to higher borrowing costs has been gradual,

[3] In July 2026, the Halifax House Price Index was renamed to the Lloyds House Price Index. Despite the name change, the methodology remains the same; the index continues to be calculated using both Halifax and Lloyds mortgage data.

with wage growth helping to offset some of the pressure on affordability. The recent modest declines in prices are best viewed in that wider context.

We expect the market to remain fairly subdued in the months ahead, but this will likely only have a limited impact on house prices. While affordability remains a challenge, wages continue to grow and employment has held up better than many anticipated. This will help to support demand from those who need or want to move."

2.12 Savills reports in its September UK Housing Market Update that House prices increased by 0.2% in August, according to Nationwide, with annual growth reaching 1.6%, up from 1.4% in July (revised down from 1.8%). Savills notes, however, that house price growth continues to be constrained by high mortgage rates and this is likely to remain the case over the next few months.

2.13 In terms of market activity, Savills reports that activity levels have fallen, which is expected to feed through into lower levels of completed transactions over the next few months. Mortgage approvals fell to their lowest level since December 2023 in July, at -16% below the 2017-19 average, while sales agreed, net of fall throughs, were -6% below the 2017-19 average in August. Although completed transactions in July remained 2% above the 2017-19 average, Savills considers that this reflects the stronger market earlier in the year and that the more recent reduction in mortgage approvals and sales agreed is likely to feed through into transaction volumes over the next few months.

2.14 Notwithstanding this, Savills notes that, Buyers remain engaged in the market and considers that lower mortgage rates would help to unlock activity. Buyer searches reported by Zoopla increased by 7% in August, suggesting a degree of pent-up demand which could emerge as mortgage rates fall. Savills cautions, however, that this is unlikely to translate into significant house price growth in the short term, with the RICS survey continuing to report a high number of homes available for sale.

2.15 Savills expects mortgage rates to remain high and volatile over the next few months and to continue to act as a brake on the housing market. It identifies uncertainty surrounding the energy price outlook, arising from continuing disruption to supply associated with the US-Iran war, as increasing the risk that inflation remains elevated into early 2027. Against this backdrop, Savills considers that the Bank of England is unlikely to reduce the base rate in the near term and refers to Oxford Economics' forecast of only one base rate reduction during 2027.

2.16 In its August 2026 UK Housing Market Update, Savills also highlighted uncertainty arising from market speculation regarding the tax and regulatory policies that may be pursued by the new Prime Minister. It noted, however, that potentially disruptive reform of property taxation had been publicly ruled out during the current parliamentary term, while greater clarity on other tax matters is expected following the Budget scheduled for 28 October 2026.

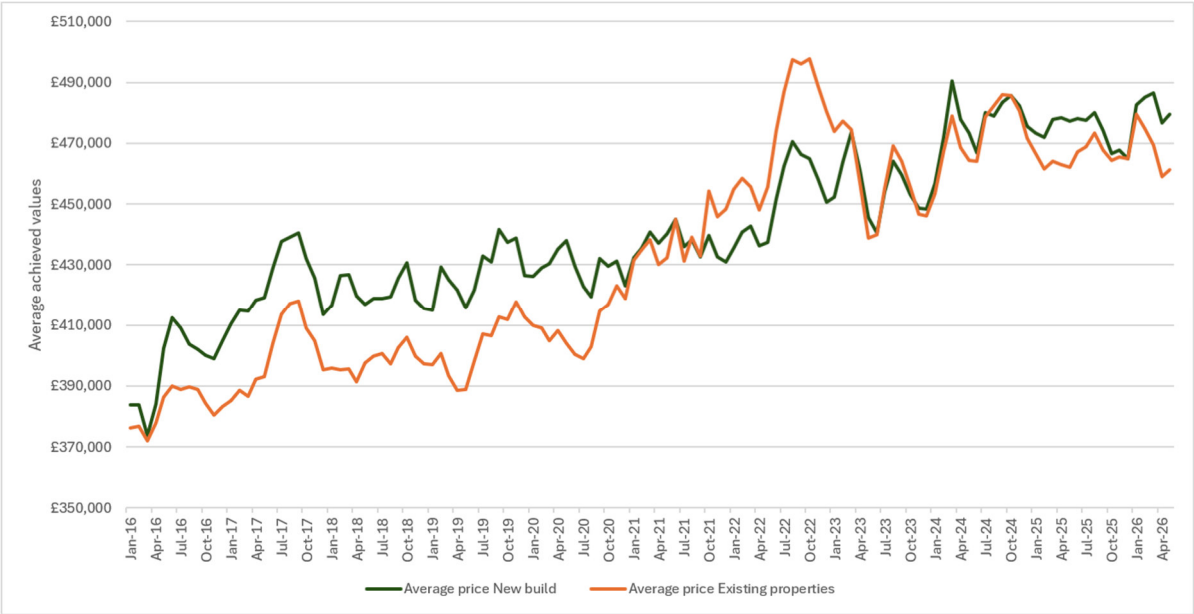
2.17 The latest five-year mainstream house price forecasts from Savills was published on 1 June 2026. Their overall forecast growth for London house prices stands at 10.6% between 2026 and 2030, and 18.5% for the UK as whole.

Local Housing Market Context

2.18 Residential property prices in the RBG have followed recent national and London-wide trends, with values declining sharply following the results of the referendum to leave the European Union in mid-2016 and recovering from this shock and then slowing down and fluctuating between 2017 and March 2020 and then increasing sharply before falling back in September 2022 as shown in Figure 2.18.1. Average values then increased between mid-2023 and March 2024 and have fallen back and fluctuated since then. In May 2026, average values for both second hand and new build properties had grown by circa 19% when compared to the values achieved in March 2016.

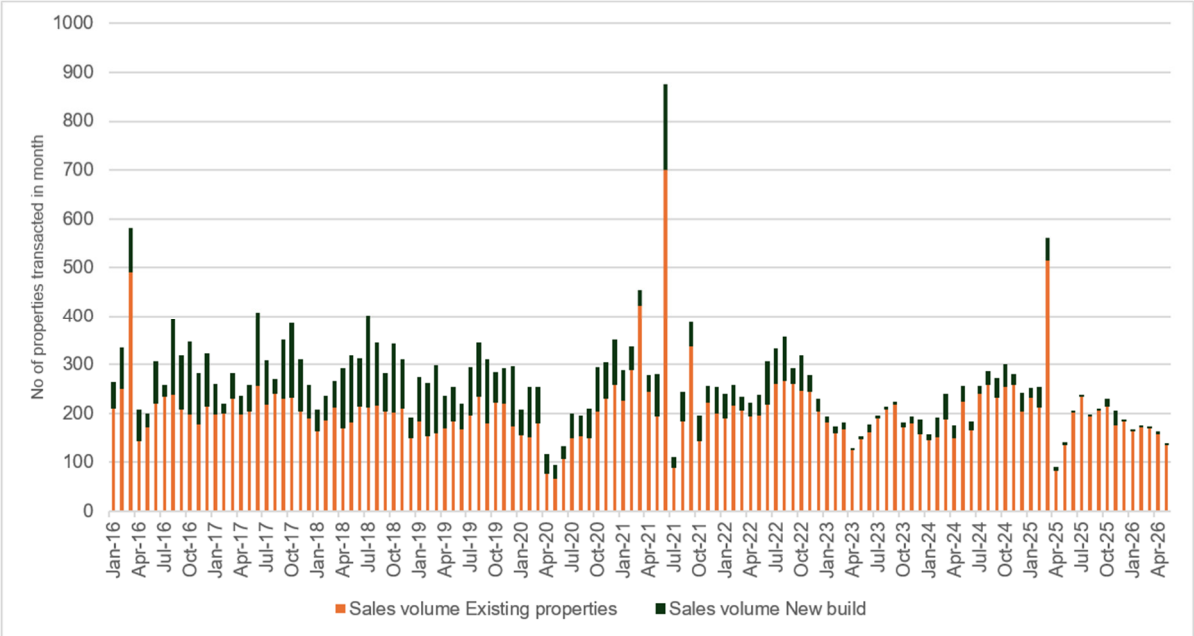
2.19 Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.19.1), albeit with a further fall in volumes in July 2021 and April 2025 (but these can be attributed to the end of stamp duty holidays on both occasions).

Figure 2.18.1: Average sales values in RBG



Source: Land Registry

Figure 2.19.1: Sales volumes in RBG (sales per month)



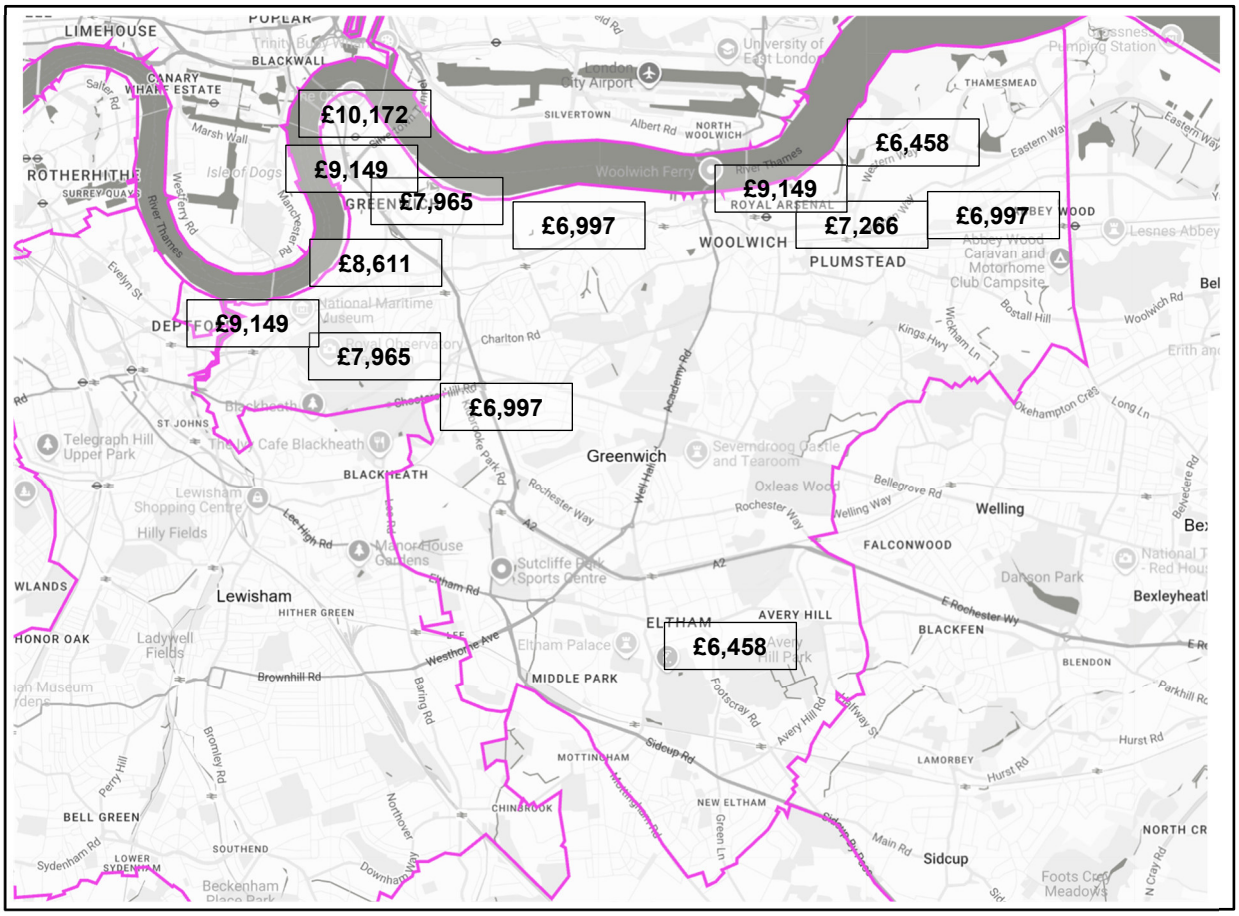
Source: Land Registry

2.20 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in June 2026 is that values in 'mainstream' London markets are expected to fall by 4% in 2026; and increase by 1% in 2027; 3.5% in 2028; 5% in 2029; and 5% in 2030, equating to cumulative growth of 10.6% over the period 2026-2030.

2.21 In common with other boroughs in London, there are variations in sales values between different parts of RBG, as shown in Figure 2.21.1. Highest sales values are achieved on the Greenwich

Peninsula and the north west of the Royal Borough from the peninsula along the river to Greenwich Village and Woolwich Arsenal. Developments in the east and south of the Borough are identified as achieving the lowest values.

Figure 2.21.1: Sales values in RBG (approx. £s per square metre)



Sources: Map – Ordinance Survey; Values – Land Registry; Molior London; submitted viability appraisals supporting planning applications (research conducted in September 2026)

Private rented sector market context

2.22 The proportion of the UK population living in privately rented housing has more than doubled between 1990 and 2023. In 2008/2009, 14.2% of households were living in privately rented homes and this increased to 18.8% in 2023/2024. This increase largely results from affordability issues for households who would most likely have preferred to owner occupy. Over the period 2008/2009 to 2023/2024, the proportion of households owner occupying has fallen from 68% to under 64.7% in 2023/2024. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital, although intergenerational transfers of equity will also play a key role in levels of owner occupation.

2.23 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector[4]. Investment yields have remained stable in the zones 2 to 4 London market at circa 4% to 4.15%[5]. PRS housing as an

[4] Knight Frank 'UK BTR market update' (Q2 2025) estimates that capital committed to build to rent housing in the UK has increased from £2 billion in 2016 to over £5 billion in 2024. Investment volumes in the first half of 2025 marginally exceeded £2 billion.

[5] Knight Frank Prime Residential Yield Guide August 2025 indicates yields of 3.9% for Zone 1 prime; 4.0% for Zone 2 prime and 4.15% for zones 3-4 prime.

asset class is still emerging and assessing valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.

2.24 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.

2.25 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.

2.26 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent products will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

2.27 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2024, and revised PPG, with subsequent updates in 2019, 2024 and 2025.

2.28 The new NPPF was published on 17 August 2026 ('the New NPPF'). This new version replaces the previous framework published in December 2024 and introduces significant changes, including:

- A complete rework of the NPPF, separating plan-making from national decision-making policies.
- Introduction of new rules around settlements and stations, and changes to housing land supply rules.
- A clearer and more comprehensive structure, with dedicated policies for various subjects such as housing, transport, and Green Belt.

2.29 Annex A (Implementation) of the New NPPF sets out transitional arrangements for the Purposes of Plan-making. We note that where a plan has been produced in accordance with the legacy NPPF published in December 2024, as is the case for the emerging RBG Local Plan, it must be submitted for examination by 31 December 2026.

2.30 Paragraph 35 of the 2024 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*".

2.31 Paragraph 59 of the 2024 NPPF suggests that "*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments,*

including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".

2.32 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council's adopted Local Plan policy is applied 'subject to viability', having regards to site-specific circumstances. In addition, the London Plan (Policy H5) explicitly incorporates a 'viability tested route' for schemes that cannot meet the 'Fast Track' threshold of 35% affordable housing[6]. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

2.33 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted[7], 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 (Para 59 of the 2024 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

2.34 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

2.35 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 58 of the NPPF, and to the provision of affordable housing.

2.36 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.

2.37 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.

2.38 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or

[6] 50% on sites in industrial use prior to redevelopment and that do not re-provide the existing quantum of employment floorspace in the proposed development, and sites in public ownership.

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

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.

2.39 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 Subsidy under the Subsidy Control Act 2022. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.

2.40 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.

2.41 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development".* Charging Authorities taking this approach need to ensure that 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 (Use Classes) Order 1987, although that Order does provide "*a useful reference point"*[8]. 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.

2.42 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that charging authorities need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

2.43 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy*". The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.

2.44 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.

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

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

MHCLG/GLA proposed emergency measures

2.45 In November 2025, MHCLG and the Mayor of London opened a consultation on a proposed 'London Emergency Housing Package' incorporating time-limited relief from payment of CIL and a permanent change to the Town and Country Planning (Mayor of London) Order 2008.

2.46 The proposed package of measures incorporates the following changes:

- temporary relief from the Community Infrastructure Levy (CIL) in certain circumstances;
- the removal of elements of guidance that can constrain density;
- a time-limited planning route, enabling developers to secure planning permission without a viability assessment on private land where certain conditions are met, notably a fast-track affordable housing threshold of 20%;
- giving the Mayor greater powers in relation to planning applications of potential strategic importance; and
- funding to establish a City Hall Developer Investment Fund – with an initial allocation of £322m.

2.47 As these measures are time-limited, they will have no bearing on future RBG Local Plan policy and we have not considered them further in this report. Clearly our testing considers a range of affordable housing percentages (from zero to 50%) and the outputs based on 20% affordable housing provision are provided as a point of reference to the temporary fast track threshold.

2.48 Development schemes which are viability tested at between 20% to 35% affordable housing which are in deficit would in the vast majority of cases not be made viable from the additional temporary CIL relief proposed by the MHCLG/GLA emergency measures.

CIL in RBG

2.49 The Council approved its Revised CIL Charging Schedule on 24 July 2024 and it came into effect on 26 July 2024. Table 2.49.1 summarises the original rates and indexed rates for 2026 and Figure 2.49.2 provides a map of the residential CIL charging zones in RBG.

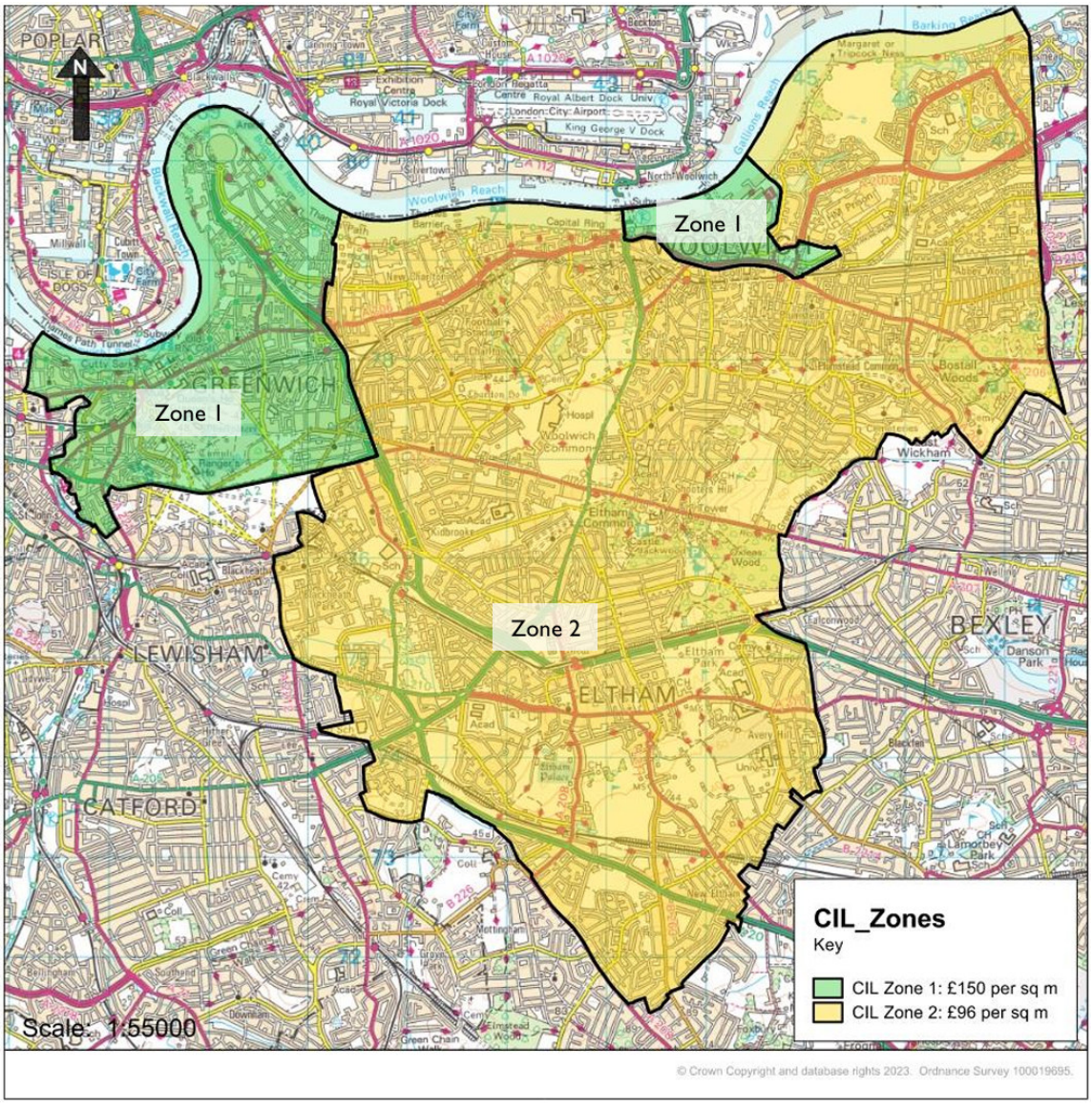
Table 2.49.1: RBG CIL

Intended use	CIL rate per square metre at adoption	CIL rate per square metre in 2026
Residential (less than 10 units, excluding Extra Care)	£150.00	£157.48
Residential (10 units or more, excluding extra care housing)	Zone 1: £150.00 Zone 2: £96.00	Zone 1: £157.48 Zone 2: £100.79
Co-living	£90.00	£94.49

Intended use	CIL rate per square metre at adoption	CIL rate per square metre in 2026
Student accommodation	£95.62	£100.79
Supermarkets / Superstores and retail warehousing (280sqm+)	£147.10	£154.45
Hotel	£147.10	£154.45
All other uses[1]	£25.00	£26.25

[1] Excluding healthcare, education and emergency service facilities

Figure 2.49.2: RBG CIL zones



2.50 In addition to Borough CIL, developments are also liable for Mayoral CIL, which is £25 per square metre (all uses) or £30.30 per square metre after indexation.

Local Policy context

2.51 There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secured by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which will not be altered by the Council's new Local Plan.

2.52 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as likely section 106 obligations. We have tested the emerging affordable housing policy at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period[9].

2.53 The Council undertook a first stage consultation on its Regulation 18 Local Plan between 15 December 2025 to 8 February 2026. Following its consideration of the responses to the Regulation 18 consultation, the Council prepared the final Draft Local Plan under Regulation 19, which they consulted on between Monday 27 July to Sunday 6 September 2026. The policies with cost and/or potential viability impacts are summarised in Table 2.53.1 below.

Table 2.53.1: Emerging policy approaches with potential viability implications

Policy Ref	Policy Title	Brief Explanation	Cost to development
H2	Affordable Housing	Sets an overall target of 50% of all new homes in RBG to be affordable. This is to be achieved through: ▪ a minimum of 50% affordable housing on public sector land unless there is a portfolio agreement with the Mayor of London; ▪ requiring a minimum of 50% for Locally Significant Industrial Sites (LSIS) and Non-Designated Employment Sites appropriate for residential uses where the scheme would result in a net loss of industrial capacity; and ▪ a minimum of 35% affordable housing on gross residential development on all other major developments. Policy follows London Plan Fast Track approach with tenure split of 60% low-cost rented products such as Social Rent and 40% intermediate product which meet the definition of genuinely affordable housing, with a preference for intermediate rented products over shared ownership. Affordable housing should be provided on-site. Off-site provision or a payment in lieu will only be accepted in exceptional circumstances.	Tested in study.

[9] Both the adopted Local Plan and the 2021 London Plan set a 35% threshold for schemes to qualify for the 'Fast Track' route identified in Policy H5.

Policy Ref	Policy Title	Brief Explanation	Cost to development
H3	Housing Mix	New development should provide a balanced mix of housing types and sizes including: a. providing 3 bedrooms in 30% of affordable homes and providing 4+ bedrooms in 10% of affordable homes which should be applied equally across all affordable tenures being proposed; b. providing 3 bedrooms in at least 10% of market homes; and c. optimizing the proportion of family housing beyond the requirements where this is feasible and appropriate.	Mix reflected in the appraisals.
H4	Build to Rent	Indicates the Council's preference is for developments which have the potential to provide social rented housing to be managed by a registered provider alongside Discounted Market Rent. To follow the Fast Track Route, 60% of the overall affordable housing requirement should be provided as social rent and 40% of units should be provided at Discounted Market Rent levels.	Reflected in Appraisals.
H5	Purpose-Built Student Accommodation	Secures the maximum level of accommodation as affordable student accommodation as defined through the London Plan 2021 Policy H15 and associated guidance. Seeks the delivery of a range of accommodation layouts, sizes and types. Para 4.56 of the supporting text sets out that applications for PBSA on sites with a net developable area of 0.5 hectares or larger must either provide some conventional C3 housing units on the same site in a separate block or location to the PBSA block(s) or provide robust evidence that doing so would significantly compromise design quality or render the scheme economically unviable. Para 4.57 states that "Developers would then be able to fulfil the affordable home requirements for the PBSA and conventional homes separately in each development type based on the relevant requirement as per Policy H2".	Tested in study.
H6	Housing with Shared Facilities (Houses in Multiple Occupation)	Sets out circumstances in which the Council would grant permission for large scale purpose build shared-living schemes. Affordable housing contributions are sought in accordance with London Plan 2021 Policy H16 in the form of a single upfront payment to the Council based on a 50% discount to market value of 35% of the units (or 50% of the units where the London	Tested in study.

Policy Ref	Policy Title	Brief Explanation	Cost to development
		Plan 2021 threshold applies), to be secured through a legal agreement. Applications for LSPBSL schemes on sites with a net developable area of 0.5 hectares or greater must either provide some conventional self-contained housing units on the same site, in a separate block or area of the site to the LSPBSL block(s) or provide robust evidence that this would significantly compromise the design quality of the accommodation or render the development unviable.	
H11	Housing Quality	Requires accessible and adaptable homes. 10% of units to meet M4(3) standard All other units to meet M4(2) standard	Reflected in the appraisals.
E4	Delivering Inclusive Growth	Delivery of at least 10% of the rentable floorspace (Net Internal Area) as affordable workspaces at 50% of market rents will be required: ▪ on developments providing at least 1,000 sq m GIA of employment floorspace (use classes E(g) (i), E(g)(ii), E(g)(iii), B2 and B8); and ▪ within designated Major and District centres, on developments providing at least 500 sq m GIA of employment floorspace (use classes E(g)(i), E(g)(ii), E(g)(iii), B2 and B8).	Tested in study.
E5	Local Employment, Skills and Training	Employment, training and skills development for RBG residents will be supported by: securing financial contributions from major developments towards Greenwich Local Labour and Business Service (GLLaB).	Reflected in Appraisals.
TC7	Social and Community Infrastructure	New residential and mixed-use developments, particularly strategic and major schemes, will be required to contribute towards the provision of social and community infrastructure needed to support increased demand.	Reflected in Appraisals through S106 and CIL contributions.
EN1	Green and Blue Infrastructure	Requires developments to achieve an UGF of at least 0.4 for residential development at 0.3 for non-residential developments.	Incorporated in the appraisals.
EN3	Biodiversity	Requires the Biodiversity Net Gain (BNG) to be delivered beyond the statutory minimum of 10% wherever feasible and appropriate, taking into account site context, scale, and viability.	Statutory BNG of 10% incorporated within the appraisals.
CE1	Climate Resilience and Net Zero Principles	Zero carbon and climate resilient development is supported, including reduced on-site energy demand, maximum use of low carbon energy sources, and the integration of nature-based design solutions to maximise climate resilience, as set out in our Climate Resilience planning guidance. All developments should minimise onsite carbon emissions and energy demand. All developments	Allowance for onsite delivery of requirements tested in study.

<table>
<tr><th>Policy Ref</th><th>Policy Title</th><th>Brief Explanation</th><th>Cost to development</th></tr>
<tr><td></td><td></td><td>should reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the Mayor's cooling hierarchy.

All developments must minimise mains water consumption and incorporate water efficiency measures to achieve a consumption target of 105 litres or less per head per day for residential or 'excellent' Wat 01 BREEAM rating for non-residential development.

All non-residential major developments must achieve a BREEAM rating of 'Excellent' as a minimum and should achieve 'Outstanding' wherever possible.</td><td></td></tr>
<tr><td>CE2</td><td>Operational Carbon and Energy Balance</td><td>All new buildings should be designed and built to be Net Zero Carbon in operation and with low levels of embodied carbon. All new developments should demonstrate that energy demand has been minimised, and onsite renewable energy generation has been explored and maximised where practicable.

New developments should not include on-site fossil fuel systems or boilers for heat or energy.

Major developments and minor developments creating new dwellings and/or commercial units must submit an Energy Strategy.

All developments creating one or more new dwellings or 500sqm or more of non-residential GIA must not exceed a Space Heating Demand ('SHD') of 15 kWh/sqm GIA/yr. For minor refurbishment or retrofitting of existing buildings, the SHD targets in Policy CE5 will apply.

All developments creating one or more new dwellings or 500sqm or more of non- residential GIA must not exceed the Energy Use Intensity ('EUI') targets set out in Table CE1

<table><tr><td>New residential buildings, student/ keyworker accommodation, and care homes</td><td>35 kWh/sqm GIA/yr</td></tr><tr><td>Offices, Retail, Higher Education teaching facilities, GP surgeries</td><td>70 kWh/sqm GIA/yr</td></tr><tr><td>Warehouses and industrial buildings; temporary uses</td><td>35 kWh/sqm GIA/yr</td></tr></table>
All developments creating one or more new dwellings or 500sqm or more of non-residential GIA should generate renewable energy onsite, to a level matching, or exceeding, the predicted annual energy demand of the building. This is to achieve an Energy Balance where sufficient renewable energy is generated on-site to match the total predicted energy demand of the building.</td><td>Allowance for onsite delivery of requirements tested in study.</td></tr>
</table>

Policy Ref	Policy Title	Brief Explanation	Cost to development
		Where there is a shortfall between the EUI and the renewable energy generation onsite (measured in kWh/yr), developments creating 10 or more dwellings or 500sqm or more of non-residential GIA are required to offset this shortfall through: a. an equivalent off-site provision of renewable energy to meet the shortfall, provided that an alternative proposal within Royal Greenwich is identified, and delivery is secured through a legal agreement; or b. a payment-in-lieu to Royal Borough of Greenwich's Offsetting Fund if this is not feasible or viable. Developments that are unable to achieve energy balance will need to identify their energy shortfall in kWh/yr and offset this shortfall via a payment in lieu payable into Royal Greenwich's Offsetting Fund via the following formula: Renewable Energy Shortfall ('RES') = (EUI - Renewable energy generation on-site) × GIA floorspace (in sq m) Tier 1 applies when the development meets the SHD and EUI standards set out in clauses 4 and 5, and has maximised renewable energy generation on-site. The offset price is based on the indicative cost of funding PV panels elsewhere in Royal Greenwich, at a rate of £1.32/kWh. Therefore, Tier 1 offset payment is as follows: RES × £1.32 Tier 2 applies when the development does not meet the SHD and EUI standards set out in clauses 4 and 5, but has maximised renewable energy generation on-site. This means the building could require retrofitting in the future and may have a shorter lifetime. The Tier 2 pricing also applies to the additional offsetting set out in clause 12. Tier 2 uses a 30-year period for offset pricing, at £39.6/kWh Therefore, Tier 2 offset payment is as follows: RES × £39.6	

<table>
<tr><th>Policy Ref</th><th>Policy Title</th><th>Brief Explanation</th><th>Cost to development</th></tr>
<tr><td>CE3</td><td>Decentralised Energy Supply</td><td>Major development proposals must demonstrate the ability to connect to future or proposed heat networks. All developments should prioritise connection to existing networks where capacity is available.

Major developments should incorporate communal low-temperature heat distribution networks powered by heat pumps. The choice of heat source for these systems must align with the heating hierarchy outlined in the London Plan. Large-scale proposals should explore the creation of low-carbon heat networks.

New development should ensure the most efficient and sustainable technologies are used to meet energy demand and deliver net zero carbon.</td><td>Reflected in Appraisals.</td></tr>
<tr><td>CE4</td><td>Whole Life Carbon and Circular Economy</td><td>Development proposals must consider and minimise embodied carbon as early as possible in the design process. Major developments are expected to meet the LETI upfront embodied carbon limits (Modules A1-A5 in accordance with the latest RICS Whole Life Carbon Assessment Professional Standard) set out in Table CE2 below.

<table><tr><th></th><th>Planning applications submitted before 1st January 2030</th><th>Planning applications submitted after 1st January 2030</th></tr><tr><td>Residential</td><td><500kg CO2 e /sqm GIA</td><td><300kg CO2 e /sqm GIA</td></tr><tr><td>Education</td><td><500kg CO2 e /sqm GIA</td><td><300kg CO2 e /sqm GIA</td></tr><tr><td>Retail</td><td><500kg CO2 e /sqm GIA</td><td><300kg CO2 e /sqm GIA</td></tr><tr><td>Office and other non-residential</td><td><600kg CO2 e /sqm GIA</td><td><350kg CO2 e /sqm GIA</td></tr></table></td><td>Allowance for embodied carbon requirements tested in study.</td></tr>
<tr><td>T2</td><td>Car-parking</td><td>Sets out maximum car parking standards as follows:

<table><tr><th>Location</th><th>Maximum Parking Provision</th></tr><tr><td>PTAL 3 and above</td><td>Car free</td></tr><tr><td>PTAL 2</td><td>Up to 0.25 spaces per dwelling</td></tr><tr><td>PTAL 0-1</td><td>Up to 0.5 spaces per dwelling</td></tr></table>
Where provided, all residential car parking spaces must be equipped with active charging facilities for electric or Ultra-Low Emission vehicles.</td><td>Incorporated in the appraisals.</td></tr>
</table>

Development context

2.54 RBG is an Inner London borough covering approximately 47.6 sq km in south-east London. It is bounded by the London Boroughs of Bexley to the east, Bromley to the south and Lewisham to the west, with Tower Hamlets, Newham and Barking and Dagenham located to the north across the River Thames.

2.55 The pace and pattern of growth across RBG has varied considerably, reflecting differences in historic land use, infrastructure investment and socio-economic change. The emerging Local Plan identifies eight distinct character areas and adopts a place-based approach to future growth, seeking to ensure that development responds to the particular characteristics, opportunities and needs of different parts of the Royal Borough.

2.56 RBG plays an important role in accommodating London's growth with one of the highest housing targets of London Boroughs and contains four designated Opportunity Areas: Greenwich Peninsula, Woolwich, Charlton Riverside, and Thamesmead and Abbey Wood. The London Plan (2021) identifies indicative capacity for 38,000 new homes and 22,500 new jobs across these Opportunity Areas. Significant opportunities for development arise through the redevelopment and intensification of previously developed land, with schemes ranging from small infill sites to major regeneration projects.

2.57 RBG has a well-defined town centre hierarchy comprising three Major Centres (Woolwich, Eltham and Greenwich), seven District Centres, nine Local Centres and 37 Neighbourhood Centres. Town centre vitality has improved, with footfall in Woolwich and Eltham increasing by more than 50% between 2022 and 2024. However, vacancy rates remain relatively high in Woolwich (13.8%) and Greenwich (11.5%), indicating an ongoing need for revitalisation.

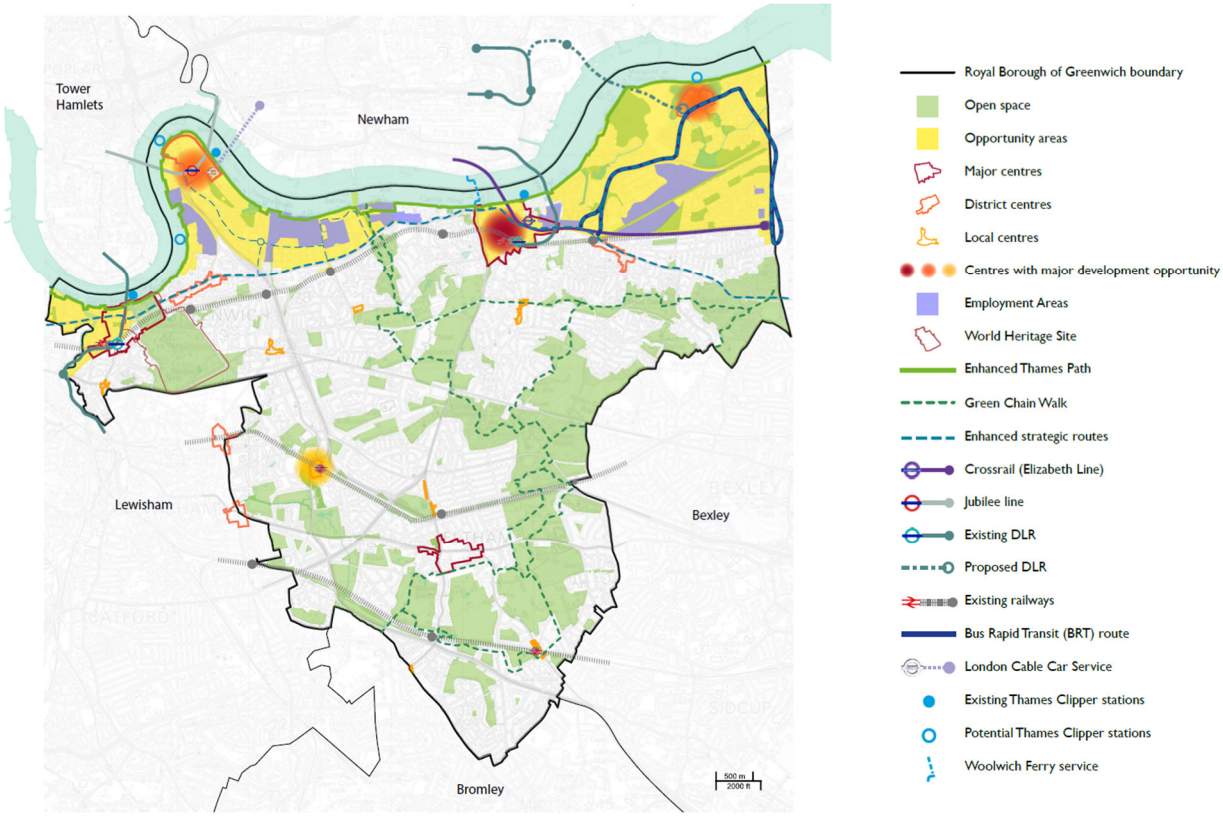
2.58 Investment in transport infrastructure, including the DLR, Jubilee Line Extension, Elizabeth Line and, most recently, the Silvertown Tunnel, has supported significant regeneration, particularly in the northern parts of the Royal Borough, and strengthened connections with wider London. Further planned investment, including the proposed extension of the DLR to Thamesmead, alongside improved bus, river and local transport connections, is anticipated to support further growth and regeneration, particularly within Thamesmead and Charlton Riverside.

2.59 The Royal Greenwich Characterisation and Intensification Study (2023)[10] considers the capacity of different areas to accommodate change having regard to their existing character, sensitivity, public transport accessibility and other strategic considerations. It identifies three broad approaches to urban change: transformation and placemaking; transition and enhancement; and reinforcement. These recommendations have informed the emerging Local Plan's place-based approach to development and intensification across its eight character areas.

2.60 The emerging Local Plan therefore seeks to accommodate growth in a manner that responds to the differing characteristics and development opportunities across the Royal Borough. The Key Diagram, reproduced in Figure 2.60.1 below, identifies the principal centres and areas of major development opportunity.

[10] The Royal Greenwich Characterisation and Intensification Study (2023), which assesses the Royal Borough's character, place typologies and capacity to accommodate future growth and intensification.

Figure 2.60.1 RBG Key Diagram



Source: Royal Borough of Greenwich Local Plan (Regulation 19 version) - Figure V1: Key Diagram

3 Methodology and appraisal approach

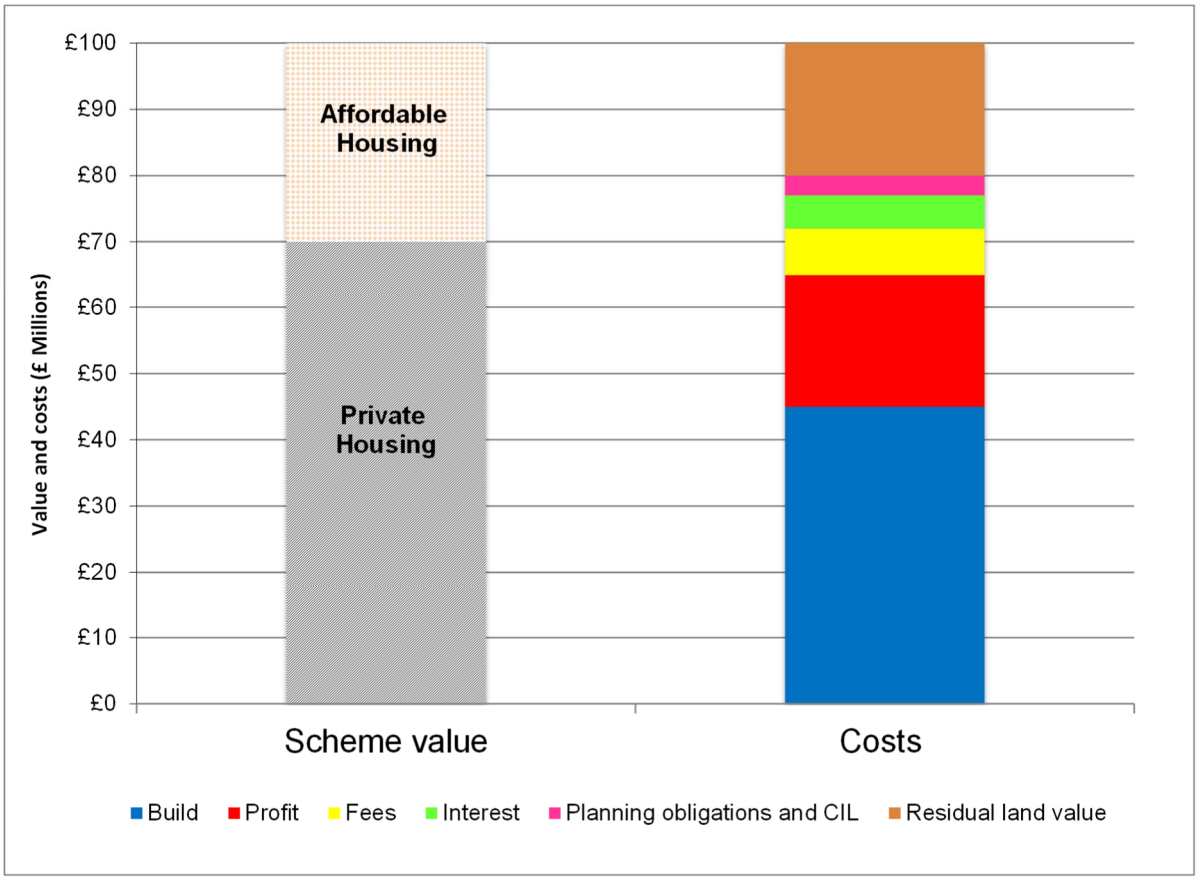
3.1 The PPG on Viability identifies at paragraph 003 Reference ID: 10-003-20180724 that, *"Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage"*. The PPG on Viability goes on to identify at paragraph 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"*.

3.2 Our methodology follows standard development appraisal conventions, using locally-based typologies and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to RBG and tests the Council's emerging planning policy requirements.

Approach to testing development viability

3.3 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, Section 106 obligations and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



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

3.5 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like RBG, many sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as abnormal ground conditions or decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as PSR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.

3.6 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value[11]' 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.

3.7 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

3.8 In 2019 (with re-issues in 2021, 2023 and 2024), the government published a revised NPPF, which indicates at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan".* The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.

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

3.9 The Local Housing Delivery Group published guidance[12] in June 2012 which 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*".

3.10 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to other uses; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, 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. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as RBG, where the majority of sites are previously developed, the 'bottom line' in terms of land value will be the value in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4 of their Practice Statement on "Financial Viability in Planning':

"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

3.12 The Guidance goes on to state that "*it would be inappropriate to assume an uplift based on set percentages … given the diversity of individual development sites*".

3.13 Commentators frequently make reference to 'market testing' of benchmark land values. 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 proponents have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.

- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.

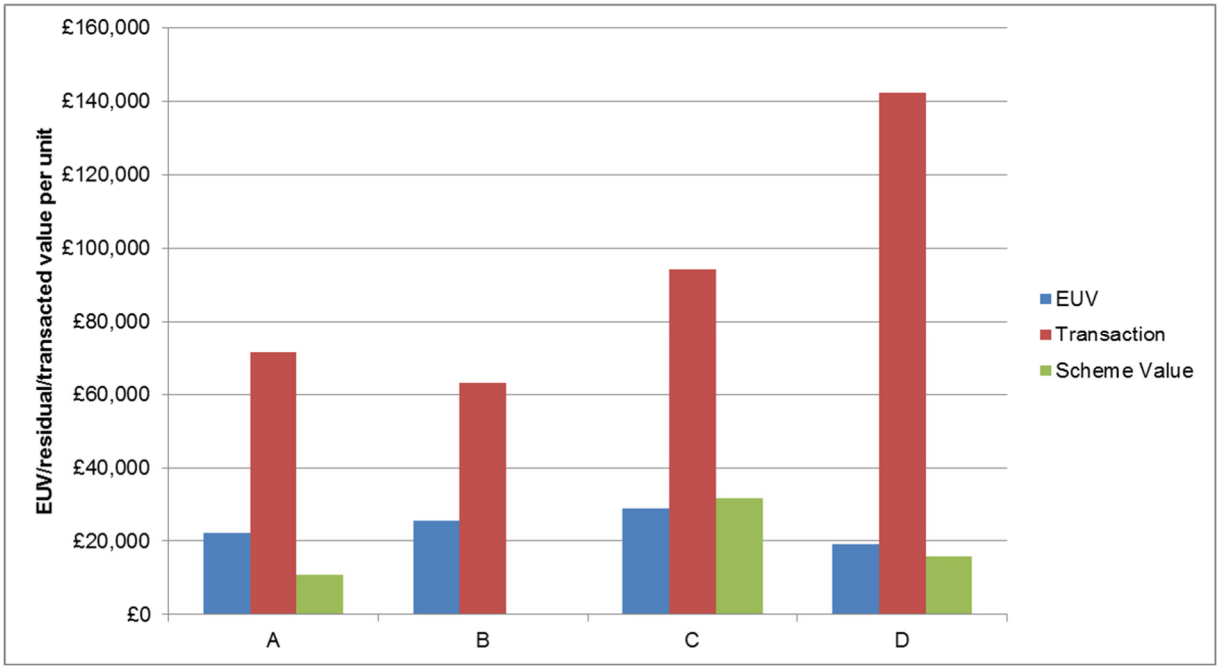
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.

[12] Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this pre-dates the PPG on viability, it is consistent with the approach required by the PPG.

- 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.

3.14 These issues are evident from a recent review we undertook 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 3.14.1. This chart compares the residual value of four 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 3.14.1: Comparison of residual values to existing use value and price paid for site



3.15 For the reasons set out above, the approach of using existing use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

3.16 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that "*the landowner premium should be tested and balanced against emerging policies*" and that "*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*". The guidance also stresses in several places that "*price paid for land*" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 to 3.13.

4 Appraisal assumptions

4.1 We have appraised 27 development typologies across the borough, these include a range of typologies which were informed by past development types and sites allocated in the emerging Plan and housing trajectory, to reflect the development expected to come forward during the plan period. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in the emerging Local Plan.

Residential sales values

4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within RBG, as noted in Section 2. We have considered comparable evidence of new build schemes and resale values in RBG to establish appropriate values for testing purposes. This exercise involved analysis of transactions recorded by the Land Registry between 1 January 2025 and August 2026 (the most recent month for which data is available), data of asking process and sold prices of new build developments published on the Molior London database and information on sales values adopted in financial viability assessments supporting planning applications submitted for determination by the Council. This analysis indicates that developments in the borough will attract average sales values ranging from circa £6,458 per square metre (£600 per square foot) to circa £10,172 per square metre (£945 per square foot), as shown in Figure 2.21.1.

4.3 We have also tested the impact of the provision of private units as rented housing by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.

4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).

4.5 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in June 2026 is that values in 'mainstream' London markets are expected to fall by 4% in 2026; and increase by 1% in 2027; 3.5% in 2028; 5% in 2029; and 5% in 2030, equating to cumulative growth of 10.6% over the period 2026-2030.

Table 4.4.1: Growth scenario

Year	1 2026	2 2027	3 2028	4 2029	5 2030	Subsequent years 2031 onwards
Values	0.0%	1.0%	3.5%	5.0%	5.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.4.2: Downside scenario

Year	1 2026	2 2027	3 2028	4 2029	5 2030	Subsequent years 2031 onwards
Values	-4.0%	1.0%	2.0%	2.0%	3.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

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

Site	Description	Density units per hectare	Site area Ha	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Office	Industrial	PBSA / Co-living	Community	Total Gross Internal Area
1	Residential Small site - 2 houses	40	0.05	2	86	172	0	0	0	0	0	172
2	Residential Small site - low density - 2 flats	50	0.04	2	88	175	0	0	0	0	0	175
3	Residential Small site - medium density - 5 flats	100	0.05	5	82	408	0	0	0	0	0	408
4	Residential Small site - medium density - 9 flats	90	0.10	9	76	682	0	0	0	0	0	682
5	Residential Medium site - medium density - 25 flats	132	0.19	25	87	2,167	0	0	0	0	0	2,167
6	Residential Medium site - medium density - 50 flats	100	0.50	50	87	4,358	0	0	0	0	0	4,358
7	Residential Medium site - medium density - 50 flats and houses	100	0.50	50	98	4,923	0	0	0	0	0	4,923
8	Residential Large site - high density - 150 flats	357	0.42	150	86	12,874	0	0	0	0	0	12,874
9	Residential Large site - medium density - 250 flats	167	1.50	250	86	21,388	0	0	0	0	0	21,388
10	Residential Large site - high density - 500 flats	327	1.53	500	86	42,788	0	0	0	0	0	42,788
11	Residential Large site - high density - 500 flats	455	1.10	500	87	43,733	0	0	0	0	0	43,733
12	Residential Large site - high density - 800 flats	400	2.00	800	91	72,832	0	0	0	0	0	72,832
13	Residential Large site - high density - 1,500 flats	328	4.57	1,500	86	128,738	0	0	0	0	0	128,738
14	Residential Large site - high density - 2,000 flats	367	5.45	2,000	91	182,027	0	0	0	0	0	182,027
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	179	0.28	50	87	4,370	375	375	0	0	0	5,120
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	270	0.37	100	91	9,128	750	1,000	0	0	0	10,878
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	129	3.48	450	86	38,509	1,220	3,500	7,000	0	0	50,229
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	196	4.09	800	86	68,460	0	0	1,250	0	250	69,960
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	181	14.34	2,600	87	225,810	5,000	5,000	10,500	0	0	246,310
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	154.64	97.00	15,000	87	1,302,750	50,000	20,000	45,000	0	20,000	1,437,750
21	PBSA - 220 Student Rooms and ground floor commercial use (53% Cluster bedrooms 13.3 sq m, 39% studios 17.7 sq m and 8% accessible units 25.1 sq m)	0.00	0.37	0	0	0	375	1,000	0	7,237	0	8,612
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use (40% Cluster bedrooms 16.5 sq m, 55% studios 20 sq m and 5% accessible units 22 sq m)	133.33	0.75	100	86	8,583	395	0	0	27,381	0	36,358
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	56.82	0.88	50	86	4,291	0	1,090	0	21,818	0	27,199
24	Office	0.00	0.07	0		0	0	1,750	0	0	0	1,750
25	Office	0.00	0.10	0		0	0	3,500	0	0	0	3,500
26	Industrial	0.00	0.14	0		0	0	0	1,000	0	0	1,000
27	Industrial	0.00	0.55	0		0	0	0	4,000	0	0	4,000

Affordable housing tenure and values

4.6 The Emerging Local Plan Policy H2 'Affordable Housing' requires an overall target for 50% of all new homes in RBG to be affordable. This is to be achieved by requiring a minimum on-site provision of:

- 50% affordable housing on public sector land unless there is a portfolio agreement with the Mayor of London;
- 50% for LSIS' and Non-Designated Employment Sites appropriate for residential uses where the scheme would result in a net loss of industrial capacity; and
- 35% affordable housing on gross residential development on all other major developments.

4.7 Emerging Policy H2 mirrors London Plan Policy H5, which applies a 'Fast Track' threshold of 35%, with a policy compliant tenure mix[13] (or 50% on public land and industrial sites where the same quantum of employment floorspace is not re-provided in the application scheme).

4.8 The Council's emerging policy identifies that the tenure split of affordable products to be applied to residential development is 60% low cost rented products such as Social Rent and 40% intermediate products which meet the definition of genuinely affordable housing with a preference for intermediate rented products over shared ownership.

4.9 Emerging Policy H3 seeks the delivery of a balanced mix of housing types and sizes including:

a. providing 3 bedrooms in 30% of affordable homes and providing 4+ bedrooms in 10% of affordable homes which should be applied equally across all affordable tenures being proposed;

b. providing 3 bedrooms in at least 10% of market homes; and

c. optimizing the proportion of family housing beyond the requirements where this is feasible and appropriate.

4.10 The rents for social rents are summarised in Table 4.10.1. Social rents are calculated in accordance with the formulae contained within the Housing Corporation document 'Rent influencing regime: Implementing the rent restructuring framework' (2001). This requires that rents are set on the basis of relative property value and relative county earnings.

Table 4.10.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£122.79	£148.97	£171.67	£199.58
Intermediate rent (London Living Rent[14])	£245.31	£272.54	£300.00	£327.23

4.11 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.

[13] Reduced to 25% for RBG in the draft London Plan issued for consultation in July 2026.

[14] We have applied the GLA's London Living Rents for Thamesmead Moorings Ward, which is the lowest in RBG.

4.12 We have valued the intermediate units in schemes by reference to London Living Rents given Policy H2's preference for intermediate rented products over shared ownership units, which are set out in Table 4.10.1 above as well.

4.13 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.13.1 summarises the capital values that each tenure generate.

Table 4.13.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value[15]
Social Rent	£2,763	£2,466	£2,359	£2,218	£2,241
London Living Rent	£6,489	£5,153	£4,631	£4,019	£4,751

4.14 The GLA '*Affordable Homes Programme 2026-2031'* document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments[16]. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

4.15 The development typologies incorporate retail, office, industrial, PBSA, co-living and community use floorspace. Our assumptions on rents and yields for this floorspace are summarised in Table 4.15.1. These assumptions are informed by lettings of similar floorspace in the Borough recorded by CoStar since August 2024 (attached as Appendix 2). Our appraisals assume a combined 18-month rent-free and void period for offices a 9-month allowance for industrial uses and a 12-month allowance for all other types of commercial floorspace.

Table 4.15.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Location	Rent per square metre	Investment yield	Rent free period (months)
Retail	North Greenwich	£376.74	6.50%	12
	Woolwich, North Greenwich & Greenwich Thamesmead, Eltham / Lee Green	£269.10	6.75%	
	Charlton	£215.28	6.75%	
	Plumstead, Abbey Wood & Kidbrooke	£193.75	6.75%	
Office	North Greenwich, Greenwich Peninsular Greenwich, East Greenwich, Blackheath, Woolwich, Charlton Thamesmead, Eltham / Lee Green	£269.10	6.50%	18
	Plumstead	£215.28		
	Abbey Wood & Kidbrooke	£193.75		
Industrial		£236.81		9
Community Uses		£215.28		12

[15] Net on acquiring RP's oncosts at 5% of capital value.

[16] While this restriction on grant funding has been temporarily relaxed as part of the GLA's Support for housebuilding LPG measures, these are time limited and are due to end in March 2028.

4.16 For co-living, we have applied the following assumptions:

- Gross rent per week: £366;
- Operating cost allowance 30% of market rent;
- Affordable units: 50% of market rent; and
- Investment yield: 4.75%.

4.17 In addition, the typologies incorporate PBSA purpose build student housing schemes and our assumptions are summarised as follow:

- Gross rent per week: £329 per week (Typology 21) and £357 per week (Typology 22)
- Operating cost allowance: £3,800 per room per annum
- Affordable units: £7,569 per annum[17];
- Investment yield: 5%.

Build costs

4.18 We have sourced build costs from the RICS Building Cost Information Service ('BCIS'), which is based on tenders for actual schemes (see Appendix 3). Base costs (adjusted for local circumstances by reference to a BCIS multiplier) as at 8 September 2026 are as follows:

Table 4.18.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.13 Estate housing generally - mean 810.13 Estate housing generally - UQ	£1,921 £2,104	10% 10%	£2,113 £2,314
Flats – fewer than 6 storeys	816. Flats 3-5 storey– mean 816. Flats 3-5 storey – UQ	£2,252 £2,555	10%	£2,476 £2,811
Flat – 6 or more storeys	816. Flats 6 storeys or above – mean 816. Flats 6 storeys or above – UQ	£2,695 £2,990	10% 10%	£2,965 £3,289
Retail	345 Shops generally	£2,351	10%	£2,589
Offices	320 Offices air conditioned generally	£2,870	10%	£3,157
Student accommodation / Co-living	856.2 Student residences – mean	£2,919	10%	£3,211
Industrial / Light Industrial	284.2 Warehouses, stores generally 282.12 Advance factories/offices - mixed facilities (class B1) generally	£1,241 £1,710	10% 10%	£1,365 £1,881
Community floorspace	532 Community centres generally	£3,455	10%	£3,801

4.19 As noted in Table 4.18.1, the base costs above are increased by 10% to account for external works (including any parking spaces).

4.20 We have also included an allowance of £10,000 per residential unit within the Thamesmead Strategic Site Allocation to reflect potential site opening-up, enabling and infrastructure costs associated with the delivery of the proposed New Town development.

Net Zero Carbon and BREEAM

4.21 Emerging Policy CE1 identifies that, zero carbon and climate resilient development is supported. All non-residential major developments must achieve a BREEAM rating of 'Excellent' as a minimum and should achieve 'Outstanding' wherever possible.

[17] In line with the most recently published annual rental cost threshold for PBSA that is considered affordable for academic year 2025-2026 required by the adopted London Plan.

4.22 Emerging policy CE2 'Operational Carbon and Energy Balance' requires all new buildings to be designed and built to be Net Zero Carbon in operation and with low levels of embodied carbon. All new developments should demonstrate that energy demand has been minimised, and onsite renewable energy generation has been explored and maximised where practicable. It also identifies that new developments should not include on-site fossil fuel systems or boilers for heat or energy. They should not be connected to the gas grid and should use other low carbon heat sources.

4.23 Policy CE2 identifies that all developments creating one or more new dwellings or 500sqm or more of non-residential GIA must not exceed a Space Heating Demand (SHD) of 15 kWh/sqm GIA/yr. Further, these developments must not exceed the specified Energy Use Intensity (EUI) targets. In addition, Policy CE2 identifies that these developments should generate renewable energy onsite, to a level matching, or exceeding, the predicted annual energy demand of the building. This is to achieve an Energy Balance where sufficient renewable energy is generated on-site to match the total predicted energy demand of the building.

4.24 Policy CE4: 'Whole Life Carbon and Circular Economy' identifies that development proposals must consider and minimise embodied carbon as early as possible in the design process and further that major developments are expected to meet the LETI upfront embodied carbon limits.

4.25 We have accordingly tested the impact of providing net zero carbon homes, both in operational terms (regulated energy) and embodied carbon. Research undertaken on behalf of the Council (and other London boroughs) indicates that the cost of achieving operational net carbon zero on residential and non-residential developments equates to up to 5% of construction costs[18].

4.26 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:

- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
- Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic.

Accessibility standards

4.27 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.27.1. These costs are based on the MHCLG *'Housing Standards Review: Cost Impacts'* study, but converted into percentages of base construction costs (see calculations at Appendix 4) so that they can be applied to contemporary costs.

Table 4.27.1: Costs of accessibility standards (% uplift to base construction costs)

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

4.28 To meet the requirements of emerging Policy H11 'Housing Quality', our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings across all tenures.

[18] *'Delivering Net Zero – An evidence study to support planning policies which deliver Net Zero Carbon developments' (May 2023)* (Levitt Bernstein, Introba Inkling, Currie & Brown and Etude. This 5% allowance includes, where necessary, any residual offsetting payment required.

Professional fees

4.29 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 higher end of the range for most schemes.

Development finance

4.30 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of short term funding conditions and we would expect this rate to reduce over the plan period.

Marketing and disposal costs

4.31 For residential schemes, our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

4.32 For non-residential schemes, our appraisals incorporate sales agents fees of 1% of capital value sales and legal fees of 0.5% of capital value. We also include lettings agents fees and lettings legal fees totalling 15% of the first years rent.

RBG CIL

4.33 As previously noted, the Council approved its Revised CIL Charging Schedule on 24 July 2024 and it came into effect on 26 July 2024. Table 4.33.1 summarises the original rates and indexed rates for 2026.

Table 4.33.1: RBG CIL

Intended use	CIL rate per square metre at adoption	CIL rate per square metre in 2026
Residential (less than 10 units, excluding Extra Care)	£150.00	£157.48
Residential (10 units or more, excluding extra care housing)	Zone 1: £150.00 Zone 2: £96.00	Zone 1: £157.48 Zone 2: £100.79
Co-living	£90.00	£94.49
Student accommodation	£95.62	£100.79
Supermarkets / Superstores and retail warehousing (280sqm+)	£147.10	£154.45
Hotel	£147.10	£154.45
All other uses[1]	£25.00	£26.25

[1] Excluding healthcare, education and emergency service facilities

4.34 In addition to Borough CIL, developments are also liable for Mayoral CIL2, which is £25 per square metre (all uses) or £30.30 per square metre after indexation.

Section 106 costs

4.35 To account for Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £3,000 per unit for residential development across the Borough reflecting a broad estimate for the average level of contributions that will be sought. In addition, we have included a further sum of £3,000 per residential unit in the Charlton Riverside area to account for the East-West bus route and £3,500 per unit in the Thamesmead area to account for transport improvements. It is important to note S106 costs are very site and scheme specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Urban Greening/green roofs

4.36 Emerging Policy EN1 'Green and Blue Infrastructure' requires that development proposals should attain an Urban Greening Factor ('UGF') score of 0.4 for residential, and 0.3 for non-residential developments, which reflects the London Plan Policy G5 requirement. An UGF of 0.3 can be achieved through the provision of green roofs, which the Renewable Energy Hub estimates to cost between £50 and £130 per square metre of roof space. We have applied an allowance of £130 per square metre of roof space which has been recently applied by other authorities. The balance required to achieve UGF score of 0.4 can be achieved through measures to satisfy statutory biodiversity net gain.

Biodiversity Net Gain

4.37 Emerging Policy EN3 'Biodiversity' reflects the statutory requirement for a 10% biodiversity net gain in perpetuity. The central estimate in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment' for previously developed land in London is a cost of 0.1% of construction costs, with an upper-end estimate of 0.2%[19]. The costs are lower on brownfield sites as they typically have lower starting levels of biodiversity than greenfield sites.

Electric vehicle charging points

4.38 Emerging Policy T2 'Car Parking' seeks requires the provision of electric vehicle charging facilities for all parking spaces within new developments. We have incorporated an allowance of £500 per unit for electric vehicle charging points, which reflects quotations on standards residential projects in London[20]. This is for the charging point and all necessary infrastructure within a development. This is applied to all spaces where provided.

4.39 Policy T2 sets out maximum parking standards based on the Public Transport Accessibility Level ('PTAL') rating of a site as set out in Table 4.39.1. We have considered the average PTAL rating of the market value areas in RBG and, for the purposes of our assessment, adopted a worst-case assumption regarding the level of parking provision for developments in each area. In many cases, this is likely to overstate the level of parking provision, particularly for developments in areas with high levels of public transport accessibility, where parking is likely to be limited to spaces for Blue Badge holders only.

Table 4.39.1 RBG Policy T2 Car Parking Standards

Location	Maximum Parking Provision
PTAL 3 and above	Car free
PTAL 2	Up to 0.25 spaces per dwelling
PTAL 0-1	Up to 0.5 spaces per dwelling

4.40 Policy T2 identifies that Large-scale purpose-built shared living, student accommodation, HMOs, and other sui generis residential uses should be car-free. We have accordingly tested these uses excluding car parking.

Building Safety Levy

4.41 The Building Safety Act 2022 introduced powers to impose a levy on new residential buildings requiring certain building control approvals in England, to raise revenue to be spent on building safety. The levy is part of the government's plan to accelerate the pace of remediation.

4.42 Secondary legislation in the form of The Building Safety Levy (England) Regulations 2025, setting

[19] Central Estimate – see Table 20 of DEFRA Impact Assessment indicating 10% net gain can be achieved at a cost of 0.1% of build costs.

[20] London Plan Viability Study December 2017. We would expect the costs to fall as more developments fit this infrastructure in response to increasing sales of electric vehicles.

out how the Building Safety Levy will operate, have been approved by Parliament and were made on 19 November 2025 alongside detailed guidance notes. The Building Safety Levy came into operation on 1 October 2026.

4.43 The government has set the levy rates for each local authority area in legislation. The Levy rates for development in RBG are £27.16 per square metre on previously developed land and £54.33 per square metre for works on non-previously developed land (greenfield land / metropolitan open land). The levy will be charged on the gross internal area ('GIA') of all new dwellings and purpose-built student accommodation and co-living in England (with certain exemptions including affordable housing) which require a building control application. The levy will apply to private housing floorspace only.

Affordable workspace

4.44 Emerging Policy E4 'Delivering Inclusive Growth' requires the delivery of affordable workspace:

> *"a. on developments providing at least 1,000sqm GIA of employment floorspace (use classes E(g) (i), E(g)(ii), E(g)(iii), B2 and B8); and*
>
> *b. within designated Major and District centres, on developments providing at least 500sqm GIA of employment floorspace (use classes E(g)(i), E(g)(ii), E(g)(iii), B2 and B8)."*

4.45 The Policy identifies that developments should normally provide at least 10% of the rentable floorspace (Net Internal Area) as affordable workspace at 50% of market rents, secured for a period of at least 15 years by legal agreement. Given this, we have tested the provision of 10% affordable workspace within employment schemes at 50% of market rents, together with sensitivity testing based on 5% incremental reductions in the level of discount applied to market rents.

Development and sales periods

4.46 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that 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 assumptions assume that units are sold over varying periods after completion, which is a conservative approach. The price points achieved by schemes in RBG are at a level which is still achieving good rates of sale.

Developer's profit

4.47 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. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

4.48 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.

4.49 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine, the September 2022 'fiscal event' and a change of government in 2024, the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher

profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.

4.50 Profits on commercial developments are applied at 15%, 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.

Exceptional costs

4.52 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 for the assessment of the typologies 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.

4.53 We have, however, included an allowance for potential contamination and remediation costs associated with the development of the Thamesmead Waterfront Strategic Site, reflecting the identification within the Local Plan allocation of a former landfill site within part of the allocation area. Further detailed investigations would be required to establish the precise extent and nature of any contamination, the remediation strategy required, and the resulting costs. However, available records from the Environment Agency's historic landfill dataset[21] indicate that the former landfill extends to approximately 9.17 hectares, representing around 9-10% of the overall allocation area. The records further identify that the landfill accepted both special[22] (hazardous) and inert[23] waste between 1967 and 1982. The allowance adopted within this assessment should therefore be regarded as a high-level viability testing assumption rather than a prediction of actual remediation costs which may ultimately arise through the development process.

4.54 We have relied on data from the then Homes and Communities Agency Guidance on dereliction, demolition and remediation costs published in March 2015[24] indexed up to October 2026. The document identifies the cost of remediation of landfills in two categories.

4.55 This guidance identifies remediation costs for landfill sites ranging from approximately £485,000 to £1,305,000 per hectare (unindexed) for development with moderate sensitivity receptors (including public open space, flats and apartments, universities and colleges) in areas exhibiting moderate to high groundwater risk. For the purposes of this high-level viability assessment, we have adopted the midpoint of this range, being £895,000 per hectare. Indexed to October 2026 values, this equates to £1,378,694.85 per hectare. Applied to the identified landfill area of approximately 9.17 hectares, this would generate an indicative remediation allowance of circa £12.6 million.

[21] Environment Agency historic landfill record: Area 4J and 4K Thamesmead landfill site: https://landfillcheck.co.uk/site/area-4j-and-4k-thamesmead-eahld11261

[22] Special is defined by the Landfill check database website as: the licensing-era term for hazardous waste — asbestos, chemicals, oils. The category that most warrants a closer look.

[23] Inert is defined by the Landfill check database website as: builder's rubble, subsoil, concrete, brick. Doesn't decompose or generate gas; the lowest-concern category.

[24] https://assets.publishing.service.gov.uk/media/5a800808ed915d74e33f809b/HCA_Remediation_Cost_Guidance_2015.pdf

Benchmark land value

4.56 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. 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.

4.57 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.

4.58 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 that an existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 5 and the benchmark land values themselves summarised in Table 4.58.1.

Table 4.58.1: Benchmark land values (£ millions)

Use	EUV	Premium	BLV
Benchmark land value 1 - Secondary Offices	£12.81	£2.56	£15.37
Benchmark land value 2 - Secondary Industrial (Higher)	£6.77	£1.35	£8.12
Benchmark land value 3 - Secondary Industrial (Lower)	£3.59	£0.72	£4.31
Benchmark land value 4 - Open storage	£3.40	£0.68	£4.08

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 6 to 12. We have appraised 27 development typologies, reflecting different densities and types of development across the Borough. These typologies include both residential (general purpose, co-living and PBSA) and commercial/mixed use schemes.

5.2 Each appraisal incorporates (where relevant) affordable housing at varying percentages (from 0% to 50% rising in 5% increments, with a tenure mix of 60% social rent and 40% London Living Rent Intermediate housing.

5.3 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. The colour coding in the tables shows the following outcomes:

- Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable.
- Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange.
- Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.

5.4 For other policy requirements (net zero carbon; accessibility standards; affordable workspace; and enhancing biodiversity net gain etc.), we have used selected data from the results to test the impact of emerging policies.

5.5 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 9, with a ‘downside’ set of growth and inflation rates attached at Appendix 10.

6 Assessment of appraisal results

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across RBG. We have tested the impact of emerging plan policies both individually and cumulatively to satisfy the requirements of the PPG and the NPPF.

Affordable housing

6.2 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's requirement in emerging Policy H2 for a minimum of 35% affordable housing on site in all major development (or 50% on sites in industrial use where an equivalent amount of employment floorspace is not re-provided and on sites in public ownership) in line with London Plan Policy H5.

6.3 The Council's preferred tenure mix in the emerging plan is 60% low-cost rented products such as Social Rent and 40% intermediate products which meet the definition of genuinely affordable housing, with a preference for intermediate rented products over shared ownership. The appraisal results reflecting this tenure mix delivered as social rent and London Living rents are summarised in tables 6.3.1 to 6.3.9 and Appendix 6. Each table shows the results with sales values reflecting the Borough-wide range (£6,458 per square metre to £10,172). For the avoidance of doubt, these appraisal outputs reflect the cumulative impact of all other emerging Local Plan policies.

6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the composition of the scheme (in particular, density and height) and the benchmark land value assumed. As is normally the case, schemes brought forward on sites with low existing use values including undeveloped land are more viable than schemes brought forward on sites with higher existing use values. This means that schemes on some sites may not always be able to provide 35% affordable housing, particularly in lower value parts of the RBG.

6.5 Where sales values are at the lower end of the tested range (£6,997 per square metre), many medium density flatted schemes are unviable when tested against secondary office and higher value secondary industrial benchmark land values (the highest two benchmark land values tested) and the high density flatted schemes are identified as having challenging viability. This is not an issue caused by policy requirements, but simply a function of the relationship between the residual land values generated by development (i.e. the ability for sales values to meet build costs) and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values may not always meet the full policy requirement. If developers seek to bring forward residential developments in these areas, they may need to opt to use the viability tested route and submit viability assessments to demonstrate the need for a reduced level of affordable housing.

6.6 As sales values increase, the extent to which schemes can viably meet the 35% affordable housing requirement increases, but to varying degrees. At the highest sales values in the range (£10,172 per square metre), our testing indicates that 35% affordable housing would be significantly more viable when brought forward on sites with the higher existing use values.

6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said all schemes are viable. Setting any percentage below the emerging policy target of 35% would, in principle, mean that some schemes that *could* have delivered at this level would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.3.1: Appraisal results – 60% social rent and 40% LLR (values of £10,172 per square metre)

RB GREENWICH LOCAL PLAN Sales value £10,172 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	659,737	625,729	591,720	557,713	523,705	489,696	455,688	421,680	387,672	353,664	319,655	0%
2	Residential Small site - low density - 2 flats	2	£614,877	330,971	303,919	276,866	249,813	222,760	195,708	168,656	141,602	114,550	87,497	60,445	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	769,774	706,780	643,785	580,792	517,798	454,804	391,810	328,816	265,822	202,828	139,834	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	1,243,114	1,140,277	1,037,440	934,602	831,765	728,928	626,092	523,255	420,417	317,580	214,743	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	3,860,300	3,541,401	3,222,503	2,903,605	2,584,706	2,265,808	1,946,909	1,628,011	1,309,112	990,214	671,315	10%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	7,115,517	6,513,401	5,911,286	5,309,169	4,707,053	4,104,937	3,502,821	2,900,706	2,298,590	1,696,474	1,094,358	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	11,271,589	10,533,262	9,794,934	9,056,607	8,318,279	7,579,347	6,837,948	6,096,548	5,355,148	4,613,749	3,872,349	20%
8	Residential Large site - high density - 150 flats	150	£6,456,206	12,728,484	11,044,833	9,361,180	7,677,529	5,993,877	4,310,225	2,626,574	942,921	- 770,261	- 2,506,971	- 4,243,680	15%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	30,723,157	28,066,355	25,409,554	22,752,752	20,095,950	17,439,148	14,773,221	12,093,601	9,413,981	6,734,360	4,054,740	10%
10	Residential Large site - high density - 500 flats	500	£23,519,037	31,019,099	26,361,818	21,667,072	16,959,097	12,251,123	7,507,307	2,737,356	- 2,092,784	- 7,015,390	- 12,000,246	- 17,054,268	5%
11	Residential Large site - high density - 500 flats	500	£16,909,112	20,231,165	15,745,909	11,249,073	6,704,856	2,160,639	- 2,464,530	- 7,154,155	- 11,898,583	- 16,687,947	- 21,553,959	- 26,419,970	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	39,027,333	32,087,320	25,100,608	18,077,638	10,993,455	3,863,946	- 3,413,153	- 10,855,871	- 18,421,181	- 26,169,126	- 34,054,929	5%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	89,944,604	78,711,243	67,402,521	55,997,976	44,442,962	32,698,427	20,656,182	8,305,790	- 4,343,180	- 17,394,323	- 30,848,351	5%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	86,263,698	72,128,955	57,822,863	43,271,106	28,349,195	12,886,079	- 3,050,405	- 19,522,504	- 36,492,185	- 54,064,272	- 72,217,180	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	6,464,160	5,860,317	5,256,474	4,652,631	4,048,788	3,444,944	2,841,101	2,237,259	1,633,415	1,029,572	425,729	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	5,322,202	4,161,320	3,000,440	1,839,558	678,678	- 490,090	- 1,669,958	- 2,849,825	- 4,029,692	- 5,209,559	- 6,389,427	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	48,580,148	44,271,761	39,943,773	35,615,785	31,287,797	26,959,808	22,631,820	18,265,772	13,897,695	9,529,618	5,111,945	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	52,016,506	45,106,670	38,135,158	31,136,106	24,133,882	17,050,988	9,930,317	2,743,811	- 4,614,723	- 12,150,671	- 19,853,066	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	146,322,602	127,609,694	108,664,007	89,447,180	69,797,562	49,508,108	28,514,564	7,475,726	- 14,048,323	- 36,302,271	- 59,422,462	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,972,124	1,240,484	508,842	- 226,442	- 970,049	- 1,713,656	- 2,457,263	- 3,200,870	- 3,944,477	- 4,688,084	- 5,431,690	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	35,648,312	31,256,711	26,865,112	22,473,511	18,081,910	13,690,310	9,298,709	4,907,109	515,508	- 3,939,487	- 8,402,912	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	96,471,434	90,563,205	84,654,977	78,746,748	72,838,520	66,930,291	61,022,063	55,113,835	49,205,606	43,297,378	37,389,149	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	659,737	625,729	591,720	557,713	523,705	489,696	455,688	421,680	387,672	353,664	319,655	35%
2	Residential Small site - low density - 2 flats	2	£324,764	330,971	303,919	276,866	249,813	222,760	195,708	168,656	141,602	114,550	87,497	60,445	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	769,774	706,780	643,785	580,792	517,798	454,804	391,810	328,816	265,822	202,828	139,834	25%
4	Residential Small site - medium density - 9 flats	9	£811,909	1,243,114	1,140,277	1,037,440	934,602	831,765	728,928	626,092	523,255	420,417	317,580	214,743	20%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	3,860,300	3,541,401	3,222,503	2,903,605	2,584,706	2,265,808	1,946,909	1,628,011	1,309,112	990,214	671,315	35%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	7,115,517	6,513,401	5,911,286	5,309,169	4,707,053	4,104,937	3,502,821	2,900,706	2,298,590	1,696,474	1,094,358	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	11,271,589	10,533,262	9,794,934	9,056,607	8,318,279	7,579,347	6,837,948	6,096,548	5,355,148	4,613,749	3,872,349	45%
8	Residential Large site - high density - 150 flats	150	£3,410,017	12,728,484	11,044,833	9,361,180	7,677,529	5,993,877	4,310,225	2,626,574	942,921	- 770,261	- 2,506,971	- 4,243,680	25%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	30,723,157	28,066,355	25,409,554	22,752,752	20,095,950	17,439,148	14,773,221	12,093,601	9,413,981	6,734,360	4,054,740	30%
10	Residential Large site - high density - 500 flats	500	£12,422,204	31,019,099	26,361,818	21,667,072	16,959,097	12,251,123	7,507,307	2,737,356	- 2,092,784	- 7,015,390	- 12,000,246	- 17,054,268	15%
11	Residential Large site - high density - 500 flats	500	£8,930,996	20,231,165	15,745,909	11,249,073	6,704,856	2,160,639	- 2,464,530	- 7,154,155	- 11,898,583	- 16,687,947	- 21,553,959	- 26,419,970	10%
12	Residential Large site - high density - 800 flats	800	£16,238,175	39,027,333	32,087,320	25,100,608	18,077,638	10,993,455	3,863,946	- 3,413,153	- 10,855,871	- 18,421,181	- 26,169,126	- 34,054,929	15%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	89,944,604	78,711,243	67,402,521	55,997,976	44,442,962	32,698,427	20,656,182	8,305,790	- 4,343,180	- 17,394,323	- 30,848,351	20%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	86,263,698	72,128,955	57,822,863	43,271,106	28,349,195	12,886,079	- 3,050,405	- 19,522,504	- 36,492,185	- 54,064,272	- 72,217,180	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	6,464,160	5,860,317	5,256,474	4,652,631	4,048,788	3,444,944	2,841,101	2,237,259	1,633,415	1,029,572	425,729	30%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	5,322,202	4,161,320	3,000,440	1,839,558	678,678	- 490,090	- 1,669,958	- 2,849,825	- 4,029,692	- 5,209,559	- 6,389,427	5%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	48,580,148	44,271,761	39,943,773	35,615,785	31,287,797	26,959,808	22,631,820	18,265,772	13,897,695	9,529,618	5,111,945	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	52,016,506	45,106,670	38,135,158	31,136,106	24,133,882	17,050,988	9,930,317	2,743,811	- 4,614,723	- 12,150,671	- 19,853,066	10%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	146,322,602	127,609,694	108,664,007	89,447,180	69,797,562	49,508,108	28,514,564	7,475,726	- 14,048,323	- 36,302,271	- 59,422,462	5%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,972,124	1,240,484	508,842	- 226,442	- 970,049	- 1,713,656	- 2,457,263	- 3,200,870	- 3,944,477	- 4,688,084	- 5,431,690	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	35,648,312	31,256,711	26,865,112	22,473,511	18,081,910	13,690,310	9,298,709	4,907,109	515,508	- 3,939,487	- 8,402,912	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	96,471,434	90,563,205	84,654,977	78,746,748	72,838,520	66,930,291	61,022,063	55,113,835	49,205,606	43,297,378	37,389,149	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	659,737	625,729	591,720	557,713	523,705	489,696	455,688	421,680	387,672	353,664	319,655	50%
2	Residential Small site - low density - 2 flats	2	£172,359	330,971	303,919	276,866	249,813	222,760	195,708	168,656	141,602	114,550	87,497	60,445	25%
3	Residential Small site - medium density - 5 flats	5	£215,449	769,774	706,780	643,785	580,792	517,798	454,804	391,810	328,816	265,822	202,828	139,834	40%
4	Residential Small site - medium density - 9 flats	9	£430,899	1,243,114	1,140,277	1,037,440	934,602	831,765	728,928	626,092	523,255	420,417	317,580	214,743	35%
5	Residential Medium site - medium density - 25 flats	25	£818,707	3,860,300	3,541,401	3,222,503	2,903,605	2,584,706	2,265,808	1,946,909	1,628,011	1,309,112	990,214	671,315	45%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	7,115,517	6,513,401	5,911,286	5,309,169	4,707,053	4,104,937	3,502,821	2,900,706	2,298,590	1,696,474	1,094,358	40%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	11,271,589	10,533,262	9,794,934	9,056,607	8,318,279	7,579,347	6,837,948	6,096,548	5,355,148	4,613,749	3,872,349	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	12,728,484	11,044,833	9,361,180	7,677,529	5,993,877	4,310,225	2,626,574	942,921	- 770,261	- 2,506,971	- 4,243,680	30%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	30,723,157	28,066,355	25,409,554	22,752,752	20,095,950	17,439,148	14,773,221	12,093,601	9,413,981	6,734,360	4,054,740	45%
10	Residential Large site - high density - 500 flats	500	£6,592,749	31,019,099	26,361,818	21,667,072	16,959,097	12,251,123	7,507,307	2,737,356	- 2,092,784	- 7,015,390	- 12,000,246	- 17,054,268	25%
11	Residential Large site - high density - 500 flats	500	£4,739,885	20,231,165	15,745,909	11,249,073	6,704,856	2,160,639	- 2,464,530	- 7,154,155	- 11,898,583	- 16,687,947	- 21,553,959	- 26,419,970	15%
12	Residential Large site - high density - 800 flats	800	£8,617,973	39,027,333	32,087,320	25,100,608	18,077,638	10,993,455	3,863,946	- 3,413,153	- 10,855,871	- 18,421,181	- 26,169,126	- 34,054,929	20%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	89,944,604	78,711,243	67,402,521	55,997,976	44,442,962	32,698,427	20,656,182	8,305,790	- 4,343,180	- 17,394,323	- 30,848,351	30%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	86,263,698	72,128,955	57,822,863	43,271,106	28,349,195	12,886,079	- 3,050,405	- 19,522,504	- 36,492,185	- 54,064,272	- 72,217,180	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	6,464,160	5,860,317	5,256,474	4,652,631	4,048,788	3,444,944	2,841,101	2,237,259	1,633,415	1,029,572	425,729	40%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	5,322,202	4,161,320	3,000,440	1,839,558	678,678	- 490,090	- 1,669,958	- 2,849,825	- 4,029,692	- 5,209,559	- 6,389,427	15%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	48,580,148	44,271,761	39,943,773	35,615,785	31,287,797	26,959,808	22,631,820	18,265,772	13,897,695	9,529,618	5,111,945	35%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	52,016,506	45,106,670	38,135,158	31,136,106	24,133,882	17,050,988	9,930,317	2,743,811	- 4,614,723	- 12,150,671	- 19,853,066	20%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	146,322,602	127,609,694	108,664,007	89,447,180	69,797,562	49,508,108	28,514,564	7,475,726	- 14,048,323	- 36,302,271	- 59,422,462	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,972,124	1,240,484	508,842	- 226,442	- 970,049	- 1,713,656	- 2,457,263	- 3,200,870	- 3,944,477	- 4,688,084	- 5,431,690	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	35,648,312	31,256,711	26,865,112	22,473,511	18,081,910	13,690,310	9,298,709	4,907,109	515,508	- 3,939,487	- 8,402,912	35%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	96,471,434	90,563,205	84,654,977	78,746,748	72,838,520	66,930,291	61,022,063	55,113,835	49,205,606	43,297,378	37,389,149	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	659,737	625,729	591,720	557,713	523,705	489,696	455,688	421,680	387,672	353,664	319,655	50%
2	Residential Small site - low density - 2 flats	2	£163,244	330,971	303,919	276,866	249,813	222,760	195,708	168,656	141,602	114,550	87,497	60,445	30%
3	Residential Small site - medium density - 5 flats	5	£204,055	769,774	706,780	643,785	580,792	517,798	454,804	391,810	328,816	265,822	202,828	139,834	40%
4	Residential Small site - medium density - 9 flats	9	£408,110	1,243,114	1,140,277	1,037,440	934,602	831,765	728,928	626,092	523,255	420,417	317,580	214,743	40%
5	Residential Medium site - medium density - 25 flats	25	£775,408	3,860,300	3,541,401	3,222,503	2,903,605	2,584,706	2,265,808	1,946,909	1,628,011	1,309,112	990,214	671,315	45%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	7,115,517	6,513,401	5,911,286	5,309,169	4,707,053	4,104,937	3,502,821	2,900,706	2,298,590	1,696,474	1,094,358	40%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	11,271,589	10,533,262	9,794,934	9,056,607	8,318,279	7,579,347	6,837,948	6,096,548	5,355,148	4,613,749	3,872,349	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	12,728,484	11,044,833	9,361,180	7,677,529	5,993,877	4,310,225	2,626,574	942,921	- 770,261	- 2,506,971	- 4,243,680	30%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	30,723,157	28,066,355	25,409,554	22,752,752	20,095,950	17,439,148	14,773,221	12,093,601	9,413,981	6,734,360	4,054,740	45%
10	Residential Large site - high density - 500 flats	500	£6,244,077	31,019,099	26,361,818	21,667,072	16,959,097	12,251,123	7,507,307	2,737,356	- 2,092,784	- 7,015,390	- 12,000,246	- 17,054,268	25%
11	Residential Large site - high density - 500 flats	500	£4,489,206	20,231,165	15,745,909	11,249,073	6,704,856	2,160,639	- 2,464,530	- 7,154,155	- 11,898,583	- 16,687,947	- 21,553,959	- 26,419,970	15%
12	Residential Large site - high density - 800 flats	800	£8,162,192	39,027,333	32,087,320	25,100,608	18,077,638	10,993,455	3,863,946	- 3,413,153	- 10,855,871	- 18,421,181	- 26,169,126	- 34,054,929	20%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	89,944,604	78,711,243	67,402,521	55,997,976	44,442,962	32,698,427	20,656,182	8,305,790	- 4,343,180	- 17,394,323	- 30,848,351	30%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	86,263,698	72,128,955	57,822,863	43,271,106	28,349,195	12,886,079	- 3,050,405	- 19,522,504	- 36,492,185	- 54,064,272	- 72,217,180	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	6,464,160	5,860,317	5,256,474	4,652,631	4,048,788	3,444,944	2,841,101	2,237,259	1,633,415	1,029,572	425,729	40%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	5,322,202	4,161,320	3,000,440	1,839,558	678,678	- 490,090	- 1,669,958	- 2,849,825	- 4,029,692	- 5,209,559	- 6,389,427	15%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	48,580,148	44,271,761	39,943,773	35,615,785	31,287,797	26,959,808	22,631,820	18,265,772	13,897,695	9,529,618	5,111,945	35%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	52,016,506	45,106,670	38,135,158	31,136,106	24,133,882	17,050,988	9,930,317	2,743,811	- 4,614,723	- 12,150,671	- 19,853,066	25%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	146,322,602	127,609,694	108,664,007	89,447,180	69,797,562	49,508,108	28,514,564	7,475,726	- 14,048,323	- 36,302,271	- 59,422,462	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,972,124	1,240,484	508,842	- 226,442	- 970,049	- 1,713,656	- 2,457,263	- 3,200,870	- 3,944,477	- 4,688,084	- 5,431,690	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	35,648,312	31,256,711	26,865,112	22,473,511	18,081,910	13,690,310	9,298,709	4,907,109	515,508	- 3,939,487	- 8,402,912	35%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	96,471,434	90,563,205	84,654,977	78,746,748	72,838,520	66,930,291	61,022,063	55,113,835	49,205,606	43,297,378	37,389,149	50%

Table 6.3.2: Appraisal results – 60% social rent and 40% LLR (values of £9,149 per square metre)

RB GREENWICH LOCAL PLAN Sales value £9,149 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	541,931	513,813	485,696	457,577	429,460	401,343	373,224	345,107	316,989	288,871	260,753	0%
2	Residential Small site - low density - 2 flats	2	£614,877	235,083	212,824	190,566	168,308	146,050	123,792	101,533	79,275	57,017	34,759	12,501	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	546,491	494,662	442,831	391,002	339,172	287,342	235,513	183,682	131,853	80,022	28,193	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	875,985	791,505	707,024	622,543	538,062	453,582	369,101	284,621	200,141	115,659	31,179	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,713,487	2,451,930	2,190,371	1,928,814	1,667,256	1,405,698	1,144,140	882,583	621,024	359,467	97,909	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	4,904,450	4,412,887	3,921,324	3,429,762	2,938,199	2,446,637	1,955,074	1,463,512	971,949	480,386	- 11,358	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	8,588,768	7,982,246	7,375,726	6,769,205	6,162,684	5,556,164	4,949,642	4,343,122	3,736,601	3,130,080	2,523,560	5%
8	Residential Large site - high density - 150 flats	150	£6,456,206	6,440,091	5,070,859	3,701,627	2,332,394	963,162	- 430,087	- 1,842,133	- 3,254,180	- 4,666,226	- 6,078,272	- 7,490,318	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	20,794,805	18,620,912	16,443,944	14,266,978	12,090,010	9,913,044	7,736,076	5,559,109	3,380,027	- 1,175,406	- 1,046,047	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	12,753,958	8,914,162	5,074,367	1,234,572	- 2,696,167	- 6,658,074	- 10,655,879	- 14,687,625	- 18,783,140	- 22,895,422	- 27,007,704	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	2,511,576	- 1,196,784	- 4,965,843	- 8,734,902	- 12,566,768	- 16,402,301	- 20,308,589	- 24,220,839	- 28,133,089	- 32,045,339	- 35,957,589	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	12,383,360	6,620,293	773,670	- 5,178,467	- 11,216,230	- 17,337,791	- 23,550,062	- 29,882,978	- 36,269,899	- 42,656,822	- 49,043,743	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	47,482,898	37,874,955	28,098,176	18,114,961	8,039,089	- 2,200,861	- 12,740,468	- 23,486,495	- 34,489,406	- 45,864,316	- 57,358,371	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	31,665,588	19,105,558	6,304,540	- 6,788,510	- 20,202,681	- 33,911,258	- 47,943,994	- 62,447,019	- 77,164,802	- 91,882,585	- 106,600,370	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	3,922,079	3,429,107	2,936,134	2,443,162	1,950,189	1,457,217	964,243	471,270	- 22,057	- 523,091	- 1,024,127	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	147,257	- 811,171	- 1,772,008	- 2,732,844	- 3,693,680	- 4,654,516	- 5,615,352	- 6,576,188	- 7,537,024	- 8,497,860	- 9,458,697	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	29,453,292	25,923,381	22,393,469	18,863,556	15,333,644	11,789,801	8,220,065	4,650,328	1,065,157	- 2,596,857	- 6,294,777	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	25,720,731	19,975,073	14,207,169	8,386,823	2,531,722	- 3,428,434	- 9,516,544	- 15,684,909	- 21,963,203	- 28,381,765	- 34,831,915	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	72,379,679	55,865,401	38,878,328	21,807,835	4,734,010	- 12,834,239	- 30,829,465	- 49,233,512	- 68,264,840	- 87,864,582	- 107,489,664	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	31,362,321	27,185,021	23,007,719	18,830,419	14,653,117	10,475,816	6,298,516	2,121,214	- 2,089,714	- 6,335,335	- 10,580,957	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	93,419,890	87,620,167	81,820,444	76,020,722	70,220,999	64,421,275	58,621,553	52,821,830	47,022,107	41,222,383	35,422,661	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	541,931	513,813	485,696	457,577	429,460	401,343	373,224	345,107	316,989	288,871	260,753	20%
2	Residential Small site - low density - 2 flats	2	£324,764	235,083	212,824	190,566	168,308	146,050	123,792	101,533	79,275	57,017	34,759	12,501	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	546,491	494,662	442,831	391,002	339,172	287,342	235,513	183,682	131,853	80,022	28,193	10%
4	Residential Small site - medium density - 9 flats	9	£811,909	875,985	791,505	707,024	622,543	538,062	453,582	369,101	284,621	200,141	115,659	31,179	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,713,487	2,451,930	2,190,371	1,928,814	1,667,256	1,405,698	1,144,140	882,583	621,024	359,467	97,909	20%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	4,904,450	4,412,887	3,921,324	3,429,762	2,938,199	2,446,637	1,955,074	1,463,512	971,949	480,386	- 11,358	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	8,588,768	7,982,246	7,375,726	6,769,205	6,162,684	5,556,164	4,949,642	4,343,122	3,736,601	3,130,080	2,523,560	35%
8	Residential Large site - high density - 150 flats	150	£3,410,017	6,440,091	5,070,859	3,701,627	2,332,394	963,162	- 430,087	- 1,842,133	- 3,254,180	- 4,666,226	- 6,078,272	- 7,490,318	10%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	20,794,805	18,620,912	16,443,944	14,266,978	12,090,010	9,913,044	7,736,076	5,559,109	3,380,027	- 1,175,406	- 1,046,047	15%
10	Residential Large site - high density - 500 flats	500	£12,422,204	12,753,958	8,914,162	5,074,367	1,234,572	- 2,696,167	- 6,658,074	- 10,655,879	- 14,687,625	- 18,783,140	- 22,895,422	- 27,007,704	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	2,511,576	- 1,196,784	- 4,965,843	- 8,734,902	- 12,566,768	- 16,402,301	- 20,308,589	- 24,220,839	- 28,133,089	- 32,045,339	- 35,957,589	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	12,383,360	6,620,293	773,670	- 5,178,467	- 11,216,230	- 17,337,791	- 23,550,062	- 29,882,978	- 36,269,899	- 42,656,822	- 49,043,743	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	47,482,898	37,874,955	28,098,176	18,114,961	8,039,089	- 2,200,861	- 12,740,468	- 23,486,495	- 34,489,406	- 45,864,316	- 57,358,371	5%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	31,665,588	19,105,558	6,304,540	- 6,788,510	- 20,202,681	- 33,911,258	- 47,943,994	- 62,447,019	- 77,164,802	- 91,882,585	- 106,600,370	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	3,922,079	3,429,107	2,936,134	2,443,162	1,950,189	1,457,217	964,243	471,270	- 22,057	- 523,091	- 1,024,127	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	147,257	- 811,171	- 1,772,008	- 2,732,844	- 3,693,680	- 4,654,516	- 5,615,352	- 6,576,188	- 7,537,024	- 8,497,860	- 9,458,697	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	29,453,292	25,923,381	22,393,469	18,863,556	15,333,644	11,789,801	8,220,065	4,650,328	1,065,157	- 2,596,857	- 6,294,777	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	25,720,731	19,975,073	14,207,169	8,386,823	2,531,722	- 3,428,434	- 9,516,544	- 15,684,909	- 21,963,203	- 28,381,765	- 34,831,915	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	72,379,679	55,865,401	38,878,328	21,807,835	4,734,010	- 12,834,239	- 30,829,465	- 49,233,512	- 68,264,840	- 87,864,582	- 107,489,664	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	31,362,321	27,185,021	23,007,719	18,830,419	14,653,117	10,475,816	6,298,516	2,121,214	- 2,089,714	- 6,335,335	- 10,580,957	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	93,419,890	87,620,167	81,820,444	76,020,722	70,220,999	64,421,275	58,621,553	52,821,830	47,022,107	41,222,383	35,422,661	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	541,931	513,813	485,696	457,577	429,460	401,343	373,224	345,107	316,989	288,871	260,753	50%
2	Residential Small site - low density - 2 flats	2	£172,359	235,083	212,824	190,566	168,308	146,050	123,792	101,533	79,275	57,017	34,759	12,501	10%
3	Residential Small site - medium density - 5 flats	5	£215,449	546,491	494,662	442,831	391,002	339,172	287,342	235,513	183,682	131,853	80,022	28,193	30%
4	Residential Small site - medium density - 9 flats	9	£430,899	875,985	791,505	707,024	622,543	538,062	453,582	369,101	284,621	200,141	115,659	31,179	25%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,713,487	2,451,930	2,190,371	1,928,814	1,667,256	1,405,698	1,144,140	882,583	621,024	359,467	97,909	35%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	4,904,450	4,412,887	3,921,324	3,429,762	2,938,199	2,446,637	1,955,074	1,463,512	971,949	480,386	- 11,358	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	8,588,768	7,982,246	7,375,726	6,769,205	6,162,684	5,556,164	4,949,642	4,343,122	3,736,601	3,130,080	2,523,560	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	6,440,091	5,070,859	3,701,627	2,332,394	963,162	- 430,087	- 1,842,133	- 3,254,180	- 4,666,226	- 6,078,272	- 7,490,318	15%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	20,794,805	18,620,912	16,443,944	14,266,978	12,090,010	9,913,044	7,736,076	5,559,109	3,380,027	- 1,175,406	- 1,046,047	30%
10	Residential Large site - high density - 500 flats	500	£6,592,749	12,753,958	8,914,162	5,074,367	1,234,572	- 2,696,167	- 6,658,074	- 10,655,879	- 14,687,625	- 18,783,140	- 22,895,422	- 27,007,704	5%
11	Residential Large site - high density - 500 flats	500	£4,739,885	2,511,576	- 1,196,784	- 4,965,843	- 8,734,902	- 12,566,768	- 16,402,301	- 20,308,589	- 24,220,839	- 28,133,089	- 32,045,339	- 35,957,589	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	12,383,360	6,620,293	773,670	- 5,178,467	- 11,216,230	- 17,337,791	- 23,550,062	- 29,882,978	- 36,269,899	- 42,656,822	- 49,043,743	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	47,482,898	37,874,955	28,098,176	18,114,961	8,039,089	- 2,200,861	- 12,740,468	- 23,486,495	- 34,489,406	- 45,864,316	- 57,358,371	10%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	31,665,588	19,105,558	6,304,540	- 6,788,510	- 20,202,681	- 33,911,258	- 47,943,994	- 62,447,019	- 77,164,802	- 91,882,585	- 106,600,370	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	3,922,079	3,429,107	2,936,134	2,443,162	1,950,189	1,457,217	964,243	471,270	- 22,057	- 523,091	- 1,024,127	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	147,257	- 811,171	- 1,772,008	- 2,732,844	- 3,693,680	- 4,654,516	- 5,615,352	- 6,576,188	- 7,537,024	- 8,497,860	- 9,458,697	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	29,453,292	25,923,381	22,393,469	18,863,556	15,333,644	11,789,801	8,220,065	4,650,328	1,065,157	- 2,596,857	- 6,294,777	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	25,720,731	19,975,073	14,207,169	8,386,823	2,531,722	- 3,428,434	- 9,516,544	- 15,684,909	- 21,963,203	- 28,381,765	- 34,831,915	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	72,379,679	55,865,401	38,878,328	21,807,835	4,734,010	- 12,834,239	- 30,829,465	- 49,233,512	- 68,264,840	- 87,864,582	- 107,489,664	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	31,362,321	27,185,021	23,007,719	18,830,419	14,653,117	10,475,816	6,298,516	2,121,214	- 2,089,714	- 6,335,335	- 10,580,957	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	93,419,890	87,620,167	81,820,444	76,020,722	70,220,999	64,421,275	58,621,553	52,821,830	47,022,107	41,222,383	35,422,661	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	541,931	513,813	485,696	457,577	429,460	401,343	373,224	345,107	316,989	288,871	260,753	50%
2	Residential Small site - low density - 2 flats	2	£163,244	235,083	212,824	190,566	168,308	146,050	123,792	101,533	79,275	57,017	34,759	12,501	15%
3	Residential Small site - medium density - 5 flats	5	£204,055	546,491	494,662	442,831	391,002	339,172	287,342	235,513	183,682	131,853	80,022	28,193	30%
4	Residential Small site - medium density - 9 flats	9	£408,110	875,985	791,505	707,024	622,543	538,062	453,582	369,101	284,621	200,141	115,659	31,179	25%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,713,487	2,451,930	2,190,371	1,928,814	1,667,256	1,405,698	1,144,140	882,583	621,024	359,467	97,909	35%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	4,904,450	4,412,887	3,921,324	3,429,762	2,938,199	2,446,637	1,955,074	1,463,512	971,949	480,386	- 11,358	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	8,588,768	7,982,246	7,375,726	6,769,205	6,162,684	5,556,164	4,949,642	4,343,122	3,736,601	3,130,080	2,523,560	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	6,440,091	5,070,859	3,701,627	2,332,394	963,162	- 430,087	- 1,842,133	- 3,254,180	- 4,666,226	- 6,078,272	- 7,490,318	15%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	20,794,805	18,620,912	16,443,944	14,266,978	12,090,010	9,913,044	7,736,076	5,559,109	3,380,027	- 1,175,406	- 1,046,047	30%
10	Residential Large site - high density - 500 flats	500	£6,244,077	12,753,958	8,914,162	5,074,367	1,234,572	- 2,696,167	- 6,658,074	- 10,655,879	- 14,687,625	- 18,783,140	- 22,895,422	- 27,007,704	5%
11	Residential Large site - high density - 500 flats	500	£4,489,206	2,511,576	- 1,196,784	- 4,965,843	- 8,734,902	- 12,566,768	- 16,402,301	- 20,308,589	- 24,220,839	- 28,133,089	- 32,045,339	- 35,957,589	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	12,383,360	6,620,293	773,670	- 5,178,467	- 11,216,230	- 17,337,791	- 23,550,062	- 29,882,978	- 36,269,899	- 42,656,822	- 49,043,743	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	47,482,898	37,874,955	28,098,176	18,114,961	8,039,089	- 2,200,861	- 12,740,468	- 23,486,495	- 34,489,406	- 45,864,316	- 57,358,371	10%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	31,665,588	19,105,558	6,304,540	- 6,788,510	- 20,202,681	- 33,911,258	- 47,943,994	- 62,447,019	- 77,164,802	- 91,882,585	- 106,600,370	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	3,922,079	3,429,107	2,936,134	2,443,162	1,950,189	1,457,217	964,243	471,270	- 22,057	- 523,091	- 1,024,127	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	147,257	- 811,171	- 1,772,008	- 2,732,844	- 3,693,680	- 4,654,516	- 5,615,352	- 6,576,188	- 7,537,024	- 8,497,860	- 9,458,697	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	29,453,292	25,923,381	22,393,469	18,863,556	15,333,644	11,789,801	8,220,065	4,650,328	1,065,157	- 2,596,857	- 6,294,777	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	25,720,731	19,975,073	14,207,169	8,386,823	2,531,722	- 3,428,434	- 9,516,544	- 15,684,909	- 21,963,203	- 28,381,765	- 34,831,915	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	72,379,679	55,865,401	38,878,328	21,807,835	4,734,010	- 12,834,239	- 30,829,465	- 49,233,512	- 68,264,840	- 87,864,582	- 107,489,664	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	31,362,321	27,185,021	23,007,719	18,830,419	14,653,117	10,475,816	6,298,516	2,121,214	- 2,089,714	- 6,335,335	- 10,580,957	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	93,419,890	87,620,167	81,820,444	76,020,722	70,220,999	64,421,275	58,621,553	52,821,830	47,022,107	41,222,383	35,422,661	50%

Table 6.3.3: Appraisal results – 60% social rent and 40% LLR (values of £8,611 per square metre)

RB GREENWICH LOCAL PLAN Sales value £8,611 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	479,929	454,911	429,893	404,876	379,858	354,840	329,823	304,805	279,787	254,770	229,752	0%
2	Residential Small site - low density - 2 flats	2	£614,877	184,615	164,880	145,145	125,411	105,676	85,941	66,207	46,471	26,736	7,002	- 12,942	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	428,974	383,020	337,066	291,112	245,158	199,204	153,251	107,297	61,342	15,388	- 31,065	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	682,760	607,940	533,121	458,302	383,483	308,663	233,843	159,024	84,204	9,385	- 66,504	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,109,902	1,878,523	1,647,145	1,415,767	1,184,387	953,009	721,631	490,252	258,873	27,495	- 207,218	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	3,740,729	3,307,353	2,873,977	2,440,599	2,007,223	1,573,847	1,140,471	707,093	273,717	- 162,271	- 602,735	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	7,168,989	6,633,457	6,097,925	5,562,393	5,026,861	4,491,329	3,955,798	3,420,266	2,884,734	2,349,202	1,813,670	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	3,130,411	1,926,662	718,537	- 510,881	- 1,752,052	- 2,993,222	- 4,234,393	- 5,475,563	- 6,716,734	- 7,957,904	- 9,199,075	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	15,506,792	13,594,379	11,681,967	9,769,554	7,857,141	5,944,728	4,029,915	2,093,820	157,724	- 1,807,457	- 3,775,216	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	2,962,852	- 417,448	- 3,873,724	- 7,329,999	- 10,822,720	- 14,340,070	- 17,892,687	- 21,481,103	- 25,069,520	- 28,657,938	- 32,246,354	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 7,117,893	- 10,425,389	- 13,768,015	- 17,110,641	- 20,515,768	- 23,926,038	- 27,336,308	- 30,746,578	- 34,156,848	- 37,567,118	- 40,977,388	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 2,043,278	- 7,313,440	- 12,603,282	- 17,985,043	- 23,422,227	- 28,942,409	- 34,540,446	- 40,138,482	- 45,736,520	- 51,334,556	- 56,932,593	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	23,659,921	14,861,055	5,950,992	- 3,088,845	- 12,341,732	- 21,745,452	- 31,335,898	- 41,149,760	- 51,224,546	- 61,314,077	- 71,403,608	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	228,255	- 11,419,066	- 23,242,038	- 35,276,810	- 47,564,156	- 60,156,074	- 73,064,216	- 85,972,359	- 98,880,501	- 111,788,643	- 124,696,784	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,755,021	2,320,401	1,885,782	1,451,162	1,016,543	581,922	147,303	- 292,016	- 733,744	- 1,175,472	- 1,617,200	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	2,155,927	- 3,001,483	- 3,847,040	- 4,692,596	- 5,538,153	- 6,383,710	- 7,229,266	- 8,074,823	- 8,920,379	- 9,765,936	- 10,611,493	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	20,630,507	17,541,734	14,444,334	11,322,080	8,199,825	5,077,571	1,942,362	- 1,243,354	- 4,460,837	- 7,721,004	- 10,995,908	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	11,558,739	6,452,848	1,277,450	- 3,971,120	- 9,319,094	- 14,718,356	- 20,190,680	- 25,764,008	- 31,423,192	- 37,082,377	- 42,741,561	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	31,247,265	16,265,374	1,191,334	- 14,318,975	- 30,110,184	- 46,216,175	- 62,706,739	- 79,743,966	- 96,974,467	- 114,204,968	- 131,435,469	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	29,106,536	25,042,024	20,977,513	16,913,001	12,848,490	8,783,978	4,719,466	654,955	- 3,465,321	- 7,596,309	- 11,727,295	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	92,277,727	86,535,112	80,792,497	75,049,883	69,307,269	63,564,654	57,822,039	52,079,424	46,336,809	40,594,194	34,851,579	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	479,929	454,911	429,893	404,876	379,858	354,840	329,823	304,805	279,787	254,770	229,752	10%
2	Residential Small site - low density - 2 flats	2	£324,764	184,615	164,880	145,145	125,411	105,676	85,941	66,207	46,471	26,736	7,002	- 12,942	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	428,974	383,020	337,066	291,112	245,158	199,204	153,251	107,297	61,342	15,388	- 31,065	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	682,760	607,940	533,121	458,302	383,483	308,663	233,843	159,024	84,204	9,385	- 66,504	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,109,902	1,878,523	1,647,145	1,415,767	1,184,387	953,009	721,631	490,252	258,873	27,495	- 207,218	10%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	3,740,729	3,307,353	2,873,977	2,440,599	2,007,223	1,573,847	1,140,471	707,093	273,717	- 162,271	- 602,735	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	7,168,989	6,633,457	6,097,925	5,562,393	5,026,861	4,491,329	3,955,798	3,420,266	2,884,734	2,349,202	1,813,670	25%
8	Residential Large site - high density - 150 flats	150	£3,410,017	3,130,411	1,926,662	718,537	- 510,881	- 1,752,052	- 2,993,222	- 4,234,393	- 5,475,563	- 6,716,734	- 7,957,904	- 9,199,075	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	15,506,792	13,594,379	11,681,967	9,769,554	7,857,141	5,944,728	4,029,915	2,093,820	157,724	- 1,807,457	- 3,775,216	5%
10	Residential Large site - high density - 500 flats	500	£12,422,204	2,962,852	- 417,448	- 3,873,724	- 7,329,999	- 10,822,720	- 14,340,070	- 17,892,687	- 21,481,103	- 25,069,520	- 28,657,938	- 32,246,354	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 7,117,893	- 10,425,389	- 13,768,015	- 17,110,641	- 20,515,768	- 23,926,038	- 27,336,308	- 30,746,578	- 34,156,848	- 37,567,118	- 40,977,388	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 2,043,278	- 7,313,440	- 12,603,282	- 17,985,043	- 23,422,227	- 28,942,409	- 34,540,446	- 40,138,482	- 45,736,520	- 51,334,556	- 56,932,593	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	23,659,921	14,861,055	5,950,992	- 3,088,845	- 12,341,732	- 21,745,452	- 31,335,898	- 41,149,760	- 51,224,546	- 61,314,077	- 71,403,608	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	228,255	- 11,419,066	- 23,242,038	- 35,276,810	- 47,564,156	- 60,156,074	- 73,064,216	- 85,972,359	- 98,880,501	- 111,788,643	- 124,696,784	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,755,021	2,320,401	1,885,782	1,451,162	1,016,543	581,922	147,303	- 292,016	- 733,744	- 1,175,472	- 1,617,200	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	2,155,927	- 3,001,483	- 3,847,040	- 4,692,596	- 5,538,153	- 6,383,710	- 7,229,266	- 8,074,823	- 8,920,379	- 9,765,936	- 10,611,493	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	20,630,507	17,541,734	14,444,334	11,322,080	8,199,825	5,077,571	1,942,362	- 1,243,354	- 4,460,837	- 7,721,004	- 10,995,908	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	11,558,739	6,452,848	1,277,450	- 3,971,120	- 9,319,094	- 14,718,356	- 20,190,680	- 25,764,008	- 31,423,192	- 37,082,377	- 42,741,561	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	31,247,265	16,265,374	1,191,334	- 14,318,975	- 30,110,184	- 46,216,175	- 62,706,739	- 79,743,966	- 96,974,467	- 114,204,968	- 131,435,469	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	29,106,536	25,042,024	20,977,513	16,913,001	12,848,490	8,783,978	4,719,466	654,955	- 3,465,321	- 7,596,309	- 11,727,295	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	92,277,727	86,535,112	80,792,497	75,049,883	69,307,269	63,564,654	57,822,039	52,079,424	46,336,809	40,594,194	34,851,579	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	479,929	454,911	429,893	404,876	379,858	354,840	329,823	304,805	279,787	254,770	229,752	50%
2	Residential Small site - low density - 2 flats	2	£172,359	184,615	164,880	145,145	125,411	105,676	85,941	66,207	46,471	26,736	7,002	- 12,942	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	428,974	383,020	337,066	291,112	245,158	199,204	153,251	107,297	61,342	15,388	- 31,065	20%
4	Residential Small site - medium density - 9 flats	9	£430,899	682,760	607,940	533,121	458,302	383,483	308,663	233,843	159,024	84,204	9,385	- 66,504	15%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,109,902	1,878,523	1,647,145	1,415,767	1,184,387	953,009	721,631	490,252	258,873	27,495	- 207,218	25%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	3,740,729	3,307,353	2,873,977	2,440,599	2,007,223	1,573,847	1,140,471	707,093	273,717	- 162,271	- 602,735	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	7,168,989	6,633,457	6,097,925	5,562,393	5,026,861	4,491,329	3,955,798	3,420,266	2,884,734	2,349,202	1,813,670	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	3,130,411	1,926,662	718,537	- 510,881	- 1,752,052	- 2,993,222	- 4,234,393	- 5,475,563	- 6,716,734	- 7,957,904	- 9,199,075	5%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	15,506,792	13,594,379	11,681,967	9,769,554	7,857,141	5,944,728	4,029,915	2,093,820	157,724	- 1,807,457	- 3,775,216	20%
10	Residential Large site - high density - 500 flats	500	£6,592,749	2,962,852	- 417,448	- 3,873,724	- 7,329,999	- 10,822,720	- 14,340,070	- 17,892,687	- 21,481,103	- 25,069,520	- 28,657,938	- 32,246,354	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 7,117,893	- 10,425,389	- 13,768,015	- 17,110,641	- 20,515,768	- 23,926,038	- 27,336,308	- 30,746,578	- 34,156,848	- 37,567,118	- 40,977,388	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 2,043,278	- 7,313,440	- 12,603,282	- 17,985,043	- 23,422,227	- 28,942,409	- 34,540,446	- 40,138,482	- 45,736,520	- 51,334,556	- 56,932,593	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	23,659,921	14,861,055	5,950,992	- 3,088,845	- 12,341,732	- 21,745,452	- 31,335,898	- 41,149,760	- 51,224,546	- 61,314,077	- 71,403,608	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	228,255	- 11,419,066	- 23,242,038	- 35,276,810	- 47,564,156	- 60,156,074	- 73,064,216	- 85,972,359	- 98,880,501	- 111,788,643	- 124,696,784	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,755,021	2,320,401	1,885,782	1,451,162	1,016,543	581,922	147,303	- 292,016	- 733,744	- 1,175,472	- 1,617,200	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	2,155,927	- 3,001,483	- 3,847,040	- 4,692,596	- 5,538,153	- 6,383,710	- 7,229,266	- 8,074,823	- 8,920,379	- 9,765,936	- 10,611,493	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	20,630,507	17,541,734	14,444,334	11,322,080	8,199,825	5,077,571	1,942,362	- 1,243,354	- 4,460,837	- 7,721,004	- 10,995,908	5%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	11,558,739	6,452,848	1,277,450	- 3,971,120	- 9,319,094	- 14,718,356	- 20,190,680	- 25,764,008	- 31,423,192	- 37,082,377	- 42,741,561	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	31,247,265	16,265,374	1,191,334	- 14,318,975	- 30,110,184	- 46,216,175	- 62,706,739	- 79,743,966	- 96,974,467	- 114,204,968	- 131,435,469	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	29,106,536	25,042,024	20,977,513	16,913,001	12,848,490	8,783,978	4,719,466	654,955	- 3,465,321	- 7,596,309	- 11,727,295	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	92,277,727	86,535,112	80,792,497	75,049,883	69,307,269	63,564,654	57,822,039	52,079,424	46,336,809	40,594,194	34,851,579	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	479,929	454,911	429,893	404,876	379,858	354,840	329,823	304,805	279,787	254,770	229,752	50%
2	Residential Small site - low density - 2 flats	2	£163,244	184,615	164,880	145,145	125,411	105,676	85,941	66,207	46,471	26,736	7,002	- 12,942	5%
3	Residential Small site - medium density - 5 flats	5	£204,055	428,974	383,020	337,066	291,112	245,158	199,204	153,251	107,297	61,342	15,388	- 31,065	20%
4	Residential Small site - medium density - 9 flats	9	£408,110	682,760	607,940	533,121	458,302	383,483	308,663	233,843	159,024	84,204	9,385	- 66,504	15%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,109,902	1,878,523	1,647,145	1,415,767	1,184,387	953,009	721,631	490,252	258,873	27,495	- 207,218	25%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	3,740,729	3,307,353	2,873,977	2,440,599	2,007,223	1,573,847	1,140,471	707,093	273,717	- 162,271	- 602,735	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	7,168,989	6,633,457	6,097,925	5,562,393	5,026,861	4,491,329	3,955,798	3,420,266	2,884,734	2,349,202	1,813,670	45%
8	Residential Large site - high density - 150 flats	150	£1,714,060	3,130,411	1,926,662	718,537	- 510,881	- 1,752,052	- 2,993,222	- 4,234,393	- 5,475,563	- 6,716,734	- 7,957,904	- 9,199,075	5%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	15,506,792	13,594,379	11,681,967	9,769,554	7,857,141	5,944,728	4,029,915	2,093,820	157,724	- 1,807,457	- 3,775,216	20%
10	Residential Large site - high density - 500 flats	500	£6,244,077	2,962,852	- 417,448	- 3,873,724	- 7,329,999	- 10,822,720	- 14,340,070	- 17,892,687	- 21,481,103	- 25,069,520	- 28,657,938	- 32,246,354	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 7,117,893	- 10,425,389	- 13,768,015	- 17,110,641	- 20,515,768	- 23,926,038	- 27,336,308	- 30,746,578	- 34,156,848	- 37,567,118	- 40,977,388	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 2,043,278	- 7,313,440	- 12,603,282	- 17,985,043	- 23,422,227	- 28,942,409	- 34,540,446	- 40,138,482	- 45,736,520	- 51,334,556	- 56,932,593	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	23,659,921	14,861,055	5,950,992	- 3,088,845	- 12,341,732	- 21,745,452	- 31,335,898	- 41,149,760	- 51,224,546	- 61,314,077	- 71,403,608	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	228,255	- 11,419,066	- 23,242,038	- 35,276,810	- 47,564,156	- 60,156,074	- 73,064,216	- 85,972,359	- 98,880,501	- 111,788,643	- 124,696,784	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,755,021	2,320,401	1,885,782	1,451,162	1,016,543	581,922	147,303	- 292,016	- 733,744	- 1,175,472	- 1,617,200	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	2,155,927	- 3,001,483	- 3,847,040	- 4,692,596	- 5,538,153	- 6,383,710	- 7,229,266	- 8,074,823	- 8,920,379	- 9,765,936	- 10,611,493	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	20,630,507	17,541,734	14,444,334	11,322,080	8,199,825	5,077,571	1,942,362	- 1,243,354	- 4,460,837	- 7,721,004	- 10,995,908	10%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	11,558,739	6,452,848	1,277,450	- 3,971,120	- 9,319,094	- 14,718,356	- 20,190,680	- 25,764,008	- 31,423,192	- 37,082,377	- 42,741,561	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	31,247,265	16,265,374	1,191,334	- 14,318,975	- 30,110,184	- 46,216,175	- 62,706,739	- 79,743,966	- 96,974,467	- 114,204,968	- 131,435,469	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	29,106,536	25,042,024	20,977,513	16,913,001	12,848,490	8,783,978	4,719,466	654,955	- 3,465,321	- 7,596,309	- 11,727,295	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	92,277,727	86,535,112	80,792,497	75,049,883	69,307,269	63,564,654	57,822,039	52,079,424	46,336,809	40,594,194	34,851,579	50%

Table 6.3.4: Appraisal results – 60% social rent and 40% LLR (values of £7,965 per square metre)

RB GREENWICH LOCAL PLAN Sales value £7,965 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	405,524	384,227	362,930	341,632	320,335	299,037	277,740	256,443	235,145	213,847	192,549	0%
2	Residential Small site - low density - 2 flats	2	£614,877	124,054	107,348	90,641	73,934	57,227	40,521	23,814	7,106	-9,757	-26,737	-43,717	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	287,954	249,051	210,147	171,245	132,342	93,439	54,536	15,633	-23,650	-63,190	-102,729	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	450,890	387,664	324,438	261,212	197,986	134,760	71,534	8,308	-55,816	-120,076	-184,336	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,385,600	1,190,436	995,273	800,109	604,945	409,782	214,619	19,456	-178,581	-376,937	-575,293	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,344,266	1,980,713	1,617,159	1,253,605	890,053	526,499	162,945	-203,889	-573,388	-942,888	-1,312,386	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,465,255	5,014,910	4,564,565	4,114,220	3,663,875	3,213,529	2,763,184	2,312,839	1,862,494	1,412,149	961,803	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	-888,386	-1,924,505	-2,960,626	-3,996,745	-5,032,864	-6,068,985	-7,105,104	-8,141,223	-9,177,343	-10,213,463	-11,249,582	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	9,157,489	7,562,542	5,967,593	4,360,288	2,746,423	1,132,558	-489,179	-2,129,439	-3,769,700	-5,434,862	-7,104,218	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	-9,098,818	-11,998,892	-14,898,967	-17,814,283	-20,774,062	-23,733,840	-26,693,620	-29,653,398	-32,613,177	-35,572,956	-38,532,735	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-18,922,207	-21,730,101	-24,537,995	-27,345,889	-30,153,784	-32,961,677	-35,769,571	-38,577,465	-41,385,359	-44,193,254	-47,001,148	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-20,097,180	-24,624,558	-29,188,214	-33,839,588	-38,490,963	-43,142,339	-47,793,713	-52,445,088	-57,096,464	-61,747,838	-66,399,213	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	-6,350,982	-14,098,579	-21,928,632	-29,873,167	-37,964,925	-46,237,378	-54,641,481	-63,045,584	-71,449,686	-79,853,789	-88,257,891	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	-39,896,948	-50,135,453	-60,575,983	-71,256,478	-81,993,049	-92,729,621	-103,466,194	-114,202,766	-124,939,339	-135,675,911	-146,412,483	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,354,551	989,956	625,359	260,762	-105,531	-476,091	-846,650	-1,217,210	-1,587,768	-1,958,328	-2,328,887	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-4,922,636	-5,629,857	-6,337,078	-7,044,299	-7,751,520	-8,458,742	-9,165,963	-9,873,184	-10,580,405	-11,287,626	-11,994,847	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	9,949,273	7,363,998	4,778,721	2,167,327	-460,368	-3,123,510	-5,798,094	-8,506,261	-11,214,427	-13,974,051	-16,736,838	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	-5,924,623	-10,372,726	-14,870,505	-19,396,862	-24,009,189	-28,683,002	-33,393,029	-38,103,056	-42,813,083	-47,523,110	-52,233,137	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	-19,835,154	-33,045,185	-46,456,108	-60,116,496	-74,076,009	-88,385,411	-102,742,416	-117,099,420	-131,456,426	-145,813,430	-160,170,435	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	-379,192	-1,122,799	-1,866,405	-2,610,013	-3,353,619	-4,097,227	-4,840,833	-5,584,441	-6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	26,399,595	22,470,431	18,541,266	14,612,101	10,682,936	6,753,772	2,824,607	-1,122,623	-5,116,050	-9,109,476	-13,102,903	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,907,132	85,233,047	79,558,962	73,884,877	68,210,792	62,536,707	56,862,622	51,188,537	45,514,452	39,840,366	34,166,281	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	405,524	384,227	362,930	341,632	320,335	299,037	277,740	256,443	235,145	213,847	192,549	0%
2	Residential Small site - low density - 2 flats	2	£324,764	124,054	107,348	90,641	73,934	57,227	40,521	23,814	7,106	-9,757	-26,737	-43,717	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	287,954	249,051	210,147	171,245	132,342	93,439	54,536	15,633	-23,650	-63,190	-102,729	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	450,890	387,664	324,438	261,212	197,986	134,760	71,534	8,308	-55,816	-120,076	-184,336	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,385,600	1,190,436	995,273	800,109	604,945	409,782	214,619	19,456	-178,581	-376,937	-575,293	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,344,266	1,980,713	1,617,159	1,253,605	890,053	526,499	162,945	-203,889	-573,388	-942,888	-1,312,386	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,465,255	5,014,910	4,564,565	4,114,220	3,663,875	3,213,529	2,763,184	2,312,839	1,862,494	1,412,149	961,803	15%
8	Residential Large site - high density - 150 flats	150	£3,410,017	-888,386	-1,924,505	-2,960,626	-3,996,745	-5,032,864	-6,068,985	-7,105,104	-8,141,223	-9,177,343	-10,213,463	-11,249,582	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	9,157,489	7,562,542	5,967,593	4,360,288	2,746,423	1,132,558	-489,179	-2,129,439	-3,769,700	-5,434,862	-7,104,218	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	-9,098,818	-11,998,892	-14,898,967	-17,814,283	-20,774,062	-23,733,840	-26,693,620	-29,653,398	-32,613,177	-35,572,956	-38,532,735	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-18,922,207	-21,730,101	-24,537,995	-27,345,889	-30,153,784	-32,961,677	-35,769,571	-38,577,465	-41,385,359	-44,193,254	-47,001,148	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-20,097,180	-24,624,558	-29,188,214	-33,839,588	-38,490,963	-43,142,339	-47,793,713	-52,445,088	-57,096,464	-61,747,838	-66,399,213	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	-6,350,982	-14,098,579	-21,928,632	-29,873,167	-37,964,925	-46,237,378	-54,641,481	-63,045,584	-71,449,686	-79,853,789	-88,257,891	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	-39,896,948	-50,135,453	-60,575,983	-71,256,478	-81,993,049	-92,729,621	-103,466,194	-114,202,766	-124,939,339	-135,675,911	-146,412,483	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,354,551	989,956	625,359	260,762	-105,531	-476,091	-846,650	-1,217,210	-1,587,768	-1,958,328	-2,328,887	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-4,922,636	-5,629,857	-6,337,078	-7,044,299	-7,751,520	-8,458,742	-9,165,963	-9,873,184	-10,580,405	-11,287,626	-11,994,847	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	9,949,273	7,363,998	4,778,721	2,167,327	-460,368	-3,123,510	-5,798,094	-8,506,261	-11,214,427	-13,974,051	-16,736,838	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	-5,924,623	-10,372,726	-14,870,505	-19,396,862	-24,009,189	-28,683,002	-33,393,029	-38,103,056	-42,813,083	-47,523,110	-52,233,137	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	-19,835,154	-33,045,185	-46,456,108	-60,116,496	-74,076,009	-88,385,411	-102,742,416	-117,099,420	-131,456,426	-145,813,430	-160,170,435	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	-379,192	-1,122,799	-1,866,405	-2,610,013	-3,353,619	-4,097,227	-4,840,833	-5,584,441	-6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	26,399,595	22,470,431	18,541,266	14,612,101	10,682,936	6,753,772	2,824,607	-1,122,623	-5,116,050	-9,109,476	-13,102,903	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,907,132	85,233,047	79,558,962	73,884,877	68,210,792	62,536,707	56,862,622	51,188,537	45,514,452	39,840,366	34,166,281	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	405,524	384,227	362,930	341,632	320,335	299,037	277,740	256,443	235,145	213,847	192,549	40%
2	Residential Small site - low density - 2 flats	2	£172,359	124,054	107,348	90,641	73,934	57,227	40,521	23,814	7,106	-9,757	-26,737	-43,717	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	287,954	249,051	210,147	171,245	132,342	93,439	54,536	15,633	-23,650	-63,190	-102,729	5%
4	Residential Small site - medium density - 9 flats	9	£430,899	450,890	387,664	324,438	261,212	197,986	134,760	71,534	8,308	-55,816	-120,076	-184,336	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,385,600	1,190,436	995,273	800,109	604,945	409,782	214,619	19,456	-178,581	-376,937	-575,293	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,344,266	1,980,713	1,617,159	1,253,605	890,053	526,499	162,945	-203,889	-573,388	-942,888	-1,312,386	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,465,255	5,014,910	4,564,565	4,114,220	3,663,875	3,213,529	2,763,184	2,312,839	1,862,494	1,412,149	961,803	35%
8	Residential Large site - high density - 150 flats	150	£1,809,774	-888,386	-1,924,505	-2,960,626	-3,996,745	-5,032,864	-6,068,985	-7,105,104	-8,141,223	-9,177,343	-10,213,463	-11,249,582	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	9,157,489	7,562,542	5,967,593	4,360,288	2,746,423	1,132,558	-489,179	-2,129,439	-3,769,700	-5,434,862	-7,104,218	5%
10	Residential Large site - high density - 500 flats	500	£6,592,749	-9,098,818	-11,998,892	-14,898,967	-17,814,283	-20,774,062	-23,733,840	-26,693,620	-29,653,398	-32,613,177	-35,572,956	-38,532,735	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-18,922,207	-21,730,101	-24,537,995	-27,345,889	-30,153,784	-32,961,677	-35,769,571	-38,577,465	-41,385,359	-44,193,254	-47,001,148	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-20,097,180	-24,624,558	-29,188,214	-33,839,588	-38,490,963	-43,142,339	-47,793,713	-52,445,088	-57,096,464	-61,747,838	-66,399,213	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	-6,350,982	-14,098,579	-21,928,632	-29,873,167	-37,964,925	-46,237,378	-54,641,481	-63,045,584	-71,449,686	-79,853,789	-88,257,891	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	-39,896,948	-50,135,453	-60,575,983	-71,256,478	-81,993,049	-92,729,621	-103,466,194	-114,202,766	-124,939,339	-135,675,911	-146,412,483	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,354,551	989,956	625,359	260,762	-105,531	-476,091	-846,650	-1,217,210	-1,587,768	-1,958,328	-2,328,887	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-4,922,636	-5,629,857	-6,337,078	-7,044,299	-7,751,520	-8,458,742	-9,165,963	-9,873,184	-10,580,405	-11,287,626	-11,994,847	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	9,949,273	7,363,998	4,778,721	2,167,327	-460,368	-3,123,510	-5,798,094	-8,506,261	-11,214,427	-13,974,051	-16,736,838	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	-5,924,623	-10,372,726	-14,870,505	-19,396,862	-24,009,189	-28,683,002	-33,393,029	-38,103,056	-42,813,083	-47,523,110	-52,233,137	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	-19,835,154	-33,045,185	-46,456,108	-60,116,496	-74,076,009	-88,385,411	-102,742,416	-117,099,420	-131,456,426	-145,813,430	-160,170,435	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	-379,192	-1,122,799	-1,866,405	-2,610,013	-3,353,619	-4,097,227	-4,840,833	-5,584,441	-6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	26,399,595	22,470,431	18,541,266	14,612,101	10,682,936	6,753,772	2,824,607	-1,122,623	-5,116,050	-9,109,476	-13,102,903	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,907,132	85,233,047	79,558,962	73,884,877	68,210,792	62,536,707	56,862,622	51,188,537	45,514,452	39,840,366	34,166,281	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	405,524	384,227	362,930	341,632	320,335	299,037	277,740	256,443	235,145	213,847	192,549	45%
2	Residential Small site - low density - 2 flats	2	£163,244	124,054	107,348	90,641	73,934	57,227	40,521	23,814	7,106	-9,757	-26,737	-43,717	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	287,954	249,051	210,147	171,245	132,342	93,439	54,536	15,633	-23,650	-63,190	-102,729	10%
4	Residential Small site - medium density - 9 flats	9	£408,110	450,890	387,664	324,438	261,212	197,986	134,760	71,534	8,308	-55,816	-120,076	-184,336	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,385,600	1,190,436	995,273	800,109	604,945	409,782	214,619	19,456	-178,581	-376,937	-575,293	15%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,344,266	1,980,713	1,617,159	1,253,605	890,053	526,499	162,945	-203,889	-573,388	-942,888	-1,312,386	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,465,255	5,014,910	4,564,565	4,114,220	3,663,875	3,213,529	2,763,184	2,312,839	1,862,494	1,412,149	961,803	35%
8	Residential Large site - high density - 150 flats	150	£1,714,060	-888,386	-1,924,505	-2,960,626	-3,996,745	-5,032,864	-6,068,985	-7,105,104	-8,141,223	-9,177,343	-10,213,463	-11,249,582	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	9,157,489	7,562,542	5,967,593	4,360,288	2,746,423	1,132,558	-489,179	-2,129,439	-3,769,700	-5,434,862	-7,104,218	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	-9,098,818	-11,998,892	-14,898,967	-17,814,283	-20,774,062	-23,733,840	-26,693,620	-29,653,398	-32,613,177	-35,572,956	-38,532,735	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-18,922,207	-21,730,101	-24,537,995	-27,345,889	-30,153,784	-32,961,677	-35,769,571	-38,577,465	-41,385,359	-44,193,254	-47,001,148	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-20,097,180	-24,624,558	-29,188,214	-33,839,588	-38,490,963	-43,142,339	-47,793,713	-52,445,088	-57,096,464	-61,747,838	-66,399,213	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	-6,350,982	-14,098,579	-21,928,632	-29,873,167	-37,964,925	-46,237,378	-54,641,481	-63,045,584	-71,449,686	-79,853,789	-88,257,891	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	-39,896,948	-50,135,453	-60,575,983	-71,256,478	-81,993,049	-92,729,621	-103,466,194	-114,202,766	-124,939,339	-135,675,911	-146,412,483	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,354,551	989,956	625,359	260,762	-105,531	-476,091	-846,650	-1,217,210	-1,587,768	-1,958,328	-2,328,887	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-4,922,636	-5,629,857	-6,337,078	-7,044,299	-7,751,520	-8,458,742	-9,165,963	-9,873,184	-10,580,405	-11,287,626	-11,994,847	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	9,949,273	7,363,998	4,778,721	2,167,327	-460,368	-3,123,510	-5,798,094	-8,506,261	-11,214,427	-13,974,051	-16,736,838	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	-5,924,623	-10,372,726	-14,870,505	-19,396,862	-24,009,189	-28,683,002	-33,393,029	-38,103,056	-42,813,083	-47,523,110	-52,233,137	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	-19,835,154	-33,045,185	-46,456,108	-60,116,496	-74,076,009	-88,385,411	-102,742,416	-117,099,420	-131,456,426	-145,813,430	-160,170,435	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	-379,192	-1,122,799	-1,866,405	-2,610,013	-3,353,619	-4,097,227	-4,840,833	-5,584,441	-6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	26,399,595	22,470,431	18,541,266	14,612,101	10,682,936	6,753,772	2,824,607	-1,122,623	-5,116,050	-9,109,476	-13,102,903	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,907,132	85,233,047	79,558,962	73,884,877	68,210,792	62,536,707	56,862,622	51,188,537	45,514,452	39,840,366	34,166,281	50%

Table 6.3.5: Appraisal results – 60% social rent and 40% LLR (values of £7,266 per square metre)

RB GREENWICH LOCAL PLAN Sales value £7,266 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	324,921	307,654	290,386	273,119	255,852	238,585	221,317	204,050	186,782	169,515	152,248	0%
2	Residential Small site - low density - 2 flats	2	£614,877	126,341	112,915	99,488	86,062	72,635	59,209	45,783	32,356	18,930	5,503	- 8,052	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	293,279	262,015	230,750	199,486	168,221	136,957	105,693	74,429	43,165	11,900	- 19,681	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	461,788	411,122	360,457	309,790	259,124	208,458	157,791	107,125	56,459	5,793	- 45,607	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,535,099	1,373,734	1,212,370	1,051,005	889,641	728,276	566,911	405,547	244,182	82,818	- 79,832	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,677,533	2,378,731	2,079,928	1,781,125	1,482,322	1,183,520	884,717	585,914	287,111	- 11,883	- 315,572	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,116,406	4,746,042	4,375,679	4,005,317	3,634,954	3,264,591	2,894,228	2,523,865	2,153,503	1,783,140	1,412,776	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	63,768	- 781,763	- 1,628,336	- 2,474,910	- 3,321,485	- 4,168,059	- 5,014,633	- 5,861,206	- 6,707,781	- 7,554,355	- 8,400,929	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	10,871,124	9,568,696	8,266,268	6,963,840	5,661,412	4,358,984	3,050,656	1,733,632	416,608	- 915,143	- 2,253,707	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	5,563,339	- 7,859,112	- 10,194,152	- 12,530,783	- 14,868,954	- 17,254,700	- 19,640,448	- 22,026,195	- 24,411,942	- 26,797,689	- 29,183,436	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 14,401,120	- 16,628,027	- 18,892,705	- 21,157,383	- 23,422,061	- 25,686,739	- 27,951,418	- 30,216,096	- 32,480,774	- 34,745,452	- 37,010,130	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 13,921,778	- 17,577,078	- 21,276,994	- 25,003,703	- 28,808,474	- 32,614,787	- 36,421,100	- 40,227,412	- 44,033,725	- 47,840,037	- 51,646,350	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	1,299,625	- 4,960,540	- 11,292,434	- 17,683,035	- 24,178,030	- 30,778,504	- 37,506,458	- 44,392,104	- 51,286,496	- 58,180,888	- 65,075,279	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 26,208,138	- 34,479,337	- 42,878,812	- 51,439,798	- 60,196,266	- 69,025,339	- 77,854,413	- 86,683,487	- 95,512,560	- 104,341,634	- 113,170,708	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,339,104	1,039,444	739,784	440,124	140,465	- 161,799	- 466,360	- 770,921	- 1,075,481	- 1,380,042	- 1,684,603	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	4,930,322	- 5,510,841	- 6,091,361	- 6,671,879	- 7,252,399	- 7,832,918	- 8,413,438	- 8,993,958	- 9,574,477	- 10,154,997	- 10,735,516	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	11,155,654	9,061,658	6,967,662	4,873,666	2,776,300	654,960	- 1,490,363	- 3,646,398	- 5,821,919	- 8,014,280	- 10,219,476	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	1,436,821	- 5,050,237	- 8,685,074	- 12,349,401	- 16,048,296	- 19,801,690	- 23,602,819	- 27,454,246	- 31,305,672	- 35,157,099	- 39,008,526	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	9,490,368	- 20,220,653	- 31,097,315	- 42,128,563	- 53,357,893	- 64,829,772	- 76,589,656	- 88,385,787	- 100,181,918	- 111,978,049	- 123,774,179	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	395,320	- 341,821	- 1,085,428	- 1,829,035	- 2,572,642	- 3,316,249	- 4,059,855	- 4,803,463	- 5,547,069	- 6,290,677	- 7,034,283	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	26,762,042	22,958,124	19,154,207	15,350,289	11,546,372	7,742,454	3,938,537	134,619	- 3,729,310	- 7,595,441	- 11,461,573	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,602,098	84,991,564	79,381,029	73,770,495	68,159,962	62,549,428	56,938,894	51,328,360	45,717,827	40,107,292	34,496,758	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	324,921	307,654	290,386	273,119	255,852	238,585	221,317	204,050	186,782	169,515	152,248	0%
2	Residential Small site - low density - 2 flats	2	£324,764	126,341	112,915	99,488	86,062	72,635	59,209	45,783	32,356	18,930	5,503	- 8,052	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	293,279	262,015	230,750	199,486	168,221	136,957	105,693	74,429	43,165	11,900	- 19,681	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	461,788	411,122	360,457	309,790	259,124	208,458	157,791	107,125	56,459	5,793	- 45,607	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,535,099	1,373,734	1,212,370	1,051,005	889,641	728,276	566,911	405,547	244,182	82,818	- 79,832	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,677,533	2,378,731	2,079,928	1,781,125	1,482,322	1,183,520	884,717	585,914	287,111	- 11,883	- 315,572	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,116,406	4,746,042	4,375,679	4,005,317	3,634,954	3,264,591	2,894,228	2,523,865	2,153,503	1,783,140	1,412,776	10%
8	Residential Large site - high density - 150 flats	150	£3,410,017	63,768	- 781,763	- 1,628,336	- 2,474,910	- 3,321,485	- 4,168,059	- 5,014,633	- 5,861,206	- 6,707,781	- 7,554,355	- 8,400,929	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	10,871,124	9,568,696	8,266,268	6,963,840	5,661,412	4,358,984	3,050,656	1,733,632	416,608	- 915,143	- 2,253,707	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 5,563,339	- 7,859,112	- 10,194,152	- 12,530,783	- 14,868,954	- 17,254,700	- 19,640,448	- 22,026,195	- 24,411,942	- 26,797,689	- 29,183,436	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 14,401,120	- 16,628,027	- 18,892,705	- 21,157,383	- 23,422,061	- 25,686,739	- 27,951,418	- 30,216,096	- 32,480,774	- 34,745,452	- 37,010,130	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 13,921,778	- 17,577,078	- 21,276,994	- 25,003,703	- 28,808,474	- 32,614,787	- 36,421,100	- 40,227,412	- 44,033,725	- 47,840,037	- 51,646,350	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	1,299,625	- 4,960,540	- 11,292,434	- 17,683,035	- 24,178,030	- 30,778,504	- 37,506,458	- 44,392,104	- 51,286,496	- 58,180,888	- 65,075,279	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 26,208,138	- 34,479,337	- 42,878,812	- 51,439,798	- 60,196,266	- 69,025,339	- 77,854,413	- 86,683,487	- 95,512,560	- 104,341,634	- 113,170,708	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,339,104	1,039,444	739,784	440,124	140,465	- 161,799	- 466,360	- 770,921	- 1,075,481	- 1,380,042	- 1,684,603	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	4,930,322	- 5,510,841	- 6,091,361	- 6,671,879	- 7,252,399	- 7,832,918	- 8,413,438	- 8,993,958	- 9,574,477	- 10,154,997	- 10,735,516	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	11,155,654	9,061,658	6,967,662	4,873,666	2,776,300	654,960	- 1,490,363	- 3,646,398	- 5,821,919	- 8,014,280	- 10,219,476	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	1,436,821	- 5,050,237	- 8,685,074	- 12,349,401	- 16,048,296	- 19,801,690	- 23,602,819	- 27,454,246	- 31,305,672	- 35,157,099	- 39,008,526	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	9,490,368	- 20,220,653	- 31,097,315	- 42,128,563	- 53,357,893	- 64,829,772	- 76,589,656	- 88,385,787	- 100,181,918	- 111,978,049	- 123,774,179	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	395,320	- 341,821	- 1,085,428	- 1,829,035	- 2,572,642	- 3,316,249	- 4,059,855	- 4,803,463	- 5,547,069	- 6,290,677	- 7,034,283	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	26,762,042	22,958,124	19,154,207	15,350,289	11,546,372	7,742,454	3,938,537	134,619	- 3,729,310	- 7,595,441	- 11,461,573	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,602,098	84,991,564	79,381,029	73,770,495	68,159,962	62,549,428	56,938,894	51,328,360	45,717,827	40,107,292	34,496,758	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	324,921	307,654	290,386	273,119	255,852	238,585	221,317	204,050	186,782	169,515	152,248	30%
2	Residential Small site - low density - 2 flats	2	£172,359	126,341	112,915	99,488	86,062	72,635	59,209	45,783	32,356	18,930	5,503	- 8,052	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	293,279	262,015	230,750	199,486	168,221	136,957	105,693	74,429	43,165	11,900	- 19,681	10%
4	Residential Small site - medium density - 9 flats	9	£430,899	461,788	411,122	360,457	309,790	259,124	208,458	157,791	107,125	56,459	5,793	- 45,607	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,535,099	1,373,734	1,212,370	1,051,005	889,641	728,276	566,911	405,547	244,182	82,818	- 79,832	20%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,677,533	2,378,731	2,079,928	1,781,125	1,482,322	1,183,520	884,717	585,914	287,111	- 11,883	- 315,572	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,116,406	4,746,042	4,375,679	4,005,317	3,634,954	3,264,591	2,894,228	2,523,865	2,153,503	1,783,140	1,412,776	35%
8	Residential Large site - high density - 150 flats	150	£1,809,774	63,768	- 781,763	- 1,628,336	- 2,474,910	- 3,321,485	- 4,168,059	- 5,014,633	- 5,861,206	- 6,707,781	- 7,554,355	- 8,400,929	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	10,871,124	9,568,696	8,266,268	6,963,840	5,661,412	4,358,984	3,050,656	1,733,632	416,608	- 915,143	- 2,253,707	15%
10	Residential Large site - high density - 500 flats	500	£6,592,749	5,563,339	- 7,859,112	- 10,194,152	- 12,530,783	- 14,868,954	- 17,254,700	- 19,640,448	- 22,026,195	- 24,411,942	- 26,797,689	- 29,183,436	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 14,401,120	- 16,628,027	- 18,892,705	- 21,157,383	- 23,422,061	- 25,686,739	- 27,951,418	- 30,216,096	- 32,480,774	- 34,745,452	- 37,010,130	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 13,921,778	- 17,577,078	- 21,276,994	- 25,003,703	- 28,808,474	- 32,614,787	- 36,421,100	- 40,227,412	- 44,033,725	- 47,840,037	- 51,646,350	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	1,299,625	- 4,960,540	- 11,292,434	- 17,683,035	- 24,178,030	- 30,778,504	- 37,506,458	- 44,392,104	- 51,286,496	- 58,180,888	- 65,075,279	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 26,208,138	- 34,479,337	- 42,878,812	- 51,439,798	- 60,196,266	- 69,025,339	- 77,854,413	- 86,683,487	- 95,512,560	- 104,341,634	- 113,170,708	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,339,104	1,039,444	739,784	440,124	140,465	- 161,799	- 466,360	- 770,921	- 1,075,481	- 1,380,042	- 1,684,603	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	4,930,322	- 5,510,841	- 6,091,361	- 6,671,879	- 7,252,399	- 7,832,918	- 8,413,438	- 8,993,958	- 9,574,477	- 10,154,997	- 10,735,516	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	11,155,654	9,061,658	6,967,662	4,873,666	2,776,300	654,960	- 1,490,363	- 3,646,398	- 5,821,919	- 8,014,280	- 10,219,476	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	1,436,821	- 5,050,237	- 8,685,074	- 12,349,401	- 16,048,296	- 19,801,690	- 23,602,819	- 27,454,246	- 31,305,672	- 35,157,099	- 39,008,526	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	9,490,368	- 20,220,653	- 31,097,315	- 42,128,563	- 53,357,893	- 64,829,772	- 76,589,656	- 88,385,787	- 100,181,918	- 111,978,049	- 123,774,179	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	395,320	- 341,821	- 1,085,428	- 1,829,035	- 2,572,642	- 3,316,249	- 4,059,855	- 4,803,463	- 5,547,069	- 6,290,677	- 7,034,283	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	26,762,042	22,958,124	19,154,207	15,350,289	11,546,372	7,742,454	3,938,537	134,619	- 3,729,310	- 7,595,441	- 11,461,573	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,602,098	84,991,564	79,381,029	73,770,495	68,159,962	62,549,428	56,938,894	51,328,360	45,717,827	40,107,292	34,496,758	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	324,921	307,654	290,386	273,119	255,852	238,585	221,317	204,050	186,782	169,515	152,248	30%
2	Residential Small site - low density - 2 flats	2	£163,244	126,341	112,915	99,488	86,062	72,635	59,209	45,783	32,356	18,930	5,503	- 8,052	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	293,279	262,015	230,750	199,486	168,221	136,957	105,693	74,429	43,165	11,900	- 19,681	10%
4	Residential Small site - medium density - 9 flats	9	£408,110	461,788	411,122	360,457	309,790	259,124	208,458	157,791	107,125	56,459	5,793	- 45,607	5%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,535,099	1,373,734	1,212,370	1,051,005	889,641	728,276	566,911	405,547	244,182	82,818	- 79,832	20%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,677,533	2,378,731	2,079,928	1,781,125	1,482,322	1,183,520	884,717	585,914	287,111	- 11,883	- 315,572	10%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,116,406	4,746,042	4,375,679	4,005,317	3,634,954	3,264,591	2,894,228	2,523,865	2,153,503	1,783,140	1,412,776	40%
8	Residential Large site - high density - 150 flats	150	£1,714,060	63,768	- 781,763	- 1,628,336	- 2,474,910	- 3,321,485	- 4,168,059	- 5,014,633	- 5,861,206	- 6,707,781	- 7,554,355	- 8,400,929	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	10,871,124	9,568,696	8,266,268	6,963,840	5,661,412	4,358,984	3,050,656	1,733,632	416,608	- 915,143	- 2,253,707	15%
10	Residential Large site - high density - 500 flats	500	£6,244,077	5,563,339	- 7,859,112	- 10,194,152	- 12,530,783	- 14,868,954	- 17,254,700	- 19,640,448	- 22,026,195	- 24,411,942	- 26,797,689	- 29,183,436	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 14,401,120	- 16,628,027	- 18,892,705	- 21,157,383	- 23,422,061	- 25,686,739	- 27,951,418	- 30,216,096	- 32,480,774	- 34,745,452	- 37,010,130	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 13,921,778	- 17,577,078	- 21,276,994	- 25,003,703	- 28,808,474	- 32,614,787	- 36,421,100	- 40,227,412	- 44,033,725	- 47,840,037	- 51,646,350	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	1,299,625	- 4,960,540	- 11,292,434	- 17,683,035	- 24,178,030	- 30,778,504	- 37,506,458	- 44,392,104	- 51,286,496	- 58,180,888	- 65,075,279	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 26,208,138	- 34,479,337	- 42,878,812	- 51,439,798	- 60,196,266	- 69,025,339	- 77,854,413	- 86,683,487	- 95,512,560	- 104,341,634	- 113,170,708	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,339,104	1,039,444	739,784	440,124	140,465	- 161,799	- 466,360	- 770,921	- 1,075,481	- 1,380,042	- 1,684,603	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	4,930,322	- 5,510,841	- 6,091,361	- 6,671,879	- 7,252,399	- 7,832,918	- 8,413,438	- 8,993,958	- 9,574,477	- 10,154,997	- 10,735,516	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	11,155,654	9,061,658	6,967,662	4,873,666	2,776,300	654,960	- 1,490,363	- 3,646,398	- 5,821,919	- 8,014,280	- 10,219,476	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	1,436,821	- 5,050,237	- 8,685,074	- 12,349,401	- 16,048,296	- 19,801,690	- 23,602,819	- 27,454,246	- 31,305,672	- 35,157,099	- 39,008,526	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	9,490,368	- 20,220,653	- 31,097,315	- 42,128,563	- 53,357,893	- 64,829,772	- 76,589,656	- 88,385,787	- 100,181,918	- 111,978,049	- 123,774,179	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	395,320	- 341,821	- 1,085,428	- 1,829,035	- 2,572,642	- 3,316,249	- 4,059,855	- 4,803,463	- 5,547,069	- 6,290,677	- 7,034,283	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	26,762,042	22,958,124	19,154,207	15,350,289	11,546,372	7,742,454	3,938,537	134,619	- 3,729,310	- 7,595,441	- 11,461,573	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,602,098	84,991,564	79,381,029	73,770,495	68,159,962	62,549,428	56,938,894	51,328,360	45,717,827	40,107,292	34,496,758	50%

Table 6.3.6: Appraisal results – Appraisal results – 60% social rent and 40% LLR (values of £6,997 per square metre)

RB GREENWICH LOCAL PLAN Sales value £6,997 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	293,919	278,202	262,485	246,767	231,050	215,333	199,616	183,898	168,181	152,464	136,747	0%
2	Residential Small site - low density - 2 flats	2	£614,877	101,107	88,943	76,778	64,614	52,448	40,284	28,119	15,955	3,789	- 8,512	- 20,876	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	234,520	206,194	177,868	149,541	121,215	92,889	64,562	36,236	7,909	- 20,751	- 49,540	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	365,176	319,340	273,505	227,669	181,833	135,998	90,163	44,327	- 1,533	- 48,118	- 94,703	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,233,306	1,087,031	940,756	794,481	648,206	501,931	355,656	209,381	63,106	- 84,530	- 233,197	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,095,673	1,825,963	1,556,254	1,286,544	1,016,834	747,125	477,415	207,705	- 63,019	- 337,140	- 611,261	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,406,517	4,071,648	3,736,779	3,401,911	3,067,042	2,732,174	2,397,305	2,062,437	1,727,568	1,392,701	1,057,832	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	1,643,946	2,405,081	3,166,217	3,927,354	4,688,490	5,449,626	6,210,762	6,971,899	7,733,035	8,494,171	9,255,307	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	8,225,581	7,055,430	5,885,279	4,715,128	3,536,504	2,353,742	1,170,980	11,974	1,214,080	2,416,186	3,621,271	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	10,664,844	12,744,279	14,823,713	16,936,059	19,059,873	21,183,688	23,307,504	25,431,318	27,555,133	29,678,947	31,802,762	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	19,383,148	21,396,836	23,410,524	25,424,213	27,437,901	29,451,589	31,465,277	33,478,966	35,492,653	37,506,342	39,520,030	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	21,568,482	24,907,946	28,295,814	31,707,684	35,119,554	38,531,424	41,943,295	45,355,165	48,767,035	52,178,905	55,590,775	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	11,609,395	17,338,292	23,165,516	29,055,762	35,036,856	41,137,249	47,329,379	53,521,508	59,713,638	65,905,768	72,097,897	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	43,382,349	51,028,541	58,824,893	66,749,146	74,673,398	82,597,651	90,521,905	98,446,157	106,370,410	114,294,662	122,218,915	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	695,502	425,019	154,535	117,845	392,752	667,659	942,566	1,217,473	1,492,381	1,767,288	2,042,195	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	6,205,091	6,727,970	7,250,850	7,773,729	8,296,609	8,819,489	9,342,368	9,865,248	10,388,128	10,911,007	11,433,887	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,508,718	4,638,462	2,753,391	859,310	1,051,695	2,976,754	4,906,617	6,864,070	8,821,523	10,797,026	12,795,185	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	8,914,327	12,198,642	15,516,115	18,860,118	22,242,899	25,683,626	29,139,571	32,595,515	36,051,460	39,507,404	42,963,349	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	32,039,417	41,937,518	51,977,531	62,201,276	72,651,505	83,250,346	93,849,187	104,448,027	115,046,868	125,645,709	136,244,550	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	334,128	404,015	1,147,622	1,891,228	2,634,836	3,378,442	4,122,050	4,865,656	5,609,263	6,352,870	7,096,477	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,575,048	21,827,525	18,080,002	14,332,480	10,584,957	6,837,433	3,089,911	668,367	4,477,182	8,285,995	12,094,810	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,031,015	84,449,036	78,867,056	73,285,076	67,703,096	62,121,117	56,539,137	50,957,157	45,375,177	39,793,198	34,211,218	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	293,919	278,202	262,485	246,767	231,050	215,333	199,616	183,898	168,181	152,464	136,747	0%
2	Residential Small site - low density - 2 flats	2	£324,764	101,107	88,943	76,778	64,614	52,448	40,284	28,119	15,955	3,789	- 8,512	- 20,876	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	234,520	206,194	177,868	149,541	121,215	92,889	64,562	36,236	7,909	- 20,751	- 49,540	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	365,176	319,340	273,505	227,669	181,833	135,998	90,163	44,327	- 1,533	- 48,118	- 94,703	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,233,306	1,087,031	940,756	794,481	648,206	501,931	355,656	209,381	63,106	- 84,530	- 233,197	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,095,673	1,825,963	1,556,254	1,286,544	1,016,834	747,125	477,415	207,705	- 63,019	- 337,140	- 611,261	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,406,517	4,071,648	3,736,779	3,401,911	3,067,042	2,732,174	2,397,305	2,062,437	1,727,568	1,392,701	1,057,832	5%
8	Residential Large site - high density - 150 flats	150	£3,410,017	1,643,946	2,405,081	3,166,217	3,927,354	4,688,490	5,449,626	6,210,762	6,971,899	7,733,035	8,494,171	9,255,307	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	8,225,581	7,055,430	5,885,279	4,715,128	3,536,504	2,353,742	1,170,980	11,974	1,214,080	2,416,186	3,621,271	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	10,664,844	12,744,279	14,823,713	16,936,059	19,059,873	21,183,688	23,307,504	25,431,318	27,555,133	29,678,947	31,802,762	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	19,383,148	21,396,836	23,410,524	25,424,213	27,437,901	29,451,589	31,465,277	33,478,966	35,492,653	37,506,342	39,520,030	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	21,568,482	24,907,946	28,295,814	31,707,684	35,119,554	38,531,424	41,943,295	45,355,165	48,767,035	52,178,905	55,590,775	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	11,609,395	17,338,292	23,165,516	29,055,762	35,036,856	41,137,249	47,329,379	53,521,508	59,713,638	65,905,768	72,097,897	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	43,382,349	51,028,541	58,824,893	66,749,146	74,673,398	82,597,651	90,521,905	98,446,157	106,370,410	114,294,662	122,218,915	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	695,502	425,019	154,535	117,845	392,752	667,659	942,566	1,217,473	1,492,381	1,767,288	2,042,195	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	6,205,091	6,727,970	7,250,850	7,773,729	8,296,609	8,819,489	9,342,368	9,865,248	10,388,128	10,911,007	11,433,887	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,508,718	4,638,462	2,753,391	859,310	1,051,695	2,976,754	4,906,617	6,864,070	8,821,523	10,797,026	12,795,185	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	8,914,327	12,198,642	15,516,115	18,860,118	22,242,899	25,683,626	29,139,571	32,595,515	36,051,460	39,507,404	42,963,349	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	32,039,417	41,937,518	51,977,531	62,201,276	72,651,505	83,250,346	93,849,187	104,448,027	115,046,868	125,645,709	136,244,550	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	334,128	404,015	1,147,622	1,891,228	2,634,836	3,378,442	4,122,050	4,865,656	5,609,263	6,352,870	7,096,477	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,575,048	21,827,525	18,080,002	14,332,480	10,584,957	6,837,433	3,089,911	668,367	4,477,182	8,285,995	12,094,810	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,031,015	84,449,036	78,867,056	73,285,076	67,703,096	62,121,117	56,539,137	50,957,157	45,375,177	39,793,198	34,211,218	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	293,919	278,202	262,485	246,767	231,050	215,333	199,616	183,898	168,181	152,464	136,747	20%
2	Residential Small site - low density - 2 flats	2	£172,359	101,107	88,943	76,778	64,614	52,448	40,284	28,119	15,955	3,789	- 8,512	- 20,876	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	234,520	206,194	177,868	149,541	121,215	92,889	64,562	36,236	7,909	- 20,751	- 49,540	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	365,176	319,340	273,505	227,669	181,833	135,998	90,163	44,327	- 1,533	- 48,118	- 94,703	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,233,306	1,087,031	940,756	794,481	648,206	501,931	355,656	209,381	63,106	- 84,530	- 233,197	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,095,673	1,825,963	1,556,254	1,286,544	1,016,834	747,125	477,415	207,705	- 63,019	- 337,140	- 611,261	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,406,517	4,071,648	3,736,779	3,401,911	3,067,042	2,732,174	2,397,305	2,062,437	1,727,568	1,392,701	1,057,832	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	1,643,946	2,405,081	3,166,217	3,927,354	4,688,490	5,449,626	6,210,762	6,971,899	7,733,035	8,494,171	9,255,307	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	8,225,581	7,055,430	5,885,279	4,715,128	3,536,504	2,353,742	1,170,980	11,974	1,214,080	2,416,186	3,621,271	5%
10	Residential Large site - high density - 500 flats	500	£6,592,749	10,664,844	12,744,279	14,823,713	16,936,059	19,059,873	21,183,688	23,307,504	25,431,318	27,555,133	29,678,947	31,802,762	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	19,383,148	21,396,836	23,410,524	25,424,213	27,437,901	29,451,589	31,465,277	33,478,966	35,492,653	37,506,342	39,520,030	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	21,568,482	24,907,946	28,295,814	31,707,684	35,119,554	38,531,424	41,943,295	45,355,165	48,767,035	52,178,905	55,590,775	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	11,609,395	17,338,292	23,165,516	29,055,762	35,036,856	41,137,249	47,329,379	53,521,508	59,713,638	65,905,768	72,097,897	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	43,382,349	51,028,541	58,824,893	66,749,146	74,673,398	82,597,651	90,521,905	98,446,157	106,370,410	114,294,662	122,218,915	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	695,502	425,019	154,535	117,845	392,752	667,659	942,566	1,217,473	1,492,381	1,767,288	2,042,195	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	6,205,091	6,727,970	7,250,850	7,773,729	8,296,609	8,819,489	9,342,368	9,865,248	10,388,128	10,911,007	11,433,887	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,508,718	4,638,462	2,753,391	859,310	1,051,695	2,976,754	4,906,617	6,864,070	8,821,523	10,797,026	12,795,185	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	8,914,327	12,198,642	15,516,115	18,860,118	22,242,899	25,683,626	29,139,571	32,595,515	36,051,460	39,507,404	42,963,349	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	32,039,417	41,937,518	51,977,531	62,201,276	72,651,505	83,250,346	93,849,187	104,448,027	115,046,868	125,645,709	136,244,550	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	334,128	404,015	1,147,622	1,891,228	2,634,836	3,378,442	4,122,050	4,865,656	5,609,263	6,352,870	7,096,477	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	25,575,048	21,827,525	18,080,002	14,332,480	10,584,957	6,837,433	3,089,911	668,367	4,477,182	8,285,995	12,094,810	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,031,015	84,449,036	78,867,056	73,285,076	67,703,096	62,121,117	56,539,137	50,957,157	45,375,177	39,793,198	34,211,218	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	293,919	278,202	262,485	246,767	231,050	215,333	199,616	183,898	168,181	152,464	136,747	25%
2	Residential Small site - low density - 2 flats	2	£163,244	101,107	88,943	76,778	64,614	52,448	40,284	28,119	15,955	3,789	- 8,512	- 20,876	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	234,520	206,194	177,868	149,541	121,215	92,889	64,562	36,236	7,909	- 20,751	- 49,540	5%
4	Residential Small site - medium density - 9 flats	9	£408,110	365,176	319,340	273,505	227,669	181,833	135,998	90,163	44,327	- 1,533	- 48,118	- 94,703	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,233,306	1,087,031	940,756	794,481	648,206	501,931	355,656	209,381	63,106	- 84,530	- 233,197	15%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,095,673	1,825,963	1,556,254	1,286,544	1,016,834	747,125	477,415	207,705	- 63,019	- 337,140	- 611,261	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,406,517	4,071,648	3,736,779	3,401,911	3,067,042	2,732,174	2,397,305	2,062,437	1,727,568	1,392,701	1,057,832	35%
8	Residential Large site - high density - 150 flats	150	£1,714,060	1,643,946	2,405,081	3,166,217	3,927,354	4,688,490	5,449,626	6,210,762	6,971,899	7,733,035	8,494,171	9,255,307	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	8,225,581	7,055,430	5,885,279	4,715,128	3,536,504	2,353,742	1,170,980	11,974	1,214,080	2,416,186	3,621,271	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	10,664,844	12,744,279	14,823,713	16,936,059	19,059,873	21,183,688	23,307,504	25,431,318	27,555,133	29,678,947	31,802,762	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	19,383,148	21,396,836	23,410,524	25,424,213	27,437,901	29,451,589	31,465,277	33,478,966	35,492,653	37,506,342	39,520,030	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	21,568,482	24,907,946	28,295,814	31,707,684	35,119,554	38,531,424	41,943,295	45,355,165	48,767,035	52,178,905	55,590,775	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	11,609,395	17,338,292	23,165,516	29,055,762	35,036,856	41,137,249	47,329,379	53,521,508	59,713,638	65,905,768	72,097,897	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	43,382,349	51,028,541	58,824,893	66,749,146	74,673,398	82,597,651	90,521,905	98,446,157	106,370,410	114,294,662	122,218,915	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	695,502	425,019	154,535	117,845	392,752	667,659	942,566	1,217,473	1,492,381	1,767,288	2,042,195	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	6,205,091	6,727,970	7,250,850	7,773,729	8,296,609	8,819,489	9,342,368	9,865,248	10,388,128	10,911,007	11,433,887	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,508,718	4,638,462	2,753,391	859,310	1,051,695	2,976,754	4,906,617	6,864,070	8,821,523	10,797,026	12,795,185	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	8,914,327	12,198,642	15,516,115	18,860,118	22,242,899	25,683,626	29,139,571	32,595,515	36,051,460	39,507,404	42,963,349	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	32,039,417	41,937,518	51,977,531	62,201,276	72,651,505	83,250,346	93,849,187	104,448,027	115,046,868	125,645,709	136,244,550	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	334,128	404,015	1,147,622	1,891,228	2,634,836	3,378,442	4,122,050	4,865,656	5,609,263	6,352,870	7,096,477	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,575,048	21,827,525	18,080,002	14,332,480	10,584,957	6,837,433	3,089,911	668,367	4,477,182	8,285,995	12,094,810	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,031,015	84,449,036	78,867,056	73,285,076	67,703,096	62,121,117	56,539,137	50,957,157	45,375,177	39,793,198	34,211,218	50%

Table 6.3.7: Appraisal results – 60% social rent and 40% LLR (values of £6,997 per square metre in the Charlton area)

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Charlton AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	288,798	273,081	257,363	241,646	225,929	210,212	194,494	178,777	163,060	147,343	131,625	0%
2	Residential Small site - low density - 2 flats	2	£614,877	95,986	83,821	71,657	59,491	47,327	35,163	22,998	10,833	- 1,353	- 13,717	- 26,081	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	221,716	193,390	165,064	136,737	108,411	80,085	51,758	23,431	- 4,975	- 33,765	- 62,554	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	342,155	296,319	250,483	204,648	158,813	112,977	67,141	21,306	- 24,931	- 71,516	- 118,101	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,169,430	1,023,155	876,880	730,605	584,329	438,055	291,780	145,505	- 783	- 149,450	- 298,117	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,968,351	1,698,642	1,428,932	1,159,223	889,513	619,803	350,094	80,383	- 192,423	- 466,543	- 740,664	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,279,195	3,944,327	3,609,458	3,274,589	2,939,721	2,604,852	2,269,984	1,935,115	1,600,248	1,265,379	930,511	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 2,030,848	- 2,791,984	- 3,553,119	- 4,314,256	- 5,075,392	- 5,836,529	- 6,597,664	- 7,358,801	- 8,119,937	- 8,881,074	- 9,642,209	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,613,447	6,443,295	5,273,144	4,097,119	2,914,357	1,731,595	548,834	- 644,296	- 1,846,402	- 3,048,508	- 4,263,934	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 11,918,148	- 13,997,583	- 16,086,047	- 18,209,862	- 20,333,676	- 22,457,491	- 24,581,305	- 26,705,120	- 28,828,934	- 30,952,749	- 33,076,563	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 20,656,951	- 22,670,638	- 24,684,327	- 26,698,015	- 28,711,703	- 30,725,391	- 32,739,080	- 34,752,767	- 36,766,456	- 38,780,144	- 40,793,832	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 23,555,789	- 26,903,753	- 30,315,623	- 33,727,494	- 37,139,364	- 40,551,234	- 43,963,105	- 47,374,975	- 50,786,845	- 54,198,715	- 57,610,586	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 15,126,767	- 20,910,838	- 26,748,894	- 32,689,129	- 38,729,649	- 44,890,437	- 51,082,567	- 57,274,696	- 63,466,826	- 69,658,956	- 75,851,086	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 48,205,074	- 55,930,140	- 63,806,660	- 71,730,912	- 79,655,165	- 87,579,417	- 95,503,671	- 103,427,924	- 111,352,176	- 119,276,429	- 127,200,682	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	835,433	564,949	294,465	23,982	- 250,533	- 525,440	- 800,348	- 1,075,255	- 1,350,161	- 1,625,069	- 1,899,976	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 5,882,397	- 6,405,276	- 6,928,156	- 7,451,036	- 7,973,915	- 8,496,795	- 9,019,675	- 9,542,554	- 10,065,434	- 10,588,314	- 11,111,193	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,502,802	4,632,547	2,747,379	853,297	- 1,057,806	- 2,982,865	- 4,912,828	- 6,870,281	- 8,827,734	- 10,803,340	- 12,801,497	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 10,838,190	- 14,153,970	- 17,471,443	- 20,847,424	- 24,247,493	- 27,703,437	- 31,159,381	- 34,615,325	- 38,071,270	- 41,527,214	- 44,983,159	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 36,034,723	- 45,998,168	- 56,104,593	- 66,395,837	- 76,914,669	- 87,513,510	- 98,112,351	- 108,711,191	- 119,310,032	- 129,908,872	- 140,507,713	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	703,128	- 28,979	- 772,586	- 1,516,192	- 2,259,800	- 3,003,406	- 3,747,014	- 4,490,620	- 5,234,228	- 5,977,834	- 6,721,441	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,528,117	21,780,595	18,033,071	14,285,549	10,538,026	6,790,504	3,042,980	- 716,066	- 4,524,880	- 8,333,694	- 12,142,508	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,058,862	84,476,882	78,894,902	73,312,923	67,730,942	62,148,962	56,566,982	50,985,003	45,403,023	39,821,043	34,239,063	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	288,798	273,081	257,363	241,646	225,929	210,212	194,494	178,777	163,060	147,343	131,625	0%
2	Residential Small site - low density - 2 flats	2	£324,764	95,986	83,821	71,657	59,491	47,327	35,163	22,998	10,833	- 1,353	- 13,717	- 26,081	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	221,716	193,390	165,064	136,737	108,411	80,085	51,758	23,431	- 4,975	- 33,765	- 62,554	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	342,155	296,319	250,483	204,648	158,813	112,977	67,141	21,306	- 24,931	- 71,516	- 118,101	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,169,430	1,023,155	876,880	730,605	584,329	438,055	291,780	145,505	- 783	- 149,450	- 298,117	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,968,351	1,698,642	1,428,932	1,159,223	889,513	619,803	350,094	80,383	- 192,423	- 466,543	- 740,664	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,279,195	3,944,327	3,609,458	3,274,589	2,939,721	2,604,852	2,269,984	1,935,115	1,600,248	1,265,379	930,511	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	2,030,848	- 2,791,984	- 3,553,119	- 4,314,256	- 5,075,392	- 5,836,529	- 6,597,664	- 7,358,801	- 8,119,937	- 8,881,074	- 9,642,209	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	7,613,447	6,443,295	5,273,144	4,097,119	2,914,357	1,731,595	548,834	- 644,296	- 1,846,402	- 3,048,508	- 4,263,934	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 11,918,148	- 13,997,583	- 16,086,047	- 18,209,862	- 20,333,676	- 22,457,491	- 24,581,305	- 26,705,120	- 28,828,934	- 30,952,749	- 33,076,563	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 20,656,951	- 22,670,638	- 24,684,327	- 26,698,015	- 28,711,703	- 30,725,391	- 32,739,080	- 34,752,767	- 36,766,456	- 38,780,144	- 40,793,832	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 23,555,789	- 26,903,753	- 30,315,623	- 33,727,494	- 37,139,364	- 40,551,234	- 43,963,105	- 47,374,975	- 50,786,845	- 54,198,715	- 57,610,586	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 15,126,767	- 20,910,838	- 26,748,894	- 32,689,129	- 38,729,649	- 44,890,437	- 51,082,567	- 57,274,696	- 63,466,826	- 69,658,956	- 75,851,086	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 48,205,074	- 55,930,140	- 63,806,660	- 71,730,912	- 79,655,165	- 87,579,417	- 95,503,671	- 103,427,924	- 111,352,176	- 119,276,429	- 127,200,682	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	835,433	564,949	294,465	23,982	- 250,533	- 525,440	- 800,348	- 1,075,255	- 1,350,161	- 1,625,069	- 1,899,976	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 5,882,397	- 6,405,276	- 6,928,156	- 7,451,036	- 7,973,915	- 8,496,795	- 9,019,675	- 9,542,554	- 10,065,434	- 10,588,314	- 11,111,193	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,502,802	4,632,547	2,747,379	853,297	- 1,057,806	- 2,982,865	- 4,912,828	- 6,870,281	- 8,827,734	- 10,803,340	- 12,801,497	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 10,838,190	- 14,153,970	- 17,471,443	- 20,847,424	- 24,247,493	- 27,703,437	- 31,159,381	- 34,615,325	- 38,071,270	- 41,527,214	- 44,983,159	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 36,034,723	- 45,998,168	- 56,104,593	- 66,395,837	- 76,914,669	- 87,513,510	- 98,112,351	- 108,711,191	- 119,310,032	- 129,908,872	- 140,507,713	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	703,128	- 28,979	- 772,586	- 1,516,192	- 2,259,800	- 3,003,406	- 3,747,014	- 4,490,620	- 5,234,228	- 5,977,834	- 6,721,441	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,528,117	21,780,595	18,033,071	14,285,549	10,538,026	6,790,504	3,042,980	- 716,066	- 4,524,880	- 8,333,694	- 12,142,508	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,058,862	84,476,882	78,894,902	73,312,923	67,730,942	62,148,962	56,566,982	50,985,003	45,403,023	39,821,043	34,239,063	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	288,798	273,081	257,363	241,646	225,929	210,212	194,494	178,777	163,060	147,343	131,625	20%
2	Residential Small site - low density - 2 flats	2	£172,359	95,986	83,821	71,657	59,491	47,327	35,163	22,998	10,833	- 1,353	- 13,717	- 26,081	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	221,716	193,390	165,064	136,737	108,411	80,085	51,758	23,431	- 4,975	- 33,765	- 62,554	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	342,155	296,319	250,483	204,648	158,813	112,977	67,141	21,306	- 24,931	- 71,516	- 118,101	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,169,430	1,023,155	876,880	730,605	584,329	438,055	291,780	145,505	- 783	- 149,450	- 298,117	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,968,351	1,698,642	1,428,932	1,159,223	889,513	619,803	350,094	80,383	- 192,423	- 466,543	- 740,664	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,279,195	3,944,327	3,609,458	3,274,589	2,939,721	2,604,852	2,269,984	1,935,115	1,600,248	1,265,379	930,511	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	2,030,848	- 2,791,984	- 3,553,119	- 4,314,256	- 5,075,392	- 5,836,529	- 6,597,664	- 7,358,801	- 8,119,937	- 8,881,074	- 9,642,209	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,613,447	6,443,295	5,273,144	4,097,119	2,914,357	1,731,595	548,834	- 644,296	- 1,846,402	- 3,048,508	- 4,263,934	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 11,918,148	- 13,997,583	- 16,086,047	- 18,209,862	- 20,333,676	- 22,457,491	- 24,581,305	- 26,705,120	- 28,828,934	- 30,952,749	- 33,076,563	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 20,656,951	- 22,670,638	- 24,684,327	- 26,698,015	- 28,711,703	- 30,725,391	- 32,739,080	- 34,752,767	- 36,766,456	- 38,780,144	- 40,793,832	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 23,555,789	- 26,903,753	- 30,315,623	- 33,727,494	- 37,139,364	- 40,551,234	- 43,963,105	- 47,374,975	- 50,786,845	- 54,198,715	- 57,610,586	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 15,126,767	- 20,910,838	- 26,748,894	- 32,689,129	- 38,729,649	- 44,890,437	- 51,082,567	- 57,274,696	- 63,466,826	- 69,658,956	- 75,851,086	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 48,205,074	- 55,930,140	- 63,806,660	- 71,730,912	- 79,655,165	- 87,579,417	- 95,503,671	- 103,427,924	- 111,352,176	- 119,276,429	- 127,200,682	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	835,433	564,949	294,465	23,982	- 250,533	- 525,440	- 800,348	- 1,075,255	- 1,350,161	- 1,625,069	- 1,899,976	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 5,882,397	- 6,405,276	- 6,928,156	- 7,451,036	- 7,973,915	- 8,496,795	- 9,019,675	- 9,542,554	- 10,065,434	- 10,588,314	- 11,111,193	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,502,802	4,632,547	2,747,379	853,297	- 1,057,806	- 2,982,865	- 4,912,828	- 6,870,281	- 8,827,734	- 10,803,340	- 12,801,497	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 10,838,190	- 14,153,970	- 17,471,443	- 20,847,424	- 24,247,493	- 27,703,437	- 31,159,381	- 34,615,325	- 38,071,270	- 41,527,214	- 44,983,159	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 36,034,723	- 45,998,168	- 56,104,593	- 66,395,837	- 76,914,669	- 87,513,510	- 98,112,351	- 108,711,191	- 119,310,032	- 129,908,872	- 140,507,713	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	703,128	- 28,979	- 772,586	- 1,516,192	- 2,259,800	- 3,003,406	- 3,747,014	- 4,490,620	- 5,234,228	- 5,977,834	- 6,721,441	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	25,528,117	21,780,595	18,033,071	14,285,549	10,538,026	6,790,504	3,042,980	716,066	- 4,524,880	- 8,333,694	- 12,142,508	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,058,862	84,476,882	78,894,902	73,312,923	67,730,942	62,148,962	56,566,982	50,985,003	45,403,023	39,821,043	34,239,063	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	288,798	273,081	257,363	241,646	225,929	210,212	194,494	178,777	163,060	147,343	131,625	25%
2	Residential Small site - low density - 2 flats	2	£163,244	95,986	83,821	71,657	59,491	47,327	35,163	22,998	10,833	- 1,353	- 13,717	- 26,081	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	221,716	193,390	165,064	136,737	108,411	80,085	51,758	23,431	- 4,975	- 33,765	- 62,554	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	342,155	296,319	250,483	204,648	158,813	112,977	67,141	21,306	- 24,931	- 71,516	- 118,101	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,169,430	1,023,155	876,880	730,605	584,329	438,055	291,780	145,505	- 783	- 149,450	- 298,117	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,968,351	1,698,642	1,428,932	1,159,223	889,513	619,803	350,094	80,383	- 192,423	- 466,543	- 740,664	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,279,195	3,944,327	3,609,458	3,274,589	2,939,721	2,604,852	2,269,984	1,935,115	1,600,248	1,265,379	930,511	30%
8	Residential Large site - high density - 150 flats	150	£1,714,060	2,030,848	- 2,791,984	- 3,553,119	- 4,314,256	- 5,075,392	- 5,836,529	- 6,597,664	- 7,358,801	- 8,119,937	- 8,881,074	- 9,642,209	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,613,447	6,443,295	5,273,144	4,097,119	2,914,357	1,731,595	548,834	- 644,296	- 1,846,402	- 3,048,508	- 4,263,934	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 11,918,148	- 13,997,583	- 16,086,047	- 18,209,862	- 20,333,676	- 22,457,491	- 24,581,305	- 26,705,120	- 28,828,934	- 30,952,749	- 33,076,563	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 20,656,951	- 22,670,638	- 24,684,327	- 26,698,015	- 28,711,703	- 30,725,391	- 32,739,080	- 34,752,767	- 36,766,456	- 38,780,144	- 40,793,832	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 23,555,789	- 26,903,753	- 30,315,623	- 33,727,494	- 37,139,364	- 40,551,234	- 43,963,105	- 47,374,975	- 50,786,845	- 54,198,715	- 57,610,586	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 15,126,767	- 20,910,838	- 26,748,894	- 32,689,129	- 38,729,649	- 44,890,437	- 51,082,567	- 57,274,696	- 63,466,826	- 69,658,956	- 75,851,086	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 48,205,074	- 55,930,140	- 63,806,660	- 71,730,912	- 79,655,165	- 87,579,417	- 95,503,671	- 103,427,924	- 111,352,176	- 119,276,429	- 127,200,682	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	835,433	564,949	294,465	23,982	- 250,533	- 525,440	- 800,348	- 1,075,255	- 1,350,161	- 1,625,069	- 1,899,976	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 5,882,397	- 6,405,276	- 6,928,156	- 7,451,036	- 7,973,915	- 8,496,795	- 9,019,675	- 9,542,554	- 10,065,434	- 10,588,314	- 11,111,193	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,502,802	4,632,547	2,747,379	853,297	- 1,057,806	- 2,982,865	- 4,912,828	- 6,870,281	- 8,827,734	- 10,803,340	- 12,801,497	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 10,838,190	- 14,153,970	- 17,471,443	- 20,847,424	- 24,247,493	- 27,703,437	- 31,159,381	- 34,615,325	- 38,071,270	- 41,527,214	- 44,983,159	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 36,034,723	- 45,998,168	- 56,104,593	- 66,395,837	- 76,914,669	- 87,513,510	- 98,112,351	- 108,711,191	- 119,310,032	- 129,908,872	- 140,507,713	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	703,128	- 28,979	- 772,586	- 1,516,192	- 2,259,800	- 3,003,406	- 3,747,014	- 4,490,620	- 5,234,228	- 5,977,834	- 6,721,441	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,528,117	21,780,595	18,033,071	14,285,549	10,538,026	6,790,504	3,042,980	- 716,066	- 4,524,880	- 8,333,694	- 12,142,508	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,058,862	84,476,882	78,894,902	73,312,923	67,730,942	62,148,962	56,566,982	50,985,003	45,403,023	39,821,043	34,239,063	50%

Table 6.3.8: Appraisal results – 60% social rent and 40% LLR (values of £6,997 per square metre in the Thamesmead area)

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Thamesmead AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	287,944	272,227	256,510	240,792	225,075	209,358	193,641	177,923	162,206	146,489	130,772	0%
2	Residential Small site - low density - 2 flats	2	£614,877	95,132	82,968	70,803	58,638	46,473	34,309	22,144	9,979	- 2,221	- 14,585	- 26,949	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	219,582	191,256	162,929	134,603	106,277	77,951	49,624	21,298	- 7,144	- 35,933	- 64,723	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	338,318	292,482	246,646	200,811	154,976	109,140	63,304	17,468	- 28,830	- 75,416	- 122,001	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,158,784	1,012,509	866,234	719,959	573,684	427,409	281,134	134,859	- 11,602	- 160,270	- 308,938	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,947,132	1,677,422	1,407,712	1,138,002	868,292	598,583	328,873	59,163	- 213,990	- 488,111	- 762,232	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,257,975	3,923,107	3,588,238	3,253,370	2,918,501	2,583,633	2,248,764	1,913,896	1,579,027	1,244,158	909,290	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 2,095,331	- 2,856,467	- 3,617,604	- 4,378,740	- 5,139,876	- 5,901,012	- 6,662,148	- 7,423,285	- 8,184,420	- 8,945,557	- 9,706,693	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,511,424	6,341,273	5,171,122	3,993,428	2,810,666	1,627,905	445,143	- 749,683	- 1,951,789	- 3,153,895	- 4,371,045	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 12,127,033	- 14,206,467	- 16,298,347	- 18,422,162	- 20,545,976	- 22,669,791	- 24,793,605	- 26,917,420	- 29,041,235	- 31,165,049	- 33,288,864	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 20,869,251	- 22,882,938	- 24,896,627	- 26,910,315	- 28,924,003	- 30,937,692	- 32,951,380	- 34,965,068	- 36,978,756	- 38,992,445	- 41,006,132	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 23,887,007	- 27,240,389	- 30,652,259	- 34,064,128	- 37,475,999	- 40,887,869	- 44,299,739	- 47,711,609	- 51,123,480	- 54,535,350	- 57,947,220	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 15,712,996	- 21,506,654	- 27,354,455	- 33,294,691	- 39,345,113	- 45,515,968	- 51,708,098	- 57,900,228	- 64,092,358	- 70,284,487	- 76,476,617	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 49,008,860	- 56,747,074	- 64,636,954	- 72,561,207	- 80,485,459	- 88,409,712	- 96,333,965	- 104,258,218	- 112,182,471	- 120,106,723	- 128,030,976	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	956,704	686,220	415,737	145,254	- 127,278	- 402,185	- 677,092	- 952,000	- 1,226,906	- 1,501,814	- 1,776,721	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 5,539,725	- 6,062,604	- 6,585,484	- 7,108,363	- 7,631,243	- 8,154,123	- 8,677,002	- 9,199,882	- 9,722,762	- 10,245,641	- 10,768,521	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	7,494,561	5,624,306	3,754,050	1,861,277	- 33,341	- 1,958,400	- 3,883,459	- 5,829,061	- 7,786,513	- 9,745,089	- 11,743,248	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 11,162,384	- 14,479,858	- 17,797,330	- 21,178,642	- 24,584,127	- 28,040,072	- 31,496,016	- 34,951,961	- 38,407,905	- 41,863,850	- 45,319,795	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 35,940,439	- 45,902,343	- 56,007,201	- 66,296,852	- 76,814,065	- 87,412,906	- 98,011,746	- 108,610,587	- 119,209,427	- 129,808,268	- 140,407,109	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,485,821	21,738,297	17,990,774	14,243,252	10,495,728	6,748,206	3,000,683	759,054	- 4,567,869	- 8,376,683	- 12,185,497	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,424,558	84,842,578	79,260,598	73,678,618	68,096,639	62,514,659	56,932,679	51,350,698	45,768,719	40,186,739	34,604,759	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£405,954	287,944	272,227	256,510	240,792	225,075	209,358	193,641	177,923	162,206	146,489	130,772	0%
2	Residential Small site - low density - 2 flats	2	£324,764	95,132	82,968	70,803	58,638	46,473	34,309	22,144	9,979	- 2,221	- 14,585	- 26,949	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	219,582	191,256	162,929	134,603	106,277	77,951	49,624	21,298	- 7,144	- 35,933	- 64,723	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	338,318	292,482	246,646	200,811	154,976	109,140	63,304	17,468	- 28,830	- 75,416	- 122,001	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,158,784	1,012,509	866,234	719,959	573,684	427,409	281,134	134,859	- 11,602	- 160,270	- 308,938	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,947,132	1,677,422	1,407,712	1,138,002	868,292	598,583	328,873	59,163	- 213,990	- 488,111	- 762,232	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,257,975	3,923,107	3,588,238	3,253,370	2,918,501	2,583,633	2,248,764	1,913,896	1,579,027	1,244,158	909,290	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	2,095,331	2,856,467	- 3,617,604	- 4,378,740	- 5,139,876	- 5,901,012	- 6,662,148	- 7,423,285	- 8,184,420	- 8,945,557	- 9,706,693	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	7,511,424	6,341,273	5,171,122	3,993,428	2,810,666	1,627,905	445,143	- 749,683	- 1,951,789	- 3,153,895	- 4,371,045	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 12,127,033	- 14,206,467	- 16,298,347	- 18,422,162	- 20,545,976	- 22,669,791	- 24,793,605	- 26,917,420	- 29,041,235	- 31,165,049	- 33,288,864	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 20,869,251	- 22,882,938	- 24,896,627	- 26,910,315	- 28,924,003	- 30,937,692	- 32,951,380	- 34,965,068	- 36,978,756	- 38,992,445	- 41,006,132	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 23,887,007	- 27,240,389	- 30,652,259	- 34,064,128	- 37,475,999	- 40,887,869	- 44,299,739	- 47,711,609	- 51,123,480	- 54,535,350	- 57,947,220	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 15,712,996	- 21,506,654	- 27,354,455	- 33,294,691	- 39,345,113	- 45,515,968	- 51,708,098	- 57,900,228	- 64,092,358	- 70,284,487	- 76,476,617	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 49,008,860	- 56,747,074	- 64,636,954	- 72,561,207	- 80,485,459	- 88,409,712	- 96,333,965	- 104,258,218	- 112,182,471	- 120,106,723	- 128,030,976	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	956,704	686,220	415,737	145,254	- 127,278	- 402,185	- 677,092	- 952,000	- 1,226,906	- 1,501,814	- 1,776,721	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 5,539,725	- 6,062,604	- 6,585,484	- 7,108,363	- 7,631,243	- 8,154,123	- 8,677,002	- 9,199,882	- 9,722,762	- 10,245,641	- 10,768,521	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	7,494,561	5,624,306	3,754,050	1,861,277	- 33,341	- 1,958,400	- 3,883,459	- 5,829,061	- 7,786,513	- 9,745,089	- 11,743,248	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 11,162,384	- 14,479,858	- 17,797,330	- 21,178,642	- 24,584,127	- 28,040,072	- 31,496,016	- 34,951,961	- 38,407,905	- 41,863,850	- 45,319,795	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 35,940,439	- 45,902,343	- 56,007,201	- 66,296,852	- 76,814,065	- 87,412,906	- 98,011,746	- 108,610,587	- 119,209,427	- 129,808,268	- 140,407,109	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,485,821	21,738,297	17,990,774	14,243,252	10,495,728	6,748,206	3,000,683	759,054	- 4,567,869	- 8,376,683	- 12,185,497	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,424,558	84,842,578	79,260,598	73,678,618	68,096,639	62,514,659	56,932,679	51,350,698	45,768,719	40,186,739	34,604,759	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£215,449	287,944	272,227	256,510	240,792	225,075	209,358	193,641	177,923	162,206	146,489	130,772	20%
2	Residential Small site - low density - 2 flats	2	£172,359	95,132	82,968	70,803	58,638	46,473	34,309	22,144	9,979	- 2,221	- 14,585	- 26,949	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	219,582	191,256	162,929	134,603	106,277	77,951	49,624	21,298	- 7,144	- 35,933	- 64,723	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	338,318	292,482	246,646	200,811	154,976	109,140	63,304	17,468	- 28,830	- 75,416	- 122,001	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,158,784	1,012,509	866,234	719,959	573,684	427,409	281,134	134,859	- 11,602	- 160,270	- 308,938	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,947,132	1,677,422	1,407,712	1,138,002	868,292	598,583	328,873	59,163	- 213,990	- 488,111	- 762,232	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,257,975	3,923,107	3,588,238	3,253,370	2,918,501	2,583,633	2,248,764	1,913,896	1,579,027	1,244,158	909,290	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	2,095,331	2,856,467	- 3,617,604	- 4,378,740	- 5,139,876	- 5,901,012	- 6,662,148	- 7,423,285	- 8,184,420	- 8,945,557	- 9,706,693	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,511,424	6,341,273	5,171,122	3,993,428	2,810,666	1,627,905	445,143	- 749,683	- 1,951,789	- 3,153,895	- 4,371,045	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 12,127,033	- 14,206,467	- 16,298,347	- 18,422,162	- 20,545,976	- 22,669,791	- 24,793,605	- 26,917,420	- 29,041,235	- 31,165,049	- 33,288,864	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 20,869,251	- 22,882,938	- 24,896,627	- 26,910,315	- 28,924,003	- 30,937,692	- 32,951,380	- 34,965,068	- 36,978,756	- 38,992,445	- 41,006,132	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 23,887,007	- 27,240,389	- 30,652,259	- 34,064,128	- 37,475,999	- 40,887,869	- 44,299,739	- 47,711,609	- 51,123,480	- 54,535,350	- 57,947,220	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 15,712,996	- 21,506,654	- 27,354,455	- 33,294,691	- 39,345,113	- 45,515,968	- 51,708,098	- 57,900,228	- 64,092,358	- 70,284,487	- 76,476,617	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 49,008,860	- 56,747,074	- 64,636,954	- 72,561,207	- 80,485,459	- 88,409,712	- 96,333,965	- 104,258,218	- 112,182,471	- 120,106,723	- 128,030,976	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	956,704	686,220	415,737	145,254	- 127,278	- 402,185	- 677,092	- 952,000	- 1,226,906	- 1,501,814	- 1,776,721	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 5,539,725	- 6,062,604	- 6,585,484	- 7,108,363	- 7,631,243	- 8,154,123	- 8,677,002	- 9,199,882	- 9,722,762	- 10,245,641	- 10,768,521	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	7,494,561	5,624,306	3,754,050	1,861,277	- 33,341	- 1,958,400	- 3,883,459	- 5,829,061	- 7,786,513	- 9,745,089	- 11,743,248	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 11,162,384	- 14,479,858	- 17,797,330	- 21,178,642	- 24,584,127	- 28,040,072	- 31,496,016	- 34,951,961	- 38,407,905	- 41,863,850	- 45,319,795	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 35,940,439	- 45,902,343	- 56,007,201	- 66,296,852	- 76,814,065	- 87,412,906	- 98,011,746	- 108,610,587	- 119,209,427	- 129,808,268	- 140,407,109	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	25,485,821	21,738,297	17,990,774	14,243,252	10,495,728	6,748,206	3,000,683	759,054	- 4,567,869	- 8,376,683	- 12,185,497	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,424,558	84,842,578	79,260,598	73,678,618	68,096,639	62,514,659	56,932,679	51,350,698	45,768,719	40,186,739	34,604,759	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£204,055	287,944	272,227	256,510	240,792	225,075	209,358	193,641	177,923	162,206	146,489	130,772	25%
2	Residential Small site - low density - 2 flats	2	£163,244	95,132	82,968	70,803	58,638	46,473	34,309	22,144	9,979	- 2,221	- 14,585	- 26,949	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	219,582	191,256	162,929	134,603	106,277	77,951	49,624	21,298	- 7,144	- 35,933	- 64,723	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	338,318	292,482	246,646	200,811	154,976	109,140	63,304	17,468	- 28,830	- 75,416	- 122,001	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,158,784	1,012,509	866,234	719,959	573,684	427,409	281,134	134,859	- 11,602	- 160,270	- 308,938	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,947,132	1,677,422	1,407,712	1,138,002	868,292	598,583	328,873	59,163	- 213,990	- 488,111	- 762,232	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,257,975	3,923,107	3,588,238	3,253,370	2,918,501	2,583,633	2,248,764	1,913,896	1,579,027	1,244,158	909,290	30%
8	Residential Large site - high density - 150 flats	150	£1,714,060	2,095,331	2,856,467	- 3,617,604	- 4,378,740	- 5,139,876	- 5,901,012	- 6,662,148	- 7,423,285	- 8,184,420	- 8,945,557	- 9,706,693	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,511,424	6,341,273	5,171,122	3,993,428	2,810,666	1,627,905	445,143	- 749,683	- 1,951,789	- 3,153,895	- 4,371,045	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 12,127,033	- 14,206,467	- 16,298,347	- 18,422,162	- 20,545,976	- 22,669,791	- 24,793,605	- 26,917,420	- 29,041,235	- 31,165,049	- 33,288,864	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 20,869,251	- 22,882,938	- 24,896,627	- 26,910,315	- 28,924,003	- 30,937,692	- 32,951,380	- 34,965,068	- 36,978,756	- 38,992,445	- 41,006,132	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 23,887,007	- 27,240,389	- 30,652,259	- 34,064,128	- 37,475,999	- 40,887,869	- 44,299,739	- 47,711,609	- 51,123,480	- 54,535,350	- 57,947,220	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 15,712,996	- 21,506,654	- 27,354,455	- 33,294,691	- 39,345,113	- 45,515,968	- 51,708,098	- 57,900,228	- 64,092,358	- 70,284,487	- 76,476,617	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 49,008,860	- 56,747,074	- 64,636,954	- 72,561,207	- 80,485,459	- 88,409,712	- 96,333,965	- 104,258,218	- 112,182,471	- 120,106,723	- 128,030,976	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	956,704	686,220	415,737	145,254	- 127,278	- 402,185	- 677,092	- 952,000	- 1,226,906	- 1,501,814	- 1,776,721	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 5,539,725	- 6,062,604	- 6,585,484	- 7,108,363	- 7,631,243	- 8,154,123	- 8,677,002	- 9,199,882	- 9,722,762	- 10,245,641	- 10,768,521	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	7,494,561	5,624,306	3,754,050	1,861,277	- 33,341	- 1,958,400	- 3,883,459	- 5,829,061	- 7,786,513	- 9,745,089	- 11,743,248	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 11,162,384	- 14,479,858	- 17,797,330	- 21,178,642	- 24,584,127	- 28,040,072	- 31,496,016	- 34,951,961	- 38,407,905	- 41,863,850	- 45,319,795	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 35,940,439	- 45,902,343	- 56,007,201	- 66,296,852	- 76,814,065	- 87,412,906	- 98,011,746	- 108,610,587	- 119,209,427	- 129,808,268	- 140,407,109	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,485,821	21,738,297	17,990,774	14,243,252	10,495,728	6,748,206	3,000,683	759,054	- 4,567,869	- 8,376,683	- 12,185,497	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,424,558	84,842,578	79,260,598	73,678,618	68,096,639	62,514,659	56,932,679	51,350,698	45,768,719	40,186,739	34,604,759	50%

Table 6.3.9: Appraisal results – 60% social rent and 40% LLR (values of £6,458 per square metre)

RB GREENWICH LOCAL PLAN Sales value £6,458 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	231,917	219,300	206,682	194,066	181,448	168,831	156,214	143,597	130,980	118,363	105,746	0%
2	Residential Small site - low density - 2 flats	2	£614,877	50,640	40,999	31,357	21,716	12,075	2,433	- 7,325	- 17,125	- 26,924	- 36,723	- 46,522	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	117,003	94,552	72,102	49,651	27,201	4,750	- 17,989	- 40,807	- 63,625	- 86,442	- 109,260	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	171,950	135,776	99,602	63,427	27,254	- 9,066	- 45,833	- 82,598	- 119,365	- 156,130	- 192,896	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	629,721	513,625	397,529	281,433	165,338	49,242	- 67,947	- 185,941	- 303,936	- 421,930	- 539,925	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	931,953	720,429	508,906	297,382	85,859	- 127,720	- 342,704	- 557,687	- 772,670	- 987,653	- 1,202,637	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	2,986,738	2,722,858	2,458,980	2,195,100	1,931,220	1,667,341	1,403,461	1,139,582	875,702	611,823	347,943	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 5,061,458	- 5,651,719	- 6,241,980	- 6,832,239	- 7,422,500	- 8,012,761	- 8,603,022	- 9,193,283	- 9,783,542	- 10,373,803	- 10,964,064	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	2,897,047	1,982,811	1,068,574	154,338	- 772,327	- 1,701,516	- 2,630,705	- 3,560,330	- 4,506,191	- 5,452,052	- 6,397,913	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 21,041,916	- 22,641,865	- 24,241,815	- 25,841,765	- 27,441,715	- 29,041,664	- 30,641,614	- 32,241,563	- 33,841,513	- 35,441,462	- 37,041,412	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 29,422,747	- 30,934,455	- 32,446,163	- 33,957,872	- 35,469,580	- 36,981,288	- 38,492,996	- 40,004,705	- 41,516,412	- 43,028,121	- 44,539,830	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 37,249,773	- 39,872,758	- 42,495,743	- 45,118,729	- 47,741,714	- 50,364,699	- 52,987,684	- 55,610,669	- 58,233,655	- 60,856,640	- 63,479,625	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 38,371,186	- 43,054,679	- 47,842,285	- 52,629,891	- 57,417,498	- 62,205,103	- 66,992,710	- 71,780,316	- 76,567,922	- 81,355,528	- 86,143,135	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 79,169,218	- 85,283,830	- 91,398,440	- 97,513,052	- 103,627,663	- 109,742,275	- 115,856,885	- 121,971,497	- 128,086,109	- 134,200,720	- 140,315,331	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	- 62,823	- 278,423	- 494,023	- 709,623	- 925,223	- 1,140,823	- 1,356,424	- 1,572,023	- 1,787,623	- 2,003,223	- 2,218,823	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 7,543,713	- 7,951,313	- 8,358,913	- 8,766,513	- 9,174,114	- 9,581,714	- 9,989,314	- 10,396,914	- 10,804,514	- 11,212,114	- 11,619,714	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	- 274,418	- 1,737,527	- 3,200,634	- 4,667,209	- 6,154,845	- 7,642,480	- 9,130,115	- 10,627,605	- 12,147,353	- 13,667,101	- 15,186,849	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 24,242,415	- 26,888,177	- 29,553,157	- 32,218,136	- 34,883,117	- 37,548,096	- 40,213,077	- 42,878,056	- 45,543,036	- 48,208,016	- 50,872,995	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 74,757,277	- 82,958,893	- 91,163,153	- 99,367,413	- 107,571,674	- 115,775,934	- 123,980,194	- 132,184,454	- 140,388,715	- 148,592,975	- 156,797,234	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	23,526,117	19,891,383	16,256,650	12,621,916	8,987,183	5,352,449	1,717,715	- 1,948,371	- 5,642,552	- 9,336,732	- 13,030,913	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	89,430,436	83,905,564	78,380,692	72,855,820	67,330,949	61,806,077	56,281,206	50,756,334	45,231,462	39,706,591	34,181,719	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£405,954	231,917	219,300	206,682	194,066	181,448	168,831	156,214	143,597	130,980	118,363	105,746	0%
2	Residential Small site - low density - 2 flats	2	£324,764	50,640	40,999	31,357	21,716	12,075	2,433	- 7,325	- 17,125	- 26,924	- 36,723	- 46,522	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	117,003	94,552	72,102	49,651	27,201	4,750	- 17,989	- 40,807	- 63,625	- 86,442	- 109,260	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	171,950	135,776	99,602	63,427	27,254	- 9,066	- 45,833	- 82,598	- 119,365	- 156,130	- 192,896	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	629,721	513,625	397,529	281,433	165,338	49,242	- 67,947	- 185,941	- 303,936	- 421,930	- 539,925	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	931,953	720,429	508,906	297,382	85,859	- 127,720	- 342,704	- 557,687	- 772,670	- 987,653	- 1,202,637	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	2,986,738	2,722,858	2,458,980	2,195,100	1,931,220	1,667,341	1,403,461	1,139,582	875,702	611,823	347,943	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 5,061,458	- 5,651,719	- 6,241,980	- 6,832,239	- 7,422,500	- 8,012,761	- 8,603,022	- 9,193,283	- 9,783,542	- 10,373,803	- 10,964,064	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	2,897,047	1,982,811	1,068,574	154,338	- 772,327	- 1,701,516	- 2,630,705	- 3,560,330	- 4,506,191	- 5,452,052	- 6,397,913	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 21,041,916	- 22,641,865	- 24,241,815	- 25,841,765	- 27,441,715	- 29,041,664	- 30,641,614	- 32,241,563	- 33,841,513	- 35,441,462	- 37,041,412	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 29,422,747	- 30,934,455	- 32,446,163	- 33,957,872	- 35,469,580	- 36,981,288	- 38,492,996	- 40,004,705	- 41,516,412	- 43,028,121	- 44,539,830	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 37,249,773	- 39,872,758	- 42,495,743	- 45,118,729	- 47,741,714	- 50,364,699	- 52,987,684	- 55,610,669	- 58,233,655	- 60,856,640	- 63,479,625	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 38,371,186	- 43,054,679	- 47,842,285	- 52,629,891	- 57,417,498	- 62,205,103	- 66,992,710	- 71,780,316	- 76,567,922	- 81,355,528	- 86,143,135	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 79,169,218	- 85,283,830	- 91,398,440	- 97,513,052	- 103,627,663	- 109,742,275	- 115,856,885	- 121,971,497	- 128,086,109	- 134,200,720	- 140,315,331	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	- 62,823	- 278,423	- 494,023	- 709,623	- 925,223	- 1,140,823	- 1,356,424	- 1,572,023	- 1,787,623	- 2,003,223	- 2,218,823	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 7,543,713	- 7,951,313	- 8,358,913	- 8,766,513	- 9,174,114	- 9,581,714	- 9,989,314	- 10,396,914	- 10,804,514	- 11,212,114	- 11,619,714	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	- 274,418	- 1,737,527	- 3,200,634	- 4,667,209	- 6,154,845	- 7,642,480	- 9,130,115	- 10,627,605	- 12,147,353	- 13,667,101	- 15,186,849	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 24,242,415	- 26,888,177	- 29,553,157	- 32,218,136	- 34,883,117	- 37,548,096	- 40,213,077	- 42,878,056	- 45,543,036	- 48,208,016	- 50,872,995	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 74,757,277	- 82,958,893	- 91,163,153	- 99,367,413	- 107,571,674	- 115,775,934	- 123,980,194	- 132,184,454	- 140,388,715	- 148,592,975	- 156,797,234	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	23,526,117	19,891,383	16,256,650	12,621,916	8,987,183	5,352,449	1,717,715	- 1,948,371	- 5,642,552	- 9,336,732	- 13,030,913	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	89,430,436	83,905,564	78,380,692	72,855,820	67,330,949	61,806,077	56,281,206	50,756,334	45,231,462	39,706,591	34,181,719	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£215,449	231,917	219,300	206,682	194,066	181,448	168,831	156,214	143,597	130,980	118,363	105,746	5%
2	Residential Small site - low density - 2 flats	2	£172,359	50,640	40,999	31,357	21,716	12,075	2,433	- 7,325	- 17,125	- 26,924	- 36,723	- 46,522	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	117,003	94,552	72,102	49,651	27,201	4,750	- 17,989	- 40,807	- 63,625	- 86,442	- 109,260	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	171,950	135,776	99,602	63,427	27,254	- 9,066	- 45,833	- 82,598	- 119,365	- 156,130	- 192,896	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	629,721	513,625	397,529	281,433	165,338	49,242	- 67,947	- 185,941	- 303,936	- 421,930	- 539,925	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	931,953	720,429	508,906	297,382	85,859	- 127,720	- 342,704	- 557,687	- 772,670	- 987,653	- 1,202,637	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	2,986,738	2,722,858	2,458,980	2,195,100	1,931,220	1,667,341	1,403,461	1,139,582	875,702	611,823	347,943	15%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 5,061,458	- 5,651,719	- 6,241,980	- 6,832,239	- 7,422,500	- 8,012,761	- 8,603,022	- 9,193,283	- 9,783,542	- 10,373,803	- 10,964,064	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	2,897,047	1,982,811	1,068,574	154,338	- 772,327	- 1,701,516	- 2,630,705	- 3,560,330	- 4,506,191	- 5,452,052	- 6,397,913	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 21,041,916	- 22,641,865	- 24,241,815	- 25,841,765	- 27,441,715	- 29,041,664	- 30,641,614	- 32,241,563	- 33,841,513	- 35,441,462	- 37,041,412	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 29,422,747	- 30,934,455	- 32,446,163	- 33,957,872	- 35,469,580	- 36,981,288	- 38,492,996	- 40,004,705	- 41,516,412	- 43,028,121	- 44,539,830	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 37,249,773	- 39,872,758	- 42,495,743	- 45,118,729	- 47,741,714	- 50,364,699	- 52,987,684	- 55,610,669	- 58,233,655	- 60,856,640	- 63,479,625	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 38,371,186	- 43,054,679	- 47,842,285	- 52,629,891	- 57,417,498	- 62,205,103	- 66,992,710	- 71,780,316	- 76,567,922	- 81,355,528	- 86,143,135	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 79,169,218	- 85,283,830	- 91,398,440	- 97,513,052	- 103,627,663	- 109,742,275	- 115,856,885	- 121,971,497	- 128,086,109	- 134,200,720	- 140,315,331	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	- 62,823	- 278,423	- 494,023	- 709,623	- 925,223	- 1,140,823	- 1,356,424	- 1,572,023	- 1,787,623	- 2,003,223	- 2,218,823	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 7,543,713	- 7,951,313	- 8,358,913	- 8,766,513	- 9,174,114	- 9,581,714	- 9,989,314	- 10,396,914	- 10,804,514	- 11,212,114	- 11,619,714	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	- 274,418	- 1,737,527	- 3,200,634	- 4,667,209	- 6,154,845	- 7,642,480	- 9,130,115	- 10,627,605	- 12,147,353	- 13,667,101	- 15,186,849	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 24,242,415	- 26,888,177	- 29,553,157	- 32,218,136	- 34,883,117	- 37,548,096	- 40,213,077	- 42,878,056	- 45,543,036	- 48,208,016	- 50,872,995	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 74,757,277	- 82,958,893	- 91,163,153	- 99,367,413	- 107,571,674	- 115,775,934	- 123,980,194	- 132,184,454	- 140,388,715	- 148,592,975	- 156,797,234	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	23,526,117	19,891,383	16,256,650	12,621,916	8,987,183	5,352,449	1,717,715	- 1,948,371	- 5,642,552	- 9,336,732	- 13,030,913	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	89,430,436	83,905,564	78,380,692	72,855,820	67,330,949	61,806,077	56,281,206	50,756,334	45,231,462	39,706,591	34,181,719	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£204,055	231,917	219,300	206,682	194,066	181,448	168,831	156,214	143,597	130,980	118,363	105,746	10%
2	Residential Small site - low density - 2 flats	2	£163,244	50,640	40,999	31,357	21,716	12,075	2,433	- 7,325	- 17,125	- 26,924	- 36,723	- 46,522	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	117,003	94,552	72,102	49,651	27,201	4,750	- 17,989	- 40,807	- 63,625	- 86,442	- 109,260	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	171,950	135,776	99,602	63,427	27,254	- 9,066	- 45,833	- 82,598	- 119,365	- 156,130	- 192,896	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	629,721	513,625	397,529	281,433	165,338	49,242	- 67,947	- 185,941	- 303,936	- 421,930	- 539,925	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	931,953	720,429	508,906	297,382	85,859	- 127,720	- 342,704	- 557,687	- 772,670	- 987,653	- 1,202,637	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	2,986,738	2,722,858	2,458,980	2,195,100	1,931,220	1,667,341	1,403,461	1,139,582	875,702	611,823	347,943	15%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 5,061,458	- 5,651,719	- 6,241,980	- 6,832,239	- 7,422,500	- 8,012,761	- 8,603,022	- 9,193,283	- 9,783,542	- 10,373,803	- 10,964,064	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	2,897,047	1,982,811	1,068,574	154,338	- 772,327	- 1,701,516	- 2,630,705	- 3,560,330	- 4,506,191	- 5,452,052	- 6,397,913	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 21,041,916	- 22,641,865	- 24,241,815	- 25,841,765	- 27,441,715	- 29,041,664	- 30,641,614	- 32,241,563	- 33,841,513	- 35,441,462	- 37,041,412	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 29,422,747	- 30,934,455	- 32,446,163	- 33,957,872	- 35,469,580	- 36,981,288	- 38,492,996	- 40,004,705	- 41,516,412	- 43,028,121	- 44,539,830	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 37,249,773	- 39,872,758	- 42,495,743	- 45,118,729	- 47,741,714	- 50,364,699	- 52,987,684	- 55,610,669	- 58,233,655	- 60,856,640	- 63,479,625	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 38,371,186	- 43,054,679	- 47,842,285	- 52,629,891	- 57,417,498	- 62,205,103	- 66,992,710	- 71,780,316	- 76,567,922	- 81,355,528	- 86,143,135	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 79,169,218	- 85,283,830	- 91,398,440	- 97,513,052	- 103,627,663	- 109,742,275	- 115,856,885	- 121,971,497	- 128,086,109	- 134,200,720	- 140,315,331	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	- 62,823	- 278,423	- 494,023	- 709,623	- 925,223	- 1,140,823	- 1,356,424	- 1,572,023	- 1,787,623	- 2,003,223	- 2,218,823	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 7,543,713	- 7,951,313	- 8,358,913	- 8,766,513	- 9,174,114	- 9,581,714	- 9,989,314	- 10,396,914	- 10,804,514	- 11,212,114	- 11,619,714	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	- 274,418	- 1,737,527	- 3,200,634	- 4,667,209	- 6,154,845	- 7,642,480	- 9,130,115	- 10,627,605	- 12,147,353	- 13,667,101	- 15,186,849	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 24,242,415	- 26,888,177	- 29,553,157	- 32,218,136	- 34,883,117	- 37,548,096	- 40,213,077	- 42,878,056	- 45,543,036	- 48,208,016	- 50,872,995	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 74,757,277	- 82,958,893	- 91,163,153	- 99,367,413	- 107,571,674	- 115,775,934	- 123,980,194	- 132,184,454	- 140,388,715	- 148,592,975	- 156,797,234	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	23,526,117	19,891,383	16,256,650	12,621,916	8,987,183	5,352,449	1,717,715	- 1,948,371	- 5,642,552	- 9,336,732	- 13,030,913	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	89,430,436	83,905,564	78,380,692	72,855,820	67,330,949	61,806,077	56,281,206	50,756,334	45,231,462	39,706,591	34,181,719	50%

6.8 For the purposes of formulating a policy target for affordable housing, there is a choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach with either a single percentage or a range, that explicitly accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for maintaining the proposed 35% target, which reflects the current policy position in the RBG. This is also consistent with the 'fast track' threshold in Policy H5 of the adopted London Plan.

6.9 The increased S106 requirement for development in the Charlton and Thamesmead areas is shown to have an impact on viability in some circumstances, however this is identified as being less than 5% affordable housing and larger schemes can accommodate this charge more readily than smaller developments.

Impact of tenure mix

6.10 As noted above, the Council's preferred tenure mix is 60% low cost rent (social rent) and 40% intermediate (LLR). This tenure split is tested in the preceding section. We have also applied alternative tenure splits to test the impact these might have on viability so the Council can consider the merits (or otherwise) of improved viability versus the delivery of more social rented units.

6.11 The alternative tenure splits tested are:

- 50% social rent and 50% LLR; and
- 70% social rent and 20% LLR.

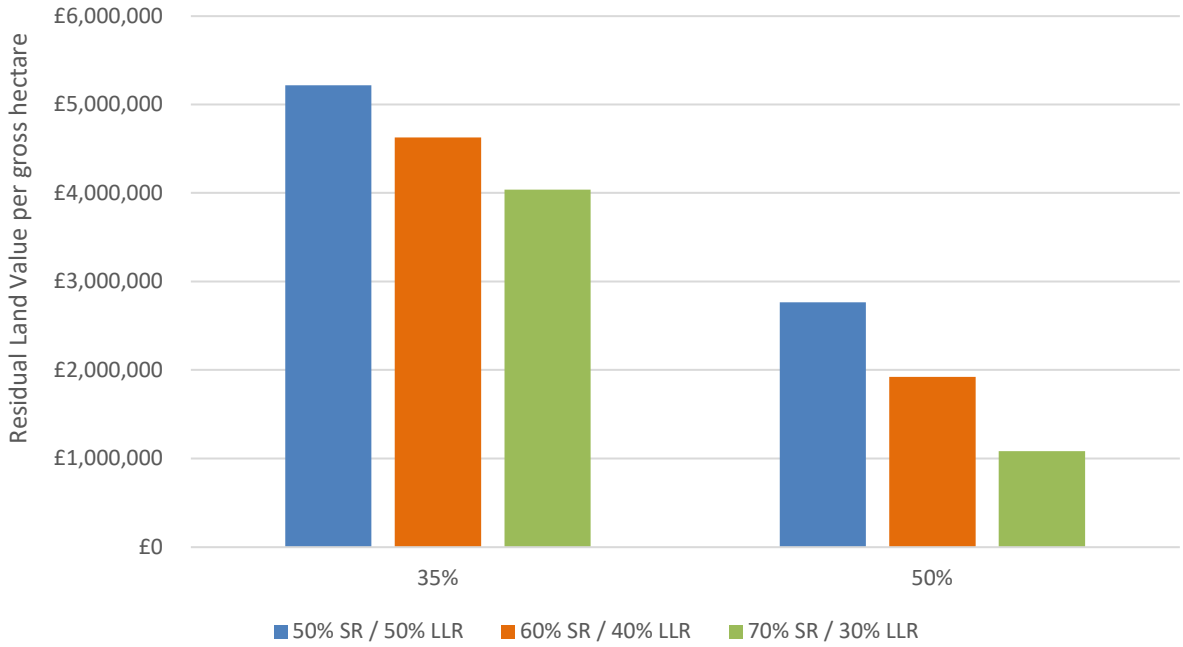
6.12 This testing demonstrates the changes in viability for the Council's consideration (either at a policy level, or when it comes to considering scheme-specific viability issues at the development management stage). The appraisal outputs with this alternative tenure mix are attached as Appendix 8.

6.13 As can be noted by comparing the outputs in Appendix 8 to those in tables 6.3.1 to 6.3.9 (which can also be found at Appendix 6), the lowest residual land values are generated when tenure mixes prioritising higher levels of social rent are applied, which is to be expected as this tenure generates the lowest capital value. Table 6.13.1 (overleaf) provides a comparison of residual land values at 35% and 50% affordable housing using the mid-point RBG wide sales values of £7,965 per square metre. For example, Typology 7 - Residential Medium site - medium density - 50 flats and houses generates a residual value of £2.313 million assuming an affordable housing percentage of 35% with a tenure mix of 60% social rent and 40% LLR. However, if the tenure mix is changed to 70% social rent and 30% shared ownership, the residual value decreases to £2.018 million whereas a tenure mix of 50% social rent and 50% shared ownership, results in an increase in the residual value to £2.607 million. Changes of this magnitude could be of significant assistance if schemes are on the margins of viability. Figure 6.13.2 shows the appraisal outputs with 35%, and 50% affordable housing on a per hectare basis.

Table 6.13.1: Impact of variation to tenure mix on residual land values (RBG mid-point sales values of £7,965 per square metre)

				35% AH			50% AH		
	Description	Site area (gross) ha	No of units	50% SR / 50% LLR	60% SR / 40% LLR	70% AR / 30% SO	50% AR / 50% SO	60% SR / 40% LLR	70% AR / 30% SO
1	Residential Small site - 2 houses	0.05	2	£268,775	£256,443	£244,109	£210,168	£192,549	£174,932
2	Residential Small site - low density - 2 flats	0.04	2	£17,145	£7,106	-£2,980	-£29,143	-£43,717	-£58,292
3	Residential Small site - medium density - 5 flats	0.05	5	£39,007	£15,633	-£7,868	-£68,791	-£102,729	-£136,667
4	Residential Small site - medium density - 9 flats	0.10	9	£47,077	£8,308	-£30,959	-£128,046	-£184,336	-£240,626
5	Residential Medium site - medium density - 25 flats	0.19	25	£141,621	£19,456	-£104,391	-£397,916	-£575,293	-£752,670
6	Residential Medium site - medium density - 50 flats	0.50	50	£40,836	-£203,889	-£449,280	-£961,827	-£1,312,386	-£1,662,946
7	Residential Medium site - medium density - 50 flats and houses	0.50	50	£2,607,408	£2,312,839	£2,018,270	£1,382,615	£961,803	£540,992
8	Residential Large site - high density - 150 flats	0.42	150	-£7,416,694	-£8,141,223	-£8,865,753	-£10,214,540	-£11,249,582	-£12,284,625
9	Residential Large site - medium density - 250 flats	1.50	250	-£966,601	-£2,129,439	-£3,292,277	-£5,414,382	-£7,104,218	-£8,794,056
10	Residential Large site - high density - 500 flats	1.53	500	-£27,331,532	-£29,653,398	-£31,975,264	-£35,215,783	-£38,532,735	-£41,849,685
11	Residential Large site - high density - 500 flats	1.10	500	-£36,352,599	-£38,577,465	-£40,802,333	-£43,822,766	-£47,001,148	-£50,179,529
12	Residential Large site - high density - 800 flats	2.00	800	-£49,092,106	-£52,445,088	-£55,798,071	-£61,609,237	-£66,399,213	-£71,189,189
13	Residential Large site - high density - 1,500 flats	4.57	1,500	-£57,127,194	-£63,045,584	-£68,963,972	-£79,803,050	-£88,257,891	-£96,712,733
14	Residential Large site - high density - 2,000 flats	5.45	2,000	-£106,608,521	-£114,202,766	-£121,797,012	-£135,563,561	-£146,412,483	-£157,261,405
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	0.28	50	-£971,114	-£1,217,210	-£1,463,305	-£1,977,322	-£2,328,887	-£2,680,453
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	0.37	100	-£9,391,362	-£9,873,184	-£10,355,005	-£11,306,532	-£11,994,847	-£12,683,163
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	3.48	450	-£6,450,427	-£8,506,261	-£10,562,093	-£13,749,513	-£16,736,838	-£19,724,163
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	4.09	800	-£34,741,234	-£38,103,056	-£41,464,878	-£47,430,534	-£52,233,137	-£57,035,740
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	14.34	2,600	-£107,050,452	-£117,099,420	-£127,148,389	-£145,814,765	-£160,170,435	-£174,526,104
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	0.75	100	-£655,875	-£1,122,623	-£1,589,369	-£12,436,121	-£13,102,903	-£13,769,684
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	0.88	50	£51,417,716	£51,188,537	£50,959,357	£34,493,680	£34,166,281	£33,838,883

Figure 6.13.2: Impact of tenure mix on residual land values - Typology 7 - Residential Medium site - medium density - 50 flats and houses, private sales values of £7,965 per square metre (middle of borough-wide range)



6.14 As is evident from Figure 6.14.2, tenure mixes which prioritise social rent will generate lower residual land values in comparison to tenure mixes with higher amounts of intermediate units. Therefore, there is a trade-off between a tenure mix which generates higher capital values (and thus makes schemes more viable) and affordability for tenants. Consequently, the Council may prefer to prioritise a tenure mix that prioritises social rent (i.e. the emerging mix in the plan) as this will meet the high need for this tenure but recognise that this may mean that the overall percentage of affordable housing may need to be reduced in cases of marginal scheme viability. There is also the possibility that the Council could vary the split between social rent and intermediate units at its own discretion during negotiations on affordable housing on schemes with marginal viability.

Affordable housing on co-living and PBSA schemes

6.15 Tables 6.3.1 to 6.39 present the results of our appraisals of two PBSA typologies (21 and 22) and one co-living typology (23), incorporating the affordable housing requirements in the adopted London Plan and in emerging Local Plan policies H5, H6 and H2.

6.16 The appraisal outputs indicate the viability is more challenging for the smaller PBSA scheme, whilst the larger scheme demonstrates improved viability and is able, in certain circumstances, to achieve full compliance with the policy requirements. The results for the co-living typology indicate that these schemes are able to viably meet the policy requirements in full.

Affordable housing on BTR schemes

6.17 Appendix 7 re-tests the residential typologies as BTR schemes. Typically, BTR operators prefer to bring forward BTR schemes of at least 200 units which would therefore include typologies 19 to 14 and 17 to 19. However, operators also bring forward single family housing developments, which would include some of the smaller schemes of houses. In line with the requirements of emerging policy H4, we have assumed that the low cost affordable rented accommodation is provided as social rents to be managed by a registered provider, whilst the intermediate affordable housing element is let as discounted market rent at rents that are equivalent to London Living Rents for Thamesmead Moorings Ward (the lowest in RBG).

6.18 Our appraisals assume that developers agree forward funding arrangements with BTR or single family housing operators which is a common arrangement for this sector.

6.19 The appraisals generate a similar pattern of results as build for sale schemes, with schemes in higher value areas being able to viably absorb higher levels of affordable housing than schemes in lower value areas. In all areas, schemes are more viable when brought forward on the lower value benchmark land values. However, BTR operators are likely to prefer central locations around transport nodes and close to amenities which are more likely to have higher existing use values.

6.20 Where BTR and single family housing developments may not be able to viably provide the full 35% target developers could opt to use the 'viability tested' route if necessary.

Affordable housing contribution – Payments in Lieu ('PIL')

6.21 We have tested the ability of schemes to make contributions towards affordable housing through payments in lieu. Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.3.1 to 6.3.9. We have analysed the level of financial contributions towards affordable housing from the typologies reflecting major development through payments in lieu, which are the financial equivalent of on-site affordable housing.

6.22 In our opinion there are two main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, which would leave the Applicant no better and no worse off in comparison to on-site delivery.

6.23 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. An example formula is provided in Figure 6.23.1. This approach can be translated into a per unit tariff, with a degree of discount below the maximum amount to allow for differences between individual site circumstances to avoid the need for extensive use of viability testing.

Figure 6.23.1: Example formulate for calculating a payment in lieu of affordable housing

X = ((A – B) x C) – ((A x C) x D) where

X = the Payment in lieu

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

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

C = the number of square metres that would be required on-site to meet the Affordable Housing target

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing[25])

6.24 If it is established to the Council's satisfaction that a development proposal could not viably provide the relevant policy target for affordable housing on a particular site, the (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 50 unit development on an existing office site would require 17.5 units (35%) to be provided as affordable housing to meet the policy target. If it is agreed that only 30% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 15 units of affordable housing. It would also be possible to base payments in lieu on fractions of units, where necessary.

[25] Developer's profit it typically applied at circa 17.5% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11.5% (i.e. 17.5% less 6%).

6.25 The Council's adopted Planning Obligations Supplementary Planning Document 2015 states that

> *"If a financial contribution is considered to be acceptable based on the above criteria, then a contribution of £100,000 (subject to indexation) per home will be charged. Any financial contribution will be reserved for the provision of affordable housing elsewhere in Royal Greenwich and secured through a legal agreement."*

6.26 The Council have expressed interest in reviewing their current PIL contribution of £100,000 per dwelling. To inform this review, we have assessed the equivalent value of onsite affordable housing provision across RBG by comparing the residual values of residential developments with and without affordable housing. This assessment draws upon the residential typologies tested as part of this Study. A full summary of the analysis is provided at Appendix 11.

6.27 Our analysis indicates that the equivalent PIL value of onsite affordable housing varies across the Borough and reflects differences in underlying market values. The results suggest that the Council could either:

- retain its existing approach of applying a uniform PIL contribution of £100,000 per dwelling across; or
- adopt a differential PIL rate, reflecting variations in market values between areas, whilst having regard to scheme viability.

6.28 On this basis, and subject to site-specific viability considerations, the following PIL rates could be considered:

- **CIL Zone 1:** £130,000 per home; and
- **CIL Zone 2:** £100,000 per home.

Affordable workspace

6.29 As noted in Section 2, the Council's emerging Policy E4 indicates that the Council will require the delivery of at least 10% of the rentable floorspace (Net Internal Area) as affordable workspaces at 50% of market rents on developments for a period of at least 15 years:

- providing at least 1,000 sq m GIA of employment floorspace (use classes E(g) (i), E(g)(ii), E(g)(iii), B2 and B8); and
- within designated Major and District centres, providing at least 500 sq m GIA of employment floorspace (use classes E(g)(i), E(g)(ii), E(g)(iii), B2 and B8).

6.30 This requirement is applied unless it is robustly demonstrated through viability evidence that a different quantum or discount is necessary. Therefore, by definition, the emerging policy cannot be said to undermine the deliverability or viability of business space as it will be applied on a 'subject to viability' basis.

6.31 We have tested the ability of developments in RBG to accommodate the delivery of 10% of the floorspace as affordable workspace at a range of discounts (up to 50% at 5% increments) for a period of 15 years.

6.32 In line with the policy requirements, we have assumed that the emerging policy will apply to office, retail and industrial floorspace in developments. We have accordingly applied the various discounts to all of the typologies which incorporate these uses and the results are summarised in tables 6.26.1 to 6.26.9. These tables show the starting residual value with no discount (column headed "AW - 0% discount to MR") and subsequently the residual values with the discounts applied. For the avoidance of doubt all other policies are applied and where affordable housing is required it is assumed to be provided at 35% (60% social rent 40% LLR).

6.33 Some of the residual values generated by the typologies are lower than the sites' benchmark land values. This is not of particular relevance for testing the affordable workspace requirement, as the aim of the testing is to establish the impact of the discount relative to a 'no-discount' outcome.

6.34 As set out in the results at Appendix 12, the sensitivity testing demonstrates that the effect of applying a 50% discount to market rents on 10% of commercial floorspace is generally modest. Whilst a limited number of scenarios exhibit materially larger effects, these represent clear outliers within the dataset. The substantial majority of tested development typologies and locations (circa 90% of tested scenarios) experience reductions in residual land value of less than approximately 12%. The evidence therefore indicates that the proposed requirement is unlikely to materially undermine development viability across the wider market.

6.35 The testing indicates that the viability of office developments within the RBG can be challenging. However, this is the case prior to the application of the Council's policy requirements and is primarily a function of development costs exceeding achievable capital values. As noted previously, where development proposals come forward on the margins of viability, the draft policy expressly provides for its application on a 'subject to viability' basis, thereby allowing site-specific viability considerations to be taken into account.

Impact of other emerging Local Plan policies

6.36 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 35% affordable housing (60% social rent and 40% LLR). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including provision of grant funding (possibly using funds secured from payments in lieu or from the GLA); or variations to the affordable housing tenure or overall percentage; to achieve a viable position.

6.37 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy requirements cannot be absorbed through a reduction to land value.

6.38 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£10,172 per square metre) to I (£6,997 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Electric Vehicle Charging Points

6.39 Draft Policy DMP 17 (Parking Standards) requires the provision of electric charging points in all residential housing to meet the needs of the maximum parking spaces provided. The results of our appraisals incorporating electric vehicle charging points are summarised in Appendix 13.

6.40 The impact of this requirement is very modest and has very little impact on the number of viable schemes that turn unviable after the requirement is applied. The change in residual land values generated by the typologies is lower than 0.1%.

Biodiversity Net Gain

6.41 10% Biodiversity Net Gain is a statutory requirement affecting many developments on sites of greater than 0.2 Ha, except where statutory exemptions apply. As noted in Section 4, Policy EN3 seeks a minimum of 10% biodiversity net gain. In practice, the requirements of Policy OB3 which seeks an Urban Greening Factor of 0.4 for residential developments and 0.3 for non-residential developments, reflecting 2021 London Plan requirements, will also contribute towards biodiversity net gain which offset the need for specific additional measures for some or all of the 10% requirement. We have incorporated a cost uplift of 0.2% of build costs to account for this requirement on all sites.

6.42 Table 6.42.1 summarises the results of our testing of the impact of the policy requirement for 10% Biodiversity Net Gain (in line with the statutory requirement). The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 3% in most cases. The impact can be more significant when the starting residual land value is very low.

Accessibility requirements

6.43 We have tested the impact of the Council's emerging requirement in emerging Policy H11 that 10% of private units and 10% of affordable units should meet M4(3) standards and the remaining 90% of units of all tenures should meet M4(2) standards. The cost of meeting M4(2) is relatively modest, while the cost of meeting M4(3) is higher but is applied to a far smaller proportion of units. The impact of this requirement on residual land values is relatively low at around 7% on average. Table 6.43.1 summarises the outputs of our analysis.

Net Zero Carbon (operational)

6.44 Following its declaration of a climate emergency in 2019 and the adoption of its Carbon Neutral Plan (2022), RBG has set a target to achieve net zero carbon emissions ahead of the national 2050 target established by the Climate Change Act. The emerging Local Plan includes a suite of policies relating to carbon reduction, climate resilience and net zero carbon development, which seek to support the delivery of this objective.

6.45 The Council's policies seek to reduce on-site carbon emissions and energy demand, maximise the use of low carbon energy sources, and incorporate nature-based design solutions to improve climate resilience. In addition, the emerging policies do not support the inclusion of on-site fossil fuel based systems heating or energy systems within new development.

6.46 We have therefore tested a requirement to achieve operational Net Zero Carbon scenarios to reflect the future direction of travel of both national and emerging local policies towards decarbonisation. We have applied a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.24 to 4.25. Emerging work from other authorities (as noted in paragraphs 4.24 to 4.25) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard.

6.47 The residual land values are summarised in Table 6.47.1. Table 6.47.2. provides a summary of the change in residual land values for schemes assuming a price point of £7,965 per square metre, which indicates that the reduction in residual land values is typically around 35%, removing the outliers, with higher reductions on very small and larger schemes.

6.48 Our appraisals indicate that the majority of viable developments will be able to accommodate the additional costs associated with reducing operational carbon emissions, however this is seen to become more challenging in the lower value areas of RBG.

6.49 The costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve, and as national standards requiring carbon reduction are rolled out.

Net Zero Carbon (embodied)

6.50 Policy CE2 identifies that, all new buildings should be designed and built to be Net Zero Carbon in operation and with low levels of embodied carbon and Policy CE4 expands on this identifying that development proposals must consider and minimise embodied carbon as early as possible in the design process. Major developments are expected to meet specified LETI upfront embodied carbon limits.

6.51 The targets for planning applications submitted before 2030 are based on the LETI band 'C' rating which reflects current best-practice performance for projects in the design phase, equivalent to 40% reduction over baseline for upfront embodied carbon and 30% of materials from re-used sources. The targets for applications after 2030 are based on the LETI band 'A' rating which the Council considers to be a robust stretch target and accounts for expected improvements in best practice, equivalent to 65% reduction over baseline and 50% of materials from re-used sources.

6.52 The cost of achieving net zero embodied carbon is subject to debate. For the purposes of our testing, we have adopted an additional allowance equivalent to 10% of construction costs, over and above the 5% allowed for operational carbon reductions identified at paragraphs 4.2 to 4.25 of this report. This is the upper end of the identified consensus range and therefore provides a suitably cautious basis for assessing the potential viability implications of the policy. It should also be noted that this assumption exceeds the requirements of the Draft Policy CE4, which requires developers to take measures to minimise embodied carbon rather than necessarily eliminating embodied carbon entirely.

6.53 The residual land values generated under this scenario are summarised in Table 6.53.1. Table 6.53.2 summarises the change in residual land values for the schemes at a sales value of £7,965 per square metre.

6.54 The additional costs associated with reducing embodied carbon however are seen to have a materially greater impact on viability than that arising from the allowance for operational carbon emissions alone, and may, in some cases, require trade-offs against other policy requirements, such as the level of affordable housing that can viably be provided.

6.55 The testing indicates a typical reduction in residual land values of circa 85% to 105% relative to the baseline position (excluding outliers), although the impact can be significantly greater for some typologies.

Table 6.42.1: Biodiversity Net Gain (10%)

Biodiversity Net Gain Sales value (£ psm):

BLV: SECONDARY OFFICES					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.4899	£0.4892	£0.4134	£0.4126	£0.3731	£0.3723	£0.3247	£0.3240	£0.2723	£0.2716	£0.2522	£0.2514	£0.2470	£0.2463	£0.2462	£0.2455	£0.2119	£0.2111
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.2229	£0.2220	£0.1606	£0.1597	£0.1278	£0.1269	£0.0884	£0.0875	£0.1047	£0.1039	£0.0883	£0.0875	£0.0832	£0.0824	£0.0824	£0.0816	£0.0555	£0.0547
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.5183	£0.5162	£0.3731	£0.3710	£0.2967	£0.2946	£0.2051	£0.2030	£0.2430	£0.2411	£0.2048	£0.2029	£0.1920	£0.1901	£0.1899	£0.1880	£0.1284	£0.1266
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.8374	£0.8339	£0.5987	£0.5953	£0.4731	£0.4697	£0.3224	£0.3189	£0.3866	£0.3836	£0.3238	£0.3208	£0.3008	£0.2977	£0.2970	£0.2939	£0.1982	£0.1952
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£2.6170	£2.6060	£1.8715	£1.8605	£1.4792	£1.4682	£1.0084	£0.9974	£1.2855	£1.2758	£1.0894	£1.0797	£1.0255	£1.0158	£1.0148	£1.0051	£0.6970	£0.6873
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£4.8514	£4.8297	£3.4142	£3.3925	£2.6578	£2.6361	£1.7501	£1.7284	£2.3217	£2.3026	£1.9434	£1.9244	£1.8161	£1.7970	£1.7949	£1.7758	£1.1870	£1.1679
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£8.1180	£8.0958	£6.3819	£6.3597	£5.4679	£5.4454	£4.3605	£4.3380	£4.4064	£4.3859	£3.9450	£3.9244	£3.8177	£3.7971	£3.7964	£3.7759	£3.0221	£3.0016
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£7.4884	£7.4150	£3.4010	£3.3275	£1.2497	£1.1762	-£1.3798	-£1.4557	£0.2680	£0.2018	-£0.8368	-£0.9052	-£1.2237	-£1.2921	-£1.2882	-£1.3566	-£3.0582	-£3.1266
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£21.0420	£20.9429	£14.5885	£14.4895	£11.1822	£11.0815	£7.0551	£6.9544	£9.8178	£9.7291	£8.0982	£8.0095	£7.4861	£7.3974	£7.3841	£7.2953	£4.6590	£4.5703
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£17.9295	£17.7106	£6.0302	£5.8040	-£0.3394	-£0.5693	-£8.2393	-£8.4768	-£2.7427	-£2.9533	-£6.0293	-£6.2399	-£7.2741	-£7.4882	-£7.4830	-£7.6971	-£12.7275	-£12.9450
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	£9.1022	£8.8747	-£2.5325	-£2.7713	-£8.8545	-£9.0972	-£16.5971	-£16.8438	-£10.3035	-£10.5223	-£13.5347	-£13.7570	-£14.8085	-£15.0308	-£15.0208	-£15.2431	-£20.0604	-£20.2828
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£19.4882	£19.1622	£2.0290	£1.6867	-£7.5577	-£7.9113	-£19.4270	-£19.7921	-£10.4644	-£10.7882	-£15.4252	-£15.7544	-£17.4125	-£17.7417	-£17.7437	-£18.0729	-£25.6084	-£25.9429
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£53.3506	£52.8787	£25.6032	£25.0926	£9.9844	£9.4466	-£9.6949	-£10.2687	£2.8761	£2.3835	-£5.3666	-£5.8755	-£8.8360	-£9.3532	-£9.4222	-£9.9394	-£22.5004	-£23.0347
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£44.2837	£43.6318	£7.7780	£7.0430	-£13.2507	-£14.0223	-£39.8295	-£40.6397	-£19.9755	-£20.6824	-£31.1019	-£31.8321	-£35.9247	-£36.6550	-£36.7298	-£37.4719	-£54.3254	-£55.0797
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£4.5124	£4.4867	£2.7464	£2.7208	£1.9878	£1.9622	£1.0775	£1.0519	£1.3011	£1.2780	£0.8617	£0.8386	£1.0016	£0.9785	£1.1229	£1.0998	£0.5128	£0.4898
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	£2.6767	£2.6143	-£1.0059	-£1.0693	-£2.5046	-£2.5679	-£4.3029	-£4.3663	-£3.8688	-£3.9268	-£4.7401	-£4.7981	-£4.4174	-£4.4754	-£4.0747	-£4.1327	-£5.2717	-£5.3297
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£36.4597	£36.2560	£23.2341	£23.0271	£17.5729	£17.3659	£10.6962	£10.4858	£13.5505	£13.3604	£10.5137	£10.3237	£10.5079	£10.3178	£11.4837	£11.2936	£6.9847	£6.7916
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	£30.7822	£30.4761	£13.6313	£13.3152	£4.4078	£4.0864	-£7.0452	-£7.3826	£0.3411	£0.0463	-£4.4599	-£4.7645	-£6.3838	-£6.6884	-£6.7044	-£7.0090	-£14.3131	-£14.6277
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and comme	2,600	14.34	£220.43	£89.1911	£88.3451	£39.1276	£38.1769	£12.0018	£11.0355	-£21.4391	-£22.4681	-£2.7257	-£3.6309	-£17.3157	-£18.2357	-£21.2736	-£22.2087	-£21.1793	-£22.1144	-£43.4599	-£44.4259
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	£0.9784	£0.9268	£0.0965	£0.0449	£0.0965	£0.0449	£0.0965	£0.0449	-£0.6082	-£0.6607	-£0.6704	-£0.7228	-£0.2953	-£0.3478	£0.0965	£0.0449	£0.0965	£0.0449
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£21.9232	£21.7154	£19.1373	£18.9295	£17.6710	£17.4632	£15.9115	£15.7037	£16.7526	£16.5496	£15.9604	£15.7574	£15.9135	£15.7105	£15.8712	£15.6682	£14.7010	£14.4980
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£67.7726	£67.6170	£65.4806	£65.3250	£64.7382	£64.5826	£63.8473	£63.6917	£63.7882	£63.6349	£63.4170	£63.2637	£63.4448	£63.2916	£63.8105	£63.6573	£63.2161	£63.0629
24	Office	-	0.07	£1.06	-£0.6502	-£0.6607	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£3.2720	-£3.2826	-£3.2720	-£3.2826	-£2.9869	-£2.9975	-£2.2742	-£2.2848	-£2.2742	-£2.2848
25	Office	-	0.10	£1.59	-£1.4247	-£1.4454	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£6.4896	-£6.5103	-£6.4896	-£6.5103	-£5.9388	-£5.9596	-£4.5619	-£4.5827	-£4.5619	-£4.5827
26	Industrial	-	0.14	£2.18	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162
27	Industrial	-	0.55	£8.40	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441

BLV2:					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.4899	£0.4892	£0.4134	£0.4126	£0.3731	£0.3723	£0.3247	£0.3240	£0.2723	£0.2716	£0.2522	£0.2514	£0.2470	£0.2463	£0.2462	£0.2455	£0.2119	£0.2111
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.2229	£0.2220	£0.1606	£0.1597	£0.1278	£0.1269	£0.0884	£0.0875	£0.1047	£0.1039	£0.0883	£0.0875	£0.0832	£0.0824	£0.0824	£0.0816	£0.0555	£0.0547
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.5183	£0.5162	£0.3731	£0.3710	£0.2967	£0.2946	£0.2051	£0.2030	£0.2430	£0.2411	£0.2048	£0.2029	£0.1920	£0.1901	£0.1899	£0.1880	£0.1284	£0.1266
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.8374	£0.8339	£0.5987	£0.5953	£0.4731	£0.4697	£0.3224	£0.3189	£0.3866	£0.3836	£0.3238	£0.3208	£0.3008	£0.2977	£0.2970	£0.2939	£0.1982	£0.1952
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£2.6170	£2.6060	£1.8715	£1.8605	£1.4792	£1.4682	£1.0084	£0.9974	£1.2855	£1.2758	£1.0894	£1.0797	£1.0255	£1.0158	£1.0148	£1.0051	£0.6970	£0.6873
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£4.8514	£4.8297	£3.4142	£3.3925	£2.6578	£2.6361	£1.7501	£1.7284	£2.3217	£2.3026	£1.9434	£1.9244	£1.8161	£1.7970	£1.7949	£1.7758	£1.1870	£1.1679
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£8.1180	£8.0958	£6.3819	£6.3597	£5.4679	£5.4454	£4.3605	£4.3380	£4.4064	£4.3859	£3.9450	£3.9244	£3.8177	£3.7971	£3.7964	£3.7759	£3.0221	£3.0016
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£7.4884	£7.4150	£3.4010	£3.3275	£1.2497	£1.1762	-£1.3798	-£1.4557	£0.2680	£0.2018	-£0.8368	-£0.9052	-£1.2237	-£1.2921	-£1.2882	-£1.3566	-£3.0582	-£3.1266
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£21.0420	£20.9429	£14.5885	£14.4895	£11.1822	£11.0815	£7.0551	£6.9544	£9.8178	£9.7291	£8.0982	£8.0095	£7.4861	£7.3974	£7.3841	£7.2953	£4.6590	£4.5703
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£17.9295	£17.7106	£6.0302	£5.8040	-£0.3394	-£0.5693	-£8.2393	-£8.4768	-£2.7427	-£2.9533	-£6.0293	-£6.2399	-£7.2741	-£7.4882	-£7.4830	-£7.6971	-£12.7275	-£12.9450
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	£9.1022	£8.8747	-£2.5325	-£2.7713	-£8.8545	-£9.0972	-£16.5971	-£16.8438	-£10.3035	-£10.5223	-£13.5347	-£13.7570	-£14.8085	-£15.0308	-£15.0208	-£15.2431	-£20.0604	-£20.2828
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£19.4882	£19.1622	£2.0290	£1.6867	-£7.5577	-£7.9113	-£19.4270	-£19.7921	-£10.4644	-£10.7882	-£15.4252	-£15.7544	-£17.4125	-£17.7417	-£17.7437	-£18.0729	-£25.6084	-£25.9429
13	Residential Large site - high density - 1,500 flats	1500	4.57	£37.10	£53.3506	£52.8787	£25.6032	£25.0926	£9.9844	£9.4466	-£9.6949	-£10.2687	£2.8761	£2.3835	-£5.3666	-£5.8755	-£8.8360	-£9.3532	-£9.4222	-£9.9394	-£22.5004	-£23.0347
14	Residential Large site - high density - 2,000 flats	2000	5.45	£44.27	£44.2837	£43.6318	£7.7780	£7.0430	-£13.2507	-£14.0223	-£39.8295	-£40.6397	-£19.9755	-£20.6824	-£31.1019	-£31.8321	-£35.9247	-£36.6550	-£36.7298	-£37.4719	-£54.3254	-£55.0797
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£4.5124	£4.4867	£2.7464	£2.7208	£1.9878	£1.9622	£1.0775	£1.0519	£1.3011	£1.2780	£0.8617	£0.8386	£1.0016	£0.9785	£1.1229	£1.0998	£0.5128	£0.4898
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	£2.6767	£2.6143	-£1.0059	-£1.0693	-£2.5046	-£2.5679	-£4.3029	-£4.3663	-£3.8688	-£3.9268	-£4.7401	-£4.7981	-£4.4174	-£4.4754	-£4.0747	-£4.1327	-£5.2717	-£5.3297
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£36.4597	£36.2560	£23.2341	£23.0271	£17.5729	£17.3659	£10.6962	£10.4858	£13.5505	£13.3604	£10.5137	£10.3237	£10.5079	£10.3178	£11.4837	£11.2936	£6.9847	£6.7916
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	£30.7822	£30.4761	£13.6313	£13.3152	£4.4078	£4.0864	-£7.0452	-£7.3826	£0.3411	£0.0463	-£4.4599	-£4.7645	-£6.3838	-£6.6884	-£6.7044	-£7.0090	-£14.3131	-£14.6277
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and comme	2600	14.34	£116.43	£89.1911	£88.3451	£39.1276	£38.1769	£12.0018	£11.0355	-£21.4391	-£22.4681	-£2.7257	-£3.6309	-£17.3157	-£18.2357	-£21.2736	-£22.2087	-£21.1793	-£22.1144	-£43.4599	-£44.4259
21	PBSA - 220 Student Rooms and ground floor commercial use	0	0.37	£3.00	£0.9784	£0.9268	£0.0965	£0.0449	£0.0965	£0.0449	£0.0965	£0.0449	-£0.6082	-£0.6607	-£0.6704	-£0.7228	-£0.2953	-£0.3478	£0.0965	£0.0449	£0.0965	£0.0449
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£21.9232	£21.7154	£19.1373	£18.9295	£17.6710	£17.4632	£15.9115	£15.7037	£16.7526	£16.5496	£15.9604	£15.7574	£15.9135	£15.7105	£15.8712	£15.6682	£14.7010	£14.4980
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£67.7726	£67.6170	£65.4806	£65.3250	£64.7382	£64.5826	£63.8473	£63.6917	£63.7882	£63.6349	£63.4170	£63.2637	£63.4448	£63.2916	£63.8105	£63.6573	£63.2161	£63.0629
24	Office	0	0.07	£0.56	-£0.6502	-£0.6607	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£3.2720	-£3.2826	-£3.2720	-£3.2826	-£2.9869	-£2.9975	-£2.2742	-£2.2848	-£2.2742	-£2.2848
25	Office	0	0.10	£0.84	-£1.4247	-£1.4454	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£6.4896	-£6.5103	-£6.4896	-£6.5103	-£5.9388	-£5.9596	-£4.5619	-£4.5827	-£4.5619	-£4.5827
26	Industrial	0	0.14	£1.15	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162
27	Industrial	0	0.55	£4.44	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441

BLV: SECONDARY INDUSTRIAL					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.4899	£0.4892	£0.4134	£0.4126	£0.3731	£0.3723	£0.3247	£0.3240	£0.2723	£0.2716	£0.2522	£0.2514	£0.2470	£0.2463	£0.2462	£0.2455	£0.2119	£0.2111
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.2229	£0.2220	£0.1606	£0.1597	£0.1278	£0.1269	£0.0884	£0.0875	£0.1047	£0.1039	£0.0883	£0.0875	£0.0832	£0.0824	£0.0824	£0.0816	£0.0555	£0.0547
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.5183	£0.5162	£0.3731	£0.3710	£0.2967	£0.2946	£0.2051	£0.2030	£0.2430	£0.2411	£0.2048	£0.2029	£0.1920	£0.1901	£0.1899	£0.1880	£0.1284	£0.1266
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.8374	£0.8339	£0.5987	£0.5953	£0.4731	£0.4697	£0.3224	£0.3189	£0.3866	£0.3836	£0.3238	£0.3208	£0.3008	£0.2977	£0.2970	£0.2939	£0.1982	£0.1952
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£2.6170	£2.6060	£1.8715	£1.8605	£1.4792	£1.4682	£1.0084	£0.9974	£1.2855	£1.2758	£1.0894	£1.0797	£1.0255	£1.0158	£1.0148	£1.0051	£0.6970	£0.6873
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£4.8514	£4.8297	£3.4142	£3.3925	£2.6578	£2.6361	£1.7501	£1.7284	£2.3217	£2.3026	£1.9434	£1.9244	£1.8161	£1.7970	£1.7949	£1.7758	£1.1870	£1.1679
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£8.1180	£8.0958	£6.3819	£6.3597	£5.4679	£5.4454	£4.3605	£4.3380	£4.4064	£4.3859	£3.9450	£3.9244	£3.8177	£3.7971	£3.7964	£3.7759	£3.0221	£3.0016
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£7.4884	£7.4150	£3.4010	£3.3275	£1.2497	£1.1762	-£1.3798	-£1.4557	£0.2680	£0.2018	-£0.8368	-£0.9052	-£1.2237	-£1.2921	-£1.2882	-£1.3566	-£3.0582	-£3.1266
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£21.0420	£20.9429	£14.5885	£14.4895	£11.1822	£11.0815	£7.0551	£6.9544	£9.8178	£9.7291	£8.0982	£8.0095	£7.4861	£7.3974	£7.3841	£7.2953	£4.6590	£4.5703
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£17.9295	£17.7106	£6.0302	£5.8040	-£0.3394	-£0.5693	-£8.2393	-£8.4768	-£2.7427	-£2.9533	-£6.0293	-£6.2399	-£7.2741	-£7.4882	-£7.4830	-£7.6971	-£12.7275	-£12.9450
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	£9.1022	£8.8747	-£2.5325	-£2.7713	-£8.8545	-£9.0972	-£16.5971	-£16.8438	-£10.3035	-£10.5223	-£13.5347	-£13.7570	-£14.8085	-£15.0308	-£15.0208	-£15.2431	-£20.0604	-£20.2828
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£19.4882	£19.1622	£2.0290	£1.6867	-£7.5577	-£7.9113	-£19.4270	-£19.7921	-£10.4644	-£10.7882	-£15.4252	-£15.7544	-£17.4125	-£17.7417	-£17.7437	-£18.0729	-£25.6084	-£25.9429
13	Residential Large site - high density - 1,500 flats	1500	4.57	£19.69	£53.3506	£52.8787	£25.6032	£25.0926	£9.9844	£9.4466	-£9.6949	-£10.2687	£2.8761	£2.3835	-£5.3666	-£5.8755	-£8.8360	-£9.3532	-£9.4222	-£9.9394	-£22.5004	-£23.0347
14	Residential Large site - high density - 2,000 flats	2000	5.45	£23.49	£44.2837	£43.6318	£7.7780	£7.0430	-£13.2507	-£14.0223	-£39.8295	-£40.6397	-£19.9755	-£20.6824	-£31.1019	-£31.8321	-£35.9247	-£36.6550	-£36.7298	-£37.4719	-£54.3254	-£55.0797
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£4.5124	£4.4867	£2.7464	£2.7208	£1.9878	£1.9622	£1.0775	£1.0519	£1.3011	£1.2780	£0.8617	£0.8386	£1.0016	£0.9785	£1.1229	£1.0998	£0.5128	£0.4898
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	£2.6767	£2.6143	-£1.0059	-£1.0693	-£2.5046	-£2.5679	-£4.3029	-£4.3663	-£3.8688	-£3.9268	-£4.7401	-£4.7981	-£4.4174	-£4.4754	-£4.0747	-£4.1327	-£5.2717	-£5.3297
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£36.4597	£36.2560	£23.2341	£23.0271	£17.5729	£17.3659	£10.6962	£10.4858	£13.5505	£13.3604	£10.5137	£10.3237	£10.5079	£10.3178	£11.4837	£11.2936	£6.9847	£6.7916
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	£30.7822	£30.4761	£13.6313	£13.3152	£4.4078	£4.0864	-£7.0452	-£7.3826	£0.3411	£0.0463	-£4.4599	-£4.7645	-£6.3838	-£6.6884	-£6.7044	-£7.0090	-£14.3131	-£14.6277
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and comme	2600	14.34	£61.79	£89.1911	£88.3451	£39.1276	£38.1769	£12.0018	£11.0355	-£21.4391	-£22.4681	-£2.7257	-£3.6309	-£17.3157	-£18.2357	-£21.2736	-£22.2087	-£21.1793	-£22.1144	-£43.4599	-£44.4259
21	PBSA - 220 Student Rooms and ground floor commercial use	0	0.37	£1.59	£0.9784	£0.9268	£0.0965	£0.0449	£0.0965	£0.0449	£0.0965	£0.0449	-£0.6082	-£0.6607	-£0.6704	-£0.7228	-£0.2953	-£0.3478	£0.0965	£0.0449	£0.0965	£0.0449
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£21.9232	£21.7154	£19.1373	£18.9295	£17.6710	£17.4632	£15.9115	£15.7037	£16.7526	£16.5496	£15.9604	£15.7574	£15.9135	£15.7105	£15.8712	£15.6682	£14.7010	£14.4980
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£67.7726	£67.6170	£65.4806	£65.3250	£64.7382	£64.5826	£63.8473	£63.6917	£63.7882	£63.6349	£63.4170	£63.2637	£63.4448	£63.2916	£63.8105	£63.6573	£63.2161	£63.0629
24	Office	0	0.07	£0.30	-£0.6502	-£0.6607	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£3.2720	-£3.2826	-£3.2720	-£3.2826	-£2.9869	-£2.9975	-£2.2742	-£2.2848	-£2.2742	-£2.2848
25	Office	0	0.10	£0.45	-£1.4247	-£1.4454	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£6.4896	-£6.5103	-£6.4896	-£6.5103	-£5.9388	-£5.9596	-£4.5619	-£4.5827	-£4.5619	-£4.5827
26	Industrial	0	0.14	£0.61	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162
27	Industrial	0	0.55	£2.36	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441

BLV: UNDEVELOPED/CLEARED LAND					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.4899	£0.4892	£0.4134	£0.4126	£0.3731	£0.3723	£0.3247	£0.3240	£0.2723	£0.2716	£0.2522	£0.2514	£0.2470	£0.2463	£0.2462	£0.2455	£0.2119	£0.2111
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.2229	£0.2220	£0.1606	£0.1597	£0.1278	£0.1269	£0.0884	£0.0875	£0.1047	£0.1039	£0.0883	£0.0875	£0.0832	£0.0824	£0.0824	£0.0816	£0.0555	£0.0547
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.5183	£0.5162	£0.3731	£0.3710	£0.2967	£0.2946	£0.2051	£0.2030	£0.2430	£0.2411	£0.2048	£0.2029	£0.1920	£0.1901	£0.1899	£0.1880	£0.1284	£0.1266
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.8374	£0.8339	£0.5987	£0.5953	£0.4731	£0.4697	£0.3224	£0.3189	£0.3866	£0.3836	£0.3238	£0.3208	£0.3008	£0.2977	£0.2970	£0.2939	£0.1982	£0.1952
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£2.6170	£2.6060	£1.8715	£1.8605	£1.4792	£1.4682	£1.0084	£0.9974	£1.2855	£1.2758	£1.0894	£1.0797	£1.0255	£1.0158	£1.0148	£1.0051	£0.6970	£0.6873
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£4.8514	£4.8297	£3.4142	£3.3925	£2.6578	£2.6361	£1.7501	£1.7284	£2.3217	£2.3026	£1.9434	£1.9244	£1.8161	£1.7970	£1.7949	£1.7758	£1.1870	£1.1679
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£8.1180	£8.0958	£6.3819	£6.3597	£5.4679	£5.4454	£4.3605	£4.3380	£4.4064	£4.3859	£3.9450	£3.9244	£3.8177	£3.7971	£3.7964	£3.7759	£3.0221	£3.0016
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£7.4884	£7.4150	£3.4010	£3.3275	£1.2497	£1.1762	-£1.3798	-£1.4557	£0.2680	£0.2018	-£0.8368	-£0.9052	-£1.2237	-£1.2921	-£1.2882	-£1.3566	-£3.0582	-£3.1266
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£21.0420	£20.9429	£14.5885	£14.4895	£11.1822	£11.0815	£7.0551	£6.9544	£9.8178	£9.7291	£8.0982	£8.0095	£7.4861	£7.3974	£7.3841	£7.2953	£4.6590	£4.5703
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£17.9295	£17.7106	£6.0302	£5.8040	-£0.3394	-£0.5693	-£8.2393	-£8.4768	-£2.7427	-£2.9533	-£6.0293	-£6.2399	-£7.2741	-£7.4882	-£7.4830	-£7.6971	-£12.7275	-£12.9450
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	£9.1022	£8.8747	-£2.5325	-£2.7713	-£8.8545	-£9.0972	-£16.5971	-£16.8438	-£10.3035	-£10.5223	-£13.5347	-£13.7570	-£14.8085	-£15.0308	-£15.0208	-£15.2431	-£20.0604	-£20.2828
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£19.4882	£19.1622	£2.0290	£1.6867	-£7.5577	-£7.9113	-£19.4270	-£19.7921	-£10.4644	-£10.7882	-£15.4252	-£15.7544	-£17.4125	-£17.7417	-£17.7437	-£18.0729	-£25.6084	-£25.9429
13	Residential Large site - high density - 1,500 flats	1500	4.57	£18.65	£53.3506	£52.8787	£25.6032	£25.0926	£9.9844	£9.4466	-£9.6949	-£10.2687	£2.8761	£2.3835	-£5.3666	-£5.8755	-£8.8360	-£9.3532	-£9.4222	-£9.9394	-£22.5004	-£23.0347
14	Residential Large site - high density - 2,000 flats	2000	5.45	£22.25	£44.2837	£43.6318	£7.7780	£7.0430	-£13.2507	-£14.0223	-£39.8295	-£40.6397	-£19.9755	-£20.6824	-£31.1019	-£31.8321	-£35.9247	-£36.6550	-£36.7298	-£37.4719	-£54.3254	-£55.0797
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£4.5124	£4.4867	£2.7464	£2.7208	£1.9878	£1.9622	£1.0775	£1.0519	£1.3011	£1.2780	£0.8617	£0.8386	£1.0016	£0.9785	£1.1229	£1.0998	£0.5128	£0.4898
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	£2.6767	£2.6143	-£1.0059	-£1.0693	-£2.5046	-£2.5679	-£4.3029	-£4.3663	-£3.8688	-£3.9268	-£4.7401	-£4.7981	-£4.4174	-£4.4754	-£4.0747	-£4.1327	-£5.2717	-£5.3297
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£36.4597	£36.2560	£23.2341	£23.0271	£17.5729	£17.3659	£10.6962	£10.4858	£13.5505	£13.3604	£10.5137	£10.3237	£10.5079	£10.3178	£11.4837	£11.2936	£6.9847	£6.7916
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	£30.7822	£30.4761	£13.6313	£13.3152	£4.4078	£4.0864	-£7.0452	-£7.3826	£0.3411	£0.0463	-£4.4599	-£4.7645	-£6.3838	-£6.6884	-£6.7044	-£7.0090	-£14.3131	-£14.6277
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and comme	2600	14.34	£58.52	£89.1911	£88.3451	£39.1276	£38.1769	£12.0018	£11.0355	-£21.4391	-£22.4681	-£2.7257	-£3.6309	-£17.3157	-£18.2357	-£21.2736	-£22.2087	-£21.1793	-£22.1144	-£43.4599	-£44.4259
21	PBSA - 220 Student Rooms and ground floor commercial use	0	0.37	£1.51	£0.9784	£0.9268	£0.0965	£0.0449	£0.0965	£0.0449	£0.0965	£0.0449	-£0.6082	-£0.6607	-£0.6704	-£0.7228	-£0.2953	-£0.3478	£0.0965	£0.0449	£0.0965	£0.0449
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£21.9232	£21.7154	£19.1373	£18.9295	£17.6710	£17.4632	£15.9115	£15.7037	£16.7526	£16.5496	£15.9604	£15.7574	£15.9135	£15.7105	£15.8712	£15.6682	£14.7010	£14.4980
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£67.7726	£67.6170	£65.4806	£65.3250	£64.7382	£64.5826	£63.8473	£63.6917	£63.7882	£63.6349	£63.4170	£63.2637	£63.4448	£63.2916	£63.8105	£63.6573	£63.2161	£63.0629
24	Office	0	0.07	£0.28	-£0.6502	-£0.6607	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£3.2720	-£3.2826	-£3.2720	-£3.2826	-£2.9869	-£2.9975	-£2.2742	-£2.2848	-£2.2742	-£2.2848
25	Office	0	0.10	£0.42	-£1.4247	-£1.4454	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£6.4896	-£6.5103	-£6.4896	-£6.5103	-£5.9388	-£5.9596	-£4.5619	-£4.5827	-£4.5619	-£4.5827
26	Industrial	0	0.14	£0.58	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162
27	Industrial	0	0.55	£2.23	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441

Table 6.43.1: Accessibility standards

Accessibility Sales value (£ psm):

BLV: SECONDARY OFFICES					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and	50	0.50	£7.69	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£4.30	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£5.69	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£53.49	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£62.87	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20	2,600	14.34	£220.43	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commerci	-	0.37	£5.69	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£11.53	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£13.53	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	-	0.07	£1.06	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	-	0.10	£1.59	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	-	0.14	£2.18	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	-	0.55	£8.40	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV2:					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and	50	0.50	£4.06	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£37.10	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£44.27	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£2.27	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£3.00	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£28.25	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£33.21	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20	2600	14.34	£116.43	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commerci	0	0.37	£3.00	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£6.09	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£7.14	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.56	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.84	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£1.15	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£4.44	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV: SECONDARY INDUSTRIAL					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and	50	0.50	£2.15	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£19.69	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£23.49	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£1.21	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£1.59	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£15.00	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£17.62	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20	2600	14.34	£61.79	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commerci	0	0.37	£1.59	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£3.23	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.79	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.30	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.45	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£0.61	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£2.36	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV: UNDEVELOPED/CLEARED LAND					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and	50	0.50	£2.04	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£18.65	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£22.25	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£1.14	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£1.51	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£14.20	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£16.69	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20	2600	14.34	£58.52	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commerci	0	0.37	£1.51	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£3.06	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.59	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.28	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.42	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£0.58	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£2.23	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

Quintic Advisory LLP

Table 6.47.1: Net zero carbon (operational only)

Net zero carbon Opperational Sales value (£ psm):

BLV: SECONDARY OFFICES					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmea		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and	50	0.50	£7.69	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£4.30	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£5.69	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£53.49	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£62.87	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20	2,600	14.34	£220.43	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commerci	-	0.37	£5.69	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£11.53	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£13.53	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	-	0.07	£1.06	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	-	0.10	£1.59	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	-	0.14	£2.18	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	-	0.55	£8.40	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV2:					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmea		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and	50	0.50	£4.06	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£37.10	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£44.27	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£2.27	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£3.00	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£28.25	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£33.21	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20	2600	14.34	£116.43	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commerci	0	0.37	£3.00	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£6.09	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£7.14	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.56	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.84	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£1.15	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£4.44	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV: SECONDARY INDUSTRIAL					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmea		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and	50	0.50	£2.15	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£19.69	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£23.49	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£1.21	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£1.59	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£15.00	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£17.62	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20	2600	14.34	£61.79	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commerci	0	0.37	£1.59	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£3.23	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.79	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.30	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.45	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£0.61	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£2.36	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV: UNDEVELOPED/CLEARED LAND					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmea		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and	50	0.50	£2.04	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£18.65	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£22.25	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£1.14	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£1.51	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£14.20	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£16.69	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20	2600	14.34	£58.52	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commerci	0	0.37	£1.51	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£3.06	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.59	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.28	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.42	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£0.58	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£2.23	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

Table 6.47.2: Percentage change in residual land values with NZC operational carbon cost allowances (sales values of £7,965 per square metre)

	Description	No of units	Site area HA	Baseline residual land value (£m)	Residual land value after accounting for Net Zero Carbon allowance of 5% of construction costs (£m)	Percentage change in residual land value
1	Residential Small site - 2 houses	2	0.05	£0.3247	£0.3232	6.19%
2	Residential Small site - low density - 2 flats	2	0.04	£0.0884	£0.0866	28.09%
3	Residential Small site - medium density - 5 flats	5	0.05	£0.2051	£0.2009	28.21%
4	Residential Small site - medium density - 9 flats	9	0.10	£0.3224	£0.3155	29.75%
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.0084	£0.9864	29.96%
6	Residential Medium site - medium density - 50 flats	50	0.50	£1.7501	£1.7068	34.05%
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.3605	£4.3154	14.21%
8	Residential Large site - high density - 150 flats	150	0.42	-£1.3798	-£1.5316	151.24%
9	Residential Large site - medium density - 250 flats	250	1.50	£7.0551	£6.8538	39.24%
10	Residential Large site - high density - 500 flats	500	1.53	-£8.2393	-£8.7143	79.44%
11	Residential Large site - high density - 500 flats	500	1.10	-£16.5971	-£17.0905	40.88%
12	Residential Large site - high density - 800 flats	800	2.00	-£19.4270	-£20.1573	52.30%
13	Residential Large site - high density - 1,500 flats	1,500	4.57	-£9.6949	-£10.8425	164.54%
14	Residential Large site - high density - 2,000 flats	2,000	5.45	-£39.8295	-£41.4545	57.33%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.0775	£1.0262	65.19%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	-£4.3029	-£4.4296	40.32%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£10.6962	£10.2754	54.31%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	-£7.0452	-£7.7199	133.10%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	-£21.4391	-£23.4991	133.77%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£0.0965	-£0.0069	1427.24%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£15.9115	£15.4960	34.60%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£63.8473	£63.5361	6.45%
24	Office	-	0.07	-£2.2742	-£2.2953	6.19%
25	Office	-	0.10	-£4.5619	-£4.6035	28.09%
26	Industrial	-	0.14	£0.4198	£0.4126	28.21%
27	Industrial	-	0.55	£3.6543	£3.6339	29.75%

Table 6.53.1: Net zero carbon (operational and embodied)

Net zero carbon Embodied Sales value (£ psm):

BLV: SECONDARY OFFICES					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmea		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.4899	£0.4698	£0.4134	£0.3933	£0.3731	£0.3530	£0.3247	£0.3187	£0.2723	£0.2522	£0.2522	£0.2321	£0.2470	£0.2269	£0.2462	£0.2261	£0.2119	£0.1917
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.2229	£0.1981	£0.1606	£0.1358	£0.1278	£0.1030	£0.0884	£0.0836	£0.1047	£0.0828	£0.0883	£0.0664	£0.0832	£0.0613	£0.0824	£0.0605	£0.0555	£0.0336
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.5183	£0.4604	£0.3731	£0.3153	£0.2967	£0.2389	£0.2051	£0.1939	£0.2430	£0.1920	£0.2048	£0.1538	£0.1920	£0.1410	£0.1899	£0.1389	£0.1284	£0.0774
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.8374	£0.7415	£0.5987	£0.5028	£0.4731	£0.3772	£0.3224	£0.3038	£0.3866	£0.3021	£0.3238	£0.2393	£0.3008	£0.2163	£0.2970	£0.2124	£0.1982	£0.1137
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£2.6170	£2.3149	£1.8715	£1.5694	£1.4792	£1.1771	£1.0084	£0.9498	£1.2855	£1.0193	£1.0894	£0.8231	£1.0255	£0.7592	£1.0148	£0.7486	£0.6970	£0.4308
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£4.8514	£4.2555	£3.4142	£2.8183	£2.6578	£2.0619	£1.7501	£1.6346	£2.3217	£1.7964	£1.9434	£1.4182	£1.8161	£1.2909	£1.7949	£1.2697	£1.1870	£0.6618
7	Residential Medium site - medium density - 50 flats and	50	0.50	£7.69	£8.1180	£7.5083	£6.3819	£5.7711	£5.4679	£4.8482	£4.3605	£4.2236	£4.4064	£3.8410	£3.9450	£3.3796	£3.8177	£3.2523	£3.7964	£3.2310	£3.0221	£2.4567
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£7.4884	£5.4682	£3.4010	£1.3808	£1.2497	-£0.8010	-£1.3798	-£1.7256	£0.2680	-£1.6071	-£0.8368	-£2.7177	-£1.2237	-£3.1046	-£1.2882	-£3.1691	-£3.0582	-£4.9391
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£21.0420	£18.3184	£14.5885	£11.8532	£11.1822	£8.4140	£7.0551	£6.5184	£9.8178	£7.3780	£8.0982	£5.6584	£7.4861	£5.0462	£7.3841	£4.9442	£4.6590	£2.2132
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£17.9295	£11.8373	£6.0302	-£0.1934	-£0.3394	-£6.7613	-£8.2393	-£9.3214	-£2.7427	-£8.5637	-£6.0293	-£11.9073	-£7.2741	-£13.1738	-£7.4830	-£13.3861	-£12.7275	-£18.7102
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	£9.1022	£2.7693	-£2.5325	-£9.1219	-£8.8545	-£15.5505	-£16.5971	-£17.7211	-£10.3035	-£16.3868	-£13.5347	-£19.6496	-£14.8085	-£20.9234	-£15.0208	-£21.1357	-£20.0604	-£26.1754
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£19.4882	£10.3812	£2.0290	-£7.5566	-£7.5577	-£17.3874	-£19.4270	-£21.0908	-£10.4644	-£19.4427	-£15.4252	-£24.5525	-£17.4125	-£26.5724	-£17.7437	-£26.9090	-£25.6084	-£34.8081
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£53.3506	£40.1618	£25.6032	£11.1408	£9.9844	-£5.1364	-£9.6949	-£12.3094	£2.8761	-£11.0381	-£5.3666	-£19.6177	-£8.8360	-£23.2196	-£9.4222	-£23.8252	-£22.5004	-£37.4540
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£44.2837	£25.9770	£7.7780	-£12.9286	-£13.2507	-£34.8906	-£39.8295	-£43.5593	-£19.9755	-£39.8713	-£31.1019	-£51.5426	-£35.9247	-£56.5243	-£36.7298	-£57.3546	-£54.3254	-£75.0679
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£4.30	£4.5124	£3.8100	£2.7464	£2.0440	£1.9878	£1.2854	£1.0775	£0.9616	£1.3011	£0.6695	£0.8617	£0.2302	£1.0016	£0.3701	£1.1229	£0.4914	£0.5128	-£0.1206
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£5.69	£2.6767	£0.9698	-£1.0059	-£2.7407	-£2.5046	-£4.2393	-£4.3029	-£4.5486	-£3.8688	-£5.4572	-£4.7401	-£6.3285	-£4.4174	-£6.0058	-£4.0747	-£5.6631	-£5.2717	-£6.8601
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£53.49	£36.4597	£30.8989	£23.2341	£17.5685	£17.5729	£11.8337	£10.6962	£9.7815	£13.5505	£8.3657	£10.5137	£5.2903	£10.5079	£5.2844	£11.4837	£6.2761	£6.9847	£1.7151
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£62.87	£30.7822	£22.2676	£13.6313	£4.8639	£4.4078	-£4.6191	-£7.0452	-£8.5593	£0.3411	-£7.9563	-£4.4599	-£12.8913	-£6.3838	-£14.8522	-£6.7044	-£15.1834	-£14.3131	-£23.0324
19	Mixed Use Large site - high density - 2,600 flats with 20	2,600	14.34	£220.43	£89.1911	£65.4461	£39.1276	£12.6372	£12.0018	-£15.0717	-£21.4391	-£25.8698	-£2.7257	-£27.9719	-£17.3157	-£43.2272	-£21.2736	-£47.3543	-£21.1793	-£47.2569	-£43.4599	-£70.6325
21	PBSA - 220 Student Rooms and ground floor commerci	-	0.37	£5.69	£0.9784	-£0.3840	£0.0965	-£1.2804	£0.0965	-£1.2804	£0.0965	£0.0965	-£0.6082	-£1.9866	-£0.6704	-£2.0488	-£0.2953	-£1.6738	£0.0965	-£1.2804	£0.0965	-£1.2804
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£11.53	£21.9232	£16.4180	£19.1373	£13.6321	£17.6710	£12.1659	£15.9115	£15.6917	£16.7526	£11.3784	£15.9604	£10.5861	£15.9135	£10.5392	£15.8712	£10.4969	£14.7010	£9.3267
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£13.53	£67.7726	£63.6562	£65.4806	£61.3642	£64.7382	£60.6218	£63.8473	£63.7375	£63.7882	£59.7371	£63.4170	£59.3659	£63.4448	£59.3938	£63.8105	£59.7595	£63.2161	£59.1651
24	Office	-	0.07	£1.06	-£0.6502	-£0.9336	-£2.2742	-£2.5576	-£2.2742	-£2.5576	-£2.2742	-£2.2742	-£3.2720	-£3.5554	-£3.2720	-£3.5554	-£2.9869	-£3.2703	-£2.2742	-£2.5576	-£2.2742	-£2.5576
25	Office	-	0.10	£1.59	-£1.4247	-£1.9813	-£4.5619	-£5.1185	-£4.5619	-£5.1185	-£4.5619	-£4.5619	-£6.4896	-£7.0462	-£6.4896	-£7.0462	-£5.9388	-£6.4954	-£4.5619	-£5.1185	-£4.5619	-£5.1185
26	Industrial	-	0.14	£2.18	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.4198	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248
27	Industrial	-	0.55	£8.40	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.6543	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895

BLV2:					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmea		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.4899	£0.4698	£0.4134	£0.3933	£0.3731	£0.3530	£0.3247	£0.3187	£0.2723	£0.2522	£0.2522	£0.2321	£0.2470	£0.2269	£0.2462	£0.2261	£0.2119	£0.1917
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.2229	£0.1981	£0.1606	£0.1358	£0.1278	£0.1030	£0.0884	£0.0836	£0.1047	£0.0828	£0.0883	£0.0664	£0.0832	£0.0613	£0.0824	£0.0605	£0.0555	£0.0336
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.5183	£0.4604	£0.3731	£0.3153	£0.2967	£0.2389	£0.2051	£0.1939	£0.2430	£0.1920	£0.2048	£0.1538	£0.1920	£0.1410	£0.1899	£0.1389	£0.1284	£0.0774
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.8374	£0.7415	£0.5987	£0.5028	£0.4731	£0.3772	£0.3224	£0.3038	£0.3866	£0.3021	£0.3238	£0.2393	£0.3008	£0.2163	£0.2970	£0.2124	£0.1982	£0.1137
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£2.6170	£2.3149	£1.8715	£1.5694	£1.4792	£1.1771	£1.0084	£0.9498	£1.2855	£1.0193	£1.0894	£0.8231	£1.0255	£0.7592	£1.0148	£0.7486	£0.6970	£0.4308
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£4.8514	£4.2555	£3.4142	£2.8183	£2.6578	£2.0619	£1.7501	£1.6346	£2.3217	£1.7964	£1.9434	£1.4182	£1.8161	£1.2909	£1.7949	£1.2697	£1.1870	£0.6618
7	Residential Medium site - medium density - 50 flats and	50	0.50	£4.06	£8.1180	£7.5083	£6.3819	£5.7711	£5.4679	£4.8482	£4.3605	£4.2236	£4.4064	£3.8410	£3.9450	£3.3796	£3.8177	£3.2523	£3.7964	£3.2310	£3.0221	£2.4567
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£7.4884	£5.4682	£3.4010	£1.3808	£1.2497	-£0.8010	-£1.3798	-£1.7256	£0.2680	-£1.6071	-£0.8368	-£2.7177	-£1.2237	-£3.1046	-£1.2882	-£3.1691	-£3.0582	-£4.9391
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£21.0420	£18.3184	£14.5885	£11.8532	£11.1822	£8.4140	£7.0551	£6.5184	£9.8178	£7.3780	£8.0982	£5.6584	£7.4861	£5.0462	£7.3841	£4.9442	£4.6590	£2.2132
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£17.9295	£11.8373	£6.0302	-£0.1934	-£0.3394	-£6.7613	-£8.2393	-£9.3214	-£2.7427	-£8.5637	-£6.0293	-£11.9073	-£7.2741	-£13.1738	-£7.4830	-£13.3861	-£12.7275	-£18.7102
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	£9.1022	£2.7693	-£2.5325	-£9.1219	-£8.8545	-£15.5505	-£16.5971	-£17.7211	-£10.3035	-£16.3868	-£13.5347	-£19.6496	-£14.8085	-£20.9234	-£15.0208	-£21.1357	-£20.0604	-£26.1754
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£19.4882	£10.3812	£2.0290	-£7.5566	-£7.5577	-£17.3874	-£19.4270	-£21.0908	-£10.4644	-£19.4427	-£15.4252	-£24.5525	-£17.4125	-£26.5724	-£17.7437	-£26.9090	-£25.6084	-£34.8081
13	Residential Large site - high density - 1,500 flats	1500	4.57	£37.10	£53.3506	£40.1618	£25.6032	£11.1408	£9.9844	-£5.1364	-£9.6949	-£12.3094	£2.8761	-£11.0381	-£5.3666	-£19.6177	-£8.8360	-£23.2196	-£9.4222	-£23.8252	-£22.5004	-£37.4540
14	Residential Large site - high density - 2,000 flats	2000	5.45	£44.27	£44.2837	£25.9770	£7.7780	-£12.9286	-£13.2507	-£34.8906	-£39.8295	-£43.5593	-£19.9755	-£39.8713	-£31.1019	-£51.5426	-£35.9247	-£56.5243	-£36.7298	-£57.3546	-£54.3254	-£75.0679
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£2.27	£4.5124	£3.8100	£2.7464	£2.0440	£1.9878	£1.2854	£1.0775	£0.9616	£1.3011	£0.6695	£0.8617	£0.2302	£1.0016	£0.3701	£1.1229	£0.4914	£0.5128	-£0.1206
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£3.00	£2.6767	£0.9698	-£1.0059	-£2.7407	-£2.5046	-£4.2393	-£4.3029	-£4.5486	-£3.8688	-£5.4572	-£4.7401	-£6.3285	-£4.4174	-£6.0058	-£4.0747	-£5.6631	-£5.2717	-£6.8601
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£28.25	£36.4597	£30.8989	£23.2341	£17.5685	£17.5729	£11.8337	£10.6962	£9.7815	£13.5505	£8.3657	£10.5137	£5.2903	£10.5079	£5.2844	£11.4837	£6.2761	£6.9847	£1.7151
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£33.21	£30.7822	£22.2676	£13.6313	£4.8639	£4.4078	-£4.6191	-£7.0452	-£8.5593	£0.3411	-£7.9563	-£4.4599	-£12.8913	-£6.3838	-£14.8522	-£6.7044	-£15.1834	-£14.3131	-£23.0324
19	Mixed Use Large site - high density - 2,600 flats with 20	2600	14.34	£116.43	£89.1911	£65.4461	£39.1276	£12.6372	£12.0018	-£15.0717	-£21.4391	-£25.8698	-£2.7257	-£27.9719	-£17.3157	-£43.2272	-£21.2736	-£47.3543	-£21.1793	-£47.2569	-£43.4599	-£70.6325
21	PBSA - 220 Student Rooms and ground floor commerci	0	0.37	£3.00	£0.9784	-£0.3840	£0.0965	-£1.2804	£0.0965	-£1.2804	£0.0965	£0.0965	-£0.6082	-£1.9866	-£0.6704	-£2.0488	-£0.2953	-£1.6738	£0.0965	-£1.2804	£0.0965	-£1.2804
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£6.09	£21.9232	£16.4180	£19.1373	£13.6321	£17.6710	£12.1659	£15.9115	£15.6917	£16.7526	£11.3784	£15.9604	£10.5861	£15.9135	£10.5392	£15.8712	£10.4969	£14.7010	£9.3267
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£7.14	£67.7726	£63.6562	£65.4806	£61.3642	£64.7382	£60.6218	£63.8473	£63.7375	£63.7882	£59.7371	£63.4170	£59.3659	£63.4448	£59.3938	£63.8105	£59.7595	£63.2161	£59.1651
24	Office	0	0.07	£0.56	-£0.6502	-£0.9336	-£2.2742	-£2.5576	-£2.2742	-£2.5576	-£2.2742	-£2.2742	-£3.2720	-£3.5554	-£3.2720	-£3.5554	-£2.9869	-£3.2703	-£2.2742	-£2.5576	-£2.2742	-£2.5576
25	Office	0	0.10	£0.84	-£1.4247	-£1.9813	-£4.5619	-£5.1185	-£4.5619	-£5.1185	-£4.5619	-£4.5619	-£6.4896	-£7.0462	-£6.4896	-£7.0462	-£5.9388	-£6.4954	-£4.5619	-£5.1185	-£4.5619	-£5.1185
26	Industrial	0	0.14	£1.15	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.4198	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248
27	Industrial	0	0.55	£4.44	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.6543	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895

BLV: SECONDARY INDUSTRIAL					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmea		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.4899	£0.4698	£0.4134	£0.3933	£0.3731	£0.3530	£0.3247	£0.3187	£0.2723	£0.2522	£0.2522	£0.2321	£0.2470	£0.2269	£0.2462	£0.2261	£0.2119	£0.1917
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.2229	£0.1981	£0.1606	£0.1358	£0.1278	£0.1030	£0.0884	£0.0836	£0.1047	£0.0828	£0.0883	£0.0664	£0.0832	£0.0613	£0.0824	£0.0605	£0.0555	£0.0336
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.5183	£0.4604	£0.3731	£0.3153	£0.2967	£0.2389	£0.2051	£0.1939	£0.2430	£0.1920	£0.2048	£0.1538	£0.1920	£0.1410	£0.1899	£0.1389	£0.1284	£0.0774
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.8374	£0.7415	£0.5987	£0.5028	£0.4731	£0.3772	£0.3224	£0.3038	£0.3866	£0.3021	£0.3238	£0.2393	£0.3008	£0.2163	£0.2970	£0.2124	£0.1982	£0.1137
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£2.6170	£2.3149	£1.8715	£1.5694	£1.4792	£1.1771	£1.0084	£0.9498	£1.2855	£1.0193	£1.0894	£0.8231	£1.0255	£0.7592	£1.0148	£0.7486	£0.6970	£0.4308
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£4.8514	£4.2555	£3.4142	£2.8183	£2.6578	£2.0619	£1.7501	£1.6346	£2.3217	£1.7964	£1.9434	£1.4182	£1.8161	£1.2909	£1.7949	£1.2697	£1.1870	£0.6618
7	Residential Medium site - medium density - 50 flats and	50	0.50	£2.15	£8.1180	£7.5083	£6.3819	£5.7711	£5.4679	£4.8482	£4.3605	£4.2236	£4.4064	£3.8410	£3.9450	£3.3796	£3.8177	£3.2523	£3.7964	£3.2310	£3.0221	£2.4567
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£7.4884	£5.4682	£3.4010	£1.3808	£1.2497	-£0.8010	-£1.3798	-£1.7256	£0.2680	-£1.6071	-£0.8368	-£2.7177	-£1.2237	-£3.1046	-£1.2882	-£3.1691	-£3.0582	-£4.9391
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£21.0420	£18.3184	£14.5885	£11.8532	£11.1822	£8.4140	£7.0551	£6.5184	£9.8178	£7.3780	£8.0982	£5.6584	£7.4861	£5.0462	£7.3841	£4.9442	£4.6590	£2.2132
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£17.9295	£11.8373	£6.0302	-£0.1934	-£0.3394	-£6.7613	-£8.2393	-£9.3214	-£2.7427	-£8.5637	-£6.0293	-£11.9073	-£7.2741	-£13.1738	-£7.4830	-£13.3861	-£12.7275	-£18.7102
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	£9.1022	£2.7693	-£2.5325	-£9.1219	-£8.8545	-£15.5505	-£16.5971	-£17.7211	-£10.3035	-£16.3868	-£13.5347	-£19.6496	-£14.8085	-£20.9234	-£15.0208	-£21.1357	-£20.0604	-£26.1754
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£19.4882	£10.3812	£2.0290	-£7.5566	-£7.5577	-£17.3874	-£19.4270	-£21.0908	-£10.4644	-£19.4427	-£15.4252	-£24.5525	-£17.4125	-£26.5724	-£17.7437	-£26.9090	-£25.6084	-£34.8081
13	Residential Large site - high density - 1,500 flats	1500	4.57	£19.69	£53.3506	£40.1618	£25.6032	£11.1408	£9.9844	-£5.1364	-£9.6949	-£12.3094	£2.8761	-£11.0381	-£5.3666	-£19.6177	-£8.8360	-£23.2196	-£9.4222	-£23.8252	-£22.5004	-£37.4540
14	Residential Large site - high density - 2,000 flats	2000	5.45	£23.49	£44.2837	£25.9770	£7.7780	-£12.9286	-£13.2507	-£34.8906	-£39.8295	-£43.5593	-£19.9755	-£39.8713	-£31.1019	-£51.5426	-£35.9247	-£56.5243	-£36.7298	-£57.3546	-£54.3254	-£75.0679
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£1.21	£4.5124	£3.8100	£2.7464	£2.0440	£1.9878	£1.2854	£1.0775	£0.9616	£1.3011	£0.6695	£0.8617	£0.2302	£1.0016	£0.3701	£1.1229	£0.4914	£0.5128	-£0.1206
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£1.59	£2.6767	£0.9698	-£1.0059	-£2.7407	-£2.5046	-£4.2393	-£4.3029	-£4.5486	-£3.8688	-£5.4572	-£4.7401	-£6.3285	-£4.4174	-£6.0058	-£4.0747	-£5.6631	-£5.2717	-£6.8601
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£15.00	£36.4597	£30.8989	£23.2341	£17.5685	£17.5729	£11.8337	£10.6962	£9.7815	£13.5505	£8.3657	£10.5137	£5.2903	£10.5079	£5.2844	£11.4837	£6.2761	£6.9847	£1.7151
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£17.62	£30.7822	£22.2676	£13.6313	£4.8639	£4.4078	-£4.6191	-£7.0452	-£8.5593	£0.3411	-£7.9563	-£4.4599	-£12.8913	-£6.3838	-£14.8522	-£6.7044	-£15.1834	-£14.3131	-£23.0324
19	Mixed Use Large site - high density - 2,600 flats with 20	2600	14.34	£61.79	£89.1911	£65.4461	£39.1276	£12.6372	£12.0018	-£15.0717	-£21.4391	-£25.8698	-£2.7257	-£27.9719	-£17.3157	-£43.2272	-£21.2736	-£47.3543	-£21.1793	-£47.2569	-£43.4599	-£70.6325
21	PBSA - 220 Student Rooms and ground floor commerci	0	0.37	£1.59	£0.9784	-£0.3840	£0.0965	-£1.2804	£0.0965	-£1.2804	£0.0965	£0.0965	-£0.6082	-£1.9866	-£0.6704	-£2.0488	-£0.2953	-£1.6738	£0.0965	-£1.2804	£0.0965	-£1.2804
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£3.23	£21.9232	£16.4180	£19.1373	£13.6321	£17.6710	£12.1659	£15.9115	£15.6917	£16.7526	£11.3784	£15.9604	£10.5861	£15.9135	£10.5392	£15.8712	£10.4969	£14.7010	£9.3267
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.79	£67.7726	£63.6562	£65.4806	£61.3642	£64.7382	£60.6218	£63.8473	£63.7375	£63.7882	£59.7371	£63.4170	£59.3659	£63.4448	£59.3938	£63.8105	£59.7595	£63.2161	£59.1651
24	Office	0	0.07	£0.30	-£0.6502	-£0.9336	-£2.2742	-£2.5576	-£2.2742	-£2.5576	-£2.2742	-£2.2742	-£3.2720	-£3.5554	-£3.2720	-£3.5554	-£2.9869	-£3.2703	-£2.2742	-£2.5576	-£2.2742	-£2.5576
25	Office	0	0.10	£0.45	-£1.4247	-£1.9813	-£4.5619	-£5.1185	-£4.5619	-£5.1185	-£4.5619	-£4.5619	-£6.4896	-£7.0462	-£6.4896	-£7.0462	-£5.9388	-£6.4954	-£4.5619	-£5.1185	-£4.5619	-£5.1185
26	Industrial	0	0.14	£0.61	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.4198	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248
27	Industrial	0	0.55	£2.36	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.6543	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895

BLV: UNDEVELOPED/CLEARED LAND					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmea		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.4899	£0.4698	£0.4134	£0.3933	£0.3731	£0.3530	£0.3247	£0.3187	£0.2723	£0.2522	£0.2522	£0.2321	£0.2470	£0.2269	£0.2462	£0.2261	£0.2119	£0.1917
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.2229	£0.1981	£0.1606	£0.1358	£0.1278	£0.1030	£0.0884	£0.0836	£0.1047	£0.0828	£0.0883	£0.0664	£0.0832	£0.0613	£0.0824	£0.0605	£0.0555	£0.0336
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.5183	£0.4604	£0.3731	£0.3153	£0.2967	£0.2389	£0.2051	£0.1939	£0.2430	£0.1920	£0.2048	£0.1538	£0.1920	£0.1410	£0.1899	£0.1389	£0.1284	£0.0774
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.8374	£0.7415	£0.5987	£0.5028	£0.4731	£0.3772	£0.3224	£0.3038	£0.3866	£0.3021	£0.3238	£0.2393	£0.3008	£0.2163	£0.2970	£0.2124	£0.1982	£0.1137
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£2.6170	£2.3149	£1.8715	£1.5694	£1.4792	£1.1771	£1.0084	£0.9498	£1.2855	£1.0193	£1.0894	£0.8231	£1.0255	£0.7592	£1.0148	£0.7486	£0.6970	£0.4308
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£4.8514	£4.2555	£3.4142	£2.8183	£2.6578	£2.0619	£1.7501	£1.6346	£2.3217	£1.7964	£1.9434	£1.4182	£1.8161	£1.2909	£1.7949	£1.2697	£1.1870	£0.6618
7	Residential Medium site - medium density - 50 flats and	50	0.50	£2.04	£8.1180	£7.5083	£6.3819	£5.7711	£5.4679	£4.8482	£4.3605	£4.2236	£4.4064	£3.8410	£3.9450	£3.3796	£3.8177	£3.2523	£3.7964	£3.2310	£3.0221	£2.4567
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£7.4884	£5.4682	£3.4010	£1.3808	£1.2497	-£0.8010	-£1.3798	-£1.7256	£0.2680	-£1.6071	-£0.8368	-£2.7177	-£1.2237	-£3.1046	-£1.2882	-£3.1691	-£3.0582	-£4.9391
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£21.0420	£18.3184	£14.5885	£11.8532	£11.1822	£8.4140	£7.0551	£6.5184	£9.8178	£7.3780	£8.0982	£5.6584	£7.4861	£5.0462	£7.3841	£4.9442	£4.6590	£2.2132
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£17.9295	£11.8373	£6.0302	-£0.1934	-£0.3394	-£6.7613	-£8.2393	-£9.3214	-£2.7427	-£8.5637	-£6.0293	-£11.9073	-£7.2741	-£13.1738	-£7.4830	-£13.3861	-£12.7275	-£18.7102
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	£9.1022	£2.7693	-£2.5325	-£9.1219	-£8.8545	-£15.5505	-£16.5971	-£17.7211	-£10.3035	-£16.3868	-£13.5347	-£19.6496	-£14.8085	-£20.9234	-£15.0208	-£21.1357	-£20.0604	-£26.1754
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£19.4882	£10.3812	£2.0290	-£7.5566	-£7.5577	-£17.3874	-£19.4270	-£21.0908	-£10.4644	-£19.4427	-£15.4252	-£24.5525	-£17.4125	-£26.5724	-£17.7437	-£26.9090	-£25.6084	-£34.8081
13	Residential Large site - high density - 1,500 flats	1500	4.57	£18.65	£53.3506	£40.1618	£25.6032	£11.1408	£9.9844	-£5.1364	-£9.6949	-£12.3094	£2.8761	-£11.0381	-£5.3666	-£19.6177	-£8.8360	-£23.2196	-£9.4222	-£23.8252	-£22.5004	-£37.4540
14	Residential Large site - high density - 2,000 flats	2000	5.45	£22.25	£44.2837	£25.9770	£7.7780	-£12.9286	-£13.2507	-£34.8906	-£39.8295	-£43.5593	-£19.9755	-£39.8713	-£31.1019	-£51.5426	-£35.9247	-£56.5243	-£36.7298	-£57.3546	-£54.3254	-£75.0679
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£1.14	£4.5124	£3.8100	£2.7464	£2.0440	£1.9878	£1.2854	£1.0775	£0.9616	£1.3011	£0.6695	£0.8617	£0.2302	£1.0016	£0.3701	£1.1229	£0.4914	£0.5128	-£0.1206
16	Mixed Use Medium site - high density - 100 flats and 1,	100	0.37	£1.51	£2.6767	£0.9698	-£1.0059	-£2.7407	-£2.5046	-£4.2393	-£4.3029	-£4.5486	-£3.8688	-£5.4572	-£4.7401	-£6.3285	-£4.4174	-£6.0058	-£4.0747	-£5.6631	-£5.2717	-£6.8601
17	Mixed Use Large site - medium density - 450 flats with	450	3.48	£14.20	£36.4597	£30.8989	£23.2341	£17.5685	£17.5729	£11.8337	£10.6962	£9.7815	£13.5505	£8.3657	£10.5137	£5.2903	£10.5079	£5.2844	£11.4837	£6.2761	£6.9847	£1.7151
18	Mixed Use Large site - high density - 800 flats with 1,50	800	4.09	£16.69	£30.7822	£22.2676	£13.6313	£4.8639	£4.4078	-£4.6191	-£7.0452	-£8.5593	£0.3411	-£7.9563	-£4.4599	-£12.8913	-£6.3838	-£14.8522	-£6.7044	-£15.1834	-£14.3131	-£23.0324
19	Mixed Use Large site - high density - 2,600 flats with 20	2600	14.34	£58.52	£89.1911	£65.4461	£39.1276	£12.6372	£12.0018	-£15.0717	-£21.4391	-£25.8698	-£2.7257	-£27.9719	-£17.3157	-£43.2272	-£21.2736	-£47.3543	-£21.1793	-£47.2569	-£43.4599	-£70.6325
21	PBSA - 220 Student Rooms and ground floor commerci	0	0.37	£1.51	£0.9784	-£0.3840	£0.0965	-£1.2804	£0.0965	-£1.2804	£0.0965	£0.0965	-£0.6082	-£1.9866	-£0.6704	-£2.0488	-£0.2953	-£1.6738	£0.0965	-£1.2804	£0.0965	-£1.2804
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses a	100	0.75	£3.06	£21.9232	£16.4180	£19.1373	£13.6321	£17.6710	£12.1659	£15.9115	£15.6917	£16.7526	£11.3784	£15.9604	£10.5861	£15.9135	£10.5392	£15.8712	£10.4969	£14.7010	£9.3267
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.59	£67.7726	£63.6562	£65.4806	£61.3642	£64.7382	£60.6218	£63.8473	£63.7375	£63.7882	£59.7371	£63.4170	£59.3659	£63.4448	£59.3938	£63.8105	£59.7595	£63.2161	£59.1651
24	Office	0	0.07	£0.28	-£0.6502	-£0.9336	-£2.2742	-£2.5576	-£2.2742	-£2.5576	-£2.2742	-£2.2742	-£3.2720	-£3.5554	-£3.2720	-£3.5554	-£2.9869	-£3.2703	-£2.2742	-£2.5576	-£2.2742	-£2.5576
25	Office	0	0.10	£0.42	-£1.4247	-£1.9813	-£4.5619	-£5.1185	-£4.5619	-£5.1185	-£4.5619	-£4.5619	-£6.4896	-£7.0462	-£6.4896	-£7.0462	-£5.9388	-£6.4954	-£4.5619	-£5.1185	-£4.5619	-£5.1185
26	Industrial	0	0.14	£0.58	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.4198	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248
27	Industrial	0	0.55	£2.23	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.6543	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895

Table 6.53.2: Percentage change in residual land values with NZC operational and embodied carbon cost allowances (sales values of £7,965 per square metre)

	Description	No of units	Site area HA	Baseline residual land value (£m)	Residual land value after accounting for Net Zero Carbon allowance of 5% of construction costs (£m)	Percentage change in residual land value
1	Residential Small site - 2 houses	2	0.05	£0.3247	£0.3187	18.58%
2	Residential Small site - low density - 2 flats	2	0.04	£0.0884	£0.0836	84.28%
3	Residential Small site - medium density - 5 flats	5	0.05	£0.2051	£0.1939	84.64%
4	Residential Small site - medium density - 9 flats	9	0.10	£0.3224	£0.3038	89.24%
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.0084	£0.9498	89.87%
6	Residential Medium site - medium density - 50 flats	50	0.50	£1.7501	£1.6346	102.18%
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.3605	£4.2236	42.63%
8	Residential Large site - high density - 150 flats	150	0.42	-£1.3798	-£1.7256	453.71%
9	Residential Large site - medium density - 250 flats	250	1.50	£7.0551	£6.5184	119.09%
10	Residential Large site - high density - 500 flats	500	1.53	-£8.2393	-£9.3214	240.56%
11	Residential Large site - high density - 500 flats	500	1.10	-£16.5971	-£17.7211	122.63%
12	Residential Large site - high density - 800 flats	800	2.00	-£19.4270	-£21.0908	157.37%
13	Residential Large site - high density - 1,500 flats	1,500	4.57	-£9.6949	-£12.3094	508.61%
14	Residential Large site - high density - 2,000 flats	2,000	5.45	-£39.8295	-£43.5593	172.89%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.0775	£0.9616	197.12%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	-£4.3029	-£4.5486	120.95%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£10.6962	£9.7815	166.20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	-£7.0452	-£8.5593	408.06%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	-£21.4391	-£25.8698	413.91%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£0.0965	£0.0965	4285.00%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£15.9115	£15.6917	103.86%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£63.8473	£63.7375	19.34%
24	Office	-	0.07	-£2.2742	-£2.2742	18.58%
25	Office	-	0.10	-£4.5619	-£4.5619	84.28%
26	Industrial	-	0.14	£0.4198	£0.4198	84.64%
27	Industrial	-	0.55	£3.6543	£3.6543	89.24%

Cumulative policy impacts

6.56 In addition to testing the emerging policies individually, we have also tested their cumulative impact on the residual land values generated by the development typologies. This introduces the policies individually so their cumulative impact can be seen, in the following order: EV charging; BNG; Accessibility; NZC (operational carbon only); and NZC (both operational and embodied carbon). The results are summarised in a similar format to the other tables, showing the impact of policies at each price point (£10,172 to £6,458 per square metre) and also comparing the residual land values to each of the four benchmark land values. The results are summarised in tables 6.56.1 to 6.56.9 with full readable copies of the results in Appendix 14.

6.57 In these tables, the column headed “baseline” shows the residual land value assuming the emerging policy compliant level of affordable housing and other emerging plan policies. The columns to the right then apply the emerging policies which are identified as having a cost impact on a cumulative basis. Where cells are green, the residual land value is higher than the relevant benchmark land value (all four benchmarks are tested). Conversely, where the cells are shaded red, the residual land value is lower than the benchmark land value.

6.58 The results present a mixed outcome, with higher levels of viability against benchmark land values 2 to 4 (higher secondary industrial sites, lower secondary industrial sites and undeveloped/vacant sites) in most areas. Higher density schemes, which in cure higher build costs show a more challenging viability position in areas achieving lower sales values. In such circumstances, flexibility in respect of affordable housing tenure mix and/or the overall level of affordable housing provision may be necessary to enable schemes to come forward. We note that this approach is already reflected in the Council's emerging Affordable Housing Policy H2, which provides for a viability tested route, whereby “viability appraisals and reviews are required for developments following the viability tested route in accordance with the London Plan 2021.”

6.59 There may be circumstances where compliance with all policy requirements, including affordable housing, embodied carbon and wider sustainability measures, cannot be achieved simultaneously. In such instances, consideration should be given to applying flexibility within relevant policies where robust viability evidence demonstrates that full compliance would render development unviable.

Table 6.56.1: Cumulative impact of policies – price point of £10,172 per square metre (£945 per square foot) and 35% affordable housing (machine readable version at Appendix 14)

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £10,172 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	489,942	489,724	488,992	482,285	461,803	420,839
2	Residential Small site - low density - 2 flats	2	614,877	222,941	222,722	221,818	216,097	190,919	140,563
3	Residential Small site - medium density - 5 flats	5	768,596	518,254	517,708	515,604	502,283	443,653	326,397
4	Residential Small site - medium density - 9 flats	9	1,537,192	837,372	836,396	832,909	810,824	713,631	519,243
5	Residential Medium site - medium density - 25 flats	25	2,920,665	2,616,955	2,614,271	2,603,286	2,533,729	2,227,611	1,615,378
6	Residential Medium site - medium density - 50 flats	50	7,685,960	4,851,404	4,846,138	4,824,470	4,687,265	4,083,439	2,875,787
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	8,118,020	8,112,839	8,090,667	7,933,818	7,315,144	6,070,633
8	Residential Large site - high density - 150 flats	150	6,456,206	7,488,440	7,472,949	7,399,487	6,991,310	4,947,021	858,440
9	Residential Large site - medium density - 250 flats	250	23,057,880	21,041,963	21,017,445	20,918,406	20,291,290	17,531,409	11,977,843
10	Residential Large site - high density - 500 flats	500	23,519,037	17,929,539	17,883,228	17,664,248	16,447,531	10,258,066	-2,361,494
11	Residential Large site - high density - 500 flats	500	16,909,112	9,102,209	9,055,141	8,827,660	7,563,644	1,129,797	-12,177,725
12	Residential Large site - high density - 800 flats	800	30,743,840	19,488,192	19,423,390	19,097,412	17,263,650	7,996,170	-11,262,421
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	53,350,558	53,251,065	52,779,245	50,151,574	36,678,842	7,677,229
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	44,283,714	44,154,196	43,502,165	39,879,295	21,065,608	-20,421,573
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	4,512,396	4,507,131	4,481,481	4,339,962	3,629,234	2,207,778
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	2,676,654	2,666,133	2,603,814	2,299,743	574,630	-2,922,626
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	36,459,724	36,418,622	36,214,934	35,125,740	29,500,375	18,024,034
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	30,782,161	30,718,402	30,412,337	28,732,644	20,083,656	2,368,265
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	89,191,071	89,024,735	88,178,763	83,684,164	59,329,340	6,364,790
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	978,402	978,402	926,785	875,168	-493,963	-3,260,850
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	21,923,152	21,912,982	21,705,222	21,277,718	15,741,586	4,669,322
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	67,772,648	67,767,563	67,611,950	67,346,466	63,209,568	54,935,770
24	Office	-	1,060,662	-650,172	-650,172	-660,745	-671,320	-955,757	-1,524,633
25	Office	-	1,590,994	-1,424,673	-1,424,673	-1,445,439	-1,466,206	-2,024,840	-3,142,108
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	489,942	489,724	488,992	482,285	461,803	420,839
2	Residential Small site - low density - 2 flats	2	324,764	222,941	222,722	221,818	216,097	190,919	140,563
3	Residential Small site - medium density - 5 flats	5	405,954	518,254	517,708	515,604	502,283	443,653	326,397
4	Residential Small site - medium density - 9 flats	9	811,909	837,372	836,396	832,909	810,824	713,631	519,243
5	Residential Medium site - medium density - 25 flats	25	1,542,627	2,616,955	2,614,271	2,603,286	2,533,729	2,227,611	1,615,378
6	Residential Medium site - medium density - 50 flats	50	4,059,544	4,851,404	4,846,138	4,824,470	4,687,265	4,083,439	2,875,787
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	8,118,020	8,112,839	8,090,667	7,933,818	7,315,144	6,070,633
8	Residential Large site - high density - 150 flats	150	3,410,017	7,488,440	7,472,949	7,399,487	6,991,310	4,947,021	858,440
9	Residential Large site - medium density - 250 flats	250	12,178,631	21,041,963	21,017,445	20,918,406	20,291,290	17,531,409	11,977,843
10	Residential Large site - high density - 500 flats	500	12,422,204	17,929,539	17,883,228	17,664,248	16,447,531	10,258,066	-2,361,494
11	Residential Large site - high density - 500 flats	500	8,930,996	9,102,209	9,055,141	8,827,660	7,563,644	1,129,797	-12,177,725
12	Residential Large site - high density - 800 flats	800	16,238,175	19,488,192	19,423,390	19,097,412	17,263,650	7,996,170	-11,262,421
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	53,350,558	53,251,065	52,779,245	50,151,574	36,678,842	7,677,229
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	44,283,714	44,154,196	43,502,165	39,879,295	21,065,608	-20,421,573
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	4,512,396	4,507,131	4,481,481	4,339,962	3,629,234	2,207,778
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	2,676,654	2,666,133	2,603,814	2,299,743	574,630	-2,922,626
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	36,459,724	36,418,622	36,214,934	35,125,740	29,500,375	18,024,034
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	30,782,161	30,718,402	30,412,337	28,732,644	20,083,656	2,368,265
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	89,191,071	89,024,735	88,178,763	83,684,164	59,329,340	6,364,790
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	978,402	978,402	926,785	875,168	-493,963	-3,260,850
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	21,923,152	21,912,982	21,705,222	21,277,718	15,741,586	4,669,322
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	67,772,648	67,767,563	67,611,950	67,346,466	63,209,568	54,935,770
24	Office	-	560,217	-650,172	-650,172	-660,745	-671,320	-955,757	-1,524,633
25	Office	-	840,326	-1,424,673	-1,424,673	-1,445,439	-1,466,206	-2,024,840	-3,142,108
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	489,942	489,724	488,992	482,285	461,803	420,839
2	Residential Small site - low density - 2 flats	2	172,359	222,941	222,722	221,818	216,097	190,919	140,563
3	Residential Small site - medium density - 5 flats	5	215,449	518,254	517,708	515,604	502,283	443,653	326,397
4	Residential Small site - medium density - 9 flats	9	430,899	837,372	836,396	832,909	810,824	713,631	519,243
5	Residential Medium site - medium density - 25 flats	25	818,707	2,616,955	2,614,271	2,603,286	2,533,729	2,227,611	1,615,378
6	Residential Medium site - medium density - 50 flats	50	2,154,493	4,851,404	4,846,138	4,824,470	4,687,265	4,083,439	2,875,787
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	8,118,020	8,112,839	8,090,667	7,933,818	7,315,144	6,070,633
8	Residential Large site - high density - 150 flats	150	1,809,774	7,488,440	7,472,949	7,399,487	6,991,310	4,947,021	858,440
9	Residential Large site - medium density - 250 flats	250	6,463,480	21,041,963	21,017,445	20,918,406	20,291,290	17,531,409	11,977,843
10	Residential Large site - high density - 500 flats	500	6,592,749	17,929,539	17,883,228	17,664,248	16,447,531	10,258,066	-2,361,494
11	Residential Large site - high density - 500 flats	500	4,739,885	9,102,209	9,055,141	8,827,660	7,563,644	1,129,797	-12,177,725
12	Residential Large site - high density - 800 flats	800	8,617,973	19,488,192	19,423,390	19,097,412	17,263,650	7,996,170	-11,262,421
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	53,350,558	53,251,065	52,779,245	50,151,574	36,678,842	7,677,229
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	44,283,714	44,154,196	43,502,165	39,879,295	21,065,608	-20,421,573
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	4,512,396	4,507,131	4,481,481	4,339,962	3,629,234	2,207,778
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	2,676,654	2,666,133	2,603,814	2,299,743	574,630	-2,922,626
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	36,459,724	36,418,622	36,214,934	35,125,740	29,500,375	18,024,034
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	30,782,161	30,718,402	30,412,337	28,732,644	20,083,656	2,368,265
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	89,191,071	89,024,735	88,178,763	83,684,164	59,329,340	6,364,790
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	978,402	978,402	926,785	875,168	-493,963	-3,260,850
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	21,923,152	21,912,982	21,705,222	21,277,718	15,741,586	4,669,322
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	67,772,648	67,767,563	67,611,950	67,346,466	63,209,568	54,935,770
24	Office	-	297,320	-650,172	-650,172	-660,745	-671,320	-955,757	-1,524,633
25	Office	-	445,980	-1,424,673	-1,424,673	-1,445,439	-1,466,206	-2,024,840	-3,142,108
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	489,942	489,724	488,992	482,285	461,803	420,839
2	Residential Small site - low density - 2 flats	2	163,244	222,941	222,722	221,818	216,097	190,919	140,563
3	Residential Small site - medium density - 5 flats	5	204,055	518,254	517,708	515,604	502,283	443,653	326,397
4	Residential Small site - medium density - 9 flats	9	408,110	837,372	836,396	832,909	810,824	713,631	519,243
5	Residential Medium site - medium density - 25 flats	25	775,408	2,616,955	2,614,271	2,603,286	2,533,729	2,227,611	1,615,378
6	Residential Medium site - medium density - 50 flats	50	2,040,548	4,851,404	4,846,138	4,824,470	4,687,265	4,083,439	2,875,787
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	8,118,020	8,112,839	8,090,667	7,933,818	7,315,144	6,070,633
8	Residential Large site - high density - 150 flats	150	1,714,060	7,488,440	7,472,949	7,399,487	6,991,310	4,947,021	858,440
9	Residential Large site - medium density - 250 flats	250	6,121,644	21,041,963	21,017,445	20,918,406	20,291,290	17,531,409	11,977,843
10	Residential Large site - high density - 500 flats	500	6,244,077	17,929,539	17,883,228	17,664,248	16,447,531	10,258,066	-2,361,494
11	Residential Large site - high density - 500 flats	500	4,489,206	9,102,209	9,055,141	8,827,660	7,563,644	1,129,797	-12,177,725
12	Residential Large site - high density - 800 flats	800	8,162,192	19,488,192	19,423,390	19,097,412	17,263,650	7,996,170	-11,262,421
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	53,350,558	53,251,065	52,779,245	50,151,574	36,678,842	7,677,229
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	44,283,714	44,154,196	43,502,165	39,879,295	21,065,608	-20,421,573
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	4,512,396	4,507,131	4,481,481	4,339,962	3,629,234	2,207,778
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	2,676,654	2,666,133	2,603,814	2,299,743	574,630	-2,922,626
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	36,459,724	36,418,622	36,214,934	35,125,740	29,500,375	18,024,034
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	30,782,161	30,718,402	30,412,337	28,732,644	20,083,656	2,368,265
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	89,191,071	89,024,735	88,178,763	83,684,164	59,329,340	6,364,790
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	978,402	978,402	926,785	875,168	-493,963	-3,260,850
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	21,923,152	21,912,982	21,705,222	21,277,718	15,741,586	4,669,322
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	67,772,648	67,767,563	67,611,950	67,346,466	63,209,568	54,935,770
24	Office	-	281,596	-650,172	-650,172	-660,745	-671,320	-955,757	-1,524,633
25	Office	-	422,393	-1,424,673	-1,424,673	-1,445,439	-1,466,206	-2,024,840	-3,142,108
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

Table 6.56.2: Cumulative impact of policies – price point of £9,149 per square metre (£850 per square foot) and 35% affordable housing (machine readable version at Appendix 14)

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £9,149 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	413,369	413,150	412,419	405,712	385,229	344,266
2	Residential Small site - low density - 2 flats	2	614,877	160,613	160,394	159,491	153,770	128,592	78,236
3	Residential Small site - medium density - 5 flats	5	768,596	373,122	372,574	370,471	357,149	298,521	181,263
4	Residential Small site - medium density - 9 flats	9	1,537,192	598,738	597,763	594,276	572,190	474,997	280,609
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,871,527	1,868,843	1,857,858	1,788,300	1,482,183	869,949
6	Residential Medium site - medium density - 50 flats	50	7,685,960	3,414,210	3,408,944	3,387,276	3,250,070	2,646,245	1,438,593
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	6,381,906	6,376,725	6,354,553	6,197,704	5,574,791	4,317,208
8	Residential Large site - high density - 150 flats	150	6,456,206	3,400,984	3,385,494	3,312,032	2,903,855	859,565	-3,341,447
9	Residential Large site - medium density - 250 flats	250	23,057,880	14,588,534	14,564,016	14,464,977	13,837,861	11,053,389	5,443,352
10	Residential Large site - high density - 500 flats	500	23,519,037	6,030,241	5,982,403	5,756,201	4,499,360	-1,846,028	-14,960,731
11	Residential Large site - high density - 500 flats	500	16,909,112	-2,532,495	-2,581,910	-2,820,737	-4,147,725	-10,843,073	-24,504,547
12	Residential Large site - high density - 800 flats	800	30,743,840	2,028,971	1,960,938	1,618,702	-287,485	-10,060,579	-30,309,804
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	25,603,240	25,496,708	24,984,459	22,134,949	7,324,860	-24,157,198
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	7,777,953	7,631,803	6,896,820	2,813,050	-18,398,454	-63,409,381
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	2,746,409	2,741,143	2,715,493	2,573,975	1,863,247	441,789
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-1,005,934	-1,016,626	-1,079,964	-1,389,008	-3,142,336	-6,648,990
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	23,234,114	23,192,340	22,985,320	21,878,312	16,123,924	4,404,636
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	13,631,322	13,565,460	13,249,303	11,514,217	2,605,545	-16,079,184
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	39,127,636	38,940,699	37,989,948	32,876,789	6,056,169	-50,458,020
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	19,137,257	19,127,087	18,919,328	18,491,824	12,955,692	1,883,428
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	65,480,642	65,475,557	65,319,946	65,054,462	60,917,563	52,643,765
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	413,369	413,150	412,419	405,712	385,229	344,266
2	Residential Small site - low density - 2 flats	2	324,764	160,613	160,394	159,491	153,770	128,592	78,236
3	Residential Small site - medium density - 5 flats	5	405,954	373,122	372,574	370,471	357,149	298,521	181,263
4	Residential Small site - medium density - 9 flats	9	811,909	598,738	597,763	594,276	572,190	474,997	280,609
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,871,527	1,868,843	1,857,858	1,788,300	1,482,183	869,949
6	Residential Medium site - medium density - 50 flats	50	4,059,544	3,414,210	3,408,944	3,387,276	3,250,070	2,646,245	1,438,593
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	6,381,906	6,376,725	6,354,553	6,197,704	5,574,791	4,317,208
8	Residential Large site - high density - 150 flats	150	3,410,017	3,400,984	3,385,494	3,312,032	2,903,855	859,565	-3,341,447
9	Residential Large site - medium density - 250 flats	250	12,178,631	14,588,534	14,564,016	14,464,977	13,837,861	11,053,389	5,443,352
10	Residential Large site - high density - 500 flats	500	12,422,204	6,030,241	5,982,403	5,756,201	4,499,360	-1,846,028	-14,960,731
11	Residential Large site - high density - 500 flats	500	8,930,996	-2,532,495	-2,581,910	-2,820,737	-4,147,725	-10,843,073	-24,504,547
12	Residential Large site - high density - 800 flats	800	16,238,175	2,028,971	1,960,938	1,618,702	-287,485	-10,060,579	-30,309,804
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	25,603,240	25,496,708	24,984,459	22,134,949	7,324,860	-24,157,198
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	7,777,953	7,631,803	6,896,820	2,813,050	-18,398,454	-63,409,381
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	2,746,409	2,741,143	2,715,493	2,573,975	1,863,247	441,789
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-1,005,934	-1,016,626	-1,079,964	-1,389,008	-3,142,336	-6,648,990
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	23,234,114	23,192,340	22,985,320	21,878,312	16,123,924	4,404,636
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	13,631,322	13,565,460	13,249,303	11,514,217	2,605,545	-16,079,184
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	39,127,636	38,940,699	37,989,948	32,876,789	6,056,169	-50,458,020
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	19,137,257	19,127,087	18,919,328	18,491,824	12,955,692	1,883,428
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	65,480,642	65,475,557	65,319,946	65,054,462	60,917,563	52,643,765
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	413,369	413,150	412,419	405,712	385,229	344,266
2	Residential Small site - low density - 2 flats	2	172,359	160,613	160,394	159,491	153,770	128,592	78,236
3	Residential Small site - medium density - 5 flats	5	215,449	373,122	372,574	370,471	357,149	298,521	181,263
4	Residential Small site - medium density - 9 flats	9	430,899	598,738	597,763	594,276	572,190	474,997	280,609
5	Residential Medium site - medium density - 25 flats	25	818,707	1,871,527	1,868,843	1,857,858	1,788,300	1,482,183	869,949
6	Residential Medium site - medium density - 50 flats	50	2,154,493	3,414,210	3,408,944	3,387,276	3,250,070	2,646,245	1,438,593
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	6,381,906	6,376,725	6,354,553	6,197,704	5,574,791	4,317,208
8	Residential Large site - high density - 150 flats	150	1,809,774	3,400,984	3,385,494	3,312,032	2,903,855	859,565	-3,341,447
9	Residential Large site - medium density - 250 flats	250	6,463,480	14,588,534	14,564,016	14,464,977	13,837,861	11,053,389	5,443,352
10	Residential Large site - high density - 500 flats	500	6,592,749	6,030,241	5,982,403	5,756,201	4,499,360	-1,846,028	-14,960,731
11	Residential Large site - high density - 500 flats	500	4,739,885	-2,532,495	-2,581,910	-2,820,737	-4,147,725	-10,843,073	-24,504,547
12	Residential Large site - high density - 800 flats	800	8,617,973	2,028,971	1,960,938	1,618,702	-287,485	-10,060,579	-30,309,804
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	25,603,240	25,496,708	24,984,459	22,134,949	7,324,860	-24,157,198
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	7,777,953	7,631,803	6,896,820	2,813,050	-18,398,454	-63,409,381
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	2,746,409	2,741,143	2,715,493	2,573,975	1,863,247	441,789
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-1,005,934	-1,016,626	-1,079,964	-1,389,008	-3,142,336	-6,648,990
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	23,234,114	23,192,340	22,985,320	21,878,312	16,123,924	4,404,636
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	13,631,322	13,565,460	13,249,303	11,514,217	2,605,545	-16,079,184
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	39,127,636	38,940,699	37,989,948	32,876,789	6,056,169	-50,458,020
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	19,137,257	19,127,087	18,919,328	18,491,824	12,955,692	1,883,428
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	65,480,642	65,475,557	65,319,946	65,054,462	60,917,563	52,643,765
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	413,369	413,150	412,419	405,712	385,229	344,266
2	Residential Small site - low density - 2 flats	2	163,244	160,613	160,394	159,491	153,770	128,592	78,236
3	Residential Small site - medium density - 5 flats	5	204,055	373,122	372,574	370,471	357,149	298,521	181,263
4	Residential Small site - medium density - 9 flats	9	408,110	598,738	597,763	594,276	572,190	474,997	280,609
5	Residential Medium site - medium density - 25 flats	25	775,408	1,871,527	1,868,843	1,857,858	1,788,300	1,482,183	869,949
6	Residential Medium site - medium density - 50 flats	50	2,040,548	3,414,210	3,408,944	3,387,276	3,250,070	2,646,245	1,438,593
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	6,381,906	6,376,725	6,354,553	6,197,704	5,574,791	4,317,208
8	Residential Large site - high density - 150 flats	150	1,714,060	3,400,984	3,385,494	3,312,032	2,903,855	859,565	-3,341,447
9	Residential Large site - medium density - 250 flats	250	6,121,644	14,588,534	14,564,016	14,464,977	13,837,861	11,053,389	5,443,352
10	Residential Large site - high density - 500 flats	500	6,244,077	6,030,241	5,982,403	5,756,201	4,499,360	-1,846,028	-14,960,731
11	Residential Large site - high density - 500 flats	500	4,489,206	-2,532,495	-2,581,910	-2,820,737	-4,147,725	-10,843,073	-24,504,547
12	Residential Large site - high density - 800 flats	800	8,162,192	2,028,971	1,960,938	1,618,702	-287,485	-10,060,579	-30,309,804
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	25,603,240	25,496,708	24,984,459	22,134,949	7,324,860	-24,157,198
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	7,777,953	7,631,803	6,896,820	2,813,050	-18,398,454	-63,409,381
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	2,746,409	2,741,143	2,715,493	2,573,975	1,863,247	441,789
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-1,005,934	-1,016,626	-1,079,964	-1,389,008	-3,142,336	-6,648,990
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	23,234,114	23,192,340	22,985,320	21,878,312	16,123,924	4,404,636
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	13,631,322	13,565,460	13,249,303	11,514,217	2,605,545	-16,079,184
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	39,127,636	38,940,699	37,989,948	32,876,789	6,056,169	-50,458,020
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	19,137,257	19,127,087	18,919,328	18,491,824	12,955,692	1,883,428
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	65,480,642	65,475,557	65,319,946	65,054,462	60,917,563	52,643,765
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

Table 6.56.3: Cumulative impact of policies – price point of £8,611 per square metre (£800 per square foot) and 35% affordable housing (machine readable version at Appendix 13)

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £8,611 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	373,068	372,848	372,117	365,409	344,928	303,963
2	Residential Small site - low density - 2 flats	2	614,877	127,809	127,591	126,687	120,966	95,788	45,432
3	Residential Small site - medium density - 5 flats	5	768,596	296,735	296,189	294,084	280,762	222,134	104,877
4	Residential Small site - medium density - 9 flats	9	1,537,192	473,142	472,167	468,679	446,594	349,400	155,013
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,479,197	1,476,513	1,465,527	1,395,969	1,089,853	477,619
6	Residential Medium site - medium density - 50 flats	50	7,685,960	2,657,792	2,652,526	2,630,858	2,493,653	1,889,827	682,176
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	5,467,941	5,462,676	5,440,141	5,280,726	4,651,934	3,394,351
8	Residential Large site - high density - 150 flats	150	6,456,206	1,249,692	1,234,201	1,160,739	752,562	-1,339,418	-5,562,831
9	Residential Large site - medium density - 250 flats	250	23,057,880	11,182,152	11,157,233	11,056,574	10,419,201	7,614,183	1,976,169
10	Residential Large site - high density - 500 flats	500	23,519,037	-339,439	-388,060	-618,666	-1,916,956	-8,430,612	-21,758,676
11	Residential Large site - high density - 500 flats	500	16,909,112	-8,854,487	-8,904,712	-9,147,445	-10,496,136	-17,299,903	-31,030,286
12	Residential Large site - high density - 800 flats	800	30,743,840	-7,557,739	-7,628,016	-7,981,537	-9,945,807	-19,973,893	-40,565,308
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	9,984,377	9,870,976	9,333,196	6,338,877	-9,142,241	-41,842,581
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-13,250,684	-13,404,123	-14,175,760	-18,482,294	-40,623,425	-86,934,720
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,987,821	1,982,555	1,956,906	1,815,388	1,104,659	-321,979
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-2,504,567	-2,515,259	-2,578,599	-2,887,643	-4,640,969	-8,147,624
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	17,572,898	17,531,125	17,324,105	16,199,990	10,389,113	-1,497,149
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	4,407,777	4,340,838	4,019,509	2,252,420	-6,987,601	-26,171,284
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	12,001,835	11,811,840	10,845,540	5,724,957	-21,980,907	-81,008,856
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	17,670,997	17,660,827	17,453,068	17,025,564	11,489,432	417,168
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	64,738,236	64,733,151	64,577,540	64,312,056	60,175,157	51,901,359
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	373,068	372,848	372,117	365,409	344,928	303,963
2	Residential Small site - low density - 2 flats	2	324,764	127,809	127,591	126,687	120,966	95,788	45,432
3	Residential Small site - medium density - 5 flats	5	405,954	296,735	296,189	294,084	280,762	222,134	104,877
4	Residential Small site - medium density - 9 flats	9	811,909	473,142	472,167	468,679	446,594	349,400	155,013
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,479,197	1,476,513	1,465,527	1,395,969	1,089,853	477,619
6	Residential Medium site - medium density - 50 flats	50	4,059,544	2,657,792	2,652,526	2,630,858	2,493,653	1,889,827	682,176
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	5,467,941	5,462,676	5,440,141	5,280,726	4,651,934	3,394,351
8	Residential Large site - high density - 150 flats	150	3,410,017	1,249,692	1,234,201	1,160,739	752,562	-1,339,418	-5,562,831
9	Residential Large site - medium density - 250 flats	250	12,178,631	11,182,152	11,157,233	11,056,574	10,419,201	7,614,183	1,976,169
10	Residential Large site - high density - 500 flats	500	12,422,204	-339,439	-388,060	-618,666	-1,916,956	-8,430,612	-21,758,676
11	Residential Large site - high density - 500 flats	500	8,930,996	-8,854,487	-8,904,712	-9,147,445	-10,496,136	-17,299,903	-31,030,286
12	Residential Large site - high density - 800 flats	800	16,238,175	-7,557,739	-7,628,016	-7,981,537	-9,945,807	-19,973,893	-40,565,308
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	9,984,377	9,870,976	9,333,196	6,338,877	-9,142,241	-41,842,581
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-13,250,684	-13,404,123	-14,175,760	-18,482,294	-40,623,425	-86,934,720
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,987,821	1,982,555	1,956,906	1,815,388	1,104,659	-321,979
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-2,504,567	-2,515,259	-2,578,599	-2,887,643	-4,640,969	-8,147,624
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	17,572,898	17,531,125	17,324,105	16,199,990	10,389,113	-1,497,149
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	4,407,777	4,340,838	4,019,509	2,252,420	-6,987,601	-26,171,284
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	12,001,835	11,811,840	10,845,540	5,724,957	-21,980,907	-81,008,856
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	17,670,997	17,660,827	17,453,068	17,025,564	11,489,432	417,168
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	64,738,236	64,733,151	64,577,540	64,312,056	60,175,157	51,901,359
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	373,068	372,848	372,117	365,409	344,928	303,963
2	Residential Small site - low density - 2 flats	2	172,359	127,809	127,591	126,687	120,966	95,788	45,432
3	Residential Small site - medium density - 5 flats	5	215,449	296,735	296,189	294,084	280,762	222,134	104,877
4	Residential Small site - medium density - 9 flats	9	430,899	473,142	472,167	468,679	446,594	349,400	155,013
5	Residential Medium site - medium density - 25 flats	25	818,707	1,479,197	1,476,513	1,465,527	1,395,969	1,089,853	477,619
6	Residential Medium site - medium density - 50 flats	50	2,154,493	2,657,792	2,652,526	2,630,858	2,493,653	1,889,827	682,176
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	5,467,941	5,462,676	5,440,141	5,280,726	4,651,934	3,394,351
8	Residential Large site - high density - 150 flats	150	1,809,774	1,249,692	1,234,201	1,160,739	752,562	-1,339,418	-5,562,831
9	Residential Large site - medium density - 250 flats	250	6,463,480	11,182,152	11,157,233	11,056,574	10,419,201	7,614,183	1,976,169
10	Residential Large site - high density - 500 flats	500	6,592,749	-339,439	-388,060	-618,666	-1,916,956	-8,430,612	-21,758,676
11	Residential Large site - high density - 500 flats	500	4,739,885	-8,854,487	-8,904,712	-9,147,445	-10,496,136	-17,299,903	-31,030,286
12	Residential Large site - high density - 800 flats	800	8,617,973	-7,557,739	-7,628,016	-7,981,537	-9,945,807	-19,973,893	-40,565,308
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	9,984,377	9,870,976	9,333,196	6,338,877	-9,142,241	-41,842,581
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-13,250,684	-13,404,123	-14,175,760	-18,482,294	-40,623,425	-86,934,720
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,987,821	1,982,555	1,956,906	1,815,388	1,104,659	-321,979
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-2,504,567	-2,515,259	-2,578,599	-2,887,643	-4,640,969	-8,147,624
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	17,572,898	17,531,125	17,324,105	16,199,990	10,389,113	-1,497,149
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	4,407,777	4,340,838	4,019,509	2,252,420	-6,987,601	-26,171,284
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	12,001,835	11,811,840	10,845,540	5,724,957	-21,980,907	-81,008,856
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	17,670,997	17,660,827	17,453,068	17,025,564	11,489,432	417,168
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	64,738,236	64,733,151	64,577,540	64,312,056	60,175,157	51,901,359
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	373,068	372,848	372,117	365,409	344,928	303,963
2	Residential Small site - low density - 2 flats	2	163,244	127,809	127,591	126,687	120,966	95,788	45,432
3	Residential Small site - medium density - 5 flats	5	204,055	296,735	296,189	294,084	280,762	222,134	104,877
4	Residential Small site - medium density - 9 flats	9	408,110	473,142	472,167	468,679	446,594	349,400	155,013
5	Residential Medium site - medium density - 25 flats	25	775,408	1,479,197	1,476,513	1,465,527	1,395,969	1,089,853	477,619
6	Residential Medium site - medium density - 50 flats	50	2,040,548	2,657,792	2,652,526	2,630,858	2,493,653	1,889,827	682,176
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	5,467,941	5,462,676	5,440,141	5,280,726	4,651,934	3,394,351
8	Residential Large site - high density - 150 flats	150	1,714,060	1,249,692	1,234,201	1,160,739	752,562	-1,339,418	-5,562,831
9	Residential Large site - medium density - 250 flats	250	6,121,644	11,182,152	11,157,233	11,056,574	10,419,201	7,614,183	1,976,169
10	Residential Large site - high density - 500 flats	500	6,244,077	-339,439	-388,060	-618,666	-1,916,956	-8,430,612	-21,758,676
11	Residential Large site - high density - 500 flats	500	4,489,206	-8,854,487	-8,904,712	-9,147,445	-10,496,136	-17,299,903	-31,030,286
12	Residential Large site - high density - 800 flats	800	8,162,192	-7,557,739	-7,628,016	-7,981,537	-9,945,807	-19,973,893	-40,565,308
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	9,984,377	9,870,976	9,333,196	6,338,877	-9,142,241	-41,842,581
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-13,250,684	-13,404,123	-14,175,760	-18,482,294	-40,623,425	-86,934,720
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,987,821	1,982,555	1,956,906	1,815,388	1,104,659	-321,979
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-2,504,567	-2,515,259	-2,578,599	-2,887,643	-4,640,969	-8,147,624
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	17,572,898	17,531,125	17,324,105	16,199,990	10,389,113	-1,497,149
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	4,407,777	4,340,838	4,019,509	2,252,420	-6,987,601	-26,171,284
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	12,001,835	11,811,840	10,845,540	5,724,957	-21,980,907	-81,008,856
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	17,670,997	17,660,827	17,453,068	17,025,564	11,489,432	417,168
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	64,738,236	64,733,151	64,577,540	64,312,056	60,175,157	51,901,359
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

Table 6.56.4: Cumulative impact of policies – price point of £7,965 per square metre (£740 per square foot) and 35% affordable housing (machine readable version at Appendix 13)

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £7,965 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	324,705	324,486	323,754	317,048	296,565	255,601
2	Residential Small site - low density - 2 flats	2	614,877	88,445	88,226	87,323	81,601	56,423	6,067
3	Residential Small site - medium density - 5 flats	5	768,596	205,072	204,525	202,421	189,099	130,471	13,214
4	Residential Small site - medium density - 9 flats	9	1,537,192	322,426	321,451	317,963	295,878	198,685	4,297
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,008,400	1,005,716	994,730	925,173	619,056	6,822
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,750,091	1,744,825	1,723,156	1,585,952	982,126	-229,215
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	4,360,514	4,355,248	4,332,714	4,173,299	3,544,508	2,286,925
8	Residential Large site - high density - 150 flats	150	6,456,206	-1,379,848	-1,395,850	-1,471,734	-1,893,372	-4,005,078	-8,228,491
9	Residential Large site - medium density - 250 flats	250	23,057,880	7,055,105	7,030,185	6,929,526	6,292,154	3,487,135	-2,249,014
10	Residential Large site - high density - 500 flats	500	23,519,037	-8,239,324	-8,289,547	-8,527,030	-9,846,554	-16,497,539	-29,930,970
11	Residential Large site - high density - 500 flats	500	16,909,112	-16,597,101	-16,648,146	-16,894,850	-18,265,599	-25,130,790	-38,861,173
12	Residential Large site - high density - 800 flats	800	30,743,840	-19,426,951	-19,499,544	-19,864,725	-21,893,772	-32,215,162	-52,871,915
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-9,694,865	-9,815,870	-10,389,704	-13,578,093	-29,852,567	-63,749,735
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-39,829,544	-39,990,634	-40,800,755	-45,369,780	-68,590,469	-115,165,128
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,077,516	1,072,250	1,046,600	905,082	194,354	-1,247,173
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-4,302,928	-4,313,620	-4,376,960	-4,686,004	-6,439,331	-9,945,985
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	10,696,194	10,653,737	10,443,330	9,318,218	3,418,478	-8,764,206
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-7,045,212	-7,115,488	-7,452,842	-9,304,254	-18,868,643	-38,510,333
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-21,439,148	-21,639,705	-22,670,789	-28,134,672	-57,420,357	-118,364,311
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	15,911,485	15,901,315	15,693,556	15,266,052	9,729,920	-1,364,299
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,847,350	63,842,265	63,686,652	63,421,168	59,284,270	51,010,472
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	324,705	324,486	323,754	317,048	296,565	255,601
2	Residential Small site - low density - 2 flats	2	324,764	88,445	88,226	87,323	81,601	56,423	6,067
3	Residential Small site - medium density - 5 flats	5	405,954	205,072	204,525	202,421	189,099	130,471	13,214
4	Residential Small site - medium density - 9 flats	9	811,909	322,426	321,451	317,963	295,878	198,685	4,297
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,008,400	1,005,716	994,730	925,173	619,056	6,822
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,750,091	1,744,825	1,723,156	1,585,952	982,126	-229,215
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	4,360,514	4,355,248	4,332,714	4,173,299	3,544,508	2,286,925
8	Residential Large site - high density - 150 flats	150	3,410,017	-1,379,848	-1,395,850	-1,471,734	-1,893,372	-4,005,078	-8,228,491
9	Residential Large site - medium density - 250 flats	250	12,178,631	7,055,105	7,030,185	6,929,526	6,292,154	3,487,135	-2,249,014
10	Residential Large site - high density - 500 flats	500	12,422,204	-8,239,324	-8,289,547	-8,527,030	-9,846,554	-16,497,539	-29,930,970
11	Residential Large site - high density - 500 flats	500	8,930,996	-16,597,101	-16,648,146	-16,894,850	-18,265,599	-25,130,790	-38,861,173
12	Residential Large site - high density - 800 flats	800	16,238,175	-19,426,951	-19,499,544	-19,864,725	-21,893,772	-32,215,162	-52,871,915
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-9,694,865	-9,815,870	-10,389,704	-13,578,093	-29,852,567	-63,749,735
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-39,829,544	-39,990,634	-40,800,755	-45,369,780	-68,590,469	-115,165,128
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,077,516	1,072,250	1,046,600	905,082	194,354	-1,247,173
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-4,302,928	-4,313,620	-4,376,960	-4,686,004	-6,439,331	-9,945,985
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	10,696,194	10,653,737	10,443,330	9,318,218	3,418,478	-8,764,206
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-7,045,212	-7,115,488	-7,452,842	-9,304,254	-18,868,643	-38,510,333
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-21,439,148	-21,639,705	-22,670,789	-28,134,672	-57,420,357	-118,364,311
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	15,911,485	15,901,315	15,693,556	15,266,052	9,729,920	-1,364,299
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,847,350	63,842,265	63,686,652	63,421,168	59,284,270	51,010,472
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	324,705	324,486	323,754	317,048	296,565	255,601
2	Residential Small site - low density - 2 flats	2	172,359	88,445	88,226	87,323	81,601	56,423	6,067
3	Residential Small site - medium density - 5 flats	5	215,449	205,072	204,525	202,421	189,099	130,471	13,214
4	Residential Small site - medium density - 9 flats	9	430,899	322,426	321,451	317,963	295,878	198,685	4,297
5	Residential Medium site - medium density - 25 flats	25	818,707	1,008,400	1,005,716	994,730	925,173	619,056	6,822
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,750,091	1,744,825	1,723,156	1,585,952	982,126	-229,215
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	4,360,514	4,355,248	4,332,714	4,173,299	3,544,508	2,286,925
8	Residential Large site - high density - 150 flats	150	1,809,774	-1,379,848	-1,395,850	-1,471,734	-1,893,372	-4,005,078	-8,228,491
9	Residential Large site - medium density - 250 flats	250	6,463,480	7,055,105	7,030,185	6,929,526	6,292,154	3,487,135	-2,249,014
10	Residential Large site - high density - 500 flats	500	6,592,749	-8,239,324	-8,289,547	-8,527,030	-9,846,554	-16,497,539	-29,930,970
11	Residential Large site - high density - 500 flats	500	4,739,885	-16,597,101	-16,648,146	-16,894,850	-18,265,599	-25,130,790	-38,861,173
12	Residential Large site - high density - 800 flats	800	8,617,973	-19,426,951	-19,499,544	-19,864,725	-21,893,772	-32,215,162	-52,871,915
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-9,694,865	-9,815,870	-10,389,704	-13,578,093	-29,852,567	-63,749,735
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-39,829,544	-39,990,634	-40,800,755	-45,369,780	-68,590,469	-115,165,128
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,077,516	1,072,250	1,046,600	905,082	194,354	-1,247,173
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-4,302,928	-4,313,620	-4,376,960	-4,686,004	-6,439,331	-9,945,985
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	10,696,194	10,653,737	10,443,330	9,318,218	3,418,478	-8,764,206
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-7,045,212	-7,115,488	-7,452,842	-9,304,254	-18,868,643	-38,510,333
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-21,439,148	-21,639,705	-22,670,789	-28,134,672	-57,420,357	-118,364,311
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	15,911,485	15,901,315	15,693,556	15,266,052	9,729,920	-1,364,299
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,847,350	63,842,265	63,686,652	63,421,168	59,284,270	51,010,472
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	324,705	324,486	323,754	317,048	296,565	255,601
2	Residential Small site - low density - 2 flats	2	163,244	88,445	88,226	87,323	81,601	56,423	6,067
3	Residential Small site - medium density - 5 flats	5	204,055	205,072	204,525	202,421	189,099	130,471	13,214
4	Residential Small site - medium density - 9 flats	9	408,110	322,426	321,451	317,963	295,878	198,685	4,297
5	Residential Medium site - medium density - 25 flats	25	775,408	1,008,400	1,005,716	994,730	925,173	619,056	6,822
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,750,091	1,744,825	1,723,156	1,585,952	982,126	-229,215
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	4,360,514	4,355,248	4,332,714	4,173,299	3,544,508	2,286,925
8	Residential Large site - high density - 150 flats	150	1,714,060	-1,379,848	-1,395,850	-1,471,734	-1,893,372	-4,005,078	-8,228,491
9	Residential Large site - medium density - 250 flats	250	6,121,644	7,055,105	7,030,185	6,929,526	6,292,154	3,487,135	-2,249,014
10	Residential Large site - high density - 500 flats	500	6,244,077	-8,239,324	-8,289,547	-8,527,030	-9,846,554	-16,497,539	-29,930,970
11	Residential Large site - high density - 500 flats	500	4,489,206	-16,597,101	-16,648,146	-16,894,850	-18,265,599	-25,130,790	-38,861,173
12	Residential Large site - high density - 800 flats	800	8,162,192	-19,426,951	-19,499,544	-19,864,725	-21,893,772	-32,215,162	-52,871,915
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-9,694,865	-9,815,870	-10,389,704	-13,578,093	-29,852,567	-63,749,735
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-39,829,544	-39,990,634	-40,800,755	-45,369,780	-68,590,469	-115,165,128
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,077,516	1,072,250	1,046,600	905,082	194,354	-1,247,173
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-4,302,928	-4,313,620	-4,376,960	-4,686,004	-6,439,331	-9,945,985
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	10,696,194	10,653,737	10,443,330	9,318,218	3,418,478	-8,764,206
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-7,045,212	-7,115,488	-7,452,842	-9,304,254	-18,868,643	-38,510,333
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-21,439,148	-21,639,705	-22,670,789	-28,134,672	-57,420,357	-118,364,311
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	15,911,485	15,901,315	15,693,556	15,266,052	9,729,920	-1,364,299
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,847,350	63,842,265	63,686,652	63,421,168	59,284,270	51,010,472
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

Table 6.56.5: Cumulative impact of policies – price point of £7,266 per square metre (£675 per square foot) and 35% affordable housing (machine readable version at Appendix 13)

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £7,266 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	272,313	272,094	271,362	264,654	244,173	203,209
2	Residential Small site - low density - 2 flats	2	614,877	104,732	104,513	103,717	98,102	75,882	31,441
3	Residential Small site - medium density - 5 flats	5	768,596	242,997	242,450	240,596	227,523	175,781	72,296
4	Residential Small site - medium density - 9 flats	9	1,537,192	386,643	385,668	382,594	360,923	275,145	103,590
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,285,518	1,282,834	1,273,151	1,204,896	934,734	394,411
6	Residential Medium site - medium density - 50 flats	50	7,685,960	2,321,659	2,316,393	2,297,293	2,162,658	1,629,756	563,950
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	4,406,420	4,401,154	4,380,593	4,223,152	3,648,842	2,500,220
8	Residential Large site - high density - 150 flats	150	6,456,206	268,004	252,513	186,299	-224,665	-2,129,732	-5,939,864
9	Residential Large site - medium density - 250 flats	250	23,057,880	9,817,827	9,792,908	9,704,186	9,078,750	6,603,200	1,629,933
10	Residential Large site - high density - 500 flats	500	23,519,037	-2,742,668	-2,792,085	-3,002,692	-4,277,928	-10,199,576	-22,276,382
11	Residential Large site - high density - 500 flats	500	16,909,112	-10,303,469	-10,353,692	-10,572,477	-11,897,220	-18,085,010	-30,471,813
12	Residential Large site - high density - 800 flats	800	30,743,840	-10,464,389	-10,535,814	-10,859,670	-12,820,615	-21,976,731	-40,612,126
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	2,876,146	2,760,891	2,268,241	-726,453	-14,990,570	-45,026,783
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-19,975,489	-20,131,437	-20,838,318	-25,156,674	-45,533,781	-87,550,900
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,301,052	1,295,787	1,272,713	1,133,772	494,171	-797,872
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-3,868,764	-3,879,456	-3,937,474	-4,241,197	-5,847,678	-9,060,640
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	13,550,481	13,508,024	13,317,962	12,213,194	6,946,226	-3,875,629
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	341,149	273,116	-22,086	-1,811,446	-10,270,075	-27,821,939
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-2,725,702	-2,921,963	-3,827,206	-9,023,730	-34,868,517	-89,532,890
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	-608,189	-608,189	-660,650	-713,111	-2,096,555	-4,863,443
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	16,752,624	16,742,454	16,539,453	16,116,708	10,711,907	-99,293
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,788,154	63,783,069	63,629,837	63,366,731	59,295,498	51,153,032
24	Office	-	1,060,662	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	1,590,994	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	272,313	272,094	271,362	264,654	244,173	203,209
2	Residential Small site - low density - 2 flats	2	324,764	104,732	104,513	103,717	98,102	75,882	31,441
3	Residential Small site - medium density - 5 flats	5	405,954	242,997	242,450	240,596	227,523	175,781	72,296
4	Residential Small site - medium density - 9 flats	9	811,909	386,643	385,668	382,594	360,923	275,145	103,590
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,285,518	1,282,834	1,273,151	1,204,896	934,734	394,411
6	Residential Medium site - medium density - 50 flats	50	4,059,544	2,321,659	2,316,393	2,297,293	2,162,658	1,629,756	563,950
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	4,406,420	4,401,154	4,380,593	4,223,152	3,648,842	2,500,220
8	Residential Large site - high density - 150 flats	150	3,410,017	268,004	252,513	186,299	-224,665	-2,129,732	-5,939,864
9	Residential Large site - medium density - 250 flats	250	12,178,631	9,817,827	9,792,908	9,704,186	9,078,750	6,603,200	1,629,933
10	Residential Large site - high density - 500 flats	500	12,422,204	-2,742,668	-2,792,085	-3,002,692	-4,277,928	-10,199,576	-22,276,382
11	Residential Large site - high density - 500 flats	500	8,930,996	-10,303,469	-10,353,692	-10,572,477	-11,897,220	-18,085,010	-30,471,813
12	Residential Large site - high density - 800 flats	800	16,238,175	-10,464,389	-10,535,814	-10,859,670	-12,820,615	-21,976,731	-40,612,126
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	2,876,146	2,760,891	2,268,241	-726,453	-14,990,570	-45,026,783
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-19,975,489	-20,131,437	-20,838,318	-25,156,674	-45,533,781	-87,550,900
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,301,052	1,295,787	1,272,713	1,133,772	494,171	-797,872
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-3,868,764	-3,879,456	-3,937,474	-4,241,197	-5,847,678	-9,060,640
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	13,550,481	13,508,024	13,317,962	12,213,194	6,946,226	-3,875,629
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	341,149	273,116	-22,086	-1,811,446	-10,270,075	-27,821,939
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-2,725,702	-2,921,963	-3,827,206	-9,023,730	-34,868,517	-89,532,890
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	-608,189	-608,189	-660,650	-713,111	-2,096,555	-4,863,443
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	16,752,624	16,742,454	16,539,453	16,116,708	10,711,907	-99,293
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,788,154	63,783,069	63,629,837	63,366,731	59,295,498	51,153,032
24	Office	-	560,217	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	840,326	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	272,313	272,094	271,362	264,654	244,173	203,209
2	Residential Small site - low density - 2 flats	2	172,359	104,732	104,513	103,717	98,102	75,882	31,441
3	Residential Small site - medium density - 5 flats	5	215,449	242,997	242,450	240,596	227,523	175,781	72,296
4	Residential Small site - medium density - 9 flats	9	430,899	386,643	385,668	382,594	360,923	275,145	103,590
5	Residential Medium site - medium density - 25 flats	25	818,707	1,285,518	1,282,834	1,273,151	1,204,896	934,734	394,411
6	Residential Medium site - medium density - 50 flats	50	2,154,493	2,321,659	2,316,393	2,297,293	2,162,658	1,629,756	563,950
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	4,406,420	4,401,154	4,380,593	4,223,152	3,648,842	2,500,220
8	Residential Large site - high density - 150 flats	150	1,809,774	268,004	252,513	186,299	-224,665	-2,129,732	-5,939,864
9	Residential Large site - medium density - 250 flats	250	6,463,480	9,817,827	9,792,908	9,704,186	9,078,750	6,603,200	1,629,933
10	Residential Large site - high density - 500 flats	500	6,592,749	-2,742,668	-2,792,085	-3,002,692	-4,277,928	-10,199,576	-22,276,382
11	Residential Large site - high density - 500 flats	500	4,739,885	-10,303,469	-10,353,692	-10,572,477	-11,897,220	-18,085,010	-30,471,813
12	Residential Large site - high density - 800 flats	800	8,617,973	-10,464,389	-10,535,814	-10,859,670	-12,820,615	-21,976,731	-40,612,126
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	2,876,146	2,760,891	2,268,241	-726,453	-14,990,570	-45,026,783
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-19,975,489	-20,131,437	-20,838,318	-25,156,674	-45,533,781	-87,550,900
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,301,052	1,295,787	1,272,713	1,133,772	494,171	-797,872
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-3,868,764	-3,879,456	-3,937,474	-4,241,197	-5,847,678	-9,060,640
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	13,550,481	13,508,024	13,317,962	12,213,194	6,946,226	-3,875,629
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	341,149	273,116	-22,086	-1,811,446	-10,270,075	-27,821,939
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-2,725,702	-2,921,963	-3,827,206	-9,023,730	-34,868,517	-89,532,890
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	-608,189	-608,189	-660,650	-713,111	-2,096,555	-4,863,443
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	16,752,624	16,742,454	16,539,453	16,116,708	10,711,907	-99,293
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,788,154	63,783,069	63,629,837	63,366,731	59,295,498	51,153,032
24	Office	-	297,320	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	445,980	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	272,313	272,094	271,362	264,654	244,173	203,209
2	Residential Small site - low density - 2 flats	2	163,244	104,732	104,513	103,717	98,102	75,882	31,441
3	Residential Small site - medium density - 5 flats	5	204,055	242,997	242,450	240,596	227,523	175,781	72,296
4	Residential Small site - medium density - 9 flats	9	408,110	386,643	385,668	382,594	360,923	275,145	103,590
5	Residential Medium site - medium density - 25 flats	25	775,408	1,285,518	1,282,834	1,273,151	1,204,896	934,734	394,411
6	Residential Medium site - medium density - 50 flats	50	2,040,548	2,321,659	2,316,393	2,297,293	2,162,658	1,629,756	563,950
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	4,406,420	4,401,154	4,380,593	4,223,152	3,648,842	2,500,220
8	Residential Large site - high density - 150 flats	150	1,714,060	268,004	252,513	186,299	-224,665	-2,129,732	-5,939,864
9	Residential Large site - medium density - 250 flats	250	6,121,644	9,817,827	9,792,908	9,704,186	9,078,750	6,603,200	1,629,933
10	Residential Large site - high density - 500 flats	500	6,244,077	-2,742,668	-2,792,085	-3,002,692	-4,277,928	-10,199,576	-22,276,382
11	Residential Large site - high density - 500 flats	500	4,489,206	-10,303,469	-10,353,692	-10,572,477	-11,897,220	-18,085,010	-30,471,813
12	Residential Large site - high density - 800 flats	800	8,162,192	-10,464,389	-10,535,814	-10,859,670	-12,820,615	-21,976,731	-40,612,126
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	2,876,146	2,760,891	2,268,241	-726,453	-14,990,570	-45,026,783
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-19,975,489	-20,131,437	-20,838,318	-25,156,674	-45,533,781	-87,550,900
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,301,052	1,295,787	1,272,713	1,133,772	494,171	-797,872
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-3,868,764	-3,879,456	-3,937,474	-4,241,197	-5,847,678	-9,060,640
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	13,550,481	13,508,024	13,317,962	12,213,194	6,946,226	-3,875,629
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	341,149	273,116	-22,086	-1,811,446	-10,270,075	-27,821,939
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-2,725,702	-2,921,963	-3,827,206	-9,023,730	-34,868,517	-89,532,890
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	-608,189	-608,189	-660,650	-713,111	-2,096,555	-4,863,443
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	16,752,624	16,742,454	16,539,453	16,116,708	10,711,907	-99,293
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,788,154	63,783,069	63,629,837	63,366,731	59,295,498	51,153,032
24	Office	-	281,596	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	422,393	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

Table 6.56.6: Cumulative impact of policies – price point of £6,997 per square metre (£650 per square foot) and 35% affordable housing (machine readable version at Appendix 13)

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £6,997 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	252,161	251,943	251,211	244,504	224,022	183,058
2	Residential Small site - low density - 2 flats	2	614,877	88,329	88,110	87,314	81,700	59,480	15,039
3	Residential Small site - medium density - 5 flats	5	768,596	204,803	204,257	202,402	189,330	137,587	34,103
4	Residential Small site - medium density - 9 flats	9	1,537,192	323,845	322,870	319,796	298,124	212,347	40,792
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,089,352	1,086,668	1,076,986	1,008,731	738,569	198,247
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,943,449	1,938,183	1,919,085	1,784,449	1,251,546	185,741
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	3,944,991	3,939,725	3,919,165	3,761,724	3,187,414	2,038,793
8	Residential Large site - high density - 150 flats	150	6,456,206	-836,806	-852,809	-921,207	-1,335,357	-3,240,423	-7,050,556
9	Residential Large site - medium density - 250 flats	250	23,057,880	8,098,224	8,073,305	7,984,583	7,359,148	4,883,596	-117,369
10	Residential Large site - high density - 500 flats	500	23,519,037	-6,029,275	-6,078,690	-6,289,298	-7,581,201	-13,562,594	-25,681,504
11	Residential Large site - high density - 500 flats	500	16,909,112	-13,534,660	-13,585,705	-13,808,068	-15,154,477	-21,347,879	-33,734,682
12	Residential Large site - high density - 800 flats	800	30,743,840	-15,425,211	-15,497,806	-15,826,957	-17,819,974	-27,104,483	-45,739,879
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-5,366,581	-5,485,638	-5,994,534	-9,088,601	-23,669,043	-54,156,187
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-31,101,945	-31,263,036	-31,993,228	-36,414,563	-57,296,451	-99,313,571
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	861,685	856,419	833,347	694,406	54,804	-1,244,425
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-4,740,054	-4,750,746	-4,808,765	-5,112,488	-6,718,969	-9,931,931
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	10,513,730	10,471,273	10,281,211	9,176,442	3,865,477	-7,097,050
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-4,459,938	-4,530,215	-4,834,784	-6,653,410	-15,240,346	-32,963,209
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-17,315,678	-17,515,149	-18,435,198	-23,784,021	-50,301,909	-105,595,131
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	-670,382	-670,382	-722,844	-775,306	-2,158,750	-4,925,637
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	15,960,393	15,950,223	15,747,222	15,324,476	9,919,675	-904,482
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,416,951	63,411,866	63,258,633	62,995,529	58,924,295	50,781,828
24	Office	-	1,060,662	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	1,590,994	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	252,161	251,943	251,211	244,504	224,022	183,058
2	Residential Small site - low density - 2 flats	2	324,764	88,329	88,110	87,314	81,700	59,480	15,039
3	Residential Small site - medium density - 5 flats	5	405,954	204,803	204,257	202,402	189,330	137,587	34,103
4	Residential Small site - medium density - 9 flats	9	811,909	323,845	322,870	319,796	298,124	212,347	40,792
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,089,352	1,086,668	1,076,986	1,008,731	738,569	198,247
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,943,449	1,938,183	1,919,085	1,784,449	1,251,546	185,741
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	3,944,991	3,939,725	3,919,165	3,761,724	3,187,414	2,038,793
8	Residential Large site - high density - 150 flats	150	3,410,017	-836,806	-852,809	-921,207	-1,335,357	-3,240,423	-7,050,556
9	Residential Large site - medium density - 250 flats	250	12,178,631	8,098,224	8,073,305	7,984,583	7,359,148	4,883,596	-117,369
10	Residential Large site - high density - 500 flats	500	12,422,204	-6,029,275	-6,078,690	-6,289,298	-7,581,201	-13,562,594	-25,681,504
11	Residential Large site - high density - 500 flats	500	8,930,996	-13,534,660	-13,585,705	-13,808,068	-15,154,477	-21,347,879	-33,734,682
12	Residential Large site - high density - 800 flats	800	16,238,175	-15,425,211	-15,497,806	-15,826,957	-17,819,974	-27,104,483	-45,739,879
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-5,366,581	-5,485,638	-5,994,534	-9,088,601	-23,669,043	-54,156,187
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-31,101,945	-31,263,036	-31,993,228	-36,414,563	-57,296,451	-99,313,571
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	861,685	856,419	833,347	694,406	54,804	-1,244,425
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-4,740,054	-4,750,746	-4,808,765	-5,112,488	-6,718,969	-9,931,931
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	10,513,730	10,471,273	10,281,211	9,176,442	3,865,477	-7,097,050
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-4,459,938	-4,530,215	-4,834,784	-6,653,410	-15,240,346	-32,963,209
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-17,315,678	-17,515,149	-18,435,198	-23,784,021	-50,301,909	-105,595,131
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	-670,382	-670,382	-722,844	-775,306	-2,158,750	-4,925,637
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	15,960,393	15,950,223	15,747,222	15,324,476	9,919,675	-904,482
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,416,951	63,411,866	63,258,633	62,995,529	58,924,295	50,781,828
24	Office	-	560,217	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	840,326	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	252,161	251,943	251,211	244,504	224,022	183,058
2	Residential Small site - low density - 2 flats	2	172,359	88,329	88,110	87,314	81,700	59,480	15,039
3	Residential Small site - medium density - 5 flats	5	215,449	204,803	204,257	202,402	189,330	137,587	34,103
4	Residential Small site - medium density - 9 flats	9	430,899	323,845	322,870	319,796	298,124	212,347	40,792
5	Residential Medium site - medium density - 25 flats	25	818,707	1,089,352	1,086,668	1,076,986	1,008,731	738,569	198,247
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,943,449	1,938,183	1,919,085	1,784,449	1,251,546	185,741
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	3,944,991	3,939,725	3,919,165	3,761,724	3,187,414	2,038,793
8	Residential Large site - high density - 150 flats	150	1,809,774	-836,806	-852,809	-921,207	-1,335,357	-3,240,423	-7,050,556
9	Residential Large site - medium density - 250 flats	250	6,463,480	8,098,224	8,073,305	7,984,583	7,359,148	4,883,596	-117,369
10	Residential Large site - high density - 500 flats	500	6,592,749	-6,029,275	-6,078,690	-6,289,298	-7,581,201	-13,562,594	-25,681,504
11	Residential Large site - high density - 500 flats	500	4,739,885	-13,534,660	-13,585,705	-13,808,068	-15,154,477	-21,347,879	-33,734,682
12	Residential Large site - high density - 800 flats	800	8,617,973	-15,425,211	-15,497,806	-15,826,957	-17,819,974	-27,104,483	-45,739,879
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-5,366,581	-5,485,638	-5,994,534	-9,088,601	-23,669,043	-54,156,187
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-31,101,945	-31,263,036	-31,993,228	-36,414,563	-57,296,451	-99,313,571
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	861,685	856,419	833,347	694,406	54,804	-1,244,425
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-4,740,054	-4,750,746	-4,808,765	-5,112,488	-6,718,969	-9,931,931
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	10,513,730	10,471,273	10,281,211	9,176,442	3,865,477	-7,097,050
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-4,459,938	-4,530,215	-4,834,784	-6,653,410	-15,240,346	-32,963,209
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-17,315,678	-17,515,149	-18,435,198	-23,784,021	-50,301,909	-105,595,131
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	-670,382	-670,382	-722,844	-775,306	-2,158,750	-4,925,637
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	15,960,393	15,950,223	15,747,222	15,324,476	9,919,675	-904,482
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,416,951	63,411,866	63,258,633	62,995,529	58,924,295	50,781,828
24	Office	-	297,320	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	445,980	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	252,161	251,943	251,211	244,504	224,022	183,058
2	Residential Small site - low density - 2 flats	2	163,244	88,329	88,110	87,314	81,700	59,480	15,039
3	Residential Small site - medium density - 5 flats	5	204,055	204,803	204,257	202,402	189,330	137,587	34,103
4	Residential Small site - medium density - 9 flats	9	408,110	323,845	322,870	319,796	298,124	212,347	40,792
5	Residential Medium site - medium density - 25 flats	25	775,408	1,089,352	1,086,668	1,076,986	1,008,731	738,569	198,247
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,943,449	1,938,183	1,919,085	1,784,449	1,251,546	185,741
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	3,944,991	3,939,725	3,919,165	3,761,724	3,187,414	2,038,793
8	Residential Large site - high density - 150 flats	150	1,714,060	-836,806	-852,809	-921,207	-1,335,357	-3,240,423	-7,050,556
9	Residential Large site - medium density - 250 flats	250	6,121,644	8,098,224	8,073,305	7,984,583	7,359,148	4,883,596	-117,369
10	Residential Large site - high density - 500 flats	500	6,244,077	-6,029,275	-6,078,690	-6,289,298	-7,581,201	-13,562,594	-25,681,504
11	Residential Large site - high density - 500 flats	500	4,489,206	-13,534,660	-13,585,705	-13,808,068	-15,154,477	-21,347,879	-33,734,682
12	Residential Large site - high density - 800 flats	800	8,162,192	-15,425,211	-15,497,806	-15,826,957	-17,819,974	-27,104,483	-45,739,879
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-5,366,581	-5,485,638	-5,994,534	-9,088,601	-23,669,043	-54,156,187
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-31,101,945	-31,263,036	-31,993,228	-36,414,563	-57,296,451	-99,313,571
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	861,685	856,419	833,347	694,406	54,804	-1,244,425
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-4,740,054	-4,750,746	-4,808,765	-5,112,488	-6,718,969	-9,931,931
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	10,513,730	10,471,273	10,281,211	9,176,442	3,865,477	-7,097,050
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-4,459,938	-4,530,215	-4,834,784	-6,653,410	-15,240,346	-32,963,209
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-17,315,678	-17,515,149	-18,435,198	-23,784,021	-50,301,909	-105,595,131
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	-670,382	-670,382	-722,844	-775,306	-2,158,750	-4,925,637
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	15,960,393	15,950,223	15,747,222	15,324,476	9,919,675	-904,482
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,416,951	63,411,866	63,258,633	62,995,529	58,924,295	50,781,828
24	Office	-	281,596	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	422,393	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

Table 6.56.7: Cumulative impact of policies – price point of £6,997 per square metre (£650 per square foot) Charlton and 35% affordable housing (machine readable version at Appendix 13)

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £6,997 per square metre Charlton

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 20%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	247,040	246,821	245,358	239,382	218,901	177,937
2	Residential Small site - low density - 2 flats	2	614,877	83,208	82,989	81,396	76,579	54,358	9,917
3	Residential Small site - medium density - 5 flats	5	768,596	191,999	191,452	187,744	176,525	124,784	21,299
4	Residential Small site - medium density - 9 flats	9	1,537,192	300,823	299,849	293,700	275,103	189,326	17,770
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,025,476	1,022,792	1,003,428	944,854	674,693	134,370
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,816,128	1,810,862	1,772,665	1,657,128	1,124,225	58,420
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	3,817,670	3,812,404	3,771,283	3,634,403	3,060,092	1,911,471
8	Residential Large site - high density - 150 flats	150	6,456,206	-1,223,709	-1,239,711	-1,376,506	-1,722,260	-3,627,325	-7,437,459
9	Residential Large site - medium density - 250 flats	250	23,057,880	7,486,090	7,461,170	7,283,727	6,747,013	4,271,461	-749,691
10	Residential Large site - high density - 500 flats	500	23,519,037	-7,274,136	-7,324,361	-7,752,465	-8,834,505	-14,836,396	-26,955,306
11	Residential Large site - high density - 500 flats	500	16,909,112	-14,808,462	-14,859,508	-15,304,232	-16,428,280	-22,621,681	-35,008,484
12	Residential Large site - high density - 800 flats	800	30,743,840	-17,412,519	-17,485,113	-18,143,415	-19,807,282	-29,124,293	-47,759,689
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-8,835,979	-8,956,982	-9,991,419	-12,605,974	-27,302,411	-57,909,375
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-35,924,669	-36,085,760	-37,560,861	-41,312,373	-62,278,218	-104,295,337
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,001,616	996,350	950,204	834,336	194,734	-1,102,206
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-4,417,360	-4,428,052	-4,544,090	-4,789,795	-6,396,275	-9,609,237
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	10,507,909	10,465,451	10,085,328	9,170,621	3,859,561	-7,103,262
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-6,383,801	-6,454,078	-7,063,215	-8,577,272	-17,227,654	-34,983,019
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-21,273,605	-21,476,337	-23,346,529	-27,779,327	-54,496,470	-109,858,295
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	-295,346	-295,346	-400,270	-400,270	-1,783,714	-4,550,601
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	15,913,462	15,903,292	15,497,290	15,277,546	9,872,745	-952,180
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,444,797	63,439,712	63,133,247	63,023,374	58,952,141	50,809,674
24	Office	-	1,060,662	-2,986,924	-2,986,924	-3,008,071	-3,008,071	-3,292,509	-3,861,384
25	Office	-	1,590,994	-5,938,800	-5,938,800	-5,980,333	-5,980,333	-6,538,966	-7,656,235
26	Industrial	-	2,181,275	419,763	419,763	412,557	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,633,852	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 20%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	247,040	246,821	245,358	239,382	218,901	177,937
2	Residential Small site - low density - 2 flats	2	324,764	83,208	82,989	81,396	76,579	54,358	9,917
3	Residential Small site - medium density - 5 flats	5	405,954	191,999	191,452	187,744	176,525	124,784	21,299
4	Residential Small site - medium density - 9 flats	9	811,909	300,823	299,849	293,700	275,103	189,326	17,770
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,025,476	1,022,792	1,003,428	944,854	674,693	134,370
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,816,128	1,810,862	1,772,665	1,657,128	1,124,225	58,420
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	3,817,670	3,812,404	3,771,283	3,634,403	3,060,092	1,911,471
8	Residential Large site - high density - 150 flats	150	3,410,017	-1,223,709	-1,239,711	-1,376,506	-1,722,260	-3,627,325	-7,437,459
9	Residential Large site - medium density - 250 flats	250	12,178,631	7,486,090	7,461,170	7,283,727	6,747,013	4,271,461	-749,691
10	Residential Large site - high density - 500 flats	500	12,422,204	-7,274,136	-7,324,361	-7,752,465	-8,834,505	-14,836,396	-26,955,306
11	Residential Large site - high density - 500 flats	500	8,930,996	-14,808,462	-14,859,508	-15,304,232	-16,428,280	-22,621,681	-35,008,484
12	Residential Large site - high density - 800 flats	800	16,238,175	-17,412,519	-17,485,113	-18,143,415	-19,807,282	-29,124,293	-47,759,689
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-8,835,979	-8,956,982	-9,991,419	-12,605,974	-27,302,411	-57,909,375
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-35,924,669	-36,085,760	-37,560,861	-41,312,373	-62,278,218	-104,295,337
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,001,616	996,350	950,204	834,336	194,734	-1,102,206
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-4,417,360	-4,428,052	-4,544,090	-4,789,795	-6,396,275	-9,609,237
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	10,507,909	10,465,451	10,085,328	9,170,621	3,859,561	-7,103,262
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-6,383,801	-6,454,078	-7,063,215	-8,577,272	-17,227,654	-34,983,019
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-21,273,605	-21,476,337	-23,346,529	-27,779,327	-54,496,470	-109,858,295
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	-295,346	-295,346	-400,270	-400,270	-1,783,714	-4,550,601
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	15,913,462	15,903,292	15,497,290	15,277,546	9,872,745	-952,180
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,444,797	63,439,712	63,133,247	63,023,374	58,952,141	50,809,674
24	Office	-	560,217	-2,986,924	-2,986,924	-3,008,071	-3,008,071	-3,292,509	-3,861,384
25	Office	-	840,326	-5,938,800	-5,938,800	-5,980,333	-5,980,333	-6,538,966	-7,656,235
26	Industrial	-	1,152,099	419,763	419,763	412,557	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,633,852	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 20%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	247,040	246,821	245,358	239,382	218,901	177,937
2	Residential Small site - low density - 2 flats	2	172,359	83,208	82,989	81,396	76,579	54,358	9,917
3	Residential Small site - medium density - 5 flats	5	215,449	191,999	191,452	187,744	176,525	124,784	21,299
4	Residential Small site - medium density - 9 flats	9	430,899	300,823	299,849	293,700	275,103	189,326	17,770
5	Residential Medium site - medium density - 25 flats	25	818,707	1,025,476	1,022,792	1,003,428	944,854	674,693	134,370
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,816,128	1,810,862	1,772,665	1,657,128	1,124,225	58,420
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	3,817,670	3,812,404	3,771,283	3,634,403	3,060,092	1,911,471
8	Residential Large site - high density - 150 flats	150	1,809,774	-1,223,709	-1,239,711	-1,376,506	-1,722,260	-3,627,325	-7,437,459
9	Residential Large site - medium density - 250 flats	250	6,463,480	7,486,090	7,461,170	7,283,727	6,747,013	4,271,461	-749,691
10	Residential Large site - high density - 500 flats	500	6,592,749	-7,274,136	-7,324,361	-7,752,465	-8,834,505	-14,836,396	-26,955,306
11	Residential Large site - high density - 500 flats	500	4,739,885	-14,808,462	-14,859,508	-15,304,232	-16,428,280	-22,621,681	-35,008,484
12	Residential Large site - high density - 800 flats	800	8,617,973	-17,412,519	-17,485,113	-18,143,415	-19,807,282	-29,124,293	-47,759,689
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-8,835,979	-8,956,982	-9,991,419	-12,605,974	-27,302,411	-57,909,375
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-35,924,669	-36,085,760	-37,560,861	-41,312,373	-62,278,218	-104,295,337
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,001,616	996,350	950,204	834,336	194,734	-1,102,206
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-4,417,360	-4,428,052	-4,544,090	-4,789,795	-6,396,275	-9,609,237
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	10,507,909	10,465,451	10,085,328	9,170,621	3,859,561	-7,103,262
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-6,383,801	-6,454,078	-7,063,215	-8,577,272	-17,227,654	-34,983,019
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-21,273,605	-21,476,337	-23,346,529	-27,779,327	-54,496,470	-109,858,295
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	-295,346	-295,346	-400,270	-400,270	-1,783,714	-4,550,601
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	15,913,462	15,903,292	15,497,290	15,277,546	9,872,745	-952,180
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,444,797	63,439,712	63,133,247	63,023,374	58,952,141	50,809,674
24	Office	-	297,320	-2,986,924	-2,986,924	-3,008,071	-3,008,071	-3,292,509	-3,861,384
25	Office	-	445,980	-5,938,800	-5,938,800	-5,980,333	-5,980,333	-6,538,966	-7,656,235
26	Industrial	-	611,445	419,763	419,763	412,557	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,633,852	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 20%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	247,040	246,821	245,358	239,382	218,901	177,937
2	Residential Small site - low density - 2 flats	2	163,244	83,208	82,989	81,396	76,579	54,358	9,917
3	Residential Small site - medium density - 5 flats	5	204,055	191,999	191,452	187,744	176,525	124,784	21,299
4	Residential Small site - medium density - 9 flats	9	408,110	300,823	299,849	293,700	275,103	189,326	17,770
5	Residential Medium site - medium density - 25 flats	25	775,408	1,025,476	1,022,792	1,003,428	944,854	674,693	134,370
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,816,128	1,810,862	1,772,665	1,657,128	1,124,225	58,420
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	3,817,670	3,812,404	3,771,283	3,634,403	3,060,092	1,911,471
8	Residential Large site - high density - 150 flats	150	1,714,060	-1,223,709	-1,239,711	-1,376,506	-1,722,260	-3,627,325	-7,437,459
9	Residential Large site - medium density - 250 flats	250	6,121,644	7,486,090	7,461,170	7,283,727	6,747,013	4,271,461	-749,691
10	Residential Large site - high density - 500 flats	500	6,244,077	-7,274,136	-7,324,361	-7,752,465	-8,834,505	-14,836,396	-26,955,306
11	Residential Large site - high density - 500 flats	500	4,489,206	-14,808,462	-14,859,508	-15,304,232	-16,428,280	-22,621,681	-35,008,484
12	Residential Large site - high density - 800 flats	800	8,162,192	-17,412,519	-17,485,113	-18,143,415	-19,807,282	-29,124,293	-47,759,689
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-8,835,979	-8,956,982	-9,991,419	-12,605,974	-27,302,411	-57,909,375
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-35,924,669	-36,085,760	-37,560,861	-41,312,373	-62,278,218	-104,295,337
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,001,616	996,350	950,204	834,336	194,734	-1,102,206
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-4,417,360	-4,428,052	-4,544,090	-4,789,795	-6,396,275	-9,609,237
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	10,507,909	10,465,451	10,085,328	9,170,621	3,859,561	-7,103,262
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-6,383,801	-6,454,078	-7,063,215	-8,577,272	-17,227,654	-34,983,019
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-21,273,605	-21,476,337	-23,346,529	-27,779,327	-54,496,470	-109,858,295
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	-295,346	-295,346	-400,270	-400,270	-1,783,714	-4,550,601
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	15,913,462	15,903,292	15,497,290	15,277,546	9,872,745	-952,180
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,444,797	63,439,712	63,133,247	63,023,374	58,952,141	50,809,674
24	Office	-	281,596	-2,986,924	-2,986,924	-3,008,071	-3,008,071	-3,292,509	-3,861,384
25	Office	-	422,393	-5,938,800	-5,938,800	-5,980,333	-5,980,333	-6,538,966	-7,656,235
26	Industrial	-	579,108	419,763	419,763	412,557	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,633,852	3,633,852	3,368,141	2,836,717

Table 6.56.8: Cumulative impact of policies – price point of £6,997 per square metre (£650 per square foot) Thamesmead and 35% affordable housing (machine readable version at Appendix 13)

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £6,997 per square metre Thamesmead

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	246,186	245,968	245,236	238,529	218,047	177,083
2	Residential Small site - low density - 2 flats	2	614,877	82,354	82,135	81,339	75,725	53,504	9,064
3	Residential Small site - medium density - 5 flats	5	768,596	189,865	189,319	187,464	174,392	122,649	19,165
4	Residential Small site - medium density - 9 flats	9	1,537,192	296,987	296,012	292,938	271,266	185,488	13,933
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,014,830	1,012,145	1,002,464	934,209	664,047	123,724
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,794,908	1,789,642	1,770,543	1,635,908	1,103,005	37,200
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	3,796,450	3,791,184	3,770,623	3,613,182	3,038,872	1,890,251
8	Residential Large site - high density - 150 flats	150	6,456,206	-1,288,193	-1,304,195	-1,372,593	-1,786,743	-3,691,810	-7,501,942
9	Residential Large site - medium density - 250 flats	250	23,057,880	7,384,067	7,359,147	7,270,426	6,644,990	4,169,439	-855,077
10	Residential Large site - high density - 500 flats	500	23,519,037	-7,483,021	-7,533,244	-7,747,297	-9,043,390	-15,048,696	-27,167,606
11	Residential Large site - high density - 500 flats	500	16,909,112	-15,020,763	-15,071,808	-15,294,170	-16,640,580	-22,833,981	-35,220,784
12	Residential Large site - high density - 800 flats	800	30,743,840	-17,743,737	-17,816,331	-18,145,482	-20,143,229	-29,460,927	-48,096,324
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-9,422,208	-9,543,211	-10,060,430	-13,192,203	-27,907,972	-58,534,907
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-36,729,799	-36,893,526	-37,635,661	-42,129,306	-63,108,512	-105,125,631
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,122,888	1,117,622	1,094,548	955,608	316,006	-978,950
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-4,074,688	-4,085,380	-4,143,399	-4,447,122	-6,053,603	-9,266,565
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	11,483,708	11,441,252	11,251,190	10,146,420	4,851,320	-6,062,041
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-6,704,445	-6,774,721	-7,079,290	-8,897,916	-17,558,872	-35,319,655
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-21,179,322	-21,382,054	-22,317,150	-27,685,044	-54,397,485	-109,757,691
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	15,871,165	15,860,995	15,657,994	15,235,248	9,830,447	-995,169
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,810,493	63,805,408	63,652,175	63,389,070	59,317,837	51,175,370
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	246,186	245,968	245,236	238,529	218,047	177,083
2	Residential Small site - low density - 2 flats	2	324,764	82,354	82,135	81,339	75,725	53,504	9,064
3	Residential Small site - medium density - 5 flats	5	405,954	189,865	189,319	187,464	174,392	122,649	19,165
4	Residential Small site - medium density - 9 flats	9	811,909	296,987	296,012	292,938	271,266	185,488	13,933
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,014,830	1,012,145	1,002,464	934,209	664,047	123,724
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,794,908	1,789,642	1,770,543	1,635,908	1,103,005	37,200
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	3,796,450	3,791,184	3,770,623	3,613,182	3,038,872	1,890,251
8	Residential Large site - high density - 150 flats	150	3,410,017	-1,288,193	-1,304,195	-1,372,593	-1,786,743	-3,691,810	-7,501,942
9	Residential Large site - medium density - 250 flats	250	12,178,631	7,384,067	7,359,147	7,270,426	6,644,990	4,169,439	-855,077
10	Residential Large site - high density - 500 flats	500	12,422,204	-7,483,021	-7,533,244	-7,747,297	-9,043,390	-15,048,696	-27,167,606
11	Residential Large site - high density - 500 flats	500	8,930,996	-15,020,763	-15,071,808	-15,294,170	-16,640,580	-22,833,981	-35,220,784
12	Residential Large site - high density - 800 flats	800	16,238,175	-17,743,737	-17,816,331	-18,145,482	-20,143,229	-29,460,927	-48,096,324
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-9,422,208	-9,543,211	-10,060,430	-13,192,203	-27,907,972	-58,534,907
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-36,729,799	-36,893,526	-37,635,661	-42,129,306	-63,108,512	-105,125,631
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,122,888	1,117,622	1,094,548	955,608	316,006	-978,950
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-4,074,688	-4,085,380	-4,143,399	-4,447,122	-6,053,603	-9,266,565
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	11,483,708	11,441,252	11,251,190	10,146,420	4,851,320	-6,062,041
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-6,704,445	-6,774,721	-7,079,290	-8,897,916	-17,558,872	-35,319,655
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-21,179,322	-21,382,054	-22,317,150	-27,685,044	-54,397,485	-109,757,691
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	15,871,165	15,860,995	15,657,994	15,235,248	9,830,447	-995,169
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,810,493	63,805,408	63,652,175	63,389,070	59,317,837	51,175,370
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	246,186	245,968	245,236	238,529	218,047	177,083
2	Residential Small site - low density - 2 flats	2	172,359	82,354	82,135	81,339	75,725	53,504	9,064
3	Residential Small site - medium density - 5 flats	5	215,449	189,865	189,319	187,464	174,392	122,649	19,165
4	Residential Small site - medium density - 9 flats	9	430,899	296,987	296,012	292,938	271,266	185,488	13,933
5	Residential Medium site - medium density - 25 flats	25	818,707	1,014,830	1,012,145	1,002,464	934,209	664,047	123,724
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,794,908	1,789,642	1,770,543	1,635,908	1,103,005	37,200
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	3,796,450	3,791,184	3,770,623	3,613,182	3,038,872	1,890,251
8	Residential Large site - high density - 150 flats	150	1,809,774	-1,288,193	-1,304,195	-1,372,593	-1,786,743	-3,691,810	-7,501,942
9	Residential Large site - medium density - 250 flats	250	6,463,480	7,384,067	7,359,147	7,270,426	6,644,990	4,169,439	-855,077
10	Residential Large site - high density - 500 flats	500	6,592,749	-7,483,021	-7,533,244	-7,747,297	-9,043,390	-15,048,696	-27,167,606
11	Residential Large site - high density - 500 flats	500	4,739,885	-15,020,763	-15,071,808	-15,294,170	-16,640,580	-22,833,981	-35,220,784
12	Residential Large site - high density - 800 flats	800	8,617,973	-17,743,737	-17,816,331	-18,145,482	-20,143,229	-29,460,927	-48,096,324
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-9,422,208	-9,543,211	-10,060,430	-13,192,203	-27,907,972	-58,534,907
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-36,729,799	-36,893,526	-37,635,661	-42,129,306	-63,108,512	-105,125,631
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,122,888	1,117,622	1,094,548	955,608	316,006	-978,950
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-4,074,688	-4,085,380	-4,143,399	-4,447,122	-6,053,603	-9,266,565
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	11,483,708	11,441,252	11,251,190	10,146,420	4,851,320	-6,062,041
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-6,704,445	-6,774,721	-7,079,290	-8,897,916	-17,558,872	-35,319,655
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-21,179,322	-21,382,054	-22,317,150	-27,685,044	-54,397,485	-109,757,691
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	15,871,165	15,860,995	15,657,994	15,235,248	9,830,447	-995,169
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,810,493	63,805,408	63,652,175	63,389,070	59,317,837	51,175,370
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	246,186	245,968	245,236	238,529	218,047	177,083
2	Residential Small site - low density - 2 flats	2	163,244	82,354	82,135	81,339	75,725	53,504	9,064
3	Residential Small site - medium density - 5 flats	5	204,055	189,865	189,319	187,464	174,392	122,649	19,165
4	Residential Small site - medium density - 9 flats	9	408,110	296,987	296,012	292,938	271,266	185,488	13,933
5	Residential Medium site - medium density - 25 flats	25	775,408	1,014,830	1,012,145	1,002,464	934,209	664,047	123,724
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,794,908	1,789,642	1,770,543	1,635,908	1,103,005	37,200
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	3,796,450	3,791,184	3,770,623	3,613,182	3,038,872	1,890,251
8	Residential Large site - high density - 150 flats	150	1,714,060	-1,288,193	-1,304,195	-1,372,593	-1,786,743	-3,691,810	-7,501,942
9	Residential Large site - medium density - 250 flats	250	6,121,644	7,384,067	7,359,147	7,270,426	6,644,990	4,169,439	-855,077
10	Residential Large site - high density - 500 flats	500	6,244,077	-7,483,021	-7,533,244	-7,747,297	-9,043,390	-15,048,696	-27,167,606
11	Residential Large site - high density - 500 flats	500	4,489,206	-15,020,763	-15,071,808	-15,294,170	-16,640,580	-22,833,981	-35,220,784
12	Residential Large site - high density - 800 flats	800	8,162,192	-17,743,737	-17,816,331	-18,145,482	-20,143,229	-29,460,927	-48,096,324
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-9,422,208	-9,543,211	-10,060,430	-13,192,203	-27,907,972	-58,534,907
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-36,729,799	-36,893,526	-37,635,661	-42,129,306	-63,108,512	-105,125,631
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,122,888	1,117,622	1,094,548	955,608	316,006	-978,950
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-4,074,688	-4,085,380	-4,143,399	-4,447,122	-6,053,603	-9,266,565
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	11,483,708	11,441,252	11,251,190	10,146,420	4,851,320	-6,062,041
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-6,704,445	-6,774,721	-7,079,290	-8,897,916	-17,558,872	-35,319,655
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-21,179,322	-21,382,054	-22,317,150	-27,685,044	-54,397,485	-109,757,691
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	15,871,165	15,860,995	15,657,994	15,235,248	9,830,447	-995,169
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,810,493	63,805,408	63,652,175	63,389,070	59,317,837	51,175,370
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

Table 6.56.9: Cumulative impact of policies – price point of £6,458 per square metre (£600 per square foot) and 35% affordable housing (machine readable version at Appendix 13)

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £6,458 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	211,859	211,640	210,910	204,202	183,720	142,756
2	Residential Small site - low density - 2 flats	2	614,877	55,526	55,307	54,511	48,896	26,676	-18,056
3	Residential Small site - medium density - 5 flats	5	768,596	128,417	127,870	126,016	112,943	61,202	-42,975
4	Residential Small site - medium density - 9 flats	9	1,537,192	198,249	197,274	194,199	172,528	86,751	-86,192
5	Residential Medium site - medium density - 25 flats	25	2,920,665	697,021	694,337	684,655	616,400	346,239	-197,259
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,187,032	1,181,766	1,162,667	1,028,031	495,129	-580,010
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	3,022,136	3,016,870	2,996,309	2,838,868	2,264,558	1,115,937
8	Residential Large site - high density - 150 flats	150	6,456,206	-3,058,190	-3,074,192	-3,142,590	-3,556,740	-5,461,807	-9,271,940
9	Residential Large site - medium density - 250 flats	250	23,057,880	4,659,018	4,634,099	4,545,377	3,919,941	1,425,771	-3,667,447
10	Residential Large site - high density - 500 flats	500	23,519,037	-12,727,495	-12,778,541	-12,996,094	-14,313,385	-20,372,840	-32,491,749
11	Residential Large site - high density - 500 flats	500	16,909,112	-20,060,400	-20,111,444	-20,333,808	-21,680,217	-27,873,619	-40,260,421
12	Residential Large site - high density - 800 flats	800	30,743,840	-25,608,360	-25,682,141	-26,016,676	-28,042,289	-37,359,987	-55,995,384
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-22,500,412	-22,625,407	-23,159,682	-26,397,147	-41,671,432	-72,414,995
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-54,325,416	-54,491,820	-55,246,092	-59,813,231	-80,821,791	-122,838,910
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	512,841	507,576	484,503	345,561	-298,850	-1,598,975
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-5,271,720	-5,282,412	-5,340,430	-5,644,154	-7,250,635	-10,463,597
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	6,984,724	6,941,572	6,748,401	5,625,564	272,485	-10,864,397
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-14,313,120	-14,385,715	-14,700,327	-16,578,928	-25,446,650	-43,245,750
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-43,459,919	-43,669,337	-44,635,270	-50,262,057	-77,910,439	-133,331,557
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	14,700,987	14,690,817	14,487,816	14,065,070	8,660,269	-2,184,486
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,216,128	63,211,043	63,057,811	62,794,705	58,723,472	50,581,005
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	211,859	211,640	210,910	204,202	183,720	142,756
2	Residential Small site - low density - 2 flats	2	324,764	55,526	55,307	54,511	48,896	26,676	-18,056
3	Residential Small site - medium density - 5 flats	5	405,954	128,417	127,870	126,016	112,943	61,202	-42,975
4	Residential Small site - medium density - 9 flats	9	811,909	198,249	197,274	194,199	172,528	86,751	-86,192
5	Residential Medium site - medium density - 25 flats	25	1,542,627	697,021	694,337	684,655	616,400	346,239	-197,259
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,187,032	1,181,766	1,162,667	1,028,031	495,129	-580,010
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	3,022,136	3,016,870	2,996,309	2,838,868	2,264,558	1,115,937
8	Residential Large site - high density - 150 flats	150	3,410,017	-3,058,190	-3,074,192	-3,142,590	-3,556,740	-5,461,807	-9,271,940
9	Residential Large site - medium density - 250 flats	250	12,178,631	4,659,018	4,634,099	4,545,377	3,919,941	1,425,771	-3,667,447
10	Residential Large site - high density - 500 flats	500	12,422,204	-12,727,495	-12,778,541	-12,996,094	-14,313,385	-20,372,840	-32,491,749
11	Residential Large site - high density - 500 flats	500	8,930,996	-20,060,400	-20,111,444	-20,333,808	-21,680,217	-27,873,619	-40,260,421
12	Residential Large site - high density - 800 flats	800	16,238,175	-25,608,360	-25,682,141	-26,016,676	-28,042,289	-37,359,987	-55,995,384
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-22,500,412	-22,625,407	-23,159,682	-26,397,147	-41,671,432	-72,414,995
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-54,325,416	-54,491,820	-55,246,092	-59,813,231	-80,821,791	-122,838,910
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	512,841	507,576	484,503	345,561	-298,850	-1,598,975
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-5,271,720	-5,282,412	-5,340,430	-5,644,154	-7,250,635	-10,463,597
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	6,984,724	6,941,572	6,748,401	5,625,564	272,485	-10,864,397
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-14,313,120	-14,385,715	-14,700,327	-16,578,928	-25,446,650	-43,245,750
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-43,459,919	-43,669,337	-44,635,270	-50,262,057	-77,910,439	-133,331,557
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	14,700,987	14,690,817	14,487,816	14,065,070	8,660,269	-2,184,486
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,216,128	63,211,043	63,057,811	62,794,705	58,723,472	50,581,005
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	211,859	211,640	210,910	204,202	183,720	142,756
2	Residential Small site - low density - 2 flats	2	172,359	55,526	55,307	54,511	48,896	26,676	-18,056
3	Residential Small site - medium density - 5 flats	5	215,449	128,417	127,870	126,016	112,943	61,202	-42,975
4	Residential Small site - medium density - 9 flats	9	430,899	198,249	197,274	194,199	172,528	86,751	-86,192
5	Residential Medium site - medium density - 25 flats	25	818,707	697,021	694,337	684,655	616,400	346,239	-197,259
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,187,032	1,181,766	1,162,667	1,028,031	495,129	-580,010
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	3,022,136	3,016,870	2,996,309	2,838,868	2,264,558	1,115,937
8	Residential Large site - high density - 150 flats	150	1,809,774	-3,058,190	-3,074,192	-3,142,590	-3,556,740	-5,461,807	-9,271,940
9	Residential Large site - medium density - 250 flats	250	6,463,480	4,659,018	4,634,099	4,545,377	3,919,941	1,425,771	-3,667,447
10	Residential Large site - high density - 500 flats	500	6,592,749	-12,727,495	-12,778,541	-12,996,094	-14,313,385	-20,372,840	-32,491,749
11	Residential Large site - high density - 500 flats	500	4,739,885	-20,060,400	-20,111,444	-20,333,808	-21,680,217	-27,873,619	-40,260,421
12	Residential Large site - high density - 800 flats	800	8,617,973	-25,608,360	-25,682,141	-26,016,676	-28,042,289	-37,359,987	-55,995,384
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-22,500,412	-22,625,407	-23,159,682	-26,397,147	-41,671,432	-72,414,995
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-54,325,416	-54,491,820	-55,246,092	-59,813,231	-80,821,791	-122,838,910
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	512,841	507,576	484,503	345,561	-298,850	-1,598,975
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-5,271,720	-5,282,412	-5,340,430	-5,644,154	-7,250,635	-10,463,597
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	6,984,724	6,941,572	6,748,401	5,625,564	272,485	-10,864,397
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-14,313,120	-14,385,715	-14,700,327	-16,578,928	-25,446,650	-43,245,750
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-43,459,919	-43,669,337	-44,635,270	-50,262,057	-77,910,439	-133,331,557
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	14,700,987	14,690,817	14,487,816	14,065,070	8,660,269	-2,184,486
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,216,128	63,211,043	63,057,811	62,794,705	58,723,472	50,581,005
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	211,859	211,640	210,910	204,202	183,720	142,756
2	Residential Small site - low density - 2 flats	2	163,244	55,526	55,307	54,511	48,896	26,676	-18,056
3	Residential Small site - medium density - 5 flats	5	204,055	128,417	127,870	126,016	112,943	61,202	-42,975
4	Residential Small site - medium density - 9 flats	9	408,110	198,249	197,274	194,199	172,528	86,751	-86,192
5	Residential Medium site - medium density - 25 flats	25	775,408	697,021	694,337	684,655	616,400	346,239	-197,259
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,187,032	1,181,766	1,162,667	1,028,031	495,129	-580,010
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	3,022,136	3,016,870	2,996,309	2,838,868	2,264,558	1,115,937
8	Residential Large site - high density - 150 flats	150	1,714,060	-3,058,190	-3,074,192	-3,142,590	-3,556,740	-5,461,807	-9,271,940
9	Residential Large site - medium density - 250 flats	250	6,121,644	4,659,018	4,634,099	4,545,377	3,919,941	1,425,771	-3,667,447
10	Residential Large site - high density - 500 flats	500	6,244,077	-12,727,495	-12,778,541	-12,996,094	-14,313,385	-20,372,840	-32,491,749
11	Residential Large site - high density - 500 flats	500	4,489,206	-20,060,400	-20,111,444	-20,333,808	-21,680,217	-27,873,619	-40,260,421
12	Residential Large site - high density - 800 flats	800	8,162,192	-25,608,360	-25,682,141	-26,016,676	-28,042,289	-37,359,987	-55,995,384
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-22,500,412	-22,625,407	-23,159,682	-26,397,147	-41,671,432	-72,414,995
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-54,325,416	-54,491,820	-55,246,092	-59,813,231	-80,821,791	-122,838,910
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	512,841	507,576	484,503	345,561	-298,850	-1,598,975
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-5,271,720	-5,282,412	-5,340,430	-5,644,154	-7,250,635	-10,463,597
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	6,984,724	6,941,572	6,748,401	5,625,564	272,485	-10,864,397
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-14,313,120	-14,385,715	-14,700,327	-16,578,928	-25,446,650	-43,245,750
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-43,459,919	-43,669,337	-44,635,270	-50,262,057	-77,910,439	-133,331,557
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	14,700,987	14,690,817	14,487,816	14,065,070	8,660,269	-2,184,486
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,216,128	63,211,043	63,057,811	62,794,705	58,723,472	50,581,005
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

Thamesmead Waterfront Strategic Site

6.60 We have also undertaken a high level assessment of the envisaged level of development for the Thamesmead Waterfront Strategic Site (P5-TA4), which the Council expects to come forward over the life of the emerging plan.

6.61 Our assessment uses standardised costs and values and broad assumptions for a potential development scheme, rather than a more detailed appraisal that might be undertaken for a specific development proposal in support of a fully designed and detailed planning application.

6.62 Thamesmead Waterfront is now one of seven locations being taken forward as a proposed New Town in the Government's draft New Towns Programme consultation, with the outcome of this proposed to be published by the end of 2026.

6.63 The extensive site forms the northern edge of Thamesmead and has approximately 2 km of riverside frontage. We understand that the site has a long and unique heritage as first a marshland, then as a part of the Royal Arsenal site used for munitions manufacturing and testing, and finally as part of a new town built in the 1960s.

6.64 Existing uses include the Thamesmead Town Centre, primarily a large floorplate retail centre surrounding a large car park, and land designated as Metropolitan Open Land, Sites of Importance for Nature Conservation and Borough Open Space, including a former landfill site which is no longer active and for which a closure plan is in place. Given that Thamesmead Waterfront has remained largely undeveloped and inaccessible for years, much of the rest of the site has a natural character. The site has a varied topography associated with the historic landfill use.

6.65 To the west, south and east of the site are the existing primarily residential neighbourhoods of Thamesmead. The area has poor public transport connectivity, with the majority of the area having a PTAL rating of 2 or less and being dominated by car borne transport, until the DLR extension is delivered, which will significantly improve the public accessibility of the area.

6.66 We understand that the majority of the site is owned by the Peabody Housing Association. The Peabody/ Lendlease Joint venture has prepared an informal draft Strategic masterplan which has informed the emerging draft Local Plan Policy P5-TA4, together with the Thamesmead and Abbey Wood Opportunity Area Planning Framework (2020).

6.67 The draft Local Plan identifies that the delivery and implementation of the New Town will be led by an appropriate delivery body agreed by the Government, the Peabody/ Lendlease Joint Venture, the RBG and the GLA through the New Towns process. Further, the development is to be guided by a Strategic Framework Masterplan and Design Code, which as previously mentioned is currently being prepared by the landowners' appointed multidisciplinary masterplan team.

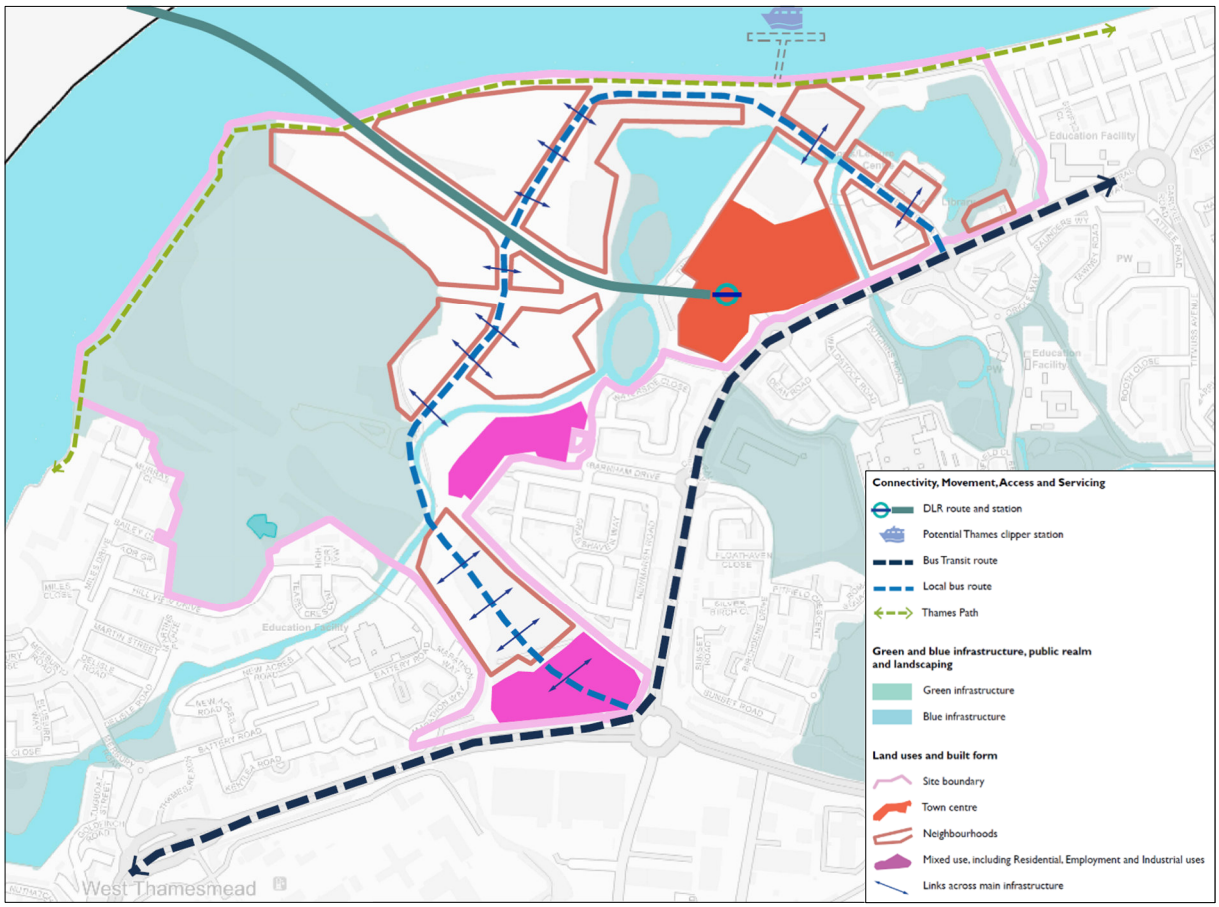
6.68 The draft Local Plan identifies that the masterplan should include an ambitious and deliverable vision agreed with key partners which will guide the creation of an exemplar New Town.

6.69 The draft Local Plan recognises the site's advantageous location and identifies that the New Town should embrace its waterfront location and natural assets.

6.70 The emerging draft Local Plan allocates the 97 Ha site to deliver approximately 15,000 homes with 135,000 sq m of commercial, social and community uses delivering a rejuvenated and expanded town centre, employment spaces and major new riverside park. Of critical importance to unlocking the delivery of the scheme is the extension of the Docklands Light Railway to Thamesmead and re-routing or creation of a new local bus provision as the area is identified as being underserved by public transport. We set out at Figure 6.70.1 a copy of the Place making Diagram of the Site as published in the Regulation 19 draft Local Plan.

6.71 Of the 15,000 new homes we understand that the Council anticipates 5,750 to be delivered during the emerging draft local plan period with the remainder over the period up to 2050. We have also assumed that a third of the commercial space will come forward over the plan period, with the remainder in the period up to 2050.

Figure 6.70.1 Thamesmead Waterfront Regulation 19 draft Local Plan Place Making Diagram



6.72 The significant enhancement of transport infrastructure and connectivity, together with comprehensive placemaking, improvements to the town centre, community and amenity offer, the delivery of substantial areas of public open space and the site's waterfront location, have the potential to support residential values above those that might otherwise be expected from underlying market growth alone. This is an important consideration as the results of our high-level testing indicate that the anticipated development would be unviable at current costs and values, based on sales values of approximately £6,997 per sq m (£650 per sq ft) currently achievable for new build development in this location.

6.73 Given that the site is anticipated to come forward over a significant period of time, with the majority of development taking place beyond the first six years of the emerging Local Plan period, we have allowed for growth in residential sales values. In order to establish appropriate growth assumptions, we have had regard to a range of published residential market forecasts which have informed our base growth scenario set out earlier in Table 4.4.1. From 2040 onwards we have assumed a longer-term residential value growth rate of 4% per annum.

6.74 In addition to underlying market growth, the site has the potential to benefit from the long-term effects of major regeneration and infrastructure investment. The proposed development would deliver substantial placemaking benefits, enhanced public realm, new homes, employment opportunities, community facilities and significant investment in transport infrastructure. Collectively, these interventions have the potential to increase the attractiveness of the area as a place to live and work and support residential values over time.

6.75 There is a substantial body of published research which identifies a relationship between major regeneration programmes, transport investment and residential value growth. In particular, we note that CBRE published research on regeneration growth premiums in 2016, 2019 and most recently in

2023. The 2023 research[26] examines the impact of major regeneration projects on surrounding residential property values across 11 regeneration locations within London. The study identifies an average annual growth premium of 2.2% above the wider borough housing market, with observed premiums ranging between 0.3% and 5.8% per annum. The research concludes that regeneration premiums are commonly associated with factors including major transport investment, improved green space, heritage-led regeneration, retail and leisure provision, educational facilities and wider social and community infrastructure.

6.76 Many of these characteristics are expected to form key components of the proposed New Town at Thamesmead Waterfront. In particular, the scale of planned development, new transport infrastructure, creation of a revitalised town centre, delivery of employment space, provision of significant public open space and extensive waterfront regeneration are all factors which have the potential to contribute to enhanced residential values over the longer term.

6.77 Whilst these schemes benefit from some characteristics not comparable to Thamesmead Waterfront, including major destination attractions and established transport connections, they nevertheless provide evidence of the potential influence that large-scale regeneration and strategic transport investment can have on residential values over the long term.

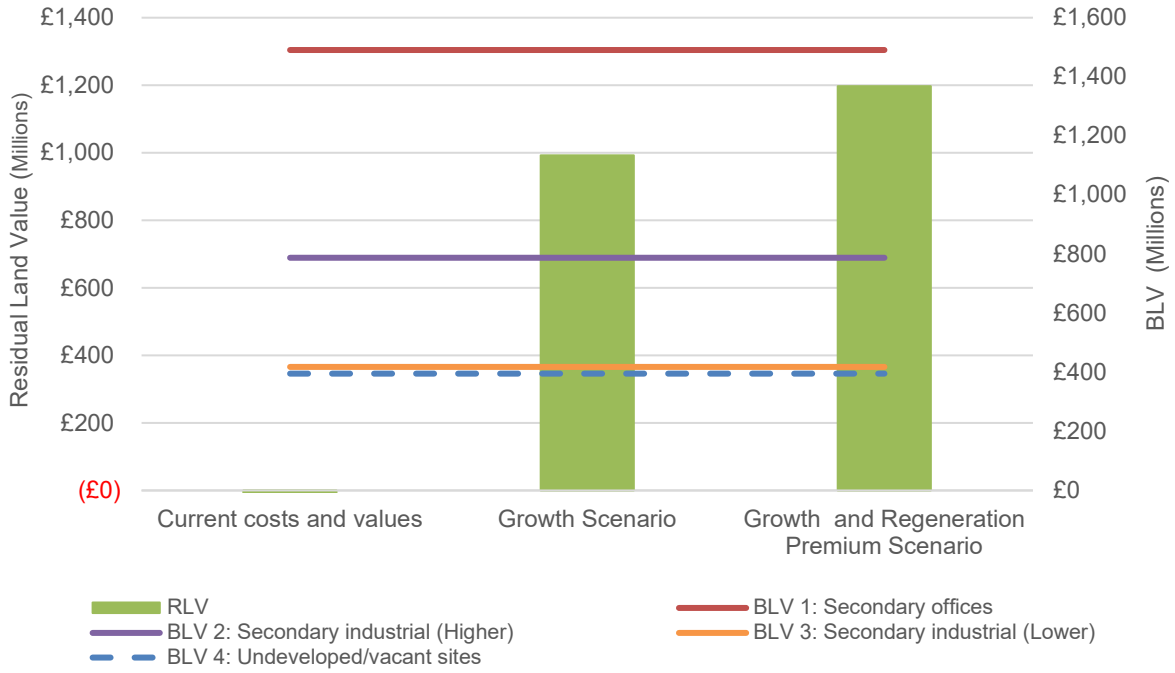
6.78 The 2023 CBRE research demonstrates that properties located within major regeneration areas have, in a number of cases, experienced rates of value growth above those observed across their wider boroughs. Whilst the scale of uplift achieved will be location-specific and influenced by market conditions and the nature of the regeneration interventions delivered, the research provides evidence that comprehensive, long-term regeneration programmes can support value growth beyond underlying market trends.

6.79 Of the regeneration areas considered within the CBRE research, Greenwich Peninsula and Nine Elms provide useful case studies given their riverside locations, scale of development and the substantial transport investment required to support delivery. Whilst both schemes benefit from characteristics not directly comparable to Thamesmead Waterfront, including established destination attractions and differing locational advantages, they nevertheless provide evidence of the potential influence that large-scale regeneration and strategic transport investment can have on residential values over the long term. Having regard to the wider findings of the research, we have adopted the overall average annual regeneration premium identified by CBRE of 2.2%, applied in addition to underlying market growth assumptions from 2040 onwards for a period of six years to 2045. The regeneration uplift has not been applied during the earlier phases of development and is assumed to arise as a step change only once substantial infrastructure investment, placemaking and town centre development have been delivered. Whilst a regeneration premium could potentially extend beyond this period given the scale and duration of the proposed New Town, no such additional uplift has been assumed within our assessment, reflecting a cautious approach.

6.80 We set out the results of our testing in Appendix 15 and summarise these in Table 6.80.1 and Figure 6.80.1 below.

[26] CBRE - The effect of regeneration on local residential property values (March 2023)

Table 6.80.1 Results of High Level Appraisals of Thamesmead Waterfront at 35% AH



6.81 We have tested the Strategic Site Allocation against the four benchmark land values adopted in the typology testing, reflecting a range of £4.081 million to £15.372 million per hectare. The proposed 97-hectare New Town encompasses a range of existing land uses[27] although a substantial proportion of the Site comprises undeveloped land, including vacant land, former landfill and open space, with developed uses occupying a relatively limited proportion of the overall site area. Having regard to the nature and composition of the existing land uses across the allocation, we consider that the benchmark land value for the site would not exceed BLV2.

6.82 Whilst the appraisal results suggest that higher sales values than those currently achievable in the area may be required to support delivery, there are a number of factors which could support value growth over the longer term, including enhanced public transport accessibility through the proposed DLR extension, the creation of a major new mixed-use community, significant investment in infrastructure and public realm, and the site's waterfront setting.

6.83 Furthermore, given the involvement of the joint venture partners and the collaborative working arrangements with the GLA and Government, there may be opportunities to secure public sector funding and other forms of support to assist with the delivery of strategic infrastructure and place-making objectives across the development.

[27] Emerging Local Plan allocation P5-TA4) identifies the current use of the site to be: "Residential. Town Centre; primarily large floorplate retail with extensive parking, leisure centre, library. Vacant land, including a former landfill site. Open Space, some publicly accessible."

Table 6.80.1 Results of High Level Appraisals of Thamesmead Waterfront

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Thamesmead AH tenure Rented 60% LLR 40%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values									
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
Base Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	45,435,506	19,614,554	- 6,752,110	- 33,947,135	- 61,892,058	- 90,679,223	- 120,567,620	- 151,997,750	- 185,470,322	- 220,401,794	- 255,333,267	0%
Growth Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	1,395,783,023	1,328,549,788	1,261,316,553	1,194,083,318	1,126,850,083	1,059,616,848	992,383,614	925,150,379	857,917,144	790,683,909	723,450,674	0%
Growth & Regeneration Premium Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	1,675,985,783	1,596,098,612	1,516,211,443	1,436,324,272	1,356,437,102	1,276,549,933	1,196,662,762	£1,116,775,593	1,036,888,423	957,001,253	£877,114,083	10%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values									
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
Base Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	45,435,506	19,614,554	- 6,752,110	- 33,947,135	- 61,892,058	- 90,679,223	- 120,567,620	- 151,997,750	- 185,470,322	- 220,401,794	- 255,333,267	0%
Growth Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	1,395,783,023	1,328,549,788	1,261,316,553	1,194,083,318	1,126,850,083	1,059,616,848	992,383,614	925,150,379	857,917,144	790,683,909	723,450,674	45%
Growth & Regeneration Premium Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	1,675,985,783	1,596,098,612	1,516,211,443	1,436,324,272	1,356,437,102	1,276,549,933	1,196,662,762	1,116,775,593	1,036,888,423	957,001,253	877,114,083	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values									
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
Base Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	45,435,506	19,614,554	- 6,752,110	- 33,947,135	- 61,892,058	- 90,679,223	- 120,567,620	- 151,997,750	- 185,470,322	- 220,401,794	- 255,333,267	0%
Growth Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	1,395,783,023	1,328,549,788	1,261,316,553	1,194,083,318	1,126,850,083	1,059,616,848	992,383,614	925,150,379	857,917,144	790,683,909	723,450,674	50%
Growth & Regeneration Premium Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	1,675,985,783	1,596,098,612	1,516,211,443	1,436,324,272	1,356,437,102	1,276,549,933	1,196,662,762	1,116,775,593	1,036,888,423	957,001,253	877,114,083	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values									
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
Base Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	45,435,506	19,614,554	- 6,752,110	- 33,947,135	- 61,892,058	- 90,679,223	- 120,567,620	- 151,997,750	- 185,470,322	- 220,401,794	- 255,333,267	0%
Growth Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	1,395,783,023	1,328,549,788	1,261,316,553	1,194,083,318	1,126,850,083	1,059,616,848	992,383,614	925,150,379	857,917,144	790,683,909	723,450,674	50%
Growth & Regeneration Premium Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	1,675,985,783	1,596,098,612	1,516,211,443	1,436,324,272	1,356,437,102	1,276,549,933	1,196,662,762	1,116,775,593	1,036,888,423	957,001,253	877,114,083	50%

7 Conclusions and recommendations

7.1 The NPPF states that "*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan*". This report and its supporting appendices test the ability of development typologies in RBG to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL and Section 106 obligations.

7.2 We have tested the impact of the main emerging policies which may have an impact on viability:

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking a minimum of 50% affordable housing on sites in public ownership, unless there is a portfolio agreement with the Mayor of London, or for LSIS' and Non-Designated Employment Sites appropriate for residential uses where the scheme would result in a net loss of industrial capacity and a minimum of 35% affordable housing on gross residential development on all other major developments. The tenure split sought by the emerging policy is 60% low-cost rented products such as Social Rent and 40% intermediate product which meet the definition of genuinely affordable housing, with a preference for intermediate rented products, such as London Living Rent, over shared ownership.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (which varies in density and mix between houses and flats) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in a number of cases, our appraisals indicate that schemes can viably provide up to 35% affordable housing, or percentages close to this. The target is most readily achievable on developments brought forward on undeveloped or cleared sites. The target will be more difficult to achieve on sites in existing secondary office or higher value secondary industrial use which have higher benchmark land values. Emerging Policy H2 addresses this by offering a 'viability tested' route in accordance with Policy H5 of the London Plan.

- The strategic affordable housing targets proposed through emerging Policy H2 are already well established within RBG through the adopted development plan and will therefore be embedded in the land market and development decisions. 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. Furthermore, setting a lower target would not eliminate the need for scheme-specific viability assessment, as some sites would remain unable to viably accommodate even a reduced requirement.

- The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 35% to some extent.

- **Build to rent:** We have tested the viability of Build to Rent schemes on the basis that the affordable housing element comprises low-cost rented accommodation (social rent) managed by a registered provider, alongside intermediate homes delivered as Discounted Market Rent (DMR) at levels equivalent to London Living Rent, in accordance with Policy H4. The overall pattern of results is broadly consistent with that observed for build-for-sale development, and the same conclusions regarding the viability-tested route apply. Where affordable housing is delivered entirely as DMR at London Living Rent levels, residual land values increase, indicating a potential trade-off between the tenure and the overall proportion of affordable housing that can be viably provided.

- **PBSA and Co-living:** Testing indicates that the viability of PBSA development is sensitive to scheme scale, with smaller schemes exhibiting more challenging viability outcomes. Larger PBSA schemes demonstrate improved viability and, in certain circumstances, are capable of achieving

full compliance with the affordable housing requirements of Policies H5 and H2. Co-living development is generally viable and capable of meeting the requirements of Policies H6 and H2.

- **Affordable housing financial contributions:** The Council expressed an interest in reviewing its current approach to in-lieu affordable housing contributions. Such contributions could be calculated either through a residual valuation approach, based on the difference between a scheme delivered entirely as private housing and one incorporating on-site affordable housing, or through a formula-based tariff. Whilst both approaches are capable of reflecting affordable housing value, a tariff-based approach would be simpler to administer and is consistent with the Council's existing methodology.

- The Analysis of the residential typologies indicates that the equivalent value of on-site affordable housing varies across the Borough, reflecting differences in underlying market values. On this basis, the Council could either retain its existing borough-wide contribution of £100,000 per dwelling or adopt differential rates that better reflect local market conditions, subject to site-specific viability considerations.
  - CIL Zone 1: £130,000 per home; and
  - CIL Zone 2: £100,000 per home.

- **Biodiversity Net gain:** We have tested the impact of the Council's emerging Policy EN3 which seeks to deliver 10% biodiversity net gain. This requirement has a relatively modest impact on residual land values of less than 3% in most cases and therefore be viably absorbed.

- **Accessibility:** Similarly, the Council's emerging Policy H11 seeks 10% of private and affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability. The change in residual land values resulting from this requirement is less than 7% in most cases.

- **Electric Vehicle ('EV') charging spaces:** Our assessment of providing EV charging spaces on site indicates that this has a negligible impact on residual values of less than 0.1% and therefore can be viably supported by schemes.

- **Affordable Workspace:** emerging Policy E4 requires developments:
  - providing at least 1,000 sq m GIA of employment floorspace (use classes E(g) (i), E(g)(ii), E(g)(iii), B2 and B8); and
  - within designated Major and District centres, on developments providing at least 500 sq m GIA of employment floorspace (use classes E(g)(i), E(g)(ii), E(g)(iii), B2 and B8),

  to provide at least 10% of the rentable floorspace (Net Internal Area) as affordable workspace at 50% of market rents for a period of at least 15 years, subject to viability.

- Our appraisal testing indicates that the proposed requirement would generally have a limited impact on development viability. Across approximately 90% of tested scenarios, the reduction in residual land value is less than 12%. The evidence therefore suggests that the requirement is unlikely to materially affect the viability or deliverability of employment development across RBG where it is being brought forward. This conclusion is further supported by the policy's viability-based approach, which provides flexibility where compliance would render development unviable.

- **Net Zero Carbon/reduced carbon:** the Council's emerging plan promotes net zero carbon and climate-resilient development through policies which seek to reduce on-site energy demand, maximise the use of low-carbon energy sources, avoid the use of fossil fuel-based heating systems, and incorporate nature-based design solutions. These objectives broadly align with the direction of national and regional policy, including the Future Homes Standard and wider carbon reduction initiatives expected to come forward during the plan period. Our appraisals reflect the potential cost implications of these requirements through a 5% increase in construction costs for measures addressing operational carbon emissions and a 15% increase where measures addressing both operational and embodied carbon emissions are sought.

- Our appraisals indicate that a number of developments will be able to accommodate the additional costs associated with reducing operational carbon emissions. However, the additional costs associated with reducing embodied carbon have a materially greater impact on viability and may, in some cases, require trade-offs against other policy requirements, such as the level of affordable housing that can viably be provided.

- We have tested the impact that a net zero carbon standard is likely to have on developments in the Borough and the residual land values will typically fall by around 35% on average. The impact is relatively modest in most cases and higher in others. As a policy requirement in the emerging plan, we have also tested the cost impact of achieving both operational and embodied carbon, which has a more significant impact on viability, with an average reduction in residual land values of between circa 84% and 105%).

- Furthermore, the costs associated with measures and technologies required to reduce operational and embodied carbon emissions are expected to fall over time as research and development drives improvements and technologies mature and become more widely adopted. The extent of any necessary trade-offs with other policy requirements can therefore reasonably be expected to abate over the Plan period.

- **Cumulative impact of other policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. 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.

- **Thamesmead Waterfront Strategic Site:** Overall, our assessment indicates that the viability of the Strategic Site Allocation is likely to be challenging at current market values. However, the scale of the proposed New Town, together with the significant planned investment in transport infrastructure, place-making and community facilities, has the potential to support value growth over time. Given the long-term nature of the development, the experience of the joint venture partners in bringing forward large scale regeneration projects, and the opportunity to secure public sector support for strategic infrastructure, we consider that the allocation has a reasonable prospect of being delivered over the plan period.

- Our sensitivity analyses test the potential impact of changes to sales values and costs over the plan period. These analyses indicate that a greater range of scenarios would be able to viably accommodate the policies in the emerging plan. Although these analyses are indicative (growth cannot be guaranteed), the Housing Minister's letter to the Planning Inspectorate of 15 July 2025 emphasises the need for inspectors to recognise that viability assessments are snapshots in time and that prospects for viability and deliverability should be considered more strategically: "*it is important that local plan deliverability and viability challenges be considered in a broad context, especially when economic conditions are volatile and are causing fluctuations to market conditions and heightening development risk and associated costs. As such, allocations should generally be assessed against their prospects of delivery over the plan period as a whole, rather than solely against current market conditions*".

Additional observations

7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.

7.4 In considering the outputs of the appraisals, some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.

7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Typology details and appraisal inputs

1		2	3	4	6	7	8	13	14	15	16	17	18	20	21	24	26	27	28
RBG LOCAL PLAN VIABILITY TESTING													**Floor areas - proposed (sqm)**						
			Gross	Net site		No of	No of	Resi costs	Resi costs	GIA	GIA			Note: B1 office inlcudes B1(b)				Total resi	Total resi FS
Site ref	Typology description		Site area	area	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A5	B1 office	B1(c) and B	C2 resi inst	D2	units	
1	Residential Small site - 2 houses		0.05	0.05	2	2	-	1,921	2,555	172	-		-	-	-	-	-	2	172
2	Residential Small site - low density - 2 flats		0.04	0.04	2	-	2	1,921	2,555	-	175		-	-	-	-	-	2	175
3	Residential Small site - medium density - 5 flats		0.05	0.05	2	-	5	1,921	2,555	-	408		-	-	-	-	-	5	408
4	Residential Small site - medium density - 9 flats		0.10	0.10	2	-	9	1,921	2,555	-	682		-	-	-	-	-	9	682
5	Residential Medium site - medium density - 25 flats		0.19	0.19	3	-	25	1,921	2,555	-	2,167		-	-	-	-	-	25	2,167
6	Residential Medium site - medium density - 50 flats		0.50	0.50	4	-	50	1,921	2,555	-	4,358		-	-	-	-	-	50	4,358
7	Residential Medium site - medium density - 50 flats and houses		0.50	0.50	4	16	34	1,921	2,555	1,575	3,347		-	-	-	-	-	50	4,923
8	Residential Large site - high density - 150 flats		0.42	0.42	7	-	150	1,921	2,990	-	12,874		-	-	-	-	-	150	12,874
9	Residential Large site - medium density - 250 flats		1.50	1.50	5	-	250	1,921	2,555	-	21,388		-	-	-	-	-	250	21,388
10	Residential Large site - high density - 500 flats		1.53	1.53	7	-	500	1,921	2,990	-	42,788		-	-	-	-	-	500	42,788
11	Residential Large site - high density - 500 flats		1.10	1.10	24	-	500	1,921	2,990	-	43,733		-	-	-	-	-	500	43,733
12	Residential Large site - high density - 800 flats		2.00	2.00	9	-	800	1,921	2,990	-	72,832		-	-	-	-	-	800	72,832
13	Residential Large site - high density - 1,500 flats		4.57	4.57	7	-	1,500	1,921	2,990	-	128,738		-	-	-	-	-	1,500	128,738
14	Residential Large site - high density - 2,000 flats		5.45	5.45	8	-	2,000	1,921	2,990	-	182,027		-	-	-	-	-	2,000	182,027
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor		0.28	0.28	5	-	50	1,921	2,555	-	4,370		375	375	-	-	-	50	4,370
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor		0.37	0.37	8	-	100	1,921	2,990	-	9,128		750	1,000	-	-	-	100	9,128
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial		3.48	3.48	5	-	450	1,921	2,555	-	38,509		1,220	3,500	7,000	-	-	450	38,509
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use		4.09	4.09	6	-	800	1,921	2,990	-	68,460		-	-	1,250	-	250	800	68,460
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial		14.34	14.34	6	-	2,600	1,921	2,990	-	225,810		5,000	5,000	10,500	-	-	2,600	225,810
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use		97.00	97.00	5	-	15,000	1,921	2,555	-	1,302,750		50,000	20,000	45,000	-	20,000	15,000	1,302,750
21	PBSA - 220 Student Rooms and ground floor commercial use		0.37	0.37	7	-	-	1,921	2,990	-	-		375	1,000	-	7,237	-	-	-
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use		0.75	0.75	12	-	100	1,921	2,990	-	8,583		395	-	-	27,381	-	100	8,583
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses		0.88	0.88	9	-	50	1,921	2,990	-	4,291		-	1,090	-	21,818	-	50	4,291
24	Office		0.07	0.07	3	-	-	1,921	2,555	-	-		-	1,750	-	-	-	-	-
25	Office		0.10	0.10	4	-	-	1,921	2,555	-	-		-	3,500	-	-	-	-	-
26	Industrial		0.14	0.14	2	-	-	1,921	2,555	-	-		-	-	1,000	-	-	-	-
27	Industrial		0.55	0.55	2	-	-	1,921	2,555	-	-		-	-	4,000	-	-	-	-

1	29	31	32	35	37	38	49	51	52	55	57	58
RBG LOCAL	CIL (rate per sqm)						S106 (per sqm for commercial; per unit for resi					
Site ref	Retail A1-A	B1 office	B1(c) and I	C2 resi ins	D2	Resi	Retail A1-A	B1 office	B1(c) and I	C2 resi ins	D2	Resi
1	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
2	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
3	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
4	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
5	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
6	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
7	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
8	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
9	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
10	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
11	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
12	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
13	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
14	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
15	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
16	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
17	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
18	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
19	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
20	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	13,000
21	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
22	56.55	56.55	56.55	130.69	56.55	187.78	30	30	30	30	30	3,000
23	56.55	56.55	56.55	124.79	56.55	187.78	30	30	30	30	30	3,000
24	56.55	56.55	56.55	124.79	56.55	187.78	30	30	30	30	30	3,000
25	56.55	56.55	56.55	124.79	56.55	187.78	30	30	30	30	30	3,000
26	56.55	56.55	56.55	124.79	56.55	187.78	30	30	30	30	30	3,000
27	56.55	56.55	56.55	124.79	56.55	187.78	30	30	30	30	30	3,000

1	59	61	62	65	67	68	69	71	72	75	77	78
RBG LOCAL	Rents					Cap val	Yields					n/a
Site ref	Retail A1-A	B1 office	B1(c) and I	C2 resi ins	D2	Resi	Retail A1-A	B1 office	B1(c) and I	C2 resi ins	D2	Resi
1	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
2	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
3	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
4	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
5	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
6	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
7	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
8	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
9	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
10	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
11	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
12	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
13	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
14	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
15	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
16	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
17	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
18	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
19	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
20	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
21	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
22	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
23	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
24	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
25	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
26	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	
27	269	269	237	337	215	7,965	6.50%	6.75%	5.00%	5.00%	7.00%	

1	79	81	82	85	87	89	91	92	95	97	98	120
RBG LOCAL	Build costs					Net to gross						
												Total new
Site ref	Retail A1-A5	B1 office	B1(c) and I	C2 resi ins	D2	Retail A1-A5	B1 office	B1(c) and B2	C2 resi ins	D2	Resi	floorspace
1	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	100%	172
2	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	175
3	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	408
4	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	682
5	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	2,167
6	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	4,358
7	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	4,923
8	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	12,874
9	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	21,388
10	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	42,788
11	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	75%	43,733
12	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	75%	72,832
13	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	128,738
14	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	75%	182,027
15	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	5,120
16	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	75%	10,878
17	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	50,229
18	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	69,960
19	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	246,310
20	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	1,437,750
21	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	8,612
22	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	36,358
23	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	27,199
24	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	1,750
25	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	3,500
26	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	1,000
27	2,704	3,301	1,396	3,357	3,973	85%	85%	85%	100%	85%	80%	4,000

1	122	124	125	128	130	131	132	134	135	138	140	141
RBG LOCAL	Build start (QUARTERS)						Build period (QUARTERS)					
Site ref	Retail A1-A	B1 office	B1(c) and I	C2 resi ins	D2	Resi	Retail A1-A	B1 office	B1(c) and I	C2 resi ins	D2	Resi
1	2	2	2	2	2	2	4	4	4	4	4	4
2	2	2	2	2	2	2	4	4	4	4	4	4
3	2	2	2	2	2	2	4	4	4	4	4	4
4	2	2	2	2	2	2	5	5	5	5	5	5
5	2	2	2	2	2	2	6	6	6	6	6	6
6	2	2	2	2	2	2	8	8	8	8	8	8
7	2	2	2	2	2	2	8	8	8	8	8	8
8	2	2	2	2	2	2	8	8	8	8	8	8
9	2	2	2	2	2	2	10	10	10	10	10	10
10	2	2	2	2	2	2	12	12	12	12	12	12
11	2	2	2	2	2	2	12	12	12	12	12	12
12	2	2	2	2	2	2	24	24	24	24	24	24
13	2	2	2	2	2	2	32	32	32	32	32	32
14	2	2	2	2	2	2	36	36	36	36	36	36
15	2	2	2	2	2	2	8	8	8	8	8	8
16	2	2	2	2	2	2	8	8	8	8	8	8
17	2	2	2	2	2	2	12	12	12	12	12	12
18	2	2	2	2	2	2	24	24	24	24	24	24
19	2	2	2	2	2	2	36	36	36	36	36	36
20	2	2	2	2	2	2	52	52	52	52	52	52
21	2	2	2	2	2	2	8	8	8	8	8	8
22	2	2	2	2	2	2	12	12	12	12	12	12
23	2	2	2	2	2	2	12	12	12	12	12	12
24	2	2	2	2	2	2	6	6	6	6	6	6
25	2	2	2	2	2	2	8	8	8	8	8	8
26	2	2	2	2	2	2	6	6	6	6	6	6
27	2	2	2	2	2	2	8	8	8	8	8	8

1	142	144	145	148	150	151	152	153	154	155	156	157	168	173	174	175
RBG LOCAL	Investment sale (QUARTERS)						Resi sales period (qtrs)	Sales period start	Area		On-site AH	% AH rented				
										% of PRS				BNG cost	Car parking space	Carbon offset
Site ref	Retail A1-A	B1 office	B1(c) and I	C2 resi ins	D2	Resi	Resi	Resi		units			Roof area			
1	6	6	6	6	6	6	1.00	6		0.00%	35%	60%	43.00	0.2%	25%	-
2	6	6	6	6	6	6	1.00	6		0.00%	35%	60%	43.75	0.2%	25%	-
3	6	6	6	6	6	6	1.00	6		0.00%	35%	60%	101.88	0.2%	25%	-
4	7	7	7	7	7	7	1.00	7		0.00%	35%	60%	170.44	0.2%	25%	-
5	8	8	8	8	8	8	1.00	8		0.00%	35%	60%	240.76	0.2%	25%	-
6	10	10	10	10	10	10	2.00	10		0.00%	35%	60%	272.34	0.2%	25%	-
7	10	10	10	10	10	10	2.00	10		0.00%	35%	60%	307.66	0.2%	25%	-
8	10	10	10	10	10	10	5.00	10		0.00%	35%	60%	262.73	0.2%	25%	-
9	12	12	12	12	12	12	8.00	10		0.00%	35%	60%	855.50	0.2%	25%	-
10	14	14	14	14	14	14	16.00	10		0.00%	35%	60%	873.21	0.2%	25%	-
11	14	14	14	14	14	14	16.00	10		0.00%	35%	60%	75.93	0.2%	25%	-
12	26	26	26	26	26	26	24.00	10		0.00%	35%	60%	899.16	0.2%	25%	-
13	34	34	34	34	34	34	32.00	10		0.00%	35%	60%	2,627.30	0.2%	25%	-
14	38	38	38	38	38	38	36.00	10		0.00%	35%	60%	2,844.17	0.2%	25%	-
15	10	10	10	10	10	10	2.00	10		0.00%	35%	60%	142.22	0.2%	25%	-
16	10	10	10	10	10	10	3.00	10		0.00%	35%	60%	169.97	0.2%	25%	-
17	14	14	14	14	14	14	14.00	10		0.00%	35%	60%	2,009.15	0.2%	25%	-
18	26	26	26	26	26	26	24.00	10		0.00%	35%	60%	1,943.33	0.2%	25%	-
19	38	38	38	38	38	38	36.00	10		0.00%	35%	60%	6,841.94	0.2%	25%	-
20	54	54	54	54	54	54	81.00	10		0.00%	35%	60%	57,510.00	0.2%	25%	-
21	10	10	10	10	10	10	0.00	10		0.00%	0%	60%	175.75	0.2%	25%	-
22	14	14	14	14	14	14	4.00	10		0.00%	35%	60%	252.49	0.2%	25%	-
23	14	14	14	14	14	14	2.00	10		0.00%	35%	60%	335.80	0.2%	25%	-
24	8	8	8	8	8	8	0.00	8		0.00%	0%	60%	194.44	0.2%	25%	-
25	10	10	10	10	10	10	0.00	10		0.00%	0%	60%	218.75	0.2%	25%	-
26	8	8	8	8	8	8	0.00	8		0.00%	0%	60%	444.44	0.2%	25%	-
27	10	10	10	10	10	10	0.00	10		0.00%	0%	60%	1,777.78	0.2%	25%	-

Appendix 2 - Commercial lettings

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Lease Status	Deal Type	Move-in Date	Rent Free	Leasing Agent Company	Lease Comp ID	Asking Rent/SF/Yr	Asking Rent PA
18/08/2026	18/09/2026	8 Eynsham Dr	London	GRND,1	7,560	13.02	Achieved	FRI	98,431.20	Industrial					Direct	5 yrs	18/09/2028		17/09/2031	Amazon	Executed	New Lease	18/09/2026	2	Glenny LLP, Royal Borough of Greenwich	302796971	13.00	98,280.00
27/10/2026	07/11/2025	Unit 20 Nathan Way	London	GRND	2,045	17.00	Achieved	FRI	34,765.00	Industrial					Direct	10 yrs			06/11/2035	HIMAL Foods	Executed	New Lease	07/11/2025		Hindwoods Ltd, Royal Borough of Greenwich	288185071	17.00	34,765.00
28/05/2025	27/06/2025	Warspite Rd	London	GRND	2,504	17.50	Asking		43,820.00	Industrial					Direct						Executed	New Lease	27/06/2025		Vibe Warehouse	278763251	17.50	43,820.00
15/10/2025	15/10/2025	53 Norman Rd	London	GRND,1	1,980	18.68	Asking	FRI	36,986.40	Industrial					Direct						Executed	New Lease	15/10/2025		Hindwoods Ltd	294758191	18.68	36,986.40
01/02/2025	01/02/2025	New Lydenburg St	London	GRND	460	20.00	Achieved	FRI	9,200.00	Industrial					Direct	1 yr			31/01/2026	Grind	Executed	New Lease	01/03/2025		Glenny LLP	277261321		
05/01/2025	05/01/2025	New Lydenburg St	London	GRND	460	20.00	Achieved	FRI	9,200.00	Industrial	7.27	3,343.30			Direct	1 yr			04/01/2026	IT Pro Lab	Executed	New Lease	02/02/2025		Glenny LLP	277261031		
27/10/2025	27/11/2025	Skeffington St	London	GRND,1	3,427	22.00	Asking	FRI	75,394.00	Industrial					Direct	10 yrs			26/11/2035		Executed	New Lease	27/11/2025		Glenny LLP, Montagu Evans LLP	298944091	22.00	75,394.00
10/09/2025	10/10/2025	Skeffington St	London	GRND,1	4,872	22.00	Asking	FRI	107,184.00	Industrial	12.72	61,952.00			Direct	5 yrs			09/10/2030		Executed	New Lease	10/10/2025		Glenny LLP, Montagu Evans LLP	298944081	22.00	107,184.00
15/07/2025	02/10/2025	Salutation Rd	London	GRND,1	120,214	22.00	Asking		2,644,708.00	Industrial					Direct	10 yrs			02/10/2035	InPost	Executed	New Lease	02/10/2025		Dowley Turner Real Estate, Hollis Hockley, Cushman & Wakefield	282503791	22.00	2,644,708.00
19/02/2025	30/09/2025	Anchor And Hope Ln	London	GRND	4,937	25.00	Achieved	FRI	123,425.00	Industrial					Direct	10 yrs	29/09/2030		30/09/2035	Ace Freight Ltd	Executed	New Lease	30/09/2025		Glenny LLP	274430451		
01/05/2026	01/05/2026	Anchor And Hope Ln	London	GRND	5,076			FRI		Industrial					Direct						Executed	Renewal	01/05/2026		Dowley Turner Real Estate, Glenny LLP	295823841		
23/12/2025	23/01/2026	Woolwich Church St	London	GRND	2,511			FRI		Industrial	5.07	12,737.00			Direct	15 yrs			22/01/2041		Executed	New Lease	23/01/2026		Glenny LLP	298944041		
23/10/2025	22/11/2025	Warspite Rd	London	GRND	454					Industrial					Direct						Executed	New Lease	22/11/2025		Vibe Warehouse	285556141		
24/07/2025	23/08/2025	New Lydenburg St	London	GRND	778			FRI		Industrial	7.06	5,489.00	1.26	980.28	Direct						Executed	New Lease	23/08/2025		Glenny LLP	281002391		
01/07/2025	05/07/2025	Blackwall Ln	London	GRND	14,453			FRI		Industrial					Direct	10 yrs			05/07/2035	Alcatel Submarine Networks Marine	Executed	New Lease	15/07/2025			280516901		
23/06/2025	23/07/2025	New Lydenburg St	London	GRND	460			FRI		Industrial	8.03	3,692.00	1.29	593.40	Direct					Cargo Afrik Limited	Executed	New Lease	23/07/2025		Glenny LLP	301829361		
01/06/2025	01/07/2025	7 Ramac Way	London	GRND,MEZZ,1	3,563			FRI		Industrial	10.61	37,799.25			Direct	10 yrs			30/06/2035	Body Fit Training	Executed	New Lease	01/07/2025		Glenny LLP	280256771		
01/03/2025	01/04/2025	Armstrong Rd	London	GRND,MEZZ	4,724			FRI		Industrial					Direct	5 yrs			31/03/2030	E-Minerva Furnishing Limited	Executed	New Lease	01/04/2025		Glenny LLP	280256661		
05/01/2025	09/02/2025	7-17 Westfield St	London	GRND,1	4,050			FRI		Industrial					Direct						Executed	New Lease	09/02/2025		Hindwoods Ltd, Glenny LLP, SHW LLP	274729411		
05/01/2025	05/01/2025	Woolwich Church St	London	GRND	2,493			FRI		Industrial	5.00	12,475.00			Direct					Star Beers Ltd	Executed	New Lease	05/01/2025		Glenny LLP	296126411		
07/10/2025	07/10/2025	53 Norman Rd	London	GRND	2,501	16.80	Achieved		42,016.80	Light Industrial					Direct					Cryostore	Executed	New Lease	07/10/2025		Kalmars	293025811	17.99	44,992.99
04/06/2025	18/06/2025	90 Anchor And Hope Ln	London	GRND	10,026	20.00	Achieved	FRI	200,520.00	Light Industrial					Direct	10 yrs	04/06/2030		17/06/2035	VL London	Executed	New Lease	18/06/2025		Glenny LLP, Royal Borough of Greenwich	279281871	20.00	200,520.00
17/06/2026	16/08/2026	75 Norman Rd	London	GRND,MEZZ	6,790	10.01	Asking	FRI	67,967.90	Office					Direct						Executed	New Lease	16/08/2026		Acorn	297437041	10.01	67,967.90
01/01/2025	01/01/2025	1 Cresswell Park	London	1-3	2,538	18.14	Asking	FRI	46,039.32	Office					Direct	10 yrs			31/12/2034	In Toto Ed	Executed	New Lease	01/02/2025		John Payne Commercial Ltd	278484051	18.14	46,039.32
10/07/2025	10/07/2025	General Gordon Pl	London	1st	4,000	18.75	Effective	FRI	74,999.71	Office	13.04	52,170.00			Direct	25 yrs	10/07/2030	10/07/2030	09/07/2050	The Kandel Group	Executed	New Lease	10/07/2025	0		300809081		
01/10/2025	01/10/2025	14A Stowage	London	GRND,1	3,688	23.05	Asking		85,008.40	Office	2.10	7,734.50			Direct						Executed	New Lease	01/10/2025		NJWE	287581111	23.05	85,008.40
06/05/2025	06/06/2025	4-6 Green Pl	London	3rd	2,551	33.76	Effective		86,121.20	Office					Direct	9 yrs			05/06/2034	Euro Cucina	Executed	New Lease	06/06/2025	3	Design District	278218021	35.00	89,285.00
19/12/2025	19/12/2025	29-30 King William Walk	London	GRND,1-2	1,131	35.36	Asking	FRI	39,992.16	Office					Direct					Lady Dinah's Cat Emporium	Executed	New Lease	19/12/2025		Hindwoods Ltd	292135271	35.36	39,992.16
05/12/2025	04/01/2026	Horseferry Pl	London	GRND	312	51.00	Asking	FRI	15,912.00	Office			2,000.00	624,000.00	Direct						Executed	New Lease	04/01/2026		Countrywide Commercial (UK) Limited	288266901	51.00	15,912.00
23/07/2026	29/10/2026	6 Greenwich Peninsula	London	4-5	21,194					Office					Direct						Executed	New Lease	29/10/2026		Glenny LLP	301153071		
01/07/2025	01/07/2025	10-14 Pier Walk	London	1st	30,700					Office					Direct					Ravensbourne University London	Executed	Renewal	01/07/2025		Cushman & Wakefield	284977681		
27/06/2025	27/06/2025	5 Henley Cross	London	GRND	6,435			FRI		Office					Direct					Macaroni Penguin	Executed	New Lease	27/06/2025		CF Commercial	280303841		
01/01/2025		Armstrong Rd	London	GRND	100					Office					Direct					Comanche UK Ltd	Executed	New Lease	01/01/2025			272791761		
30/01/2026	01/03/2026	Banning St	London	GRND	1,520	13.16	Asking		20,000.00	Retail					Direct						Executed	New Lease	01/03/2026		Hindwoods Ltd	290088501	13.16	20,000.00
18/08/2025	01/09/2025	242 Plumstead High St	London	GRND	3,670	16.35	Achieved		60,000.00	Retail					Direct	10 yrs			31/08/2035		Executed	New Lease	01/09/2025		Kallars Ltd	285226251	16.35	60,000.00
25/06/2026	25/07/2026	243 Wickham Ln	London	GRND	715	16.78	Asking	FRI	12,000.00	Retail					Direct						Executed	New Lease	25/07/2026		Erikas Grig Surveyors	298158271	16.78	12,000.00
24/01/2025	24/01/2025	6 Brigadier Walk	London	GRND	1,849	17.62	Effective	FRI	32,586.18	Retail					Direct	15 yrs	24/01/2035	24/01/2030	23/01/2040	JinCheng Alley	Executed	New Lease	24/01/2025	18		287583801		
17/06/2025	17/06/2025	33-37 Hare St	London	GRND	3,014	17.92	Achieved	FRI	54,000.00	Retail					Direct	19 yrs			16/06/2044	Electric Store	Executed	New Lease	19/06/2025	0	Tarn & Tarn	303375321		
23/02/2026	25/03/2026	73 Eltham High St	London	GRND	2,693	20.42	Achieved	FRI	55,000.00	Retail					Direct					Iro Sushi	Executed	New Lease	25/03/2026		Four & Co	291011031	20.42	55,000.00
31/10/2025	07/12/2025	138-152 Powis St	London	GRND	1,745	20.63	Achieved	FRI	36,000.00	Retail			3.80	6,631.00	Direct	15 yrs			06/12/2040	Studio 01 LTD	Executed	New Lease	07/12/2025		Tarn & Tarn	286667231	22.00	38,390.00
10/03/2025	10/03/2025	27 Powis St	London	GRND,1-2	2,889	20.77	Achieved	FRI	60,000.00	Retail					Direct	5 yrs	10/03/2028		09/03/2030	VodafoneThree	Executed	New Lease	26/06/2025			279948261		
26/02/2025	26/02/2025	Banning St	London	GRND	1,125	21.33	Achieved		24,000.00	Retail					Direct	20 yrs			25/02/2045	Rubar Coffee Ltd	Executed	New Lease	26/02/2025		Strettons	276195341	18.67	21,003.75
13/01/2025	01/03/2025	125-129 Woolwich High St	London	GRND	1,286	21.77	Achieved		28,000.00	Retail					Direct						Executed	New Lease	01/03/2025		Henshall & Partners	273844731	21.77	28,000.00
01/07/2026	01/07/2026	18 Beresford Sq	London	GRND	3,400	22.06	Asking	FRI	75,000.00	Retail					Direct						Executed	New Lease	01/08/2026		Kalmars	301212341	22.06	75,000.00
19/02/2026	05/04/2026	21-25 Delacourt Rd	London	GRND	2,560	22.27	Achieved	FRI	57,000.00	Retail	8.89	22,750.00			Direct						Executed	New Lease	05/04/2026		Acorn	291850551	22.27	57,000.00
06/06/2025	06/07/2025	733 Sidcup Rd	London	GRND	692	23.12	Asking		16,000.00	Retail	7.21	4,990.00			Direct						Executed	New Lease	06/07/2025		Linays Commercial	285360111	23.12	16,000.00
11/02/2025	12/02/2025	1 Frances St	London	GRND	3,639	25.42	Achieved	FRI	92,500.00	Retail					Direct	15 yrs			12/02/2040	Tesco	Executed	New Lease	19/02/2025			276545581		
19/02/2025	19/02/2025	601 Woolwich Rd	London	GRND	9,504	26.36	Effective	FRI	250,555.27	Retail	14.13	134,316.00			Direct	10 yrs	18/02/2031	19/02/2030	18/02/2035	Furniture Outlet	Executed	New Lease	28/03/2025	23		280383941		
21/10/2025	22/11/2025	156 Well Hall Rd	London	GRND	851	29.38	Asking	FRI	25,000.00	Retail					Direct						Executed	New Lease	22/11/2025		Hummerstone & Hawkins	291226901	29.38	25,000.00
21/03/2025	21/03/2025	4-12 Twin Tumps Way	London	GRND	9,000	29.80	Effective	FRI	268,226.93	Retail	10.68	96,096.00			Direct	15 yrs	21/03/2035	21/03/2030	20/03/2040	PureGym	Executed	New Lease	21/06/2025	6		278805081		
12/05/2025	12/05/2025	181-185 Trafalgar Rd	London	GRND	1,745	32.66	Achieved		57,000.00	Retail					Direct	5 yrs			12/05/2030	Coral	Executed	Renewal	12/05/2025			278204771		
27/06/2025	27/07/2025	300 Creek Rd	London	GRND	2,439	32.80	Asking	FRI	80,000.00	Retail	9.72	23,703.00			Direct						Executed	New Lease	27/07/2025		Lewis Craig	280055411	32.80	80,000.00
22/07/2026	22/07/2026	Grand Depot Rd	London	GRND	914	32.82	Achieved	FRI	30,000.00	Retail					Direct	15 yrs			21/07/2041	Cake Inn	Executed	New Lease	22/09/2026	12	Brasier Freeth	301315361	32.82	29,997.48
05/05/2026	05/07/2026	28 Well Hall Rd	London	GRND	600	35.83	Asking	FRI	21,500.00	Retail					Direct						Executed	New Lease	05/07/2026		Jenkins Law	296460441	35.83	21,500.00
30/12/2025	29/01/2026	44 Hare St	London	GRND	807	37.17	Asking		30,000.00	Retail					Direct						Executed	New Lease	29/01/2026		Hindwoods Ltd	289065391	37.17	30,000.00
07/08/2025	07/08/2025	39 Woolwich Rd	London	GRND	529	37.81	Asking		20,000.00	Retail	7.36	3,892.20			Direct						Executed	New Lease	07/09/2025		Linays Commercial	285971991	37.81	20,000.00
30/01/2026	01/03/2026	2 Greenwich Church St	London	GRND	3,058	39.24	Asking		120,000.00	Retail					Direct						Executed	New Lease	01/03/2026		Hindwoods Ltd	290088281	39.24	120,000.00
30/10/2025	30/10/2025	Horseferry Pl	London	GRND	1,415	42.40	Achieved		59,996.00	Retail					Direct	10 yrs			29/10/2035	Mama Li	Executed	New Lease	30/10/2025		USP.London	289075961		
12/09/2025	12/11/2025	196-198 Trafalgar Rd	London	GRND	1,249	42.58	Effective	FRI	53,184.85	Retail					Direct	15 yrs	02/09/2030		12/11/2040	NDS Distribution Limited	Executed	New Lease	12/11/2025	4	Jenkins Law	284483961	44.04	55,005.96
19/03/2025	18/04/2025	17A/D Ad Herbert Road	London	GRND	438	44.52	Asking		19,499.76	Retail					Direct						Executed	New Lease	18/04/2025		Sneller Commercial	276361871	44.52	19,499.76
25/09/2025	25/10/2025	40-42 Powis St	London	GRND	1,647	48.27	Asking		79,500.00	Retail					Direct						Executed	New Lease	25/10/2025		McMullen Real Estate Ltd	283366841	48.27	79,500.00
15/02/2026	15/04/2026	17C Herbert Rd	London	GRND	443	53.05	Asking		23,500.00	Retail					Direct						Executed	New Lease	15/04/2026		Jenkins Law	295967801	53.05	23,500.00
16/10/2025	01/11/2025	179 Trafalgar Rd	London	GRND	380	56.58	Asking		21,500.40	Retail					Direct	5 yrs		31/10/2030			Executed	New Lease	01/11/2025		James Ashley Commercial Property Consultants LLP	285291271	56.58	21,500.40
25/09/2025	25/10/2025	51 Powis St	London	GRND	1,085	57.60	Asking		62,500.00	Retail					Direct						Executed	New Lease	25/10/2025		McMullen Real Estate Ltd	283366831	57.60	62,500.00
25/03/2026	25/06/2026	120 Eltham High St	London	GRND	926	59.40	Asking	FRI	55,000.00	Retail					Direct						Executed	New Lease	25/06/2026		Jenkins Law	295967871	59.40	55,000.00
30/08/2025	29/09/2025	173 Trafalgar Rd	London	GRND	350	65.71	Asking		23,000.00	Retail	15.33	5,364.25			Direct						Executed	New Lease	29/09/2025		Linays Commercial	282482431	65.71	23,000.00
15/11/2025	15/11/2025	242 Woolwich Rd	London	GRND	602	66.45	Asking	FRI	40,000.00	Retail	7.18	4,324.00			Direct						Executed	New Lease	15/11/2025		Hindwoods Ltd	294758231	66.45	40,000.00
15/10/2025	15/10/2025	1-41 Greenwich Mark	London	GRND	355	76.06	Asking	FRI	27,000.00	Retail					Direct					Maili	Executed	New Lease	15/11/2025		Hindwoods Ltd	294756001	76.06	27,000.00
18/05/2026	17/06/2026	21 Greenwich Church St	London	GRND	400	137.50	Achieved	FRI	55,000.00	Retail					Assignment	15 yrs		17/06/2041		Phuc Lam Limited	Executed	New Lease	17/06/2026		Claridges Commercial	295821091	137.50	55,000.00
29/05/2026	29/05/2026	91 Colomb St	London	GRND	1,535			FRI		Retail					Sublease	12 yrs		01/05/2038			Executed	New Lease	29/05/2026		Davis Coffer Lyons	302758871		
01/05/2026	01/07/2026	122-124 Eltham High St	London	GRND	1,700			FRI		Retail					Direct						Executed	New Lease	01/07/2026		Jenkins Law	302804351		
02/01/2026	02/01/2026	5 Millenium Way	London	GRND	100			FRI		Retail					Direct	5 yrs			01/01/2031	Indi-Go Rasoi	Executed	New Lease	02/01/2026		Cushman & Wakefield	293525991		
20/11/2025	01/01/2026	Peninsula Sq	London	GRND	25,000			FRI		Retail					Direct					Guinness World Records	Executed	New Lease	10/01/2026		LM Real Estate	287770971		
22/08/2025	05/09/2025	6 Nelson Rd	London	GRND	1,104			FRI		Retail	10.73	11,851.25			Direct					Boutique by Shelter	Executed	New Lease	05/09/2025		Davis Coffer Lyons, Hindwoods Ltd	282376151		
22/08/2025	05/09/2025	7 Nelson Rd	London	GRND	875			FRI		Retail	13.69	11,976.00	0.01	6.13	Direct					La Maritxu	Executed	New Lease	03/11/2025		Hindwoods Ltd, Davis Coffer Lyons	282376171		
13/05/2025	03/06/2025	20 Nelson Rd	London	BSMT,GRND	1,174			FRI		Retail	10.84	12,724.50			Direct					Chacarero	Executed	New Lease	03/06/2025		Hindwoods Ltd, Davis Coffer Lyons	282376111		
10/02/2025	17/02/2025	Peninsular Park Rd	London	GRND	20,092			FRI		Retail	13.25	266,240.00			Direct					ebebek	Executed	New Lease	17/02/2025			274583201		
16/04/2025	16/04/2025	196 Eltham High St	London	GRND	670	44.78	Asking		30,002.60	Retail					Direct						Executed	New Lease	16/06/2025		Hummerstone & Hawkins	279968941	44.78	30,002.60

Address	Postcode	Space Use	Min Avail Size Sq ft.	Max Avail Size Sq ft.	Divisible	Space Count	Floor	Building Contiguity S	Rent/Sq ft/year Min	Rent/Sq ft/year Ma	Service Type	Term	Occupancy	Lease Type	Leasing Company 1	Leasing Contact 1	Leasing Contact Pho	Time on Market
The McWilliams Building, Suite Unit 1	SE8 4	Industrial	1,735	1,735	No	1	GRND	1,735	£10	£10	Fully Repairing and I	1 - 2 Years	Immediately	Direct	USP.London	Vincent Cheung	020 3757 8571	1 Year 9 Months
Armstrong Rd, Suite 35	SE18	Industrial	4,804	4,804	No	2	GRND, MEZZ	4,804	£11	£11	TBD	Thru Jun 2027	Immediately	Sublet/Assignment	Watson Day Charter	Richard Turnill	01634 668000	1 Year 3 Months
Tom Cribb Rd, Suite 1	SE28	Industrial	5,268	5,268	No	2	GRND-1	5,268	£11	£11	Fully Repairing and I	Negotiable	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	11 Months 18 Days
137 Greenwich High Rd	SE10	Industrial	10,688	10,688	No	2	LL, GRND	10,688	£12	£12	Fully Repairing and I	Negotiable	Immediately	Direct	Kalmars	Piers Hanifan	07966 096813	20 Days
Seymour St	SE18	Industrial	1,762	3,538	No	2	GRND-1	3,538	£13	£13	Fully Repairing and I	Negotiable	Immediately	Direct	Hindwoods Ltd	Ben Lewis	020 8858 3377	4 Days
14 Felixstowe Rd	SE2 9	Industrial	4,218	13,322	No	3	GRND	4,554	£13	£13	Fully Repairing and I	Negotiable	Immediately	Direct	EGM Commercial	Effi Grussgott	020 3405 0070	1 Month 28 Days
Felixstowe Rd	SE2 9	Industrial	4,578	14,522	No	4	GRND-1	5,011	£13	£13	Fully Repairing and I	Negotiable	Immediately	Direct	EGM Commercial	Effi Grussgott	020 3405 0070	4 Months 7 Days
Eynsham Dr, Suite 4	SE2 9	Industrial	8,758	8,758	No	2	GRND-1	8,758	£13	£13	TBD	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	4 Years 1 Month
Felixstowe Rd, Suite Unit 3	SE2 9	Industrial	4,902	4,902	No	2	GRND-1	4,902	£13	£13	TBD	Negotiable	Immediately	Direct	Stirling Ackroyd Gro	Brett Sullings	020 3911 3666	1 Year 1 Month
Armstrong Rd, Suite 45	SE18	Industrial	7,174	7,164	No	2	GRND, MEZZ	7,164	£13	£13	Fully Repairing and I	Negotiable	Immediately	Direct	Hindwoods Ltd	Ben Lewis	020 8858 3377	2 Years 2 Months
Seymour St, Suite 14	SE18	Industrial	3,020	3,020	No	2	GRND-1	3,020	£15	£15	Fully Repairing and I	Negotiable	Immediately	Direct	Levy Real Estate	Henry Newland	020 7747 0125	1 Year 6 Months
65.5-65.7 White Hart Ave	SE28	Industrial	1,160	13,501	No	4	GRND-1	13,501	£16	£16	TBD and Fully Repair	Negotiable	Immediately	Direct	Hindwoods Ltd	Ben Lewis	020 8858 3377	2 Years
3-9 Bowater Rd	SE18	Industrial	31,858	31,858	No	2	GRND-1	31,858	£17	£17	Fully Repairing and I	Negotiable	Nov 2026	Direct	USP.London	Alex Jackson	020 3757 7777	4 Months 6 Days
Unit 21 Nathan Way	SE28	Industrial	2,002	2,002	No	1	GRND	2,002	£17	£17	TBD	Negotiable	Immediately	Direct	Royal Borough of Gr	Courage Ikonagbon	020 8921 5525	3 Years 7 Months
Ruston Rd, Suite 13-14	SE18	Industrial	15,268	15,268	No	1	GRND	15,268	£18	£18	Fully Repairing and I	Negotiable	Immediately	Direct	Hindwoods Ltd	Kevin Bright	020 8858 3377	4 Months 30 Days
2 Nathan Way	SE28	Industrial	10,837	10,837	No	2	GRND-1	10,837	£19	£20	Fully Repairing and I	Negotiable	Immediately	Direct	Levy Real Estate	Andrew Hughes	020 7930 1070	10 Months 17 Days
Lombard Wall	SE7 7	Industrial	11,136	11,136	No	2	GRND-1	11,136	£19	£19	Fully Repairing and I	Negotiable	Immediately	Direct	EGM Commercial	Effi Grussgott	020 3405 0070	16 Days
Nathan Way	SE28	Industrial	7,921	7,921	No	2	GRND-1	7,921	£20	£20	Fully Repairing and I	Negotiable	Immediately	Direct	Lambert Smith Ham	Charis Denham	020 7198 2000	10 Months 3 Days
Meridian Trading Estate, Lombard Wall	SE7 7	Industrial	4,416	15,552	No	2	GRND	11,136	£20	£20	Fully Repairing and I	Negotiable	Immediately	Direct	Stirling Ackroyd Gro	Brett Sullings	020 3911 3666	1 Year 11 Months
Meridian Trading Estate, Lombard Wall, S	SE7 7	Industrial	10,463	10,463	No	1	GRND	10,463	£20	£20	TBD	Negotiable	Immediately	Direct	Forest Real Estate	Ethan Shine	020 3355 1555	8 Months 13 Days
Skeffington St	SE18	Industrial	3,650	11,221	No	4	GRND-1	7,571	£22	£22	Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	2 Years 11 Months
Skeffington St, Suite 9	SE18	Industrial	13,498	13,498	No	2	GRND-1	13,498	£22	£22	Fully Repairing and I	Negotiable	Immediately	Direct	Strettons	Nick Haywood	020 8362 3261	4 Months 20 Days
Friendly Pl	SE13	Industrial	7,062	7,062	No	3	GRND-2	7,062	£22	£22	TBD	Negotiable	Immediately	Direct	Acorn	Finn Robertson	020 8315 5454	5 Months 6 Days
Peterboat Close	SE10	Industrial	2,178	24,505	No	8	GRND-1	6,489			Negotiable	Negotiable	Immediately	Direct	Bloom Development	Mickey Strang	020 8153 8753	3 Years 7 Months
75 Bugsbys Way	SE10	Industrial	23,109	23,109	No	1	GRND	23,109			Fully Repairing and I	Negotiable	Immediately	Direct	Avison Young	William Caldwell	0844 902 0304	1 Month 14 Days
119-121 Nathan Way, Suite 8	SE28	Industrial	510	510	No	1	GRND	510			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	10 Months 27 Days
Nathan Way, Suite 2	SE28	Industrial	2,605	2,605	No	1	GRND	2,605			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Charles Newland	020 8591 6671	3 Months 15 Days
Armstrong Rd	SE18	Industrial	7,920	16,078	No	4	GRND-1	8,158			TBD and Fully Repair	Thru Jul 2039	Immediately	Assignment	Lambert Smith Ham	Joe Skinner	020 7198 2293	4 Months 15 Days
3 Herringham Rd	SE7 8	Industrial	19,223	19,223	No	1	BSMT	19,223			Fully Repairing and I	Negotiable	Immediately	Direct	Next Property	Fay Khan	020 3745 7607	6 Months
Westfield St, Suite Unit 210	SE18	Industrial	4,050	4,050	No	2	GRND-1	4,050			Fully Repairing and I	Negotiable	Immediately	Direct	SHW LLP	Chris Birch	01322 285588	6 Months 2 Days
Felixstowe Rd	SE2 9	Industrial	6,586	13,194	No	4	GRND-1	6,608			Fully Repairing and I	Negotiable	Immediately	Direct	Stirling Ackroyd Gro	Brett Sullings	020 3911 3666	8 Months
Armstrong Rd, Suite 26	SE18	Industrial	3,132	3,132	No	2	GRND-1	3,132			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	8 Months 6 Days
Tom Cribb Rd, Suite 8	SE28	Industrial	3,648	3,648	No	2	GRND, MEZZ	3,648			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	8 Months 12 Days
Ruston Rd, Suite Unit 15	SE18	Industrial	6,733	6,733	No	3	GRND-1, MEZZ	6,733			Fully Repairing and I	Negotiable	Immediately	Direct	SHW LLP	Stewart Smith	01322 285588	9 Months 9 Days
90 Anchor & Hope Ln	SE7 7	Industrial	24,514	24,514	No	2	GRND-1	24,514			Fully Repairing and I	Negotiable	Immediately	Direct	SHW LLP	Steve Richmond	01322 722041	9 Months 10 Days
New Lydenburg St	SE7 8	Industrial	460	2,078	No	3	GRND	1,158			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	2 Years 7 Months
11 Ramac Way, Suite 11	SE7 7	Industrial	196	1,151	No	2	GRND-1	955			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Charles Newland	020 8591 6671	10 Months 15 Days
Woolwich Church St, Suite 5	SE18	Industrial	3,280	3,280	No	2	GRND, MEZZ	3,280			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	10 Months 29 Days
50 Anchor And Hope Ln	SE7 7	Industrial	518	13,689	No	3	GRND, MEZZ	7,069			TBD	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	1 Year 4 Months
12 Horn Ln, Suite 14	SE10	Industrial	551	3,500	Yes	1	GRND	3,500			Fully Repairing and I	Negotiable	Immediately	Direct	Moving Home Comp	Sam Douglass	020 8305 2121	1 Year 4 Months
Woolwich Church St	SE18	Industrial	4,361	8,827	No	2	1-2	4,466			TBD and Fully Repair	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	2 Years
Bugsbys Way, Suite B	SE7 7	Industrial	7,588	7,588	No	1	GRND	7,588			Fully Repairing and I	Negotiable	Immediately	Direct	Rapleys	Jamie Johnson	07384 115718	2 Years 3 Months
Westfield St, Suite 209	SE18	Industrial	4,050	4,050	No	2	GRND-1	4,050			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	2 Years 7 Months
667 Woolwich Rd	SE7 8	Industrial	9,781	9,781	No	2	GRND-1	9,781			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	2 Years 7 Months
815 Woolwich Rd	SE7 8	Industrial	20,692	51,000	No	2	LL, GRND	51,000			Fully Repairing and I	Negotiable	Immediately	Sublet/Assignment	Knight Frank LLP	Victoria Forster	020 3967 7153	3 Years 5 Months
53 Norman Rd, Suite 4-5	SE10	Light Industrial	5,494	5,494	No	2	GRND-1	5,494	£18	£18	Fully Repairing and I	Negotiable	Immediately	Direct	Stirling Ackroyd Group Ltd			1 Year 9 Months
90 Anchor And Hope Ln, Suite 16	SE7 7	Light Industrial	5,848	5,855	No	2	GRND-1	5,855	£20	£20	Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	2 Years 10 Months
90 Anchor And Hope Ln, Suite 6-7	SE7 7	Light Industrial	853	5,208	No	2	GRND-1	5,208	£20	£20	Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	3 Years 5 Months
2-12 Boughton Rd, Suite 2	SE28	Light Industrial	3,444	3,444	No	1	GRND	3,444			Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Max Doobay	01322 524860	5 Years 5 Months
279-283 Greenwich High Rd	SE10	Office	2,527	5,054	No	2	1-2	5,054	£16	£16	TBD	Negotiable	Immediately	Direct	Baxter Philips Ltd	Philip Lapper	020 8313 9000	1 Year 2 Months
135-143 Eltham High St	SE9 1	Office	4,093	4,093	No	2	1-2	4,093	£16	£16	Fully Repairing and I	Negotiable	Immediately	Direct	Linays Commercial	Adrian Tutchings	01689 875511	2 Years 3 Months
35-37 Market St	SE18	Office	3,551		No	1	GRND	3,551	£17	£17	TBD	Negotiable	Immediately	Direct	Kallars Ltd	Thomas Izod	07904 257534	8 Months 10 Days
Dennington Mews, Suite 7	SE18	Office	882	882	No	1	GRND	882	£17	£17	Fully Repairing and I	Negotiable	Immediately	Direct	Hummerstone & Ha	Zach Garrard	020 8303 1061	5 Months 20 Days
66 River Gardens walk	SE10	Office	659		No	1	GRND	659	£20	£20	TBD	Negotiable	Immediately	Direct	The Online Letting A	Magda Kawa	0330 088 3973	8 Months 14 Days
Unit 27 Tarves Way	SE10	Office	1,670		No	1	1	1,670	£21	£21	Fully Repairing and I	Negotiable	Immediately	Direct	Field & Sons Comme	Ben Locke	020 7234 9639	1 Year 7 Months
Charlton Rd	SE7 8	Office	109	1,380	No	4	1	1,380	£22	£22	TBD	Negotiable	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	6 Months 23 Days
5 Borthwick St	SE8 3	Office	717	2,162	No	2	GRND, MEZZ	2,162	£22	£22	Fully Repairing and I	Negotiable	Immediately	Direct	Kallars Ltd	Thomas Izod	07904 257534	1 Month 17 Days
21-35 Wellington St	SE18	Office	10,149	40,596	No	3	4-5	40,596	£25	£25	Fully Repairing and I	5 - 10 Years	Immediately	Direct	Montagu Evans LLP	Lucie Sergeant	020 7493 4002	1 Year 7 Months
8 Cutter Ln	SE10	Office	1,453	14,371	No	3	GRND	7,796	£25	£25	Fully Repairing and I	Negotiable	Immediately	Direct	Glenny LLP	Alex Bond	020 3141 3500	2 Months 19 Days
No 1 St	SE18	Office	1,582	1,130	No	3	BSMT, 1-2	1,130	£27	£27	Fully Repairing and I	Negotiable	Immediately	Direct	Hindwoods Ltd	Ben Lewis	020 8858 3377	1 Year 3 Months
Market St	SE18	Office	1,619	1,619	No	1	GRND	1,619	£28	£28	Fully Repairing and I	Negotiable	Immediately	Direct	Hindwoods Ltd	Ben Lewis	020 8858 3377	3 Months 22 Days
160 Eltham Hl, Suite 7	SE9 5	Office	242	242	No	1	1	242	£29	£29	Fully Repairing and I	4 Years	Immediately	Direct	The Greenwich Enter	prise Board Ltd		9 Months 22 Days
55 Greenwich High Rd	SE10	Office	1,035	1,035	No	1	GRND	1,035	£29	£29	TBD	Negotiable	Immediately	Direct	Coady Phillips	Phil Coady	020 8466 1333	6 Months 1 Day
4-6 Green Pl	SE10	Office	1,422	1,422	No	1	GRND	1,422	£30	£30	Fully Repairing and I	Negotiable	30 Days	Direct	Compton	Sonia Oberoi	020 7101 2020	1 Year 1 Month
4-6 Green Pl	SE10	Office	2,376	4,928	No	2	GRND, 3	2,552	£35	£35	Fully Repairing and I	Negotiable	Immediately	Direct	Compton	Sonia Oberoi	020 7101 2020	1 Year 10 Months
5 Station Way	SE18	Office	7,188	7,188	No	2	GRND-1	7,188	£35	£35	Fully Repairing and I	1 - 25 Years	Immediately	Direct	Colliers	Samuel Lewis	020 7935 4499	9 Days
4-6 Green Pl	SE10	Office	2,293	2,293	No	1	3	2,293	£45	£45	Fully Repairing and I	Negotiable	Immediately	Direct	Compton	Sonia Oberoi	020 7101 2020	1 Year 1 Month
3 Herringham Rd	SE7 8	Office	18,673	18,673	No	1	GRND	18,673			TBD	Negotiable	Immediately	Direct	Alex Martin Comme	Alex Dawson	020 7100 2348	23 Days
21-23 Wharf St	SE8 3	Office	250	750	No	3	3	750			TBD	Negotiable	Immediately	Direct	Oplex Business Servi	DK Kadikar	020 3637 4999	1 Year 4 Months
101 Eltham High St	SE9 1	Office	715	2,898	No	4	1-2	1,458			TBD	Negotiable	Immediately	Direct	EGM Commercial	Effi Grussgott	020 3405 0070	1 Year 10 Months
20 Bugsbys Way	SE7 7	Office	50	10,000	Yes	1	GRND	10,000			TBD			Coworking	Access Self Storage	Georgina Bentley	01494 304167	3 Years 3 Months
6 Mitre Passage	SE10	Office	50	21,173	Yes	2	7-8	21,173			Negotiable and TBD	Negotiable		Coworking	Elementa	Sam Burke	020 3440 5000	8 Years 4 Months
39-40 Greenwich Market	SE10	Office and Retail	192	1,371	No	3	GRND, 2	799	£20	£109	TBD and Fully Repair	Multiple	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	3 Years 6 Months
General Gordon Pl, Suite 8	SE18	Office/Medical	4,704	4,704	No	1	1	4,704	£21	£21	TBD	1 - 10 Years	Immediately	Direct	SHW LLP	Alex Thomson	020 3763 7572	5 Months 13 Days
119 Felixstowe Rd	SE2 9	Office/Retail	2,407	2,407	No	1	GRND	2,407	£18	£18	Fully Repairing and I	Negotiable	Immediately	Direct	Hindwoods Ltd	Ben Lewis	020 8858 3377	1 Year 2 Months
7 Chequers Para	SE9 1	Office/Retail	499		No	1	GRND	499	£27	£27	Fully Repairing and I	Negotiable	Immediately	Direct	Research In Progress	Research In Progress		5 Months 17 Days
71-77 Powis St	SE18	Retail	51,041	51,041	No	1	GRND	51,041	£5	£5	Fully Repairing and I	Negotiable	30 Days	Direct	McMullen Real Estat	Graham Phillips	07947 579841	2 Years
113-117 Powis St	SE18	Retail	8,757	8,757	No	1	GRND	8,757	£9	£9	Fully Repairing and I	Negotiable	Immediately	Direct	DMA	Nicholas Menzies	020 7318 6915	8 Months 6 Days
Eastmoor St	SE7 8	Retail	2,850	5,725	No	2	GRND	2,875	£12	£12	Fully Repairing and I	Negotiable	Immediately	Direct	Acorn	Frankie Roffo	020 8315 5454	8 Months 11 Days
33-37 Hare St	SE18	Retail	8,518	8,518	No	1	BSMT	8,518	£12	£12	Fully Repairing and I	Negotiable	Immediately	Direct	Tarn & Tarn	Arthur Nowicki	020 7377 8989	11 Months 5 Days
8 Henley Cross	SE3 9	Retail	267	8,788	No	5	GRND	6,114	£13	£34	Fully Repairing and I	Negotiable	Immediately	Direct	USP.London	Alex Jackson	020 3757 7777	1 Year 4 Months
185 Court Rd	SE9 4	Retail	7,363		No	1	GRND	7,363	£14	£14	Fully Repairing and I	Negotiable	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	1 Year 10 Months
1-13 Lovibond Ln	SE10	Retail	15,228		No	1	GRND	15,228	£16	£16	TBD	Thru Dec 2029	Immediately	Assignment	Jackson Criss	Jacob Matthews	020 7637 7100	2 Years 2 Months
1-2 Woolwich Rd	SE10	Retail	2,925	2,925	No	1	GRND	2,925	£19	£19	Fully Repairing and I	10 - 15 Years	Immediately	Direct	John D Wood	George Cracknell	020 7629 9050	2 Months 25 Days
138-152 Powis St	SE18	Retail	1,721	9,796	No	4	GRND	5,681	£20	£23	Fully Repairing and I	Negotiable	Immediately	Direct	Tarn & Tarn	Gasper Koscik	020 7377 8989	1 Year 3 Months
411 Footscray Rd	SE9 3	Retail	900	900	No	1	GRND	900	£20	£20	Fully Repairing and I	Negotiable	Immediately	Direct	Linays Commercial	Adrian Tutchings	01689 875511	4 Months 30 Days

Address	Postcode	Space Use	Min Avail Size Sq ft.	Max Avail Size Sq ft.	Divisible	Space Count	Floor	Building Contiguity S	Rent/Sq ft/year Min	Rent/Sq ft/year Ma	Service Type	Term	Occupancy	Lease Type	Leasing Company 1	Leasing Contact 1	Leasing Contact Pho	Time on Market
55 Guildford Grove	SE10	Retail	2,872		No	1	GRND	2,872	£21	£21	Fully Repairing and In	Negotiable	Immediately	Direct	Christie & Co	David Wilson	07764 241364	12 Days
161 Creek Rd	SE8 3	Retail	1,316		No	1	GRND	1,316	£21	£21	TBD	Negotiable	Immediately	Direct	SHW LLP	Matt Morris	020 8662 2700	2 Years 4 Months
47 Ignatius Sancho Rd	SE3 9	Retail	1,761	1,761	No	1	GRND	1,761	£23	£23	Fully Repairing and In	Negotiable	30 Days	Direct	Hindwoods Ltd	Ben Lewis	020 8858 3377	1 Month 20 Days
742 Sidcup Rd	SE9 3	Retail	679		No	1	GRND	679	£24	£24	TBD	Negotiable	Immediately	Direct	JT Property Consulta	Jag Thind	01474 630001	9 Months 23 Days
22 The Village	SE7 8	Retail	2,207	2,207	No	1	GRND	2,207	£25	£25	Fully Repairing and In	10 - 15 Years	Immediately	Direct	Davis Coffer Lyons	Connie Start	020 7299 0695	3 Years 1 Month
5 Hazel Ln, Suite 7 Lambarde Sq	SE10	Retail	2,030	2,030	No	1	GRND	2,030	£26	£26	Fully Repairing and In	Negotiable	Immediately	Direct	John D Wood	Sam Marks	020 7629 9050	4 Months 1 Day
4 Well Hall Rd	SE9 6	Retail	247	247	No	1	GRND	247	£28	£28	Fully Repairing and In	Negotiable	Immediately	Direct	Linays Commercial	Adrian Tutchings	01689 875511	3 Months 12 Days
17A Herbert Rd, Suite A	SE18	Retail	786	786	No	1	GRND	786	£29	£29	Fully Repairing and In	10 - 15 Years	Immediately	Direct	Jenkins Law	Kyle McGuire	020 7440 1840	7 Months 10 Days
15-17 Blackheath Rd	SE10	Retail	873	873	No	1	GRND	873	£29	£29	Fully Repairing and In	Negotiable	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	7 Months 4 Days
15-17 Blackheath Vlg	SE3 9	Retail	3,456	3,456	No	1	GRND	3,456	£29	£29	TBD	Thru Oct 2032	30 Days	Assignment	Forge	Liam Jones	020 7190 9804	3 Years 7 Months
387 Footscray Rd	SE9 2	Retail	566	566	No	1	GRND	566	£29	£29	Fully Repairing and In	Negotiable	Immediately	Direct	Linays Commercial	Adrian Tutchings	01689 875511	3 Months 12 Days
77-77A Trafalgar Rd	SE10	Retail	1,021	1,021	No	1	GRND	1,021	£29	£29	Fully Repairing and In	Negotiable	Immediately	Direct	Claridges Commercia	Adrian Cole	020 8559 1122	4 Months 7 Days
5 Warman Walk, Suite Building 203	SE10	Retail	665	665	No	1	GRND	665	£30	£30	Fully Repairing and In	Negotiable	Immediately	Direct	Hindwoods Ltd	Kevin Bright	020 8858 3377	4 Days
189 Greenwich High Rd	SE10	Retail	3,012	3,012	No	1	GRND	3,012	£33	£33	Fully Repairing and In	Negotiable	Immediately	Direct	Ascent Real Estate	David Raymond	020 7101 3385	7 Months 23 Days
1-6 Turnpin Ln	SE10	Retail	678	678	No	1	GRND	678	£37	£37	Fully Repairing and In	Negotiable	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	1 Year 3 Months
13-15 Stratheden Parade	SE3 7	Retail	506	506	No	1	GRND	506	£40	£40	Fully Repairing and In	5 - 10 Years	Immediately	Direct	Vibe Warehouse	Michael Zher	020 3935 4544	4 Days
92-94 Eltham High St	SE9 1	Retail	3,760	3,760	No	1	GRND	3,760	£40	£40	Fully Repairing and In	Negotiable	Immediately	Direct	Jenkins Law	Ryan Mylroie	020 7440 1840	4 Months 8 Days
154-156 Trafalgar Rd	SE10	Retail	1,118		No	1	GRND	1,118	£40	£40	Fully Repairing and In	Negotiable	Oct 2026	Direct	Goldstein Leigh Com	Danny Pincus	020 8952 6434	2 Months 4 Days
206-214 Eltham High St	SE9 1	Retail	280	565	No	2	GRND	285	£40	£48	Fully Repairing and In	Negotiable	30 Days	Direct	Focus Property Inves	Eunus Ali	07886 983326	7 Months
165-169 Eltham High St	SE9 1	Retail	1,575	1,575	No	1	GRND	1,575	£44	£44	TBD	Negotiable	Immediately	Direct	Jenkins Law	Ryan Mylroie	020 7440 1840	1 Month 27 Days
15-21 Powis St, Suite 15-17	SE18	Retail	1,417	1,417	No	1	GRND	1,417	£51	£51	Fully Repairing and In	Negotiable	Immediately	Direct	Jackson Criss	Dan Turner	020 7637 7100	1 Month 28 Days
2-6 College Approach	SE10	Retail	746	746	No	1	GRND	746	£60	£60	Fully Repairing and In	Negotiable	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	1 Year 2 Months
1-12 Nelson Rd, Suite 3-4 Nelson Rd	SE10	Retail	1,521	1,521	No	1	GRND	1,521	£72	£72	Fully Repairing and In	Negotiable	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	7 Months 23 Days
95 Trafalgar Rd	SE10	Retail	215	215	No	1	GRND	215	£84	£84	Fully Repairing and In	Thru Jan 2029	Immediately	Assignment	Linays Commercial	Toby Allitt	07484 904579	2 Years 1 Month
22 Woolwich Rd	SE10	Retail	300	300	No	1	GRND	300	£100	£100	Fully Repairing and In	Negotiable	Immediately	Direct	Claridges Commercia	Samantha Ross	020 8559 1122	1 Month 3 Days
12-14 Greenwich Church St	SE10	Retail	482	482	No	1	GRND	482	£145	£145	Fully Repairing and In	Negotiable	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	1 Year
5 Millenium Way	SE10	Retail	142	142	No	1	GRND	142	£352	£352	Fully Repairing and In	Negotiable	Immediately	Direct	Research In Progress	Research In Progress		1 Year 6 Months
145-159 Eltham High St, Suite Unit 3	SE9 1	Retail	3,475	3,475	No	1	GRND	3,475			Fully Repairing and In	Negotiable	Immediately	Direct	Jenkins Law	Ryan Mylroie	020 7440 1840	7 Months 4 Days
4-12 Twin Tumps Way	SE28	Retail	7,025	27,097	No	3	GRND	10,036			TBD	10 Years	Immediately	Direct	Knight Frank LLP	David Legat	020 7861 5119	1 Year 4 Months
1 Hendon St, Suite Unit A	SE10	Retail	1,001	1,001	No	1	GRND	1,001			TBD	Negotiable	Immediately	Direct	Niek Co	Max Taylor-Smith	020 3051 3020	1 Year 7 Months
Plumstead Rd	SE18	Retail	1,762	1,762	No	1	GRND	1,762			Fully Repairing and In	Negotiable	30 Days	Direct	Colliers	Angus Mcmillan	020 7935 4499	4 Days
68-86 Powis St, Suite 68-70	SE18	Retail	6,061	6,061	No	1	GRND	6,061			Fully Repairing and In	Negotiable	Immediately	Direct	Jenkins Law	Kyle McGuire	020 7440 1840	13 Days
64 King William Walk	SE10	Retail	454		No	1	GRND	454			Fully Repairing and In	Negotiable	Immediately	Direct	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	6 Months 22 Days
Major Draper St, Suite Units 1 & 3	SE18	Retail	2,798		Yes	1	GRND	4,488			TBD	Negotiable	Immediately	Direct	CF Commercial	Vidhya Daya		1 Year 7 Months
123 Shooters Hill Rd	SE3 8	Retail and Office	569	4,164	No	2	GRND	4,164	£6	£18	TBD	Multiple	Immediately	Direct	Davis Coffer Lyons	Connie Start	020 7299 0695	2 Years

Property Address	Property City	Property Type	Building SF	Star Rating	Sale Price	Price Per SF	Sale Date	Sale Status	Asking Price	Percent Leased	Net Initial Yield	Reversionary Yield	Sale Type
Armstrong Rd (Condo)	London	Industrial	28,033	3 Star	£1,067,681	£38.09	18/11/2024	Sold					Owner User
3 North Rd	London	Industrial	35,446	2 Star	£2,500,000	£70.53		Pending	£2,500,000	100.00			Investment or Owner User
6 Westmoor St (Part of a 5 Property Portfolio)	London	Industrial	14,712	2 Star	£2,121,019	£144.17	30/04/2025	Sold		0.00			Investment
10 Westmoor St (Part of a 5 Property Portfolio)	London	Industrial	3,237	2 Star	£552,687	£170.74	30/04/2025	Sold		0.00			Investment
6 Westmoor St (Part of a 5 Property Portfolio)	London	Industrial	6,982	2 Star	£1,215,052	£174.03	30/04/2025	Sold		0.00			Investment
61-81 Eastmoor St (Part of a 5 Property Portfolio)	London	Industrial	10,222	2 Star	£2,125,448	£207.93	30/04/2025	Sold		0.00			Investment
Friendly Pl	London	Industrial	9,060	2 Star	£2,250,000	£248.34		Pending	£2,250,000	0.00			Owner User
65.1-65.4 White Hart Ave (Condo)	London	Industrial	6,471	3 Star	£1,950,000	£301.34		Pending	£1,950,000				Investment
90 Anchor & Hope Ln	London	Industrial	24,514	3 Star	£8,400,000	£342.66	10/12/2024	Sold		0.00			Investment
Anchor And Hope Ln	London	Industrial	280,222	3 Star	£123,200,000	£439.65	09/01/2026	Sold		100.00			Investment
45-49 Eastmoor St (Part of a 5 Property Portfolio)	London	Industrial	4,354	2 Star	£1,985,794	£456.08	30/04/2025	Sold		0.00			Investment
Skeffington St (Part of a 12 Property Portfolio)	London	Industrial	33,103	3 Star	£26,846,181	£810.99	13/07/2026	Sold			5.36	6.35	Investment
71-73 Nathan Way	London	Industrial	36,683	2 Star			17/11/2025	Sold		95.00			Investment
138-140 Nathan Way (Part of a 3 Property Portfolio)	London	Industrial	46,569	2 Star			21/10/2025	Sold					Investment
Village Sq	London	Light Industrial	875	3 Star	£237,000	£270.86	27/05/2025	Sold		100.00			Investment
11-15 Highbridge Wharf	London	Light Industrial	2,800	2 Star	£1,000,000	£357.14	03/11/2025	Sold	£1,000,000	0.00			Investment
95 Thames St (Condo)	London	Office	1,672	3 Star	£320,000	£191.39	08/01/2025	Sold	£325,000				Owner User
122A Plumstead Common Rd	London	Office	708	3 Star	£170,000	£240.11		Pending	£170,000	100.00	15.18		Investment
Banning St (Condo)	London	Office	1,151	3 Star	£390,000	£338.84	01/01/2025	Sold	£390,000				Owner User
515 Westhorne Ave	London	Office	1,242	2 Star	£630,000	£507.25	11/04/2025	Sold		0.00			Investment
Meadowcourt Rd	London	Office	1,715	2 Star	£900,000	£524.78	20/05/2025	Sold	£1,100,000	0.00			Investment
12 Clarence Rd (Part of a 2 Property Portfolio)	London	Office	5,549	3 Star			08/05/2025	Sold					Investment
Clarence Rd (Part of a 2 Property Portfolio)	London	Office	10,411	3 Star			08/05/2025	Sold					Investment
Clarence Rd (Condo) (Part of a 1 Condo Portfolio)	London	Office	2,000	3 Star			08/05/2025	Sold					Investment
Creek Rd (Condo)	London	Office	1,259	4 Star			15/02/2025	Sold	£425,000				Owner User
1-4 Whinchat Rd	London	Retail	6,874	2 Star	£155,000	£22.55	21/05/2025	Sold					Investment
8 Well Hall Rd	London	Retail	2,950	3 Star	£80,000	£27.12	24/06/2026	Sold	£55,000	100.00			Investment
138-152 Powis St	London	Retail	13,690	3 Star	£622,000	£45.43	30/04/2025	Sold	£550,000	0.00			Owner User
727 Sidcup Rd (Part of a 83 Property Portfolio)	London	Retail	4,723	2 Star	£237,848	£50.36	18/02/2025	Sold		100.00			Owner User
257 Eltham High St	London	Retail	2,474	3 Star	£325,000	£131.37		Pending	£325,000	100.00			Investment
145-159 Eltham High St	London	Retail	30,526	3 Star	£4,400,000	£144.14	03/07/2025	Sold					Investment
1-4 Beresford Sq	London	Retail	27,000	2 Star	£4,100,000	£151.85	10/02/2025	Sold		15.00			Investment
60 Old Woolwich Rd	London	Retail	4,961	2 Star	£775,000	£156.22		Pending	£775,000	0.00			Investment or Owner User
26-32 The Village	London	Retail	1,916	3 Star	£300,000	£156.58	17/01/2025	Sold					Investment
158 Burrage Rd	London	Retail	4,835	3 Star	£800,000	£165.46	06/03/2025	Sold					Investment
206-214 Eltham High St	London	Retail	13,214	2 Star	£2,415,000	£182.76	29/09/2025	Sold	£1,750,000		6.59		Investment
Greenwich High Rd (Part of a 3 Property Portfolio)	London	Retail	39,731	3 Star	£7,327,559	£184.43	17/12/2025	Sold					Investment
13 The Village	London	Retail	728	3 Star	£145,000	£199.18	17/07/2025	Sold		100.00	8.76		Investment
236 Plumstead High St	London	Retail	3,154	2 Star	£630,000	£199.75	30/10/2024	Sold	£625,000	0.00			Investment
21-25 Delacourt Rd	London	Retail	2,961	2 Star	£600,000	£202.63		Pending	£600,000	100.00			Investment
91 Woolwich New Rd	London	Retail	4,196	2 Star	£960,000	£228.79	21/10/2024	Sold					Investment
Well Hall Rd (Condo)	London	Retail	6,700	4 Star	£1,565,000	£233.58	15/10/2025	Sold			7.26		Investment
87 Blackwall Ln (Condo)	London	Retail	958	3 Star	£225,000	£234.86		Pending	£225,000				Investment
87 Blackwall Ln (Condo)	London	Retail	947	3 Star	£225,000	£237.59		Pending	£225,000				Investment
5 Beresford Sq (Part of a 3 Property Portfolio)	London	Retail	1,476	2 Star	£351,417	£238.12	31/03/2026	Sold					Investment
210 Welland St (Part of a 8 Property Portfolio)	London	Retail	3,299	3 Star	£799,569	£242.37	20/01/2025	Sold			7.00		Investment
Unit 5a8, London Rd (Part of a 8 Property Portfolio)	London	Retail	824	3 Star	£199,713	£242.37	20/01/2025	Sold		100.00	7.00		Investment
132-134 Powis St	London	Retail	2,345	2 Star	£578,000	£246.48	30/04/2025	Sold	£450,000	0.00			Investment
60 Powis St (Part of a 20 Property Portfolio)	London	Retail	2,672	3 Star	£687,529	£257.31	02/06/2026	Sold					Investment
255 Eltham High St	London	Retail	1,245	3 Star	£325,000	£261.04		Pending	£325,000	100.00	8.83		Investment
7 Blackheath Hl	London	Retail	1,259	2 Star	£340,500	£270.45	12/02/2025	Sold					Investment
57 Greenwich Church St (Part of a 8 Property Portfolio)	London	Retail	5,774	2 Star	£1,578,949	£273.46	20/01/2025	Sold		100.00	7.00		Investment
51 Greenwich Church St (Part of a 8 Property Portfolio)	London	Retail	1,754	2 Star	£479,649	£273.46	20/01/2025	Sold		100.00	7.00		Investment
36 Floyd Rd	London	Retail	491	2 Star	£135,000	£274.95	11/06/2025	Sold					Investment
13-14 Well Hall Parade	London	Retail	2,096	2 Star	£590,000	£281.49		Pending	£590,000	100.00	6.90		Investment
279-283 Greenwich High Rd	London	Retail	7,919	3 Star	£2,255,000	£284.76	11/08/2026	Sold		0.00			Investment
42 Avery Hill Rd	London	Retail	2,189	2 Star	£650,000	£297.01	15/04/2025	Sold					Investment
5 Lee Rd	London	Retail	4,112	2 Star	£1,300,000	£316.15	31/10/2024	Sold	£1,625,000	100.00			Investment
64-64B Charlton Church Ln	London	Retail	625	3 Star	£200,000	£320.00	25/11/2024	Sold					Owner User
55 Greenwich Church St (Part of a 8 Property Portfolio)	London	Retail	1,000	2 Star	£335,275	£335.28	20/01/2025	Sold		100.00	7.00		Investment
110 Eltham High St	London	Retail	1,644	3 Star	£555,000	£337.59	20/03/2025	Sold		100.00	8.31	9.68	Investment
200 Eltham High St	London	Retail	1,443	2 Star	£505,000	£349.97	19/06/2025	Sold					Investment
6-8 Crescent Arcade (Part of a 8 Property Portfolio)	London	Retail	5,310	2 Star	£1,890,925	£356.11	20/01/2025	Sold		100.00	7.00		Investment
154-156 Trafalgar Rd	London	Retail	1,118	3 Star	£400,000	£357.78	17/03/2026	Sold	£295,000		8.67	11.70	Investment
40 Well Hall Rd (4 Properties)	London	Retail	2,664		£1,000,000	£375.38		Pending	£1,000,000	100.00			Investment
94 Plumstead High St	London	Retail	434	2 Star	£165,000	£380.18	03/01/2025	Sold					Investment
138-144A Eltham High St (Condo)	London	Retail	6,891	2 Star	£2,900,000	£420.84	24/06/2025	Sold	£2,895,000		8.00		Investment
1 Frances St	London	Retail	3,639	3 Star	£1,540,000	£423.19	04/03/2025	Sold		100.00			Investment
59 Woolwich New Rd	London	Retail	1,530	3 Star	£800,000	£522.88	28/10/2025	Sold		100.00			Investment
47-49 Greenwich Church St (Part of a 8 Property Portfolio)	London	Retail	1,899	3 Star	£996,392	£524.69	20/01/2025	Sold		100.00	7.00		Investment
143 Lee Rd	London	Retail	1,276	2 Star	£750,000	£587.77		Pending	£750,000	100.00			Investment
1-5 Crescent Arcade (Part of a 8 Property Portfolio)	London	Retail	26,282	2 Star	£15,719,528	£598.11	20/01/2025	Sold		100.00	7.00		Investment
135 Greenwich South St	London	Retail	714	2 Star	£500,000	£700.28		Pending	£500,000	100.00			Investment or Owner User
181-185 Trafalgar Rd	London	Retail	1,745	3 Star	£1,300,000	£744.99	07/01/2025	Sold		100.00			Investment
75-77A Woolwich New Rd	London	Retail	1,250	3 Star	£955,000	£764.00	08/08/2025	Sold					Investment
240-242 Plumstead High St	London	Retail	3,670	2 Star	£3,200,000	£871.93	24/06/2025	Sold		100.00			Investment
156 Plumstead High St	London	Retail	405	2 Star	£371,640	£917.63	06/02/2025	Sold					Investment
13 Blackheath Vlg	London	Retail	884	2 Star	£1,360,000	£1,538.46	01/09/2025	Sold		100.00			Investment
125 Greenwich South St	London	Retail	247	2 Star	£425,000	£1,720.65	12/02/2025	Sold	£395,000	100.00			Investment
65 Eltham High St	London	Retail	3,988	2 Star			03/08/2026	Sold	£1,425,000		6.29		Investment
202-204 Eltham High St	London	Retail	2,270	2 Star			06/07/2026	Sold	£775,000				Investment
109 Old Dover Rd	London	Retail	5,808	3 Star			10/06/2026	Sold	£950,000				Investment
127 Powis St (Part of a 4 Property Portfolio)	London	Retail	4,005	2 Star			18/03/2026	Sold		100.00			Investment
70-72 Banning St	London	Retail	3,649	3 Star			06/01/2026	Sold	£875,000		7.31		Investment
28 Woolwich Rd	London	Retail	683	2 Star			23/12/2025	Sold	£260,000				Investment
133 Woolwich Rd	London	Retail	594	2 Star			11/09/2025	Sold					
100 Old Woolwich Rd (Part of a 2 Property Portfolio)	London	Retail	2,282	3 Star			27/05/2025	Sold		100.00			Investment
181-185 Trafalgar Rd	London	Retail	1,745	3 Star			12/05/2025	Sold	£1,600,000	100.00			Investment
65 Eltham High St	London	Retail	3,988	2 Star			30/04/2025	Sold	£490,000				Investment
10A-10B Greens End (Part of a 563 Property Portfolio)	London	Retail	944	2 Star			19/03/2025	Sold					Investment
92-100 Westmount Rd (Part of a 563 Property Portfolio)	London	Retail	2,293	2 Star			19/03/2025	Sold					Investment
134 Well Hall Rd (Part of a 563 Property Portfolio)	London	Retail	190	2 Star			19/03/2025	Sold					Investment
2 Greenwich Church St	London	Retail	3,255	3 Star			18/11/2024	Sold	£590,000				Owner User
75-75A Trafalgar Rd (Part of a 4 Property Sale)	London	Retail	2,009	2 Star			08/11/2024	Sold			5.50		Investment
79 Trafalgar Rd (Part of a 4 Property Sale)	London	Retail	2,415	3 Star			08/11/2024	Sold			5.50		Investment
73 Trafalgar Rd (Part of a 4 Property Sale)	London	Retail	1,972	3 Star			08/11/2024	Sold		100.00	5.50		Investment
Sandy Hill Rd	London	Retail	865				15/10/2024	Sold		0.00			Investment
37-39 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	3,207	3 Star	£658,688	£205.39	02/06/2026	Sold					Investment
51 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,481	2 Star	£519,570	£209.42	02/06/2026	Sold					Investment
68-86 Powis St	London	Retail (District)	23,310	2 Star	£5,000,000	£214.50		In Exchange	£5,000,000	74.00	8.40		Investment
12-12A Powis St (Part of a 3 Property Portfolio)	London	Retail (District)	1,779	3 Star	£384,959	£216.39	31/03/2026	Sold					Investment
32 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,200	3 Star	£504,473	£229.31	02/06/2026	Sold					Investment
27 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,889	2 Star	£678,889	£234.99	02/06/2026	Sold					Investment
43-45 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	3,318	3 Star	£803,462	£242.15	02/06/2026	Sold					Investment
62 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,783	3 Star	£673,906	£242.15	02/06/2026	Sold					Investment
53 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,200	2 Star	£532,734	£242.15	02/06/2026	Sold					Investment
34-36 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,281	3 Star	£569,419	£249.64	02/06/2026	Sold					Investment
64 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	1,796	2 Star	£448,788	£249.88	02/06/2026	Sold					Investment
47-49 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,382	3 Star	£612,909	£257.31	02/06/2026	Sold					Investment
38 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,300	3 Star	£591,811	£257.31	02/06/2026	Sold					Investment
23 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	1,709	2 Star	£439,742	£257.31	02/06/2026	Sold					Investment
25 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	1,186	2 Star	£305,172	£257.31	02/06/2026	Sold					Investment
41 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,503	3 Star	£649,545	£259.51	02/06/2026	Sold					Investment
15-21 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	7,661	3 Star	£2,220,417	£289.83	02/06/2026	Sold					Investment
33-35 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	4,921	3 Star	£1,519,207	£308.72	02/06/2026	Sold					Investment
2-10 Powis St (Part of a 3 Property Portfolio)	London	Retail (District)	17,200	3 Star	£5,463,624	£317.65	31/03/2026	Sold					Investment
66 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	2,920	3 Star	£1,010,572	£346.09	02/06/2026	Sold					Investment
40-42 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	1,647	3 Star	£625,288	£379.65	02/06/2026	Sold					Investment
26-28 Powis St (Part of a 20 Property Portfolio)	London	Retail (District)	4,663	3 Star	£4,147,879	£889.53	02/06/2026	Sold					Investment
25 Powis St	London	Retail (District)	1,186	2 Star			17/06/2026	Sold					Investment

Property Address	Property Name	Buyer (True) Company	Acquisition Fund Name	Buyer (True) Type	Buyer (True) Secondary Type	Buyer (True) Origin	Buyers Agent Company	Seller (True) Company	Seller (True) Type	Seller (True) Secondary Type	Seller (True) Origin	Listing Agent Company	Hold Period
Armstrong Rd (Condo)	Industrial Unit	Fit Shirts Ltd		User	Corporation	Local							224 Months
3 North Rd	Plumstead Power Station										Local		
6 Westmoor St (Part of a 5 Property Portfolio)								Mura Estates LLP	Private	Developer - National	Local	Savills	64 Months
10 Westmoor St (Part of a 5 Property Portfolio)								Mura Estates LLP	Private	Developer - National	Local	Savills	64 Months
6 Westmoor St (Part of a 5 Property Portfolio)								Mura Estates LLP	Private	Developer - National	Local	Savills	64 Months
61-81 Eastmoor St (Part of a 5 Property Portfolio)								Mura Estates LLP	Private	Developer - National	Local	Savills	64 Months
Friendly Pl	Greenwich Wood Works												
65.1-65.4 White Hart Ave (Condo)	Sienna Park												
90 Anchor & Hope Ln	Proxima 25	Melcombe Partners		Institutional	Investment Manager	Local	Dowley Turner Real Estate	Country Group Development PCL	Institutional	Investment Manager	Foreign	Savills | CBRE	130 Months
Anchor And Hope Ln	Sainsbury's Charlton Distribution Centre	DWS Group		Institutional	Investment Manager	Foreign	Cushman & Wakefield	Santander	Institutional	Bank	Foreign	JLL	20+ Years
45-49 Eastmoor St (Part of a 5 Property Portfolio)								Mura Estates LLP	Private	Developer - National	Local	Savills	64 Months
Skeffington St (Part of a 12 Property Portfolio)	The IO Centre	Clipstone	Clipstone Industrial REIT plc	Institutional	Investment Manager	Local	ACRE Capital Real Estate | BNP Paribas Real Estate UK	Shell Pensions Trust	Institutional	Pension Fund	Local	CBRE | Knight Frank LLP	163 Months
71-73 Nathan Way	Crown Industrial Park	L&G	Industrial Property Investment Fund	Institutional	Insurance Company	Local	CBRE					Glenny LLP	20+ Years
138-140 Nathan Way (Part of a 3 Property Portfolio)		Realis Estates Ltd | Wrenbridge		Private	Developer - Regional | Developer - National	Foreign		Paragon Land & Estates Group					223 Months
Village Sq	The Academy											Savills	124 Months
11-15 Highbridge Wharf												Kalmars | Allsop	60 Months
95 Thames St (Condo)	Office Unit											Henshall & Partners	48 Months
122A Plumstead Common Rd													
Banning St (Condo)	Block 4 River Gardens											John Payne Commercial Ltd	24 Months
515 Westhorne Ave													20+ Years
Meadowcourt Rd	Meadowcourt House	Acre Land And Development Limited		User	Corporation	Local						John Payne Commercial Ltd	20+ Years
12 Clarence Rd (Part of a 2 Property Portfolio)	Pepys House	Redington Capital		Private	Developer - Regional	National							102 Months
Clarence Rd (Part of a 2 Property Portfolio)	Block C	Redington Capital		Private	Developer - Regional	National							20+ Years
Clarence Rd (Condo) (Part of a 1 Condo Portfolio)	Office Unit	Redington Capital		Private	Developer - Regional	National							30 Months
Creek Rd (Condo)	Adagio											Hindwoods Ltd	98 Months
1-4 Whinchat Rd		Orbit Property Holdings Limited				Local							48 Months
8 Well Hall Rd												Auction House London	20+ Years
138-152 Powis St								Laxcon Developments Ltd	Private	Developer - National	Local	Allsop	111 Months
727 Sidcup Rd (Part of a 83 Property Portfolio)		Kwik Fit		User	Corporation	Foreign		Spring REIT	Public	Public REIT	Foreign		91 Months
257 Eltham High St													
145-159 Eltham High St		Frasers Group		User	Corporation	National		Aegon Asset Management	Institutional	Investment Manager	Foreign	SN1982 Ltd	132 Months
1-4 Beresford Sq		Packaged Living | Buccleuch Property		Private	Developer - Regional | Developer - National	Foreign		POWIS STREET ESTATES LIMITED			National	ADS RE	20+ Years
60 Old Woolwich Rd	Star And Garter										Local		
26-32 The Village		Rogersson Limited				National							20+ Years
158 Burrage Rd													20+ Years
206-214 Eltham High St	Eltham Arcade											Allsop	20+ Years
Greenwich High Rd (Part of a 3 Property Portfolio)	Block E	L&G		Institutional	Insurance Company	Local		Federated Hermes Ltd	Institutional	Investment Manager	Foreign		116 Months
13 The Village												Allsop	98 Months
236 Plumstead High St								Antic	Private	Other - Private	Local	Savills	20+ Years
21-25 Delacourt Rd													
91 Woolwich New Rd	Anglesea Arms												20+ Years
Well Hall Rd (Condo)	The Coronet						Elem Real Estate	Moat	User	Non Profit	National	Tydus Real Estate	166 Months
87 Blackwall Ln (Condo)	Retail Unit												
87 Blackwall Ln (Condo)	Retail Unit												
5 Beresford Sq (Part of a 3 Property Portfolio)		Cervidae		Private	Developer - National	Local	Philips Lockhart Ltd	British Land Company plc	Public	Public REIT	Local	Knight Frank LLP	97 Months
210 Welland St (Part of a 8 Property Portfolio)		Credence Capital UK		Private Equity	Equity Funds	Local	CBRE	Santander Group	Institutional	Bank	Foreign	Hanover Green | Green & Partners LLP	20+ Years
Unit 5a8, London Rd (Part of a 8 Property Portfolio)		Credence Capital UK		Private Equity	Equity Funds	Local	CBRE	Santander Group	Institutional	Bank	Foreign	Hanover Green | Green & Partners LLP	84 Months
132-134 Powis St								Urban Pubs & Bars	User	Corporation	Local	Allsop	8 Months
60 Powis St (Part of a 20 Property Portfolio)		The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
255 Eltham High St													
7 Blackheath Hl													
57 Greenwich Church St (Part of a 8 Property Portfolio)		Credence Capital UK		Private Equity	Equity Funds	Local	CBRE	Santander Group	Institutional	Bank	Foreign	Hanover Green | Green & Partners LLP	20+ Years
51 Greenwich Church St (Part of a 8 Property Portfolio)		Credence Capital UK		Private Equity	Equity Funds	Local	CBRE	Santander Group	Institutional	Bank	Foreign	Hanover Green | Green & Partners LLP	20+ Years
36 Floyd Rd													20+ Years
13-14 Well Hall Parade													
279-283 Greenwich High Rd												Whoozo	133 Months
42 Avery Hill Rd													20+ Years
5 Lee Rd												John Payne Commercial Ltd	20+ Years
64-64B Charlton Church Ln		Akak Investments Limited				Local							20+ Years
55 Greenwich Church St (Part of a 8 Property Portfolio)		Credence Capital UK		Private Equity	Equity Funds	Local	CBRE	Santander Group	Institutional	Bank	Foreign	Hanover Green | Green & Partners LLP	
110 Eltham High St												Allsop	20+ Years
200 Eltham High St								Hawthorne Developments Limited			National		20+ Years
6-8 Crescent Arcade (Part of a 8 Property Portfolio)		Credence Capital UK		Private Equity	Equity Funds	Local	CBRE	Santander Group	Institutional	Bank	Foreign	Hanover Green | Green & Partners LLP	20+ Years
154-156 Trafalgar Rd								ETG Developments Ltd	Private	Developer - National	National	Savills	20+ Years
40 Well Hall Rd (4 Properties)											Local		
94 Plumstead High St		XPS Group		Institutional	Pension Fund	National							20+ Years
138-144A Eltham High St (Condo)	Retail Unit							Castlehaven Developments Ltd			Local	Estate Office Investments Ltd	130 Months
1 Frances St	Kings Arms						John D Wood					Levy Real Estate | Prideview Group c/o Prideview Agency LLP	24 Months
59 Woolwich New Rd								Trenchfield Vine Holdings			Local	Lambert Smith Hampton	20+ Years
47-49 Greenwich Church St (Part of a 8 Property Portfolio)		Credence Capital UK		Private Equity	Equity Funds	Local	CBRE	Santander Group	Institutional	Bank	Foreign	Hanover Green | Green & Partners LLP	20+ Years
143 Lee Rd											National		
1-5 Crescent Arcade (Part of a 8 Property Portfolio)		Credence Capital UK		Private Equity	Equity Funds	Local	CBRE	Santander Group	Institutional	Bank	Foreign	Hanover Green | Green & Partners LLP	20+ Years
135 Greenwich South St													
181-185 Trafalgar Rd													20+ Years
75-77A Woolwich New Rd													20+ Years
240-242 Plumstead High St		Haigh Accommodation Limited				Local		Kallars Ltd	Private	Developer - Regional	Local		20+ Years
156 Plumstead High St								Medishare Hs Ltd			National		20+ Years
13 Blackheath Vlg												Savills	84 Months
125 Greenwich South St												Savills	20+ Years
65 Eltham High St												Green & Partners LLP	16 Months
202-204 Eltham High St								Midway Modernisations Limited			Local	Acorn	20+ Years
109 Old Dover Rd												Elem Real Estate	20+ Years
127 Powis St (Part of a 4 Property Portfolio)	Creams												
70-72 Banning St	Ernest Shackleton Lodge											Allsop	144 Months
28 Woolwich Rd												Sequence (UK) Ltd	20+ Years
133 Woolwich Rd													20+ Years
100 Old Woolwich Rd (Part of a 2 Property Portfolio)		Grandir UK		User	Educational	Foreign		Little Cubs Academy Greenwich			Local	Christie & Co	160 Months
181-185 Trafalgar Rd												Savills	4 Months
65 Eltham High St												Green & Partners LLP	20+ Years
10A-10B Greens End (Part of a 563 Property Portfolio)		The Arch Company Properties Limited		Private	Other - Private	Local		TT Group	Private	Developer - Regional	Local		20+ Years
92-100 Westmount Rd (Part of a 563 Property Portfolio)		The Arch Company Properties Limited		Private	Other - Private	Local		TT Group	Private	Developer - Regional	Local		20+ Years
134 Well Hall Rd (Part of a 563 Property Portfolio)		The Arch Company Properties Limited		Private	Other - Private	Local		TT Group	Private	Developer - Regional	Local		20+ Years
2 Greenwich Church St								NatWest Group plc	Institutional	Bank	National	Green & Partners LLP	99 Months
75-75A Trafalgar Rd (Part of a 4 Property Sale)	Multi-Property Sale	SD Property investments ltd		User	Corporation	Local		Glenstone REIT Plc	Public	Public REIT	Local	Allsop	12 Months
79 Trafalgar Rd (Part of a 4 Property Sale)	Multi-Property Sale	SD Property investments ltd		User	Corporation	Local		Glenstone REIT Plc	Public	Public REIT	Local	Allsop	12 Months
73 Trafalgar Rd (Part of a 4 Property Sale)	Multi-Property Sale	SD Property investments ltd		User	Corporation	Local		Glenstone REIT Plc	Public	Public REIT	Local	Allsop	12 Months
Sandy Hill Rd												Assembly CRE | Hindwoods Ltd	20+ Years
37-39 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
51 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
68-86 Powis St	The Woolwich Arsenal Estate										Local		
12-12A Powis St (Part of a 3 Property Portfolio)	The Woolwich Arsenal Estate	Cervidae		Private	Developer - National	Local	Philips Lockhart Ltd	British Land Company plc	Public	Public REIT	Local	Knight Frank LLP	97 Months
32 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
27 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
43-45 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
62 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
53 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
34-36 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
64 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
47-49 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
38 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
23 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
25 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
41 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
15-21 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
33-35 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
2-10 Powis St (Part of a 3 Property Portfolio)	The Woolwich Arsenal Estate	Cervidae		Private	Developer - National	Local	Philips Lockhart Ltd	British Land Company plc	Public	Public REIT	Local	Knight Frank LLP	97 Months
66 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
40-42 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
26-28 Powis St (Part of a 20 Property Portfolio)	The Woolwich Arsenal Estate	The Crestbourne Group		Institutional	Investment Manager	National		British Land Company plc	Public	Public REIT	Local	Auction House London	100 Months
25 Powis St	The Woolwich Arsenal Estate			Institutional	Investment Manager	National							<1 Month

Property Address	Secondary Type	Building Class	Year Built	Land Area AC	Land Area SF	Proposed Use	Number of Floors	Clear Height	Number of Cranes	Loading Docks	Drive Ins	Sewer	Power	Parking Ratio	Use Class
Armstrong Rd (Condo)	Distribution	B	2002	72.28	3148386		2	31'0"	None	None	4/8'0"w x 12'0"h			1.16	
3 North Rd	Warehouse	C	1903	2.23	97139		1						N	0.00	
6 Westmoor St (Part of a 5 Property Portfolio)	Service	B	1970	0.09	3870		1		None	None	1/12'0"w x 14'0"h			1.03	
10 Westmoor St (Part of a 5 Property Portfolio)	Service	C	1900	0.06	2749		1		None	None	1/12'0"w x 10'0"h				
6 Westmoor St (Part of a 5 Property Portfolio)	Service	C	1960	0.14	6068		1		None	None	1/10'0"w x 12'0"h			1.53	
61-81 Eastmoor St (Part of a 5 Property Portfolio)	Warehouse	C	1900	0.42	18295		1	9'8"	None	None	1/10'0"w x 10'0"h		N	1.03	Industrial
Friendly Pl	Service	C	1930	0.09	3869		3						N	0.42	
65.1-65.4 White Hart Ave (Condo)	Warehouse	C	2006	1.20	52371		2	26'2"	None	None	4/8'0"w x 12'0"h	Yes	N	0.00	Commercial
90 Anchor & Hope Ln	Warehouse	B	1998	1.44	62726		2		None	None	7/9'0"w x 12'0"h	Yes	N	0.33	
Anchor And Hope Ln	Distribution	B	1969	17.80	775368		2		None	72	Yes	Yes		0.34	
45-49 Eastmoor St (Part of a 5 Property Portfolio)	Service	C	1960	0.78	33977		1		None	None	2/12'0"w x 14'0"h				
Skeffington St (Part of a 12 Property Portfolio)	Warehouse	B	2009	1.37	59585		3	29'6"	None	0	6/8'0"w x 12'0"h	Yes	N	1.88	
71-73 Nathan Way	Distribution	B	1965	2.60	113256		2		None	None	18/8'0"w x 11'0"h	Yes		0.74	
138-140 Nathan Way (Part of a 3 Property Portfolio)	Warehouse	C	1961	1.28	55757		1	12'0"	None	None	2/8'0"w x 14'0"h		N	0.55	
Village Sq		B	2015	2.64	115081		4						N		Commercial
11-15 Highbridge Wharf	Light Manufacturing	C	1900	0.04	1742		2								
95 Thames St (Condo)		B	2021	0.04	1699		1							0.00	
122A Plumstead Common Rd		B	1970	0.20	8712		2								
Banning St (Condo)	Office/Residential	B	2021	4.28	186437		2								
515 Westhorne Ave		B	1899				2							3.93	
Meadowcourt Rd		B	1930	0.07	2866		2								
12 Clarence Rd (Part of a 2 Property Portfolio)		B	1999	1.06	46044	Apartment Units - Shared (Student)	4								
Clarence Rd (Part of a 2 Property Portfolio)		B	1997			Apartment Units - Shared (Student)	4								
Clarence Rd (Condo) (Part of a 1 Condo Portfolio)		B	1991			Apartment Units - Shared (Student)	4							1.10	
Creek Rd (Condo)	Office/Residential	B	2010				10								
1-4 Whinchat Rd	Shopfront Retail/Residential	C	1971	0.86	37495		5								
8 Well Hall Rd	Shopfront Retail/Residential	C	1930				3								
138-152 Powis St	Shopfront Retail/Residential	B	2016	0.49	21344		6							0.37	
727 Sidcup Rd (Part of a 83 Property Portfolio)	Vehicle Repair Garage	C	1978	0.11	4800		1								
257 Eltham High St	Shopfront	B	1921	0.05	2354		4								
145-159 Eltham High St	Shopfront	B	1995	0.41	17860		2								
1-4 Beresford Sq	Shopfront Retail/Office	C	1951	0.40	17424		3								
60 Old Woolwich Rd	Bar/Nightclub	B	1900	0.11	5000		3								
26-32 The Village	Shopfront Retail/Residential		1930	0.28	12197		4								
158 Burrage Rd	Bar/Nightclub		1950	0.13	5717		2								
206-214 Eltham High St	Shopfront Retail/Office	C	1903	0.11	4792		3								Commercial
Greenwich High Rd (Part of a 3 Property Portfolio)	Shopfront Retail/Office	B	2011	0.34	14810		4								
13 The Village	Shopfront Retail/Residential	C	1900	0.30	13068		3								
236 Plumstead High St	Childcare Centre / Nursery	C	1906	0.20	8835		2							0.00	
21-25 Delacourt Rd	Shopfront	B	1965	0.07	3049		2								
91 Woolwich New Rd	Bar/Nightclub		1900				3								
Well Hall Rd (Condo)	Shopfront Retail/Residential	B	2013	0.60	26136		3							1.55	
87 Blackwall Ln (Condo)	Shopfront Retail/Residential	B	2026	0.18	7659		1								
87 Blackwall Ln (Condo)	Shopfront Retail/Residential	B	2026	0.18	7659		1								
5 Beresford Sq (Part of a 3 Property Portfolio)	Shopfront Retail/Residential	B	1900				4								
210 Welland St (Part of a 8 Property Portfolio)		C	1995	1.34	58576		1								
Unit 5a8, London Rd (Part of a 8 Property Portfolio)		C	2018	0.56	24451		1								
132-134 Powis St	Shopfront Retail/Residential	C	1900	0.07	3049		4								
60 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential		1960				4								
255 Eltham High St	Shopfront		1990	0.05	2311		4								
7 Blackheath Hl	Shopfront Retail/Residential	B		0.03	1259		4								
57 Greenwich Church St (Part of a 8 Property Portfolio)	Shopfront	B	1852	0.14	5998		3								
51 Greenwich Church St (Part of a 8 Property Portfolio)	Shopfront	B	1835	0.09	3999		4								
36 Floyd Rd	Shopfront Retail/Residential	B	1910				4								
13-14 Well Hall Parade	Shopfront Retail/Residential	B	1919	0.06	2614		1								
279-283 Greenwich High Rd	Shopfront Retail/Residential	B	1913	0.10	4515		4								
42 Avery Hill Rd	Shopfront	B	1900				2								
5 Lee Rd	Shopfront	B	1850	0.29	12457		4							0.00	
64-64B Charlton Church Ln	Shopfront Retail/Residential	B	1891				4								
55 Greenwich Church St (Part of a 8 Property Portfolio)	Supermarket	B		0.03	1307		3								
110 Eltham High St	Shopfront	B	1960	0.03	1207		3								
200 Eltham High St	Shopfront	B	1924				3								
6-8 Crescent Arcade (Part of a 8 Property Portfolio)	Shopfront	B	2000	0.67	29185		2								
154-156 Trafalgar Rd	Shopfront Retail/Residential	B	1923	0.11	4792		3								
40 Well Hall Rd (4 Properties)							3								
94 Plumstead High St	Shopfront Retail/Residential		1900				2								
138-144A Eltham High St (Condo)	Shopfront	B	2005	0.35	15246		3								
1 Frances St	Bar/Nightclub	B	2023	0.18	7682		2								
59 Woolwich New Rd	Shopfront Retail/Residential		1910	0.65	28314		4								
47-49 Greenwich Church St (Part of a 8 Property Portfolio)	Shopfront	B	1849	0.50	21780		2								
143 Lee Rd	Shopfront Retail/Residential	B	1890	0.04	1675		4								
1-5 Crescent Arcade (Part of a 8 Property Portfolio)	Shopfront	B	1990	1.34	58370		4								
135 Greenwich South St	Shopfront Retail/Residential	C	1839	0.03	1159		4								
181-185 Trafalgar Rd	Shopfront Retail/Office	B	1900	0.12	5332		4								
75-77A Woolwich New Rd	Shopfront Retail/Residential		1930				4								
240-242 Plumstead High St	Shopfront Retail/Residential	C	1965	0.12	5227		3								
156 Plumstead High St	Pharmacy		1990	0.03	1364		1								
13 Blackheath Vlg	Shopfront Retail/Residential	C	1950	0.07	3000		3								
125 Greenwich South St	Shopfront Retail/Residential	B	1890	0.02	823		3								
65 Eltham High St	Bank	C	1900	0.14	6296		3								
202-204 Eltham High St	Shopfront Retail/Residential	B	1980				2								
109 Old Dover Rd	Bar/Nightclub		1950	0.17	7300		4							0.00	
127 Powis St (Part of a 4 Property Portfolio)	Restaurant	C					1								
70-72 Banning St	Shopfront Retail/Residential	B	2014	0.23	10055		4								
28 Woolwich Rd	Shopfront Retail/Residential	B	1920	0.19	8276		2								
133 Woolwich Rd	Shopfront Retail/Residential	B	1900				3								
100 Old Woolwich Rd (Part of a 2 Property Portfolio)	Childcare Centre / Nursery	B	2012	0.11	4826		4								
181-185 Trafalgar Rd	Shopfront Retail/Office	B	1900	0.12	5332		4								
65 Eltham High St	Bank	C	1900	0.14	6296		3								
10A-10B Greens End (Part of a 563 Property Portfolio)	Shopfront	C	1930	0.03	1307		1								
92-100 Westmount Rd (Part of a 563 Property Portfolio)	Shopfront	C	1908	0.07	3049		2								
134 Well Hall Rd (Part of a 563 Property Portfolio)	Shopfront	C	1960	0.02	871		1								
2 Greenwich Church St	Bank	B	1850	0.18	7841		4								
75-75A Trafalgar Rd (Part of a 4 Property Sale)	Shopfront Retail/Residential		1930	0.02	806		4								
79 Trafalgar Rd (Part of a 4 Property Sale)	Shopfront Retail/Residential	C	1930	0.02	871		4								
73 Trafalgar Rd (Part of a 4 Property Sale)	Shopfront Retail/Residential	C	1930	0.02	871		4								
Sandy Hill Rd			1950	0.05	2060		2								
37-39 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Office	B	1900	0.54	23522		3								
51 Powis St (Part of a 20 Property Portfolio)	Shopfront	B	1900	0.54	23522		3								
68-86 Powis St	Shopfront Retail/Residential	C	1950	0.62	27007		4							0.19	
12-12A Powis St (Part of a 3 Property Portfolio)	Shopfront Retail/Residential	B	1900	0.22	9583		4								
32 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential	B	1900	0.06	2614		4								
27 Powis St (Part of a 20 Property Portfolio)	Bank	B	1897	0.05	1960		3								
43-45 Powis St (Part of a 20 Property Portfolio)	Shopfront	B	1966	0.54	23522		3								
62 Powis St (Part of a 20 Property Portfolio)	Shopfront	B	1930	0.05	1960		3								
53 Powis St (Part of a 20 Property Portfolio)	Shopfront	B	1900	0.54	23522		3								
34-36 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential	B	1900	0.06	2614		4								
64 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential	B	1930	0.05	1960		4								
47-49 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential	B	1969	0.54	23522		3								
38 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential	B	1900	0.06	2614		4								
23 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential	B	1900	0.05	1960		3								
25 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential	B	1900	0.05	1960		3								
41 Powis St (Part of a 20 Property Portfolio)	Bank	C	1900	0.54	23522		3								
15-21 Powis St (Part of a 20 Property Portfolio)	Shopfront	B	1966	0.08	3485		3								
33-35 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Office	B	1920	0.54	23522		3								
2-10 Powis St (Part of a 3 Property Portfolio)	Shopfront Retail/Office	B	1969	0.75	32602		4								
66 Powis St (Part of a 20 Property Portfolio)	Shopfront	B	1930	0.05	1960		3								
40-42 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential	B	1900	0.06	2614		3								
26-28 Powis St (Part of a 20 Property Portfolio)	Shopfront Retail/Residential	B	1900	0.08	3485		4								
25 Powis St	Shopfront Retail/Residential	B	1900	0.05	1960		3								

Property Address	Property Postcode	Price Per AC Land	Price Per SF Land	Buyer (Recorded) Company	Seller (Recorded) Company	Comp ID	Recording Date	Publication Date	Sale Price Comment	Research Status
Armstrong Rd (Condo)	SE18 6RS			Firepower Holdings Limited		7610961		22/04/2026	Full Value	Research Complete
3 North Rd	SE18 1BS	£1,121,076.23	£25.74			0				
6 Westmoor St (Part of a 5 Property Portfolio)	SE7 8NQ	£23,873,788.59	£548.07		Eastmoor Street 81 Llp	7521513		10/02/2026	Allocated	Research Complete
10 Westmoor St (Part of a 5 Property Portfolio)	SE7 8NQ	£8,758,906.50	£201.08		Eastmoor Street 81 Llp	7521513		10/02/2026	Allocated	Research Complete
6 Westmoor St (Part of a 5 Property Portfolio)	SE7 8NQ	£8,722,555.64	£200.24		Eastmoor Street 81 Llp	7521513		10/02/2026	Allocated	Research Complete
61-81 Eastmoor St (Part of a 5 Property Portfolio)	SE7 8LX	£5,060,590.48	£116.18		Eastmoor Street 81 Llp	7521513		10/02/2026	Allocated	Research Complete
Friendly Pl	SE13 7QS	£25,334,984.80	£581.61			0				
65.1-65.4 White Hart Ave (Condo)	SE28 0GW					0				
90 Anchor & Hope Ln	SE7 7RY	£5,833,333.33	£133.91	Proxima UK 2B Ltd	APUK Limited	7014131	06/12/2024	10/01/2025	Confirmed	Research Complete
Anchor And Hope Ln	SE7 7SN	£6,921,348.31	£158.89		Santander (CF Trustee Property Nominee) Ltd	7482007		09/01/2026	Approximate	Research Complete
45-49 Eastmoor St (Part of a 5 Property Portfolio)	SE7 8LX	£2,545,889.74	£58.45		Eastmoor Street 81 Llp	7521513		10/02/2026	Allocated	Research Complete
Skeffington St (Part of a 12 Property Portfolio)	SE18 6SR	£19,626,079.86	£450.55		Shell Trust (UK Property) Ltd	7729376		13/07/2026	Allocated	In Progress
71-73 Nathan Way	SE28 0BQ					7407361		17/11/2025	Unconfirmed	Research Complete
138-140 Nathan Way (Part of a 3 Property Portfolio)	SE28 0AU			Realis Greenwich Propco Ltd	Paragon Land & Estates Ltd	7379381	05/06/2025	22/10/2025	Unconfirmed	Research Complete
Village Sq	SE18 4AS	£89,708.30	£2.06			7346842		25/09/2025	Confirmed	Research Complete
11-15 Highbridge Wharf	SE10 9PS	£25,000,000.00	£573.92	Pacing Horse Limited		7407866	31/10/2025	26/05/2026	Full Value	Research Complete
95 Thames St (Condo)	SE10 9BY					7038326		30/01/2025		Research Complete
122A Plumstead Common Rd	SE18 2UL	£850,000.00	£19.51			0				
Banning St (Condo)	SE10 0NA					7173770		21/05/2025	Confirmed	Research Complete
515 Westhorne Ave	SE9 6DJ			Dna Vetcare Ltd		7681042		05/06/2026	Full Value	Research Complete
Meadowcourt Rd	SE3 9DY	£13,677,603.68	£313.99			7212712		20/06/2025	Confirmed	Research Complete
12 Clarence Rd (Part of a 2 Property Portfolio)	SE8 3EY			Redington Developments (GQ) Ltd	Tridants Sussex 1 Ltd	7459868	15/05/2025	06/01/2026	Full Value	Research Complete
Clarence Rd (Part of a 2 Property Portfolio)	SE8 3EY			Redington Developments (GQ) Ltd	Tridants Sussex 1 Ltd	7459868	15/05/2025	06/01/2026	Full Value	Research Complete
Clarence Rd (Condo) (Part of a 1 Condo Portfolio)	SE8 3EY			Redington Developments (GQ) Ltd	Tridants Sussex 1 Ltd	7459868	15/05/2025	06/01/2026	Full Value	Research Complete
Creek Rd (Condo)	SE8 3BZ					7619326		29/04/2026		Research Complete
1-4 Whinchat Rd	SE28 0DZ	£180,071.96	£4.13			7680019		05/06/2026	Full Value	Public Record
8 Well Hall Rd	SE9 6SX					7740127		21/07/2026	Confirmed	Research Complete
138-152 Powis St	SE18 6LU	£1,269,387.76	£29.14			7207310		17/06/2025	Confirmed	Research Complete
727 Sidcup Rd (Part of a 83 Property Portfolio)	SE9 3AQ	£2,158,330.31	£49.55	Anglo-Dutch Property (UK) Holding Ltd	RUK01 Ltd	7113264		01/04/2025	Allocated	Research Complete
257 Eltham High St	SE9 1TY	£6,014,063.66	£138.06			0				
145-159 Eltham High St	SE9 1TW	£10,731,707.32	£246.37	Frasers Group	Aegon Asset Management	7663879		04/06/2026	Confirmed	Research Complete
1-4 Beresford Sq	SE18 6BB	£10,250,000.00	£235.31	Packaged Living	POWIS STREET ESTATES LIMITED	7059501		11/03/2025	Confirmed	Research Complete
60 Old Woolwich Rd	SE10 9NY	£6,751,812.10	£155.00			0				
26-32 The Village	SE7 8UD	£1,071,428.57	£24.60			7685467		08/06/2026	Full Value	Research Complete
158 Burrage Rd	SE18 7LA	£6,095,516.75	£139.93	Mann Homes Ltd		7681799		05/06/2026	Full Value	Research Complete
206-214 Eltham High St	SE9 1BE	£21,954,545.45	£504.01		NEW HILL LTD	7421692		28/11/2025	Confirmed	Research Complete
Greenwich High Rd (Part of a 3 Property Portfolio)	SE10 8JL	£21,551,644.12	£494.76	Legal & General Assurance (Pensions Management)	HPUT A Ltd	7712967	17/12/2025	30/06/2026	Allocated	In Progress
13 The Village	SE7 8UG	£483,333.33	£11.10			7319297		02/09/2025	Confirmed	Research Complete
236 Plumstead High St	SE18 1JL	£3,106,141.29	£71.31		Jove Ltd	7039544		31/01/2025	Confirmed	Research Complete
21-25 Delacourt Rd	SE3 8XA	£8,571,428.57	£196.77			0				
91 Woolwich New Rd	SE18 6EF			Perpetual Property Innovations Limited		7685923		08/06/2026	Full Value	Public Record
Well Hall Rd (Condo)	SE9 6SX					7372819		16/10/2025	Confirmed	Research Complete
87 Blackwall Ln (Condo)	SE10 0AP					0				
87 Blackwall Ln (Condo)	SE10 0AP					0				
5 Beresford Sq (Part of a 3 Property Portfolio)	SE18 6BB			Woolwich Property Investments Ltd	BL Woolwich Nominee 1 Limited	7600562		15/04/2026	Allocated	Research Complete
210 Welland St (Part of a 8 Property Portfolio)	SE10 9ED	£594,598.88	£13.65		Santander	7025409		20/01/2025	Allocated	Research Complete
Unit 5a8, London Rd (Part of a 8 Property Portfolio)	SE10 9EJ	£355,788.54	£8.17		Santander	7025409		20/01/2025	Allocated	Research Complete
132-134 Powis St	SE18 6NL	£8,257,142.86	£189.56			7202290		12/06/2025	Confirmed	Research Complete
60 Powis St (Part of a 20 Property Portfolio)	SE18 6LQ			Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
255 Eltham High St	SE9 1TY	£6,125,949.52	£140.63			0				
7 Blackheath Hl	SE10 8PB	£11,783,637.87	£270.52			7539850		26/02/2026	Confirmed	Research Complete
57 Greenwich Church St (Part of a 8 Property Portfolio)	SE10 9BL	£11,466,586.78	£263.24		Santander	7025409		20/01/2025	Allocated	Research Complete
51 Greenwich Church St (Part of a 8 Property Portfolio)	SE10 9BL	£5,224,934.64	£119.95		Santander	7025409		20/01/2025	Allocated	Research Complete
36 Floyd Rd	SE7 8AN			Opal Group London Limited		7680506		05/06/2026	Full Value	Research Complete
13-14 Well Hall Parade	SE9 6SP	£9,833,333.33	£225.74			0				
279-283 Greenwich High Rd	SE10 8NB	£21,756,119.21	£499.45			7773989		12/08/2026	Confirmed	In Progress
42 Avery Hill Rd	SE9 2BJ			Dharma Holdings Uk Limited		7681288		05/06/2026	Full Value	Public Record
5 Lee Rd	SE3 9RQ	£4,545,883.70	£104.36	Ago Limited		7066083	30/09/2024	20/02/2025	Confirmed	Research Complete
64-64B Charlton Church Ln	SE7 7AB					7681306		05/06/2026	Full Value	Public Record
55 Greenwich Church St (Part of a 8 Property Portfolio)	SE10 9BL	£11,175,833.33	£256.56		Santander	7025409		20/01/2025	Allocated	Research Complete
110 Eltham High St	SE9 1BW	£20,025,979.65	£459.73		RBC Trust Company (Delaware) Limited	7161429		12/05/2025	Confirmed	Research Complete
200 Eltham High St	SE9 1BJ			Ziyafet Eltham Ltd		7688582		09/06/2026	Full Value	Public Record
6-8 Crescent Arcade (Part of a 8 Property Portfolio)	SE10 9EJ	£2,822,276.12	£64.79		Santander	7025409		20/01/2025	Allocated	Research Complete
154-156 Trafalgar Rd	SE10 9TZ	£3,636,363.64	£83.48			7649759		22/05/2026	Confirmed	Research Complete
40 Well Hall Rd (4 Properties)	SE9 6SF					0				
94 Plumstead High St	SE18 1SL					7681590		05/06/2026	Full Value	Research Complete
138-144A Eltham High St (Condo)	SE9 1BJ					7215943		24/06/2025	Confirmed	Research Complete
1 Frances St	SE18 5EF	£8,732,435.90	£200.47		P2p Residential Woolwich Ltd	7079429		05/03/2025	Confirmed	Research Complete
59 Woolwich New Rd	SE18 6ED	£1,230,769.23	£28.25		Trenchfield Vine Holdings	7386929		29/10/2025	Confirmed	Research Complete
47-49 Greenwich Church St (Part of a 8 Property Portfolio)	SE10 9BL	£1,992,784.00	£45.75		Santander	7025409		20/01/2025	Allocated	Research Complete
143 Lee Rd	SE3 9DJ	£19,503,822.75	£447.75			0				
1-5 Crescent Arcade (Part of a 8 Property Portfolio)	SE10 9EJ	£11,730,991.04	£269.31		Santander	7025409		20/01/2025	Allocated	Research Complete
135 Greenwich South St	SE10 8NX	£18,792,047.21	£431.41			0				
181-185 Trafalgar Rd	SE10 9TZ	£10,620,915.03	£243.82	Rentease Ltd	Promanage Investments Limited	7178841	14/01/2025	28/05/2025	Full Value	Research Complete
75-77A Woolwich New Rd	SE18 6ED			Capital Homecare (Uk) Limited		7680632		05/06/2026	Full Value	Research Complete
240-242 Plumstead High St	SE18 1JL	£26,666,666.67	£612.18			7645187	17/07/2025	21/05/2026	Full Value	Research Complete
156 Plumstead High St	SE18 1JQ	£11,868,553.00	£272.46	Plumstead Hs Ltd		7682099		05/06/2026	Full Value	Research Complete
13 Blackheath Vlg	SE3 9LA	£19,747,063.35	£453.33		Lintonhill Ltd	7492328		16/01/2026	Confirmed	Research Complete
125 Greenwich South St	SE10 8PP	£22,504,633.31	£516.64		Denton & Co Trustees Limited	7168484		16/05/2025	Confirmed	Research Complete
65 Eltham High St	SE9 1TD				Barton Properties (Uk) Ltd	7761742		04/08/2026		Research Complete
202-204 Eltham High St	SE9 1BH				Midway Modernisations Limited	7722391		09/07/2026		Research Complete
109 Old Dover Rd	SE3 8SU				Stonegate Entity 3 Limited	7689955		10/06/2026		In Progress
127 Powis St (Part of a 4 Property Portfolio)	SE18 6JL			Aragma Ltd	Emswathty Ltd	7702658	19/03/2026	03/07/2026	Full Value	Research Complete
70-72 Banning St	SE10 0FE				L&R	7540970		27/02/2026	Unconfirmed	Research Complete
28 Woolwich Rd	SE10 0JU					7504768		26/01/2026		Research Complete
133 Woolwich Rd	SE10 0RJ					7332944		12/09/2025		Research Complete
100 Old Woolwich Rd (Part of a 2 Property Portfolio)	SE10 9PN			Grandir UK	Little Cubs Academy Greenwich	7218562		26/06/2025	Unconfirmed	Research Complete
181-185 Trafalgar Rd	SE10 9TZ				Rentease Ltd	7617615		28/04/2026		Research Complete
65 Eltham High St	SE9 1TD					7178872		27/05/2025		Research Complete
10A-10B Greens End (Part of a 563 Property Portfolio)	SE18 6HX			CDR Nomineeco 1 Limited		7099314		20/03/2025	Approximate	Research Complete
92-100 Westmount Rd (Part of a 563 Property Portfolio)	SE9 1UT			CDR Nomineeco 1 Limited		7099314		20/03/2025	Approximate	Research Complete
134 Well Hall Rd (Part of a 563 Property Portfolio)	SE9 6SN			CDR Nomineeco 1 Limited		7099314		20/03/2025	Approximate	Research Complete
2 Greenwich Church St	SE10 9BQ				National Westminster Bank Plc	7165199		14/05/2025		Research Complete
75-75A Trafalgar Rd (Part of a 4 Property Sale)	SE10 9TS				The Clifford Property Company Ltd	6937014		08/11/2024	Confirmed	Research Complete
79 Trafalgar Rd (Part of a 4 Property Sale)	SE10 9TS				The Clifford Property Company Ltd	6937014		08/11/2024	Confirmed	Research Complete
73 Trafalgar Rd (Part of a 4 Property Sale)	SE10 9TS				The Clifford Property Company Ltd	6937014		08/11/2024	Confirmed	Research Complete
Sandy Hill Rd	SE18 7BB				London (Se) Holdings Limited	7059709		19/02/2025		Research Complete
37-39 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£1,219,792.59	£28.00	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
51 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£962,166.67	£22.09	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
68-86 Powis St	SE18 6LQ	£8,064,516.13	£185.14			0				
12-12A Powis St (Part of a 3 Property Portfolio)	SE18 6LF	£1,749,813.64	£40.17	Woolwich Property Investments Ltd	BL Woolwich Nominee 1 Limited	7600562		15/04/2026	Allocated	Research Complete
32 Powis St (Part of a 20 Property Portfolio)	SE18 6LQ	£8,407,883.33	£193.02	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
27 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£15,086,422.22	£346.34	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
43-45 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£1,487,892.59	£34.16	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
62 Powis St (Part of a 20 Property Portfolio)	SE18 6LQ	£14,975,688.89	£343.79	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
53 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£986,544.44	£22.65	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
34-36 Powis St (Part of a 20 Property Portfolio)	SE18 6LQ	£9,490,316.67	£217.87	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
64 Powis St (Part of a 20 Property Portfolio)	SE18 6LQ	£9,973,066.67	£228.95	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
47-49 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£1,135,016.67	£26.06	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
38 Powis St (Part of a 20 Property Portfolio)	SE18 6LQ	£9,863,516.67	£226.44	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
23 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£9,772,044.44	£224.34	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
25 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£6,781,600.00	£155.68	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
41 Powis St (Part of a 20 Property Portfolio)	SE18 6JD	£1,202,861.11	£27.61	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
15-21 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£27,755,212.50	£637.17	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
33-35 Powis St (Part of a 20 Property Portfolio)	SE18 6HZ	£2,813,346.30	£64.59	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
2-10 Powis St (Part of a 3 Property Portfolio)	SE18 6LF	£7,300,113.57	£167.59	Woolwich Property Investments Ltd	BL Woolwich Nominee 1 Limited	7600562		15/04/2026	Allocated	Research Complete
66 Powis St (Part of a 20 Property Portfolio)	SE18 6LQ	£22,457,155.56	£515.55	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
40-42 Powis St (Part of a 20 Property Portfolio)	SE18 6LQ	£10,421,466.67	£239.24	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
26-28 Powis St (Part of a 20 Property Portfolio)	SE18 6LF	£51,848,487.50	£1,190.28	Family Assets Limited	BL Woolwich Nominee 1 Limited	7660623		03/06/2026	Allocated	Research Complete
25 Powis St	SE18 6HZ			Family Assets Limited	Bl Woolwich Nominee 1 Limited	7805106	17/06/2026	04/09/2026	Full Value	In Progress

Address	Postcode	Sale Status	Min Avail Sq ft	Max Avail Sq ft	Building Sq ft	Sale Category	Primary Property Type	CoStar Rating	Asking Price Min	Asking Price Max	Price/Sq ft Min	Price/Sq ft Max	Yield Min	Yield Max	Sale Type	Investment Type	Units	Units	Land Area (ac)	Land Area (Sq ft)	Sales Company 1	Sales Contact 1	Sales Contact Phone 1	Time on Market
18 Norman Rd	SE10	Active	3,106	3,106	73,710	Unit Sale	Build-to-Rent	3	£800,000.00	£800,000.00	£257.57	£257.57			Investment		1	85			Hindwoods Ltd	Charlene Nicholls	020 8858 3377	4 Months 26 Days
5 Station Way	SE18	Active	7,188	7,188	87,552	Unit Sale	Build-to-Rent	3	£2,000,000.00	£2,000,000.00	£278.24	£278.24			Investment or Owner User		1				Colliers	Samuel Lewis	020 7935 4499	9 Days
3 North Rd	SE18	Pending	35,446	35,446	35,446	Property Sale	Industrial	2	£2,500,000.00	£2,500,000.00	£70.53	£70.53			Investment or Owner User	Core			2.23	97,139	Newsteer	Will Thomas	07894 535600	1 Year 9 Months
137 Greenwich High Rd	SE10	Active	10,688	10,688	10,688	Property Sale	Industrial	2	£1,250,000.00	£1,250,000.00	£116.95	£116.95			Owner User	Opportunistic					Kalmars	Piers Hanifan	07966 096813	19 Days
Seymour St	SE18	Active	3,538	3,538	16,426	Unit Sale	Industrial	3	£750,000.00	£750,000.00	£211.98	£211.98			Investment or Owner User		1				Hindwoods Ltd	Kevin Bright	020 8858 3377	4 Days
Armstrong Rd	SE18	Active	12,858	12,858	19,280	Unit Sale	Industrial	3	£3,100,000.00	£3,100,000.00	£241.10	£241.10			Owner User	Opportunistic	1				Hindwoods Ltd	Kevin Bright	020 8858 3377	4 Months 30 Days
Friendly Pl	SE13	Pending	9,060	9,060	9,060	Property Sale	Industrial	2	£2,250,000.00	£2,250,000.00	£248.34	£248.34			Owner User	Opportunistic			0.09	3,869	Acorn	Tom Luck	020 7089 6555	5 Months 6 Days
65 White Hart Ln	SE28	Active	7,601	7,601	25,000	Unit Sale	Industrial	3	£1,950,000.00	£1,950,000.00	£256.55	£256.55			Investment or Owner User	Opportunistic	1				Hindwoods Ltd	Kevin Bright	020 8858 3377	4 Months 15 Days
65.1-65.4 White Hart Ave	SE28	Pending	6,471	6,471	32,371	Unit Sale	Industrial	3	£1,950,000.00	£1,950,000.00	£301.34	£301.34			Investment		1				Watson Day Chartered Surveyors	Richard Turnill	01634 668000	7 Months 21 Days
124-126A Nathan Way	SE28	Active	5,508	5,508	5,508	Property Sale	Industrial	3	£4,000,000.00	£4,000,000.00	£726.22	£726.22			Investment	Core			0.78	34,093	Kalmars	Piers Hanifan	07966 096813	1 Year 10 Months
75 Bugsbys Way	SE10	Active	23,178	23,178	23,178	Property Sale	Industrial	3							Investment or Owner User	Opportunistic			3.18	138,521	Avison Young	William Caldwell	0844 902 0304	1 Month 14 Days
Edmund Halley Way	SE10	Active	8,276,400	8,276,400		Land Sale	Land	3							Investment				190.00	8,276,400	Colliers			4 Months 30 Days
Market St	SE18	Active	9,477	9,477	9,477	Property Sale	Office	3	£650,000.00	£650,000.00	£68.59	£68.59			Owner User	Value Add					Hindwoods Ltd	Ben Lewis	020 8858 3377	3 Months 22 Days
122A Plumstead Common Rd	SE18	Pending	708	708	708	Property Sale	Office	3	£170,000.00	£170,000.00	£240.11	£240.11	15.18%	15.18%	Investment	Core			0.20	8,712	Pantera Advisory Group	Charley Flatt	0330 118 6610	5 Months 26 Days
135 Creek Rd	SE8 3	Active	394	394	19,524	Unit Sale	Retail	4	£6,000.00	£6,000.00	£15.23	£15.23			Investment		1				Kallars Ltd	Chris Whitfield	020 3848 1399	11 Months 18 Days
14 The Village	SE7 8	Active	603	603	603	Property Sale	Retail	3	£12,500.00	£12,500.00	£20.73	£20.73	5.20%	5.20%	Investment	Core					Diana's company	Diana Terry	203048437	1 Year 7 Months
89 Walmer Ter	SE18	Active	6,389	6,389	6,389	Property Sale	Retail	2	£400,000.00	£400,000.00	£62.61	£62.61	7.50%	7.50%	Investment	Core			0.10	4,356	Kallars Ltd	Chris Whitfield	020 3848 1399	11 Months 19 Days
60 Old Woolwich Rd	SE10	Pending	4,961	4,961	4,961	Property Sale	Retail	2	£775,000.00	£775,000.00	£156.22	£156.22			Investment or Owner User	Opportunistic			0.11	5,000	Savills	Jack Phillips	020 7499 8644	2 Months 21 Days
51 Banning St	SE10	Active	4,752	4,752	4,752	Unit Sale	Retail	3	£950,000.00	£950,000.00	£199.92	£199.92	7.68%	7.68%	Investment		1				Allsop	Doug Guild	020 7543 6890	1 Year 4 Months
22A-24 Plumstead High St	SE18	Active	2,688	2,688	2,688	Property Sale	Retail	3	£550,000.00	£550,000.00	£204.61	£204.61	7%	7%	Investment	Core			0.05	2,178	Kallars Ltd	Chris Whitfield	020 3848 1399	11 Months 20 Days
68-86 Powis St	SE18	In Exchange	23,310	23,310	23,310	Property Sale	Retail	2	£5,000,000.00	£5,000,000.00	£214.50	£214.50	8.40%	8.40%	Investment	Value Add			0.62	27,007	Jackson Criss	Philip Hay	020 7637 7100	6 Months 8 Days
No 1 St	SE18	Active	4,473	4,473	4,473	Property Sale	Retail	3	£1,000,000.00	£1,000,000.00	£223.56	£223.56			Investment or Owner User	Opportunistic			0.12	5,344	Savills	Paul Breen	020 7877 4555	2 Years 3 Months
87 Blackwall Ln	SE10	Pending	947	958	1,905	Unit Sale	Retail	3	£225,000.00	£225,000.00	£234.86	£237.59			Investment		2				Acorn	Frankie Roffo	020 8315 5454	10 Months 21 Days
189 Greenwich High Rd	SE10	Active	11,343	11,343	11,343	Property Sale	Retail	3	£2,700,000.00	£2,700,000.00	£238.03	£238.03			Investment	Opportunistic			0.10	4,356	Christie & Co	Andrew Evangelou	020 8370 3114	1 Year
13-14 Well Hall Parade	SE9 6	Pending	2,096	2,096	2,096	Property Sale	Retail	2	£590,000.00	£590,000.00	£281.49	£281.49	6.90%	6.90%	Investment	Core			0.06	2,614	Countrywide Commercial (UK) Limite	Jason Grant	020 8506 9900	1 Year 11 Months
Multiple - Portfolio	SE9 6	Pending	2,664	2,664	2,664	Portfolio Sale	Retail	Multiple	£1,000,000.00	£1,000,000.00	£375.38	£375.38			Investment	Core					Allsop	Gabriel Kerr	020 7543 6750	4 Months 22 Days
143 Lee Rd	SE3 9	Pending	1,276	1,276	1,276	Property Sale	Retail	2	£750,000.00	£750,000.00	£587.77	£587.77			Investment	Core			0.04	1,675	Hindwoods Ltd	Ben Lewis	020 8858 3377	1 Year 2 Months
135 Greenwich South St	SE10	Pending	714	714	714	Property Sale	Retail	2	£500,000.00	£500,000.00	£700.28	£700.28			Investment or Owner User	Core			0.03	1,159	Hindwoods Ltd	Charlene Nicholls	020 8858 3377	8 Months 21 Days
64 Greenhill	SE18	Active	10,922	10,922	10,922	Property Sale	Retail	3							Investment	Core					Avison Young	Anna Vallance	020 7491 2188	7 Months 4 Days
Multiple - Portfolio	Multiple - Portfolio	Active	91,263	91,263	91,263	Portfolio Sale	Retail and Office	Multiple	£80,200,000.00	£80,200,000.00	£878.78	£878.78			Investment	Core, Value Add, Opportunistic			19.05	829,720	Knight Frank LLP	Ben Wilson	020 7629 8171	13 Days
Bramshot Ave	SE7 7	In Exchange	625	625	2,000	Unit Sale	Speciality	3	£625,000.00	£625,000.00	£1,000.00	£1,000.00			Owner User		1				London Properties	Kiran Mehta	020 8861 4615	5 Months 6 Days

Appendix 3 - BCIS costs

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£/M2 STUDY

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

Last updated: 19-Sep-2026 08:00

Rebased to Greenwich (117; sample 28)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (25)	1,653	359	899	1,287	1,983	5,965	110	
Up to 500m2 GFA (25)	2,352	1,276	1,471	1,731	3,129	4,804	15	
500 to 2000m2 GFA (25)	1,693	359	981	1,505	1,876	5,965	44	
Over 2000m2 GFA (25)	1,413	538	849	1,097	1,491	5,556	51	
282.1 Advance factories								
Generally (15)	1,308	538	1,053	1,291	1,675	2,015	16	
Up to 500m2 GFA (15)	1,573	1,276	1,305	1,567	1,704	2,015	5	
500 to 2000m2 GFA (15)	1,477	986	1,246	1,665	1,716	1,770	5	
Over 2000m2 GFA (15)	948	538	802	977	1,095	1,320	6	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (25)	1,710	696	1,091	1,472	2,160	3,492	25	
Up to 500m2 GFA (25)	3,073	2,522	-	3,204	-	3,492	3	
500 to 2000m2 GFA (25)	1,727	696	1,514	1,887	2,068	2,343	7	
Over 2000m2 GFA (25)	1,430	727	987	1,160	1,720	3,400	15	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	2,015	359	1,053	1,723	2,808	5,965	62	
Up to 500m2 GFA (30)	3,194	1,084	2,667	3,054	4,361	4,804	5	
500 to 2000m2 GFA (30)	2,325	359	1,193	1,812	3,000	5,965	19	
Over 2000m2 GFA (30)	1,705	520	879	1,355	2,544	5,556	38	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,430	721	1,186	1,321	1,621	2,973	23	
284. Warehouses/stores								
Generally (15)	1,214	546	869	1,029	1,320	4,027	57	
Up to 500m2 GFA (15)	1,879	915	1,210	1,439	2,174	4,027	7	
500 to 2000m2 GFA (15)	1,170	644	882	1,111	1,307	2,232	15	
Over 2000m2 GFA (15)	1,100	546	818	948	1,276	3,174	35	
284.1 Advance warehouses/stores (15)	1,032	564	876	1,029	1,226	1,439	11	
284.2 Purpose built warehouses/stores								
Generally (15)	1,315	546	871	1,105	1,376	4,027	39	
Up to 500m2 GFA (15)	2,322	915	-	2,174	-	4,027	4	
500 to 2000m2 GFA (15)	1,182	644	873	1,111	1,320	2,232	13	
Over 2000m2 GFA (15)	1,210	546	844	955	1,336	3,174	22	
284.5 Cold stores/refrigerated stores (30)	1,901	1,289	1,410	1,654	2,555	2,596	5	
320. Offices								
Generally (15)	3,011	1,427	2,559	2,988	3,395	5,315	26	
Air-conditioned								
Generally (15)	2,870	1,946	2,565	2,853	3,312	3,437	11	
1-2 storey (15)	2,723	2,297	2,559	2,618	2,804	3,398	6	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
3-5 storey (15)	3,002	1,946	-	3,312	-	3,437	4	
6 storey or above (20)	3,250	2,466	2,974	3,104	3,217	4,638	6	
Not air-conditioned								
Generally (15)	2,921	1,427	2,353	2,948	3,398	4,535	11	
1-2 storey (15)	3,052	1,960	2,613	2,948	3,558	4,535	9	
3-5 storey (20)	2,770	1,427	2,013	2,564	3,269	4,791	19	
6 storey or above (25)	3,397	2,640	-	3,511	-	3,928	4	
342. Shopping centres (30)	1,602	-	-	-	-	-	1	
344. Hypermarkets, supermarkets								
Generally (35)	2,309	955	1,603	2,070	3,116	4,048	29	
Up to 1000m2 (35)	2,968	2,082	-	-	-	3,854	2	
1000 to 7000m2 GFA (35)	2,286	955	1,476	2,059	3,118	4,048	24	
7000 to 15000m2 (35)	1,962	-	-	-	-	-	1	
Over 15000m2 GFA (35)	2,559	-	-	-	-	-	1	
345. Shops								
Generally (30)	2,351	1,103	1,293	1,874	2,820	6,053	14	
1-2 storey (30)	2,383	1,103	1,273	1,813	2,937	6,053	13	
3-5 storey (30)	1,934	-	-	-	-	-	1	
421. Health Centres, clinics, group practice surgeries								
Generally (15)	4,205	2,219	3,049	4,207	4,909	6,741	41	
Public (15)	4,641	2,744	4,050	4,482	5,371	6,741	30	
Private (15)	3,018	2,219	2,661	2,780	2,983	4,462	11	
424. Dentists surgeries (25)	2,887	2,478	-	-	-	3,296	2	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
532. Community Centres								
Generally (25)	3,455	1,290	2,795	3,217	3,889	9,614	87	
Up to 500m2 GFA								
Generally (25)	3,750	1,290	2,647	3,680	4,166	9,614	36	
Steel framed (25)	4,200	2,186	3,045	3,560	4,474	9,614	18	
Concrete framed (55)	2,085	-	-	-	-	-	1	
Brick construction (25)	2,403	1,290	1,854	2,240	2,495	3,902	9	
Timber framed (25)	4,216	3,395	3,712	4,012	4,685	5,411	8	
500 to 2000m2 GFA								
Generally (25)	3,261	1,678	2,831	3,196	3,678	4,916	47	
Steel framed (25)	3,303	2,045	2,898	3,213	3,679	4,896	30	
Concrete framed (30)	3,036	-	-	-	-	-	1	
Brick construction (25)	3,006	1,678	2,619	2,835	3,296	4,916	10	
Timber framed (25)	3,509	2,628	3,196	3,497	3,893	4,309	6	
Over 2000m2 GFA								
Generally (25)	3,071	2,373	-	3,125	-	3,663	4	
Steel framed (30)	3,339	3,015	-	-	-	3,663	2	
Concrete framed (55)	2,217	-	-	-	-	-	1	
Brick construction (55)	1,417	-	-	-	-	-	1	
Timber framed (20)	3,165	-	-	-	-	-	1	
562.2 Gymnasia, fitness centres, etc (30)	3,358	1,267	1,727	3,522	4,632	5,715	8	
810. Housing, mixed developments (15)	1,958	1,037	1,690	1,889	2,148	4,870	1248	
810.1 Estate housing								
Generally (15)	1,921	943	1,621	1,833	2,104	6,559	1247	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Single storey (15)	2,199	1,270	1,838	2,122	2,393	6,559	192
2-storey (15)	1,854	943	1,594	1,794	2,042	3,940	989
3-storey (15)	1,957	1,204	1,667	1,878	2,160	3,900	61
4-storey or above (15)	4,190	3,040	3,180	3,549	5,283	5,901	5
810.11 Estate housing detached (15)	2,674	1,406	2,026	2,328	3,049	6,559	16
810.12 Estate housing semi detached							
Generally (15)	1,933	1,122	1,635	1,872	2,116	4,235	319
Single storey (15)	2,148	1,395	1,871	2,115	2,328	4,235	72
2-storey (15)	1,871	1,122	1,621	1,812	2,054	3,251	237
3-storey (15)	1,857	1,400	1,478	1,761	2,147	2,711	10
810.13 Estate housing terraced							
Generally (15)	1,933	1,128	1,595	1,810	2,101	5,901	194
Single storey (15)	2,136	1,343	1,809	2,054	2,605	3,022	13
2-storey (15)	1,862	1,128	1,585	1,770	2,039	3,940	154
3-storey (15)	1,973	1,204	1,695	1,864	2,156	3,900	25
4-storey or above (15)	5,592	5,283	-	-	-	5,901	2
816. Flats (apartments)							
Generally (15)	2,303	1,184	1,883	2,156	2,637	7,596	715
1-2 storey (15)	2,216	1,295	1,839	2,055	2,528	4,257	145
3-5 storey (15)	2,252	1,184	1,867	2,125	2,555	4,657	476
6 storey or above (15)	2,695	1,614	2,228	2,625	2,990	7,596	94
820.1 'One-off' housing detached (3 units or less)							
Generally (15)	3,552	1,404	2,427	3,142	4,263	9,077	112

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Single storey (15)	3,029	1,702	2,119	2,898	3,678	6,484	27	
2-storey (15)	3,467	1,404	2,426	3,050	4,144	8,802	58	
3-storey (15)	3,977	1,886	2,987	3,968	4,641	7,349	22	
4-storey or above (20)	6,598	3,519	4,500	7,828	8,066	9,077	5	
820.2 'One-off' housing semi-detached (3 units or less) (15)	2,538	1,506	2,054	2,312	2,864	7,664	48	
820.3 'One-off' housing terraced (3 units or less) (15)	2,441	1,311	1,831	2,100	2,879	4,572	12	
856.2 Students' residences, halls of residence, etc (15)	2,919	1,636	2,510	2,925	3,200	4,597	50	

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Appendix 4 - Accessibility standards

Accessibility standards

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

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

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

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

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

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

Appendix 5 - BLV assumptions

EUV - notional hectare

No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	20% Premium	Benchmark Land Value
1	Secondary offices	35%	3.0	10,500	£172.22	£1,808,352	8.25%	12.12	2.5	0.82	£17,978,740	-£1,222,554	15%	-£271,253	-£3,675,000	£12,809,933	£2,561,986.64	£15,371,920
2	Secondary industrial (Higher)	30%	1.5	4,500	£139.93	£629,694	6.50%	15.38	1.25	0.92	£8,954,249	-£608,889	15%	-£94,454	-£1,485,000	£6,765,906	£1,353,181	£8,119,088
3	Secondary industrial (Lower)	30%	1.0	3,000	£118.40	£355,212	6.50%	15.38	1.5	0.91	£4,972,215	-£338,111	15%	-£53,282	-£990,000	£3,590,822	£718,164	£4,308,987
4	Undeveloped/vacant sites	70%	1.0	7,000	£37.67	£263,718	6.50%	15.38	1.5	0.91	£3,691,493	-£251,021	15%	-£39,558	£0	£3,400,913	£680,183	£4,081,096

Appendix 6 - Appraisal outputs

RB GREENWICH LOCAL PLAN Sales value £10,172 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	659,737	625,729	591,720	557,713	523,705	489,696	455,688	421,680	387,672	353,664	319,655	0%
2	Residential Small site - low density - 2 flats	2	£614,877	330,971	303,919	276,866	249,813	222,760	195,708	168,656	141,602	114,550	87,497	60,445	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	769,774	706,780	643,785	580,792	517,798	454,804	391,810	328,816	265,822	202,828	139,834	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	1,243,114	1,140,277	1,037,440	934,602	831,765	728,928	626,092	523,255	420,417	317,580	214,743	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	3,860,300	3,541,401	3,222,503	2,903,605	2,584,706	2,265,808	1,946,909	1,628,011	1,309,112	990,214	671,315	10%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	7,115,517	6,513,401	5,911,286	5,309,169	4,707,053	4,104,937	3,502,821	2,900,706	2,298,590	1,696,474	1,094,358	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	11,271,589	10,533,262	9,794,934	9,056,607	8,318,279	7,579,347	6,837,948	6,096,548	5,355,148	4,613,749	3,872,349	20%
8	Residential Large site - high density - 150 flats	150	£6,456,206	12,728,484	11,044,833	9,361,180	7,677,529	5,993,877	4,310,225	2,626,574	942,921	- 770,261	- 2,506,971	- 4,243,680	15%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	30,723,157	28,066,355	25,409,554	22,752,752	20,095,950	17,439,148	14,773,221	12,093,601	9,413,981	6,734,360	4,054,740	10%
10	Residential Large site - high density - 500 flats	500	£23,519,037	31,019,099	26,361,818	21,667,072	16,959,097	12,251,123	7,507,307	2,737,356	- 2,092,784	- 7,015,390	- 12,000,246	- 17,054,268	5%
11	Residential Large site - high density - 500 flats	500	£16,909,112	20,231,165	15,745,909	11,249,073	6,704,856	2,160,639	- 2,464,530	- 7,154,155	- 11,898,583	- 16,687,947	- 21,553,959	- 26,419,970	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	39,027,333	32,087,320	25,100,608	18,077,638	10,993,455	3,863,946	- 3,413,153	- 10,855,871	- 18,421,181	- 26,169,126	- 34,054,929	5%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	89,944,604	78,711,243	67,402,521	55,997,976	44,442,962	32,698,427	20,656,182	8,305,790	- 4,343,180	- 17,394,323	- 30,848,351	5%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	86,263,698	72,128,955	57,822,863	43,271,106	28,349,195	12,886,079	- 3,050,405	- 19,522,504	- 36,492,185	- 54,064,272	- 72,217,180	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	6,464,160	5,860,317	5,256,474	4,652,631	4,048,788	3,444,944	2,841,101	2,237,259	1,633,415	1,029,572	425,729	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	5,322,202	4,161,320	3,000,440	1,839,558	678,678	- 490,090	- 1,669,958	- 2,849,825	- 4,029,692	- 5,209,559	- 6,389,427	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	48,580,148	44,271,761	39,943,773	35,615,785	31,287,797	26,959,808	22,631,820	18,265,772	13,897,695	9,529,618	5,111,945	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	52,016,506	45,106,670	38,135,158	31,136,106	24,133,882	17,050,988	9,930,317	2,743,811	- 4,614,723	- 12,150,671	- 19,853,066	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	146,322,602	127,609,694	108,664,007	89,447,180	69,797,562	49,508,108	28,514,564	7,475,726	- 14,048,323	- 36,302,271	- 59,422,462	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,972,124	1,240,484	508,842	- 226,442	- 970,049	- 1,713,656	- 2,457,263	- 3,200,870	- 3,944,477	- 4,688,084	- 5,431,690	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	35,648,312	31,256,711	26,865,112	22,473,511	18,081,910	13,690,310	9,298,709	4,907,109	515,508	- 3,939,487	- 8,402,912	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	96,471,434	90,563,205	84,654,977	78,746,748	72,838,520	66,930,291	61,022,063	55,113,835	49,205,606	43,297,378	37,389,149	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	659,737	625,729	591,720	557,713	523,705	489,696	455,688	421,680	387,672	353,664	319,655	35%
2	Residential Small site - low density - 2 flats	2	£324,764	330,971	303,919	276,866	249,813	222,760	195,708	168,656	141,602	114,550	87,497	60,445	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	769,774	706,780	643,785	580,792	517,798	454,804	391,810	328,816	265,822	202,828	139,834	25%
4	Residential Small site - medium density - 9 flats	9	£811,909	1,243,114	1,140,277	1,037,440	934,602	831,765	728,928	626,092	523,255	420,417	317,580	214,743	20%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	3,860,300	3,541,401	3,222,503	2,903,605	2,584,706	2,265,808	1,946,909	1,628,011	1,309,112	990,214	671,315	35%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	7,115,517	6,513,401	5,911,286	5,309,169	4,707,053	4,104,937	3,502,821	2,900,706	2,298,590	1,696,474	1,094,358	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	11,271,589	10,533,262	9,794,934	9,056,607	8,318,279	7,579,347	6,837,948	6,096,548	5,355,148	4,613,749	3,872,349	45%
8	Residential Large site - high density - 150 flats	150	£3,410,017	12,728,484	11,044,833	9,361,180	7,677,529	5,993,877	4,310,225	2,626,574	942,921	- 770,261	- 2,506,971	- 4,243,680	25%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	30,723,157	28,066,355	25,409,554	22,752,752	20,095,950	17,439,148	14,773,221	12,093,601	9,413,981	6,734,360	4,054,740	30%
10	Residential Large site - high density - 500 flats	500	£12,422,204	31,019,099	26,361,818	21,667,072	16,959,097	12,251,123	7,507,307	2,737,356	- 2,092,784	- 7,015,390	- 12,000,246	- 17,054,268	15%
11	Residential Large site - high density - 500 flats	500	£8,930,996	20,231,165	15,745,909	11,249,073	6,704,856	2,160,639	- 2,464,530	- 7,154,155	- 11,898,583	- 16,687,947	- 21,553,959	- 26,419,970	10%
12	Residential Large site - high density - 800 flats	800	£16,238,175	39,027,333	32,087,320	25,100,608	18,077,638	10,993,455	3,863,946	- 3,413,153	- 10,855,871	- 18,421,181	- 26,169,126	- 34,054,929	15%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	89,944,604	78,711,243	67,402,521	55,997,976	44,442,962	32,698,427	20,656,182	8,305,790	- 4,343,180	- 17,394,323	- 30,848,351	20%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	86,263,698	72,128,955	57,822,863	43,271,106	28,349,195	12,886,079	- 3,050,405	- 19,522,504	- 36,492,185	- 54,064,272	- 72,217,180	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	6,464,160	5,860,317	5,256,474	4,652,631	4,048,788	3,444,944	2,841,101	2,237,259	1,633,415	1,029,572	425,729	30%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	5,322,202	4,161,320	3,000,440	1,839,558	678,678	- 490,090	- 1,669,958	- 2,849,825	- 4,029,692	- 5,209,559	- 6,389,427	5%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	48,580,148	44,271,761	39,943,773	35,615,785	31,287,797	26,959,808	22,631,820	18,265,772	13,897,695	9,529,618	5,111,945	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	52,016,506	45,106,670	38,135,158	31,136,106	24,133,882	17,050,988	9,930,317	2,743,811	- 4,614,723	- 12,150,671	- 19,853,066	10%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	146,322,602	127,609,694	108,664,007	89,447,180	69,797,562	49,508,108	28,514,564	7,475,726	- 14,048,323	- 36,302,271	- 59,422,462	5%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,972,124	1,240,484	508,842	- 226,442	- 970,049	- 1,713,656	- 2,457,263	- 3,200,870	- 3,944,477	- 4,688,084	- 5,431,690	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	35,648,312	31,256,711	26,865,112	22,473,511	18,081,910	13,690,310	9,298,709	4,907,109	515,508	- 3,939,487	- 8,402,912	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	96,471,434	90,563,205	84,654,977	78,746,748	72,838,520	66,930,291	61,022,063	55,113,835	49,205,606	43,297,378	37,389,149	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	659,737	625,729	591,720	557,713	523,705	489,696	455,688	421,680	387,672	353,664	319,655	50%
2	Residential Small site - low density - 2 flats	2	£172,359	330,971	303,919	276,866	249,813	222,760	195,708	168,656	141,602	114,550	87,497	60,445	25%
3	Residential Small site - medium density - 5 flats	5	£215,449	769,774	706,780	643,785	580,792	517,798	454,804	391,810	328,816	265,822	202,828	139,834	40%
4	Residential Small site - medium density - 9 flats	9	£430,899	1,243,114	1,140,277	1,037,440	934,602	831,765	728,928	626,092	523,255	420,417	317,580	214,743	35%
5	Residential Medium site - medium density - 25 flats	25	£818,707	3,860,300	3,541,401	3,222,503	2,903,605	2,584,706	2,265,808	1,946,909	1,628,011	1,309,112	990,214	671,315	45%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	7,115,517	6,513,401	5,911,286	5,309,169	4,707,053	4,104,937	3,502,821	2,900,706	2,298,590	1,696,474	1,094,358	40%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	11,271,589	10,533,262	9,794,934	9,056,607	8,318,279	7,579,347	6,837,948	6,096,548	5,355,148	4,613,749	3,872,349	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	12,728,484	11,044,833	9,361,180	7,677,529	5,993,877	4,310,225	2,626,574	942,921	- 770,261	- 2,506,971	- 4,243,680	30%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	30,723,157	28,066,355	25,409,554	22,752,752	20,095,950	17,439,148	14,773,221	12,093,601	9,413,981	6,734,360	4,054,740	45%
10	Residential Large site - high density - 500 flats	500	£6,592,749	31,019,099	26,361,818	21,667,072	16,959,097	12,251,123	7,507,307	2,737,356	- 2,092,784	- 7,015,390	- 12,000,246	- 17,054,268	25%
11	Residential Large site - high density - 500 flats	500	£4,739,885	20,231,165	15,745,909	11,249,073	6,704,856	2,160,639	- 2,464,530	- 7,154,155	- 11,898,583	- 16,687,947	- 21,553,959	- 26,419,970	15%
12	Residential Large site - high density - 800 flats	800	£8,617,973	39,027,333	32,087,320	25,100,608	18,077,638	10,993,455	3,863,946	- 3,413,153	- 10,855,871	- 18,421,181	- 26,169,126	- 34,054,929	20%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	89,944,604	78,711,243	67,402,521	55,997,976	44,442,962	32,698,427	20,656,182	8,305,790	- 4,343,180	- 17,394,323	- 30,848,351	30%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	86,263,698	72,128,955	57,822,863	43,271,106	28,349,195	12,886,079	- 3,050,405	- 19,522,504	- 36,492,185	- 54,064,272	- 72,217,180	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	6,464,160	5,860,317	5,256,474	4,652,631	4,048,788	3,444,944	2,841,101	2,237,259	1,633,415	1,029,572	425,729	40%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	5,322,202	4,161,320	3,000,440	1,839,558	678,678	- 490,090	- 1,669,958	- 2,849,825	- 4,029,692	- 5,209,559	- 6,389,427	15%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	48,580,148	44,271,761	39,943,773	35,615,785	31,287,797	26,959,808	22,631,820	18,265,772	13,897,695	9,529,618	5,111,945	35%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	52,016,506	45,106,670	38,135,158	31,136,106	24,133,882	17,050,988	9,930,317	2,743,811	- 4,614,723	- 12,150,671	- 19,853,066	20%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	146,322,602	127,609,694	108,664,007	89,447,180	69,797,562	49,508,108	28,514,564	7,475,726	- 14,048,323	- 36,302,271	- 59,422,462	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,972,124	1,240,484	508,842	- 226,442	- 970,049	- 1,713,656	- 2,457,263	- 3,200,870	- 3,944,477	- 4,688,084	- 5,431,690	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	35,648,312	31,256,711	26,865,112	22,473,511	18,081,910	13,690,310	9,298,709	4,907,109	515,508	- 3,939,487	- 8,402,912	35%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	96,471,434	90,563,205	84,654,977	78,746,748	72,838,520	66,930,291	61,022,063	55,113,835	49,205,606	43,297,378	37,389,149	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	659,737	625,729	591,720	557,713	523,705	489,696	455,688	421,680	387,672	353,664	319,655	50%
2	Residential Small site - low density - 2 flats	2	£163,244	330,971	303,919	276,866	249,813	222,760	195,708	168,656	141,602	114,550	87,497	60,445	30%
3	Residential Small site - medium density - 5 flats	5	£204,055	769,774	706,780	643,785	580,792	517,798	454,804	391,810	328,816	265,822	202,828	139,834	40%
4	Residential Small site - medium density - 9 flats	9	£408,110	1,243,114	1,140,277	1,037,440	934,602	831,765	728,928	626,092	523,255	420,417	317,580	214,743	40%
5	Residential Medium site - medium density - 25 flats	25	£775,408	3,860,300	3,541,401	3,222,503	2,903,605	2,584,706	2,265,808	1,946,909	1,628,011	1,309,112	990,214	671,315	45%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	7,115,517	6,513,401	5,911,286	5,309,169	4,707,053	4,104,937	3,502,821	2,900,706	2,298,590	1,696,474	1,094,358	40%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	11,271,589	10,533,262	9,794,934	9,056,607	8,318,279	7,579,347	6,837,948	6,096,548	5,355,148	4,613,749	3,872,349	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	12,728,484	11,044,833	9,361,180	7,677,529	5,993,877	4,310,225	2,626,574	942,921	- 770,261	- 2,506,971	- 4,243,680	30%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	30,723,157	28,066,355	25,409,554	22,752,752	20,095,950	17,439,148	14,773,221	12,093,601	9,413,981	6,734,360	4,054,740	45%
10	Residential Large site - high density - 500 flats	500	£6,244,077	31,019,099	26,361,818	21,667,072	16,959,097	12,251,123	7,507,307	2,737,356	- 2,092,784	- 7,015,390	- 12,000,246	- 17,054,268	25%
11	Residential Large site - high density - 500 flats	500	£4,489,206	20,231,165	15,745,909	11,249,073	6,704,856	2,160,639	- 2,464,530	- 7,154,155	- 11,898,583	- 16,687,947	- 21,553,959	- 26,419,970	15%
12	Residential Large site - high density - 800 flats	800	£8,162,192	39,027,333	32,087,320	25,100,608	18,077,638	10,993,455	3,863,946	- 3,413,153	- 10,855,871	- 18,421,181	- 26,169,126	- 34,054,929	20%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	89,944,604	78,711,243	67,402,521	55,997,976	44,442,962	32,698,427	20,656,182	8,305,790	- 4,343,180	- 17,394,323	- 30,848,351	30%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	86,263,698	72,128,955	57,822,863	43,271,106	28,349,195	12,886,079	- 3,050,405	- 19,522,504	- 36,492,185	- 54,064,272	- 72,217,180	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	6,464,160	5,860,317	5,256,474	4,652,631	4,048,788	3,444,944	2,841,101	2,237,259	1,633,415	1,029,572	425,729	40%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	5,322,202	4,161,320	3,000,440	1,839,558	678,678	- 490,090	- 1,669,958	- 2,849,825	- 4,029,692	- 5,209,559	- 6,389,427	15%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	48,580,148	44,271,761	39,943,773	35,615,785	31,287,797	26,959,808	22,631,820	18,265,772	13,897,695	9,529,618	5,111,945	35%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	52,016,506	45,106,670	38,135,158	31,136,106	24,133,882	17,050,988	9,930,317	2,743,811	- 4,614,723	- 12,150,671	- 19,853,066	25%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	146,322,602	127,609,694	108,664,007	89,447,180	69,797,562	49,508,108	28,514,564	7,475,726	- 14,048,323	- 36,302,271	- 59,422,462	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,972,124	1,240,484	508,842	- 226,442	- 970,049	- 1,713,656	- 2,457,263	- 3,200,870	- 3,944,477	- 4,688,084	- 5,431,690	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	35,648,312	31,256,711	26,865,112	22,473,511	18,081,910	13,690,310	9,298,709	4,907,109	515,508	- 3,939,487	- 8,402,912	35%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	96,471,434	90,563,205	84,654,977	78,746,748	72,838,520	66,930,291	61,022,063	55,113,835	49,205,606	43,297,378	37,389,149	50%

RB GREENWICH LOCAL PLAN Sales value £9,149 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	541,931	513,813	485,696	457,577	429,460	401,343	373,224	345,107	316,989	288,871	260,753	0%
2	Residential Small site - low density - 2 flats	2	£614,877	235,083	212,824	190,566	168,308	146,050	123,792	101,533	79,275	57,017	34,759	12,501	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	546,491	494,662	442,831	391,002	339,172	287,342	235,513	183,682	131,853	80,022	28,193	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	875,985	791,505	707,024	622,543	538,062	453,582	369,101	284,621	200,141	115,659	31,179	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,713,487	2,451,930	2,190,371	1,928,814	1,667,256	1,405,698	1,144,140	882,583	621,024	359,467	97,909	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	4,904,450	4,412,887	3,921,324	3,429,762	2,938,199	2,446,637	1,955,074	1,463,512	971,949	480,386	- 11,358	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	8,588,768	7,982,246	7,375,726	6,769,205	6,162,684	5,556,164	4,949,642	4,343,122	3,736,601	3,130,080	2,523,560	5%
8	Residential Large site - high density - 150 flats	150	£6,456,206	6,440,091	5,070,859	3,701,627	2,332,394	963,162	- 430,087	- 1,842,133	- 3,254,180	- 4,666,226	- 6,078,272	- 7,490,318	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	20,794,805	18,620,912	16,443,944	14,266,978	12,090,010	9,913,044	7,736,076	5,559,109	3,380,027	1,175,406	- 1,046,047	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	12,753,958	8,914,162	5,074,367	1,234,572	- 2,696,167	- 6,658,074	- 10,655,879	- 14,687,625	- 18,783,140	- 22,895,422	- 27,007,704	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	2,511,576	- 1,196,784	- 4,965,843	- 8,734,902	- 12,566,768	- 16,402,301	- 20,308,589	- 24,220,839	- 28,133,089	- 32,045,339	- 35,957,589	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	12,383,360	6,620,293	773,670	- 5,178,467	- 11,216,230	- 17,337,791	- 23,550,062	- 29,882,978	- 36,269,899	- 42,656,822	- 49,043,743	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	47,482,898	37,874,955	28,098,176	18,114,961	8,039,089	- 2,200,861	- 12,740,468	- 23,486,495	- 34,489,406	- 45,864,316	- 57,358,371	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	31,665,588	19,105,558	6,304,540	- 6,788,510	- 20,202,681	- 33,911,258	- 47,943,994	- 62,447,019	- 77,164,802	- 91,882,585	- 106,600,370	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	3,922,079	3,429,107	2,936,134	2,443,162	1,950,189	1,457,217	964,243	471,270	- 22,057	- 523,091	- 1,024,127	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	147,257	- 811,171	- 1,772,008	- 2,732,844	- 3,693,680	- 4,654,516	- 5,615,352	- 6,576,188	- 7,537,024	- 8,497,860	- 9,458,697	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	29,453,292	25,923,381	22,393,469	18,863,556	15,333,644	11,789,801	8,220,065	4,650,328	1,065,157	- 2,596,857	- 6,294,777	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	25,720,731	19,975,073	14,207,169	8,386,823	2,531,722	- 3,428,434	- 9,516,544	- 15,684,909	- 21,963,203	- 28,381,765	- 34,831,915	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	72,379,679	55,865,401	38,878,328	21,807,835	4,734,010	- 12,834,239	- 30,829,465	- 49,233,512	- 68,264,840	- 87,864,582	- 107,489,664	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	31,362,321	27,185,021	23,007,719	18,830,419	14,653,117	10,475,816	6,298,516	2,121,214	2,089,714	6,335,335	10,580,957	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	93,419,890	87,620,167	81,820,444	76,020,722	70,220,999	64,421,275	58,621,553	52,821,830	47,022,107	41,222,383	35,422,661	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	541,931	513,813	485,696	457,577	429,460	401,343	373,224	345,107	316,989	288,871	260,753	20%
2	Residential Small site - low density - 2 flats	2	£324,764	235,083	212,824	190,566	168,308	146,050	123,792	101,533	79,275	57,017	34,759	12,501	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	546,491	494,662	442,831	391,002	339,172	287,342	235,513	183,682	131,853	80,022	28,193	10%
4	Residential Small site - medium density - 9 flats	9	£811,909	875,985	791,505	707,024	622,543	538,062	453,582	369,101	284,621	200,141	115,659	31,179	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,713,487	2,451,930	2,190,371	1,928,814	1,667,256	1,405,698	1,144,140	882,583	621,024	359,467	97,909	20%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	4,904,450	4,412,887	3,921,324	3,429,762	2,938,199	2,446,637	1,955,074	1,463,512	971,949	480,386	- 11,358	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	8,588,768	7,982,246	7,375,726	6,769,205	6,162,684	5,556,164	4,949,642	4,343,122	3,736,601	3,130,080	2,523,560	35%
8	Residential Large site - high density - 150 flats	150	£3,410,017	6,440,091	5,070,859	3,701,627	2,332,394	963,162	- 430,087	- 1,842,133	- 3,254,180	- 4,666,226	- 6,078,272	- 7,490,318	10%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	20,794,805	18,620,912	16,443,944	14,266,978	12,090,010	9,913,044	7,736,076	5,559,109	3,380,027	1,175,406	- 1,046,047	15%
10	Residential Large site - high density - 500 flats	500	£12,422,204	12,753,958	8,914,162	5,074,367	1,234,572	- 2,696,167	- 6,658,074	- 10,655,879	- 14,687,625	- 18,783,140	- 22,895,422	- 27,007,704	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	2,511,576	- 1,196,784	- 4,965,843	- 8,734,902	- 12,566,768	- 16,402,301	- 20,308,589	- 24,220,839	- 28,133,089	- 32,045,339	- 35,957,589	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	12,383,360	6,620,293	773,670	- 5,178,467	- 11,216,230	- 17,337,791	- 23,550,062	- 29,882,978	- 36,269,899	- 42,656,822	- 49,043,743	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	47,482,898	37,874,955	28,098,176	18,114,961	8,039,089	- 2,200,861	- 12,740,468	- 23,486,495	- 34,489,406	- 45,864,316	- 57,358,371	5%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	31,665,588	19,105,558	6,304,540	- 6,788,510	- 20,202,681	- 33,911,258	- 47,943,994	- 62,447,019	- 77,164,802	- 91,882,585	- 106,600,370	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	3,922,079	3,429,107	2,936,134	2,443,162	1,950,189	1,457,217	964,243	471,270	- 22,057	- 523,091	- 1,024,127	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	147,257	- 811,171	- 1,772,008	- 2,732,844	- 3,693,680	- 4,654,516	- 5,615,352	- 6,576,188	- 7,537,024	- 8,497,860	- 9,458,697	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	29,453,292	25,923,381	22,393,469	18,863,556	15,333,644	11,789,801	8,220,065	4,650,328	1,065,157	- 2,596,857	- 6,294,777	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	25,720,731	19,975,073	14,207,169	8,386,823	2,531,722	- 3,428,434	- 9,516,544	- 15,684,909	- 21,963,203	- 28,381,765	- 34,831,915	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	72,379,679	55,865,401	38,878,328	21,807,835	4,734,010	- 12,834,239	- 30,829,465	- 49,233,512	- 68,264,840	- 87,864,582	- 107,489,664	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	31,362,321	27,185,021	23,007,719	18,830,419	14,653,117	10,475,816	6,298,516	2,121,214	2,089,714	6,335,335	10,580,957	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	93,419,890	87,620,167	81,820,444	76,020,722	70,220,999	64,421,275	58,621,553	52,821,830	47,022,107	41,222,383	35,422,661	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	541,931	513,813	485,696	457,577	429,460	401,343	373,224	345,107	316,989	288,871	260,753	50%
2	Residential Small site - low density - 2 flats	2	£172,359	235,083	212,824	190,566	168,308	146,050	123,792	101,533	79,275	57,017	34,759	12,501	10%
3	Residential Small site - medium density - 5 flats	5	£215,449	546,491	494,662	442,831	391,002	339,172	287,342	235,513	183,682	131,853	80,022	28,193	30%
4	Residential Small site - medium density - 9 flats	9	£430,899	875,985	791,505	707,024	622,543	538,062	453,582	369,101	284,621	200,141	115,659	31,179	25%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,713,487	2,451,930	2,190,371	1,928,814	1,667,256	1,405,698	1,144,140	882,583	621,024	359,467	97,909	35%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	4,904,450	4,412,887	3,921,324	3,429,762	2,938,199	2,446,637	1,955,074	1,463,512	971,949	480,386	- 11,358	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	8,588,768	7,982,246	7,375,726	6,769,205	6,162,684	5,556,164	4,949,642	4,343,122	3,736,601	3,130,080	2,523,560	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	6,440,091	5,070,859	3,701,627	2,332,394	963,162	- 430,087	- 1,842,133	- 3,254,180	- 4,666,226	- 6,078,272	- 7,490,318	15%
9	Residential Large site - high density - 250 flats	250	£6,463,480	20,794,805	18,620,912	16,443,944	14,266,978	12,090,010	9,913,044	7,736,076	5,559,109	3,380,027	1,175,406	- 1,046,047	30%
10	Residential Large site - high density - 500 flats	500	£6,592,749	12,753,958	8,914,162	5,074,367	1,234,572	- 2,696,167	- 6,658,074	- 10,655,879	- 14,687,625	- 18,783,140	- 22,895,422	- 27,007,704	5%
11	Residential Large site - high density - 500 flats	500	£4,739,885	2,511,576	- 1,196,784	- 4,965,843	- 8,734,902	- 12,566,768	- 16,402,301	- 20,308,589	- 24,220,839	- 28,133,089	- 32,045,339	- 35,957,589	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	12,383,360	6,620,293	773,670	- 5,178,467	- 11,216,230	- 17,337,791	- 23,550,062	- 29,882,978	- 36,269,899	- 42,656,822	- 49,043,743	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	47,482,898	37,874,955	28,098,176	18,114,961	8,039,089	- 2,200,861	- 12,740,468	- 23,486,495	- 34,489,406	- 45,864,316	- 57,358,371	10%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	31,665,588	19,105,558	6,304,540	- 6,788,510	- 20,202,681	- 33,911,258	- 47,943,994	- 62,447,019	- 77,164,802	- 91,882,585	- 106,600,370	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	3,922,079	3,429,107	2,936,134	2,443,162	1,950,189	1,457,217	964,243	471,270	- 22,057	- 523,091	- 1,024,127	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	147,257	- 811,171	- 1,772,008	- 2,732,844	- 3,693,680	- 4,654,516	- 5,615,352	- 6,576,188	- 7,537,024	- 8,497,860	- 9,458,697	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	29,453,292	25,923,381	22,393,469	18,863,556	15,333,644	11,789,801	8,220,065	4,650,328	1,065,157	- 2,596,857	- 6,294,777	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	25,720,731	19,975,073	14,207,169	8,386,823	2,531,722	- 3,428,434	- 9,516,544	- 15,684,909	- 21,963,203	- 28,381,765	- 34,831,915	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	72,379,679	55,865,401	38,878,328	21,807,835	4,734,010	- 12,834,239	- 30,829,465	- 49,233,512	- 68,264,840	- 87,864,582	- 107,489,664	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	31,362,321	27,185,021	23,007,719	18,830,419	14,653,117	10,475,816	6,298,516	2,121,214	2,089,714	6,335,335	10,580,957	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	93,419,890	87,620,167	81,820,444	76,020,722	70,220,999	64,421,275	58,621,553	52,821,830	47,022,107	41,222,383	35,422,661	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	541,931	513,813	485,696	457,577	429,460	401,343	373,224	345,107	316,989	288,871	260,753	50%
2	Residential Small site - low density - 2 flats	2	£163,244	235,083	212,824	190,566	168,308	146,050	123,792	101,533	79,275	57,017	34,759	12,501	15%
3	Residential Small site - medium density - 5 flats	5	£204,055	546,491	494,662	442,831	391,002	339,172	287,342	235,513	183,682	131,853	80,022	28,193	30%
4	Residential Small site - medium density - 9 flats	9	£408,110	875,985	791,505	707,024	622,543	538,062	453,582	369,101	284,621	200,141	115,659	31,179	25%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,713,487	2,451,930	2,190,371	1,928,814	1,667,256	1,405,698	1,144,140	882,583	621,024	359,467	97,909	35%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	4,904,450	4,412,887	3,921,324	3,429,762	2,938,199	2,446,637	1,955,074	1,463,512	971,949	480,386	- 11,358	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	8,588,768	7,982,246	7,375,726	6,769,205	6,162,684	5,556,164	4,949,642	4,343,122	3,736,601	3,130,080	2,523,560	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	6,440,091	5,070,859	3,701,627	2,332,394	963,162	- 430,087	- 1,842,133	- 3,254,180	- 4,666,226	- 6,078,272	- 7,490,318	15%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	20,794,805	18,620,912	16,443,944	14,266,978	12,090,010	9,913,044	7,736,076	5,559,109	3,380,027	1,175,406	- 1,046,047	30%
10	Residential Large site - high density - 500 flats	500	£6,244,077	12,753,958	8,914,162	5,074,367	1,234,572	- 2,696,167	- 6,658,074	- 10,655,879	- 14,687,625	- 18,783,140	- 22,895,422	- 27,007,704	5%
11	Residential Large site - high density - 500 flats	500	£4,489,206	2,511,576	- 1,196,784	- 4,965,843	- 8,734,902	- 12,566,768	- 16,402,301	- 20,308,589	- 24,220,839	- 28,133,089	- 32,045,339	- 35,957,589	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	12,383,360	6,620,293	773,670	- 5,178,467	- 11,216,230	- 17,337,791	- 23,550,062	- 29,882,978	- 36,269,899	- 42,656,822	- 49,043,743	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	47,482,898	37,874,955	28,098,176	18,114,961	8,039,089	- 2,200,861	- 12,740,468	- 23,486,495	- 34,489,406	- 45,864,316	- 57,358,371	10%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	31,665,588	19,105,558	6,304,540	- 6,788,510	- 20,202,681	- 33,911,258	- 47,943,994	- 62,447,019	- 77,164,802	- 91,882,585	- 106,600,370	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	3,922,079	3,429,107	2,936,134	2,443,162	1,950,189	1,457,217	964,243	471,270	- 22,057	- 523,091	- 1,024,127	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	147,257	- 811,171	- 1,772,008	- 2,732,844	- 3,693,680	- 4,654,516	- 5,615,352	- 6,576,188	- 7,537,024	- 8,497,860	- 9,458,697	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	29,453,292	25,923,381	22,393,469	18,863,556	15,333,644	11,789,801	8,220,065	4,650,328	1,065,157	- 2,596,857	- 6,294,777	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	25,720,731	19,975,073	14,207,169	8,386,823	2,531,722	- 3,428,434	- 9,516,544	- 15,684,909	- 21,963,203	- 28,381,765	- 34,831,915	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	72,379,679	55,865,401	38,878,328	21,807,835	4,734,010	- 12,834,239	- 30,829,465	- 49,233,512	- 68,264,840	- 87,864,582	- 107,489,664	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	31,362,321	27,185,021	23,007,719	18,830,419	14,653,117	10,475,816	6,298,516	2,121,214	2,089,714	6,335,335	10,580,957	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	93,419,890	87,620,167	81,820,444	76,020,722	70,220,999	64,421,275	58,621,553	52,821,830	47,022,107	41,222,383	35,422,661	50%

RB GREENWICH LOCAL PLAN Sales value £8,611 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	479,929	454,911	429,893	404,876	379,858	354,840	329,823	304,805	279,787	254,770	229,752	0%
2	Residential Small site - low density - 2 flats	2	£614,877	184,615	164,880	145,145	125,411	105,676	85,941	66,207	46,471	26,736	7,002	- 12,942	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	428,974	383,020	337,066	291,112	245,158	199,204	153,251	107,297	61,342	15,388	- 31,065	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	682,760	607,940	533,121	458,302	383,483	308,663	233,843	159,024	84,204	9,385	- 66,504	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,109,902	1,878,523	1,647,145	1,415,767	1,184,387	953,009	721,631	490,252	258,873	27,495	- 207,218	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	3,740,729	3,307,353	2,873,977	2,440,599	2,007,223	1,573,847	1,140,471	707,093	273,717	- 162,271	- 602,735	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	7,168,989	6,633,457	6,097,925	5,562,393	5,026,861	4,491,329	3,955,798	3,420,266	2,884,734	2,349,202	1,813,670	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	3,130,411	1,926,662	718,537	- 510,881	- 1,752,052	- 2,993,222	- 4,234,393	- 5,475,563	- 6,716,734	- 7,957,904	- 9,199,075	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	15,506,792	13,594,379	11,681,967	9,769,554	7,857,141	5,944,728	4,029,915	2,093,820	157,724	- 1,807,457	- 3,775,216	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	2,962,852	- 417,448	- 3,873,724	- 7,329,999	- 10,822,720	- 14,340,070	- 17,892,687	- 21,481,103	- 25,069,520	- 28,657,938	- 32,246,354	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 7,117,893	- 10,425,389	- 13,768,015	- 17,110,641	- 20,515,768	- 23,926,038	- 27,336,308	- 30,746,578	- 34,156,848	- 37,567,118	- 40,977,388	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 2,043,278	- 7,313,440	- 12,603,282	- 17,985,043	- 23,422,227	- 28,942,409	- 34,540,446	- 40,138,482	- 45,736,520	- 51,334,556	- 56,932,593	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	23,659,921	14,861,055	5,950,992	- 3,088,845	- 12,341,732	- 21,745,452	- 31,335,898	- 41,149,760	- 51,224,546	- 61,314,077	- 71,403,608	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	228,255	- 11,419,066	- 23,242,038	- 35,276,810	- 47,564,156	- 60,156,074	- 73,064,216	- 85,972,359	- 98,880,501	- 111,788,643	- 124,696,784	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,755,021	2,320,401	1,885,782	1,451,162	1,016,543	581,922	147,303	- 292,016	- 733,744	- 1,175,472	- 1,617,200	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 2,155,927	- 3,001,483	- 3,847,040	- 4,692,596	- 5,538,153	- 6,383,710	- 7,229,266	- 8,074,823	- 8,920,379	- 9,765,936	- 10,611,493	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	20,630,507	17,541,734	14,444,334	11,322,080	8,199,825	5,077,571	1,942,362	- 1,243,354	- 4,460,837	- 7,721,004	- 10,995,908	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	11,558,739	6,452,848	1,277,450	- 3,971,120	- 9,319,094	- 14,718,356	- 20,190,680	- 25,764,008	- 31,423,192	- 37,082,377	- 42,741,561	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	31,247,265	16,265,374	1,191,334	- 14,318,975	- 30,110,184	- 46,216,175	- 62,706,739	- 79,743,966	- 96,974,467	- 114,204,968	- 131,435,469	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	29,106,536	25,042,024	20,977,513	16,913,001	12,848,490	8,783,978	4,719,466	654,955	- 3,465,321	- 7,596,309	- 11,727,295	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	92,277,727	86,535,112	80,792,497	75,049,883	69,307,269	63,564,654	57,822,039	52,079,424	46,336,809	40,594,194	34,851,579	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	479,929	454,911	429,893	404,876	379,858	354,840	329,823	304,805	279,787	254,770	229,752	10%
2	Residential Small site - low density - 2 flats	2	£324,764	184,615	164,880	145,145	125,411	105,676	85,941	66,207	46,471	26,736	7,002	- 12,942	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	428,974	383,020	337,066	291,112	245,158	199,204	153,251	107,297	61,342	15,388	- 31,065	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	682,760	607,940	533,121	458,302	383,483	308,663	233,843	159,024	84,204	9,385	- 66,504	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,109,902	1,878,523	1,647,145	1,415,767	1,184,387	953,009	721,631	490,252	258,873	27,495	- 207,218	10%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	3,740,729	3,307,353	2,873,977	2,440,599	2,007,223	1,573,847	1,140,471	707,093	273,717	- 162,271	- 602,735	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	7,168,989	6,633,457	6,097,925	5,562,393	5,026,861	4,491,329	3,955,798	3,420,266	2,884,734	2,349,202	1,813,670	25%
8	Residential Large site - high density - 150 flats	150	£3,410,017	3,130,411	1,926,662	718,537	- 510,881	- 1,752,052	- 2,993,222	- 4,234,393	- 5,475,563	- 6,716,734	- 7,957,904	- 9,199,075	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	15,506,792	13,594,379	11,681,967	9,769,554	7,857,141	5,944,728	4,029,915	2,093,820	157,724	- 1,807,457	- 3,775,216	5%
10	Residential Large site - high density - 500 flats	500	£12,422,204	2,962,852	- 417,448	- 3,873,724	- 7,329,999	- 10,822,720	- 14,340,070	- 17,892,687	- 21,481,103	- 25,069,520	- 28,657,938	- 32,246,354	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 7,117,893	- 10,425,389	- 13,768,015	- 17,110,641	- 20,515,768	- 23,926,038	- 27,336,308	- 30,746,578	- 34,156,848	- 37,567,118	- 40,977,388	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 2,043,278	- 7,313,440	- 12,603,282	- 17,985,043	- 23,422,227	- 28,942,409	- 34,540,446	- 40,138,482	- 45,736,520	- 51,334,556	- 56,932,593	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	23,659,921	14,861,055	5,950,992	- 3,088,845	- 12,341,732	- 21,745,452	- 31,335,898	- 41,149,760	- 51,224,546	- 61,314,077	- 71,403,608	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	228,255	- 11,419,066	- 23,242,038	- 35,276,810	- 47,564,156	- 60,156,074	- 73,064,216	- 85,972,359	- 98,880,501	- 111,788,643	- 124,696,784	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,755,021	2,320,401	1,885,782	1,451,162	1,016,543	581,922	147,303	- 292,016	- 733,744	- 1,175,472	- 1,617,200	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 2,155,927	- 3,001,483	- 3,847,040	- 4,692,596	- 5,538,153	- 6,383,710	- 7,229,266	- 8,074,823	- 8,920,379	- 9,765,936	- 10,611,493	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	20,630,507	17,541,734	14,444,334	11,322,080	8,199,825	5,077,571	1,942,362	- 1,243,354	- 4,460,837	- 7,721,004	- 10,995,908	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	11,558,739	6,452,848	1,277,450	- 3,971,120	- 9,319,094	- 14,718,356	- 20,190,680	- 25,764,008	- 31,423,192	- 37,082,377	- 42,741,561	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	31,247,265	16,265,374	1,191,334	- 14,318,975	- 30,110,184	- 46,216,175	- 62,706,739	- 79,743,966	- 96,974,467	- 114,204,968	- 131,435,469	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	29,106,536	25,042,024	20,977,513	16,913,001	12,848,490	8,783,978	4,719,466	654,955	- 3,465,321	- 7,596,309	- 11,727,295	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	92,277,727	86,535,112	80,792,497	75,049,883	69,307,269	63,564,654	57,822,039	52,079,424	46,336,809	40,594,194	34,851,579	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	479,929	454,911	429,893	404,876	379,858	354,840	329,823	304,805	279,787	254,770	229,752	50%
2	Residential Small site - low density - 2 flats	2	£172,359	184,615	164,880	145,145	125,411	105,676	85,941	66,207	46,471	26,736	7,002	- 12,942	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	428,974	383,020	337,066	291,112	245,158	199,204	153,251	107,297	61,342	15,388	- 31,065	20%
4	Residential Small site - medium density - 9 flats	9	£430,899	682,760	607,940	533,121	458,302	383,483	308,663	233,843	159,024	84,204	9,385	- 66,504	15%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,109,902	1,878,523	1,647,145	1,415,767	1,184,387	953,009	721,631	490,252	258,873	27,495	- 207,218	25%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	3,740,729	3,307,353	2,873,977	2,440,599	2,007,223	1,573,847	1,140,471	707,093	273,717	- 162,271	- 602,735	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	7,168,989	6,633,457	6,097,925	5,562,393	5,026,861	4,491,329	3,955,798	3,420,266	2,884,734	2,349,202	1,813,670	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	3,130,411	1,926,662	718,537	- 510,881	- 1,752,052	- 2,993,222	- 4,234,393	- 5,475,563	- 6,716,734	- 7,957,904	- 9,199,075	5%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	15,506,792	13,594,379	11,681,967	9,769,554	7,857,141	5,944,728	4,029,915	2,093,820	157,724	- 1,807,457	- 3,775,216	20%
10	Residential Large site - high density - 500 flats	500	£6,592,749	2,962,852	- 417,448	- 3,873,724	- 7,329,999	- 10,822,720	- 14,340,070	- 17,892,687	- 21,481,103	- 25,069,520	- 28,657,938	- 32,246,354	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 7,117,893	- 10,425,389	- 13,768,015	- 17,110,641	- 20,515,768	- 23,926,038	- 27,336,308	- 30,746,578	- 34,156,848	- 37,567,118	- 40,977,388	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 2,043,278	- 7,313,440	- 12,603,282	- 17,985,043	- 23,422,227	- 28,942,409	- 34,540,446	- 40,138,482	- 45,736,520	- 51,334,556	- 56,932,593	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	23,659,921	14,861,055	5,950,992	- 3,088,845	- 12,341,732	- 21,745,452	- 31,335,898	- 41,149,760	- 51,224,546	- 61,314,077	- 71,403,608	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	228,255	- 11,419,066	- 23,242,038	- 35,276,810	- 47,564,156	- 60,156,074	- 73,064,216	- 85,972,359	- 98,880,501	- 111,788,643	- 124,696,784	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,755,021	2,320,401	1,885,782	1,451,162	1,016,543	581,922	147,303	- 292,016	- 733,744	- 1,175,472	- 1,617,200	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 2,155,927	- 3,001,483	- 3,847,040	- 4,692,596	- 5,538,153	- 6,383,710	- 7,229,266	- 8,074,823	- 8,920,379	- 9,765,936	- 10,611,493	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	20,630,507	17,541,734	14,444,334	11,322,080	8,199,825	5,077,571	1,942,362	- 1,243,354	- 4,460,837	- 7,721,004	- 10,995,908	5%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	11,558,739	6,452,848	1,277,450	- 3,971,120	- 9,319,094	- 14,718,356	- 20,190,680	- 25,764,008	- 31,423,192	- 37,082,377	- 42,741,561	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	31,247,265	16,265,374	1,191,334	- 14,318,975	- 30,110,184	- 46,216,175	- 62,706,739	- 79,743,966	- 96,974,467	- 114,204,968	- 131,435,469	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	29,106,536	25,042,024	20,977,513	16,913,001	12,848,490	8,783,978	4,719,466	654,955	- 3,465,321	- 7,596,309	- 11,727,295	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	92,277,727	86,535,112	80,792,497	75,049,883	69,307,269	63,564,654	57,822,039	52,079,424	46,336,809	40,594,194	34,851,579	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	479,929	454,911	429,893	404,876	379,858	354,840	329,823	304,805	279,787	254,770	229,752	50%
2	Residential Small site - low density - 2 flats	2	£163,244	184,615	164,880	145,145	125,411	105,676	85,941	66,207	46,471	26,736	7,002	- 12,942	5%
3	Residential Small site - medium density - 5 flats	5	£204,055	428,974	383,020	337,066	291,112	245,158	199,204	153,251	107,297	61,342	15,388	- 31,065	20%
4	Residential Small site - medium density - 9 flats	9	£408,110	682,760	607,940	533,121	458,302	383,483	308,663	233,843	159,024	84,204	9,385	- 66,504	15%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,109,902	1,878,523	1,647,145	1,415,767	1,184,387	953,009	721,631	490,252	258,873	27,495	- 207,218	25%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	3,740,729	3,307,353	2,873,977	2,440,599	2,007,223	1,573,847	1,140,471	707,093	273,717	- 162,271	- 602,735	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	7,168,989	6,633,457	6,097,925	5,562,393	5,026,861	4,491,329	3,955,798	3,420,266	2,884,734	2,349,202	1,813,670	45%
8	Residential Large site - high density - 150 flats	150	£1,714,060	3,130,411	1,926,662	718,537	- 510,881	- 1,752,052	- 2,993,222	- 4,234,393	- 5,475,563	- 6,716,734	- 7,957,904	- 9,199,075	5%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	15,506,792	13,594,379	11,681,967	9,769,554	7,857,141	5,944,728	4,029,915	2,093,820	157,724	- 1,807,457	- 3,775,216	20%
10	Residential Large site - high density - 500 flats	500	£6,244,077	2,962,852	- 417,448	- 3,873,724	- 7,329,999	- 10,822,720	- 14,340,070	- 17,892,687	- 21,481,103	- 25,069,520	- 28,657,938	- 32,246,354	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 7,117,893	- 10,425,389	- 13,768,015	- 17,110,641	- 20,515,768	- 23,926,038	- 27,336,308	- 30,746,578	- 34,156,848	- 37,567,118	- 40,977,388	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 2,043,278	- 7,313,440	- 12,603,282	- 17,985,043	- 23,422,227	- 28,942,409	- 34,540,446	- 40,138,482	- 45,736,520	- 51,334,556	- 56,932,593	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	23,659,921	14,861,055	5,950,992	- 3,088,845	- 12,341,732	- 21,745,452	- 31,335,898	- 41,149,760	- 51,224,546	- 61,314,077	- 71,403,608	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	228,255	- 11,419,066	- 23,242,038	- 35,276,810	- 47,564,156	- 60,156,074	- 73,064,216	- 85,972,359	- 98,880,501	- 111,788,643	- 124,696,784	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,755,021	2,320,401	1,885,782	1,451,162	1,016,543	581,922	147,303	- 292,016	- 733,744	- 1,175,472	- 1,617,200	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 2,155,927	- 3,001,483	- 3,847,040	- 4,692,596	- 5,538,153	- 6,383,710	- 7,229,266	- 8,074,823	- 8,920,379	- 9,765,936	- 10,611,493	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	20,630,507	17,541,734	14,444,334	11,322,080	8,199,825	5,077,571	1,942,362	- 1,243,354	- 4,460,837	- 7,721,004	- 10,995,908	10%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	11,558,739	6,452,848	1,277,450	- 3,971,120	- 9,319,094	- 14,718,356	- 20,190,680	- 25,764,008	- 31,423,192	- 37,082,377	- 42,741,561	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	31,247,265	16,265,374	1,191,334	- 14,318,975	- 30,110,184	- 46,216,175	- 62,706,739	- 79,743,966	- 96,974,467	- 114,204,968	- 131,435,469	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	29,106,536	25,042,024	20,977,513	16,913,001	12,848,490	8,783,978	4,719,466	654,955	- 3,465,321	- 7,596,309	- 11,727,295	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	92,277,727	86,535,112	80,792,497	75,049,883	69,307,269	63,564,654	57,822,039	52,079,424	46,336,809	40,594,194	34,851,579	50%

RB GREENWICH LOCAL PLAN Sales value £7,965 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	405,524	384,227	362,930	341,632	320,335	299,037	277,740	256,443	235,145	213,847	192,549	0%
2	Residential Small site - low density - 2 flats	2	£614,877	124,054	107,348	90,641	73,934	57,227	40,521	23,814	7,106	- 9,757	- 26,737	- 43,717	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	287,954	249,051	210,147	171,245	132,342	93,439	54,536	15,633	- 23,650	- 63,190	- 102,729	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	450,890	387,664	324,438	261,212	197,986	134,760	71,534	8,308	- 55,816	- 120,076	- 184,336	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,385,600	1,190,436	995,273	800,109	604,945	409,782	214,619	19,456	- 178,581	- 376,937	- 575,293	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,344,266	1,980,713	1,617,159	1,253,605	890,053	526,499	162,945	- 203,889	- 573,388	- 942,888	- 1,312,386	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,465,255	5,014,910	4,564,565	4,114,220	3,663,875	3,213,529	2,763,184	2,312,839	1,862,494	1,412,149	961,803	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 888,386	- 1,924,505	- 2,960,626	- 3,996,745	- 5,032,864	- 6,068,985	- 7,105,104	- 8,141,223	- 9,177,343	- 10,213,463	- 11,249,582	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	9,157,489	7,562,542	5,967,593	4,360,288	2,746,423	1,132,558	- 489,179	- 2,129,439	- 3,769,700	- 5,434,862	- 7,104,218	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 9,098,818	- 11,998,892	- 14,898,967	- 17,814,283	- 20,774,062	- 23,733,840	- 26,693,620	- 29,653,398	- 32,613,177	- 35,572,956	- 38,532,735	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 18,922,207	- 21,730,101	- 24,537,995	- 27,345,889	- 30,153,784	- 32,961,677	- 35,769,571	- 38,577,465	- 41,385,359	- 44,193,254	- 47,001,148	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 20,097,180	- 24,624,558	- 29,188,214	- 33,839,588	- 38,490,963	- 43,142,339	- 47,793,713	- 52,445,088	- 57,096,464	- 61,747,838	- 66,399,213	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 6,350,982	- 14,098,579	- 21,928,632	- 29,873,167	- 37,964,925	- 46,237,378	- 54,641,481	- 63,045,584	- 71,449,686	- 79,853,789	- 88,257,891	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 39,896,948	- 50,135,453	- 60,575,983	- 71,256,478	- 81,993,049	- 92,729,621	- 103,466,194	- 114,202,766	- 124,939,339	- 135,675,911	- 146,412,483	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,354,551	989,956	625,359	260,762	- 105,531	- 476,091	- 846,650	- 1,217,210	- 1,587,768	- 1,958,328	- 2,328,887	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 4,922,636	- 5,629,857	- 6,337,078	- 7,044,299	- 7,751,520	- 8,458,742	- 9,165,963	- 9,873,184	- 10,580,405	- 11,287,626	- 11,994,847	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	9,949,273	7,363,998	4,778,721	2,167,327	- 460,368	- 3,123,510	- 5,798,094	- 8,506,261	- 11,214,427	- 13,974,051	- 16,736,838	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 5,924,623	- 10,372,726	- 14,870,505	- 19,396,862	- 24,009,189	- 28,683,002	- 33,393,029	- 38,103,056	- 42,813,083	- 47,523,110	- 52,233,137	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 19,835,154	- 33,045,185	- 46,456,108	- 60,116,496	- 74,076,009	- 88,385,411	- 102,742,416	- 117,099,420	- 131,456,426	- 145,813,430	- 160,170,435	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	26,399,595	22,470,431	18,541,266	14,612,101	10,682,936	6,753,772	2,824,607	- 1,122,623	- 5,116,050	- 9,109,476	- 13,102,903	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,907,132	85,233,047	79,558,962	73,884,877	68,210,792	62,536,707	56,862,622	51,188,537	45,514,452	39,840,366	34,166,281	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	405,524	384,227	362,930	341,632	320,335	299,037	277,740	256,443	235,145	213,847	192,549	0%
2	Residential Small site - low density - 2 flats	2	£324,764	124,054	107,348	90,641	73,934	57,227	40,521	23,814	7,106	- 9,757	- 26,737	- 43,717	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	287,954	249,051	210,147	171,245	132,342	93,439	54,536	15,633	- 23,650	- 63,190	- 102,729	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	450,890	387,664	324,438	261,212	197,986	134,760	71,534	8,308	- 55,816	- 120,076	- 184,336	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,385,600	1,190,436	995,273	800,109	604,945	409,782	214,619	19,456	- 178,581	- 376,937	- 575,293	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,344,266	1,980,713	1,617,159	1,253,605	890,053	526,499	162,945	- 203,889	- 573,388	- 942,888	- 1,312,386	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,465,255	5,014,910	4,564,565	4,114,220	3,663,875	3,213,529	2,763,184	2,312,839	1,862,494	1,412,149	961,803	15%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 888,386	- 1,924,505	- 2,960,626	- 3,996,745	- 5,032,864	- 6,068,985	- 7,105,104	- 8,141,223	- 9,177,343	- 10,213,463	- 11,249,582	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	9,157,489	7,562,542	5,967,593	4,360,288	2,746,423	1,132,558	- 489,179	- 2,129,439	- 3,769,700	- 5,434,862	- 7,104,218	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 9,098,818	- 11,998,892	- 14,898,967	- 17,814,283	- 20,774,062	- 23,733,840	- 26,693,620	- 29,653,398	- 32,613,177	- 35,572,956	- 38,532,735	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 18,922,207	- 21,730,101	- 24,537,995	- 27,345,889	- 30,153,784	- 32,961,677	- 35,769,571	- 38,577,465	- 41,385,359	- 44,193,254	- 47,001,148	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 20,097,180	- 24,624,558	- 29,188,214	- 33,839,588	- 38,490,963	- 43,142,339	- 47,793,713	- 52,445,088	- 57,096,464	- 61,747,838	- 66,399,213	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 6,350,982	- 14,098,579	- 21,928,632	- 29,873,167	- 37,964,925	- 46,237,378	- 54,641,481	- 63,045,584	- 71,449,686	- 79,853,789	- 88,257,891	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 39,896,948	- 50,135,453	- 60,575,983	- 71,256,478	- 81,993,049	- 92,729,621	- 103,466,194	- 114,202,766	- 124,939,339	- 135,675,911	- 146,412,483	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,354,551	989,956	625,359	260,762	- 105,531	- 476,091	- 846,650	- 1,217,210	- 1,587,768	- 1,958,328	- 2,328,887	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 4,922,636	- 5,629,857	- 6,337,078	- 7,044,299	- 7,751,520	- 8,458,742	- 9,165,963	- 9,873,184	- 10,580,405	- 11,287,626	- 11,994,847	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	9,949,273	7,363,998	4,778,721	2,167,327	- 460,368	- 3,123,510	- 5,798,094	- 8,506,261	- 11,214,427	- 13,974,051	- 16,736,838	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 5,924,623	- 10,372,726	- 14,870,505	- 19,396,862	- 24,009,189	- 28,683,002	- 33,393,029	- 38,103,056	- 42,813,083	- 47,523,110	- 52,233,137	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 19,835,154	- 33,045,185	- 46,456,108	- 60,116,496	- 74,076,009	- 88,385,411	- 102,742,416	- 117,099,420	- 131,456,426	- 145,813,430	- 160,170,435	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	26,399,595	22,470,431	18,541,266	14,612,101	10,682,936	6,753,772	2,824,607	- 1,122,623	- 5,116,050	- 9,109,476	- 13,102,903	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,907,132	85,233,047	79,558,962	73,884,877	68,210,792	62,536,707	56,862,622	51,188,537	45,514,452	39,840,366	34,166,281	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	405,524	384,227	362,930	341,632	320,335	299,037	277,740	256,443	235,145	213,847	192,549	40%
2	Residential Small site - low density - 2 flats	2	£172,359	124,054	107,348	90,641	73,934	57,227	40,521	23,814	7,106	- 9,757	- 26,737	- 43,717	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	287,954	249,051	210,147	171,245	132,342	93,439	54,536	15,633	- 23,650	- 63,190	- 102,729	5%
4	Residential Small site - medium density - 9 flats	9	£430,899	450,890	387,664	324,438	261,212	197,986	134,760	71,534	8,308	- 55,816	- 120,076	- 184,336	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,385,600	1,190,436	995,273	800,109	604,945	409,782	214,619	19,456	- 178,581	- 376,937	- 575,293	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,344,266	1,980,713	1,617,159	1,253,605	890,053	526,499	162,945	- 203,889	- 573,388	- 942,888	- 1,312,386	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,465,255	5,014,910	4,564,565	4,114,220	3,663,875	3,213,529	2,763,184	2,312,839	1,862,494	1,412,149	961,803	35%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 888,386	- 1,924,505	- 2,960,626	- 3,996,745	- 5,032,864	- 6,068,985	- 7,105,104	- 8,141,223	- 9,177,343	- 10,213,463	- 11,249,582	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	9,157,489	7,562,542	5,967,593	4,360,288	2,746,423	1,132,558	- 489,179	- 2,129,439	- 3,769,700	- 5,434,862	- 7,104,218	5%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 9,098,818	- 11,998,892	- 14,898,967	- 17,814,283	- 20,774,062	- 23,733,840	- 26,693,620	- 29,653,398	- 32,613,177	- 35,572,956	- 38,532,735	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 18,922,207	- 21,730,101	- 24,537,995	- 27,345,889	- 30,153,784	- 32,961,677	- 35,769,571	- 38,577,465	- 41,385,359	- 44,193,254	- 47,001,148	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 20,097,180	- 24,624,558	- 29,188,214	- 33,839,588	- 38,490,963	- 43,142,339	- 47,793,713	- 52,445,088	- 57,096,464	- 61,747,838	- 66,399,213	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 6,350,982	- 14,098,579	- 21,928,632	- 29,873,167	- 37,964,925	- 46,237,378	- 54,641,481	- 63,045,584	- 71,449,686	- 79,853,789	- 88,257,891	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 39,896,948	- 50,135,453	- 60,575,983	- 71,256,478	- 81,993,049	- 92,729,621	- 103,466,194	- 114,202,766	- 124,939,339	- 135,675,911	- 146,412,483	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,354,551	989,956	625,359	260,762	- 105,531	- 476,091	- 846,650	- 1,217,210	- 1,587,768	- 1,958,328	- 2,328,887	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 4,922,636	- 5,629,857	- 6,337,078	- 7,044,299	- 7,751,520	- 8,458,742	- 9,165,963	- 9,873,184	- 10,580,405	- 11,287,626	- 11,994,847	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	9,949,273	7,363,998	4,778,721	2,167,327	- 460,368	- 3,123,510	- 5,798,094	- 8,506,261	- 11,214,427	- 13,974,051	- 16,736,838	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 5,924,623	- 10,372,726	- 14,870,505	- 19,396,862	- 24,009,189	- 28,683,002	- 33,393,029	- 38,103,056	- 42,813,083	- 47,523,110	- 52,233,137	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 19,835,154	- 33,045,185	- 46,456,108	- 60,116,496	- 74,076,009	- 88,385,411	- 102,742,416	- 117,099,420	- 131,456,426	- 145,813,430	- 160,170,435	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	26,399,595	22,470,431	18,541,266	14,612,101	10,682,936	6,753,772	2,824,607	- 1,122,623	- 5,116,050	- 9,109,476	- 13,102,903	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,907,132	85,233,047	79,558,962	73,884,877	68,210,792	62,536,707	56,862,622	51,188,537	45,514,452	39,840,366	34,166,281	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	405,524	384,227	362,930	341,632	320,335	299,037	277,740	256,443	235,145	213,847	192,549	45%
2	Residential Small site - low density - 2 flats	2	£163,244	124,054	107,348	90,641	73,934	57,227	40,521	23,814	7,106	- 9,757	- 26,737	- 43,717	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	287,954	249,051	210,147	171,245	132,342	93,439	54,536	15,633	- 23,650	- 63,190	- 102,729	10%
4	Residential Small site - medium density - 9 flats	9	£408,110	450,890	387,664	324,438	261,212	197,986	134,760	71,534	8,308	- 55,816	- 120,076	- 184,336	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,385,600	1,190,436	995,273	800,109	604,945	409,782	214,619	19,456	- 178,581	- 376,937	- 575,293	15%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,344,266	1,980,713	1,617,159	1,253,605	890,053	526,499	162,945	- 203,889	- 573,388	- 942,888	- 1,312,386	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,465,255	5,014,910	4,564,565	4,114,220	3,663,875	3,213,529	2,763,184	2,312,839	1,862,494	1,412,149	961,803	35%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 888,386	- 1,924,505	- 2,960,626	- 3,996,745	- 5,032,864	- 6,068,985	- 7,105,104	- 8,141,223	- 9,177,343	- 10,213,463	- 11,249,582	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	9,157,489	7,562,542	5,967,593	4,360,288	2,746,423	1,132,558	- 489,179	- 2,129,439	- 3,769,700	- 5,434,862	- 7,104,218	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 9,098,818	- 11,998,892	- 14,898,967	- 17,814,283	- 20,774,062	- 23,733,840	- 26,693,620	- 29,653,398	- 32,613,177	- 35,572,956	- 38,532,735	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 18,922,207	- 21,730,101	- 24,537,995	- 27,345,889	- 30,153,784	- 32,961,677	- 35,769,571	- 38,577,465	- 41,385,359	- 44,193,254	- 47,001,148	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 20,097,180	- 24,624,558	- 29,188,214	- 33,839,588	- 38,490,963	- 43,142,339	- 47,793,713	- 52,445,088	- 57,096,464	- 61,747,838	- 66,399,213	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 6,350,982	- 14,098,579	- 21,928,632	- 29,873,167	- 37,964,925	- 46,237,378	- 54,641,481	- 63,045,584	- 71,449,686	- 79,853,789	- 88,257,891	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 39,896,948	- 50,135,453	- 60,575,983	- 71,256,478	- 81,993,049	- 92,729,621	- 103,466,194	- 114,202,766	- 124,939,339	- 135,675,911	- 146,412,483	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,354,551	989,956	625,359	260,762	- 105,531	- 476,091	- 846,650	- 1,217,210	- 1,587,768	- 1,958,328	- 2,328,887	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 4,922,636	- 5,629,857	- 6,337,078	- 7,044,299	- 7,751,520	- 8,458,742	- 9,165,963	- 9,873,184	- 10,580,405	- 11,287,626	- 11,994,847	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	9,949,273	7,363,998	4,778,721	2,167,327	- 460,368	- 3,123,510	- 5,798,094	- 8,506,261	- 11,214,427	- 13,974,051	- 16,736,838	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 5,924,623	- 10,372,726	- 14,870,505	- 19,396,862	- 24,009,189	- 28,683,002	- 33,393,029	- 38,103,056	- 42,813,083	- 47,523,110	- 52,233,137	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 19,835,154	- 33,045,185	- 46,456,108	- 60,116,496	- 74,076,009	- 88,385,411	- 102,742,416	- 117,099,420	- 131,456,426	- 145,813,430	- 160,170,435	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	26,399,595	22,470,431	18,541,266	14,612,101	10,682,936	6,753,772	2,824,607	- 1,122,623	- 5,116,050	- 9,109,476	- 13,102,903	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,907,132	85,233,047	79,558,962	73,884,877	68,210,792	62,536,707	56,862,622	51,188,537	45,514,452	39,840,366	34,166,281	50%

RB GREENWICH LOCAL PLAN Sales value £7,266 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	324,921	307,654	290,386	273,119	255,852	238,585	221,317	204,050	186,782	169,515	152,248	0%
2	Residential Small site - low density - 2 flats	2	£614,877	126,341	112,915	99,488	86,062	72,635	59,209	45,783	32,356	18,930	5,503	- 8,052	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	293,279	262,015	230,750	199,486	168,221	136,957	105,693	74,429	43,165	11,900	- 19,681	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	461,788	411,122	360,457	309,790	259,124	208,458	157,791	107,125	56,459	5,793	- 45,607	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,535,099	1,373,734	1,212,370	1,051,005	889,641	728,276	566,911	405,547	244,182	82,818	- 79,832	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,677,533	2,378,731	2,079,928	1,781,125	1,482,322	1,183,520	884,717	585,914	287,111	- 11,883	- 315,572	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,116,406	4,746,042	4,375,679	4,005,317	3,634,954	3,264,591	2,894,228	2,523,865	2,153,503	1,783,140	1,412,776	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	63,768	- 781,763	- 1,628,336	- 2,474,910	- 3,321,485	- 4,168,059	- 5,014,633	- 5,861,206	- 6,707,781	- 7,554,355	- 8,400,929	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	10,871,124	9,568,696	8,266,268	6,963,840	5,661,412	4,358,984	3,050,656	1,733,632	416,608	- 915,143	- 2,253,707	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 5,563,339	- 7,859,112	- 10,194,152	- 12,530,783	- 14,868,954	- 17,254,700	- 19,640,448	- 22,026,195	- 24,411,942	- 26,797,689	- 29,183,436	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 14,401,120	- 16,628,027	- 18,892,705	- 21,157,383	- 23,422,061	- 25,686,739	- 27,951,418	- 30,216,096	- 32,480,774	- 34,745,452	- 37,010,130	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 13,921,778	- 17,577,078	- 21,276,994	- 25,003,703	- 28,808,474	- 32,614,787	- 36,421,100	- 40,227,412	- 44,033,725	- 47,840,037	- 51,646,350	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	1,299,625	- 4,960,540	- 11,292,434	- 17,683,035	- 24,178,030	- 30,778,504	- 37,506,458	- 44,392,104	- 51,286,496	- 58,180,888	- 65,075,279	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 26,208,138	- 34,479,337	- 42,878,812	- 51,439,798	- 60,196,266	- 69,025,339	- 77,854,413	- 86,683,487	- 95,512,560	- 104,341,634	- 113,170,708	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,339,104	1,039,444	739,784	440,124	140,465	- 161,799	- 466,360	- 770,921	- 1,075,481	- 1,380,042	- 1,684,603	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 4,930,322	- 5,510,841	- 6,091,361	- 6,671,879	- 7,252,399	- 7,832,918	- 8,413,438	- 8,993,958	- 9,574,477	- 10,154,997	- 10,735,516	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	11,155,654	9,061,658	6,967,662	4,873,666	2,776,300	654,960	- 1,490,363	- 3,646,398	- 5,821,919	- 8,014,280	- 10,219,476	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 1,436,821	- 5,050,237	- 8,685,074	- 12,349,401	- 16,048,296	- 19,801,690	- 23,602,819	- 27,454,246	- 31,305,672	- 35,157,099	- 39,008,526	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 9,490,368	- 20,220,653	- 31,097,315	- 42,128,563	- 53,357,893	- 64,829,772	- 76,589,656	- 88,385,787	- 100,181,918	- 111,978,049	- 123,774,179	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	395,320	- 341,821	- 1,085,428	- 1,829,035	- 2,572,642	- 3,316,249	- 4,059,855	- 4,803,463	- 5,547,069	- 6,290,677	- 7,034,283	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	26,762,042	22,958,124	19,154,207	15,350,289	11,546,372	7,742,454	3,938,537	134,619	- 3,729,310	- 7,595,441	- 11,461,573	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,602,098	84,991,564	79,381,029	73,770,495	68,159,962	62,549,428	56,938,894	51,328,360	45,717,827	40,107,292	34,496,758	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	324,921	307,654	290,386	273,119	255,852	238,585	221,317	204,050	186,782	169,515	152,248	0%
2	Residential Small site - low density - 2 flats	2	£324,764	126,341	112,915	99,488	86,062	72,635	59,209	45,783	32,356	18,930	5,503	- 8,052	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	293,279	262,015	230,750	199,486	168,221	136,957	105,693	74,429	43,165	11,900	- 19,681	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	461,788	411,122	360,457	309,790	259,124	208,458	157,791	107,125	56,459	5,793	- 45,607	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,535,099	1,373,734	1,212,370	1,051,005	889,641	728,276	566,911	405,547	244,182	82,818	- 79,832	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,677,533	2,378,731	2,079,928	1,781,125	1,482,322	1,183,520	884,717	585,914	287,111	- 11,883	- 315,572	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,116,406	4,746,042	4,375,679	4,005,317	3,634,954	3,264,591	2,894,228	2,523,865	2,153,503	1,783,140	1,412,776	10%
8	Residential Large site - high density - 150 flats	150	£3,410,017	63,768	- 781,763	- 1,628,336	- 2,474,910	- 3,321,485	- 4,168,059	- 5,014,633	- 5,861,206	- 6,707,781	- 7,554,355	- 8,400,929	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	10,871,124	9,568,696	8,266,268	6,963,840	5,661,412	4,358,984	3,050,656	1,733,632	416,608	- 915,143	- 2,253,707	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 5,563,339	- 7,859,112	- 10,194,152	- 12,530,783	- 14,868,954	- 17,254,700	- 19,640,448	- 22,026,195	- 24,411,942	- 26,797,689	- 29,183,436	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 14,401,120	- 16,628,027	- 18,892,705	- 21,157,383	- 23,422,061	- 25,686,739	- 27,951,418	- 30,216,096	- 32,480,774	- 34,745,452	- 37,010,130	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 13,921,778	- 17,577,078	- 21,276,994	- 25,003,703	- 28,808,474	- 32,614,787	- 36,421,100	- 40,227,412	- 44,033,725	- 47,840,037	- 51,646,350	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	1,299,625	- 4,960,540	- 11,292,434	- 17,683,035	- 24,178,030	- 30,778,504	- 37,506,458	- 44,392,104	- 51,286,496	- 58,180,888	- 65,075,279	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 26,208,138	- 34,479,337	- 42,878,812	- 51,439,798	- 60,196,266	- 69,025,339	- 77,854,413	- 86,683,487	- 95,512,560	- 104,341,634	- 113,170,708	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,339,104	1,039,444	739,784	440,124	140,465	- 161,799	- 466,360	- 770,921	- 1,075,481	- 1,380,042	- 1,684,603	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 4,930,322	- 5,510,841	- 6,091,361	- 6,671,879	- 7,252,399	- 7,832,918	- 8,413,438	- 8,993,958	- 9,574,477	- 10,154,997	- 10,735,516	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	11,155,654	9,061,658	6,967,662	4,873,666	2,776,300	654,960	- 1,490,363	- 3,646,398	- 5,821,919	- 8,014,280	- 10,219,476	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 1,436,821	- 5,050,237	- 8,685,074	- 12,349,401	- 16,048,296	- 19,801,690	- 23,602,819	- 27,454,246	- 31,305,672	- 35,157,099	- 39,008,526	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 9,490,368	- 20,220,653	- 31,097,315	- 42,128,563	- 53,357,893	- 64,829,772	- 76,589,656	- 88,385,787	- 100,181,918	- 111,978,049	- 123,774,179	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	395,320	- 341,821	- 1,085,428	- 1,829,035	- 2,572,642	- 3,316,249	- 4,059,855	- 4,803,463	- 5,547,069	- 6,290,677	- 7,034,283	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	26,762,042	22,958,124	19,154,207	15,350,289	11,546,372	7,742,454	3,938,537	134,619	- 3,729,310	- 7,595,441	- 11,461,573	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,602,098	84,991,564	79,381,029	73,770,495	68,159,962	62,549,428	56,938,894	51,328,360	45,717,827	40,107,292	34,496,758	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	324,921	307,654	290,386	273,119	255,852	238,585	221,317	204,050	186,782	169,515	152,248	30%
2	Residential Small site - low density - 2 flats	2	£172,359	126,341	112,915	99,488	86,062	72,635	59,209	45,783	32,356	18,930	5,503	- 8,052	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	293,279	262,015	230,750	199,486	168,221	136,957	105,693	74,429	43,165	11,900	- 19,681	10%
4	Residential Small site - medium density - 9 flats	9	£430,899	461,788	411,122	360,457	309,790	259,124	208,458	157,791	107,125	56,459	5,793	- 45,607	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,535,099	1,373,734	1,212,370	1,051,005	889,641	728,276	566,911	405,547	244,182	82,818	- 79,832	20%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,677,533	2,378,731	2,079,928	1,781,125	1,482,322	1,183,520	884,717	585,914	287,111	- 11,883	- 315,572	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,116,406	4,746,042	4,375,679	4,005,317	3,634,954	3,264,591	2,894,228	2,523,865	2,153,503	1,783,140	1,412,776	35%
8	Residential Large site - high density - 150 flats	150	£1,809,774	63,768	- 781,763	- 1,628,336	- 2,474,910	- 3,321,485	- 4,168,059	- 5,014,633	- 5,861,206	- 6,707,781	- 7,554,355	- 8,400,929	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	10,871,124	9,568,696	8,266,268	6,963,840	5,661,412	4,358,984	3,050,656	1,733,632	416,608	- 915,143	- 2,253,707	15%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 5,563,339	- 7,859,112	- 10,194,152	- 12,530,783	- 14,868,954	- 17,254,700	- 19,640,448	- 22,026,195	- 24,411,942	- 26,797,689	- 29,183,436	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 14,401,120	- 16,628,027	- 18,892,705	- 21,157,383	- 23,422,061	- 25,686,739	- 27,951,418	- 30,216,096	- 32,480,774	- 34,745,452	- 37,010,130	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 13,921,778	- 17,577,078	- 21,276,994	- 25,003,703	- 28,808,474	- 32,614,787	- 36,421,100	- 40,227,412	- 44,033,725	- 47,840,037	- 51,646,350	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	1,299,625	- 4,960,540	- 11,292,434	- 17,683,035	- 24,178,030	- 30,778,504	- 37,506,458	- 44,392,104	- 51,286,496	- 58,180,888	- 65,075,279	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 26,208,138	- 34,479,337	- 42,878,812	- 51,439,798	- 60,196,266	- 69,025,339	- 77,854,413	- 86,683,487	- 95,512,560	- 104,341,634	- 113,170,708	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,339,104	1,039,444	739,784	440,124	140,465	- 161,799	- 466,360	- 770,921	- 1,075,481	- 1,380,042	- 1,684,603	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 4,930,322	- 5,510,841	- 6,091,361	- 6,671,879	- 7,252,399	- 7,832,918	- 8,413,438	- 8,993,958	- 9,574,477	- 10,154,997	- 10,735,516	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	11,155,654	9,061,658	6,967,662	4,873,666	2,776,300	654,960	- 1,490,363	- 3,646,398	- 5,821,919	- 8,014,280	- 10,219,476	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 1,436,821	- 5,050,237	- 8,685,074	- 12,349,401	- 16,048,296	- 19,801,690	- 23,602,819	- 27,454,246	- 31,305,672	- 35,157,099	- 39,008,526	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 9,490,368	- 20,220,653	- 31,097,315	- 42,128,563	- 53,357,893	- 64,829,772	- 76,589,656	- 88,385,787	- 100,181,918	- 111,978,049	- 123,774,179	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	395,320	- 341,821	- 1,085,428	- 1,829,035	- 2,572,642	- 3,316,249	- 4,059,855	- 4,803,463	- 5,547,069	- 6,290,677	- 7,034,283	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	26,762,042	22,958,124	19,154,207	15,350,289	11,546,372	7,742,454	3,938,537	134,619	- 3,729,310	- 7,595,441	- 11,461,573	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,602,098	84,991,564	79,381,029	73,770,495	68,159,962	62,549,428	56,938,894	51,328,360	45,717,827	40,107,292	34,496,758	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	324,921	307,654	290,386	273,119	255,852	238,585	221,317	204,050	186,782	169,515	152,248	30%
2	Residential Small site - low density - 2 flats	2	£163,244	126,341	112,915	99,488	86,062	72,635	59,209	45,783	32,356	18,930	5,503	- 8,052	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	293,279	262,015	230,750	199,486	168,221	136,957	105,693	74,429	43,165	11,900	- 19,681	10%
4	Residential Small site - medium density - 9 flats	9	£408,110	461,788	411,122	360,457	309,790	259,124	208,458	157,791	107,125	56,459	5,793	- 45,607	5%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,535,099	1,373,734	1,212,370	1,051,005	889,641	728,276	566,911	405,547	244,182	82,818	- 79,832	20%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,677,533	2,378,731	2,079,928	1,781,125	1,482,322	1,183,520	884,717	585,914	287,111	- 11,883	- 315,572	10%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,116,406	4,746,042	4,375,679	4,005,317	3,634,954	3,264,591	2,894,228	2,523,865	2,153,503	1,783,140	1,412,776	40%
8	Residential Large site - high density - 150 flats	150	£1,714,060	63,768	- 781,763	- 1,628,336	- 2,474,910	- 3,321,485	- 4,168,059	- 5,014,633	- 5,861,206	- 6,707,781	- 7,554,355	- 8,400,929	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	10,871,124	9,568,696	8,266,268	6,963,840	5,661,412	4,358,984	3,050,656	1,733,632	416,608	- 915,143	- 2,253,707	15%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 5,563,339	- 7,859,112	- 10,194,152	- 12,530,783	- 14,868,954	- 17,254,700	- 19,640,448	- 22,026,195	- 24,411,942	- 26,797,689	- 29,183,436	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 14,401,120	- 16,628,027	- 18,892,705	- 21,157,383	- 23,422,061	- 25,686,739	- 27,951,418	- 30,216,096	- 32,480,774	- 34,745,452	- 37,010,130	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 13,921,778	- 17,577,078	- 21,276,994	- 25,003,703	- 28,808,474	- 32,614,787	- 36,421,100	- 40,227,412	- 44,033,725	- 47,840,037	- 51,646,350	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	1,299,625	- 4,960,540	- 11,292,434	- 17,683,035	- 24,178,030	- 30,778,504	- 37,506,458	- 44,392,104	- 51,286,496	- 58,180,888	- 65,075,279	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 26,208,138	- 34,479,337	- 42,878,812	- 51,439,798	- 60,196,266	- 69,025,339	- 77,854,413	- 86,683,487	- 95,512,560	- 104,341,634	- 113,170,708	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,339,104	1,039,444	739,784	440,124	140,465	- 161,799	- 466,360	- 770,921	- 1,075,481	- 1,380,042	- 1,684,603	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 4,930,322	- 5,510,841	- 6,091,361	- 6,671,879	- 7,252,399	- 7,832,918	- 8,413,438	- 8,993,958	- 9,574,477	- 10,154,997	- 10,735,516	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	11,155,654	9,061,658	6,967,662	4,873,666	2,776,300	654,960	- 1,490,363	- 3,646,398	- 5,821,919	- 8,014,280	- 10,219,476	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 1,436,821	- 5,050,237	- 8,685,074	- 12,349,401	- 16,048,296	- 19,801,690	- 23,602,819	- 27,454,246	- 31,305,672	- 35,157,099	- 39,008,526	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 9,490,368	- 20,220,653	- 31,097,315	- 42,128,563	- 53,357,893	- 64,829,772	- 76,589,656	- 88,385,787	- 100,181,918	- 111,978,049	- 123,774,179	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	395,320	- 341,821	- 1,085,428	- 1,829,035	- 2,572,642	- 3,316,249	- 4,059,855	- 4,803,463	- 5,547,069	- 6,290,677	- 7,034,283	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	26,762,042	22,958,124	19,154,207	15,350,289	11,546,372	7,742,454	3,938,537	134,619	- 3,729,310	- 7,595,441	- 11,461,573	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,602,098	84,991,564	79,381,029	73,770,495	68,159,962	62,549,428	56,938,894	51,328,360	45,717,827	40,107,292	34,496,758	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	293,919	278,202	262,485	246,767	231,050	215,333	199,616	183,898	168,181	152,464	136,747	0%
2	Residential Small site - low density - 2 flats	2	£614,877	101,107	88,943	76,778	64,614	52,448	40,284	28,119	15,955	3,789	- 8,512	- 20,876	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	234,520	206,194	177,868	149,541	121,215	92,889	64,562	36,236	7,909	- 20,751	- 49,540	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	365,176	319,340	273,505	227,669	181,833	135,998	90,163	44,327	- 1,533	- 48,118	- 94,703	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,233,306	1,087,031	940,756	794,481	648,206	501,931	355,656	209,381	63,106	- 84,530	- 233,197	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,095,673	1,825,963	1,556,254	1,286,544	1,016,834	747,125	477,415	207,705	- 63,019	- 337,140	- 611,261	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,406,517	4,071,648	3,736,779	3,401,911	3,067,042	2,732,174	2,397,305	2,062,437	1,727,568	1,392,701	1,057,832	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 1,643,946	- 2,405,081	- 3,166,217	- 3,927,354	- 4,688,490	- 5,449,626	- 6,210,762	- 6,971,899	- 7,733,035	- 8,494,171	- 9,255,307	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	8,225,581	7,055,430	5,885,279	4,715,128	3,536,504	2,353,742	1,170,980	- 11,974	- 1,214,080	- 2,416,186	- 3,621,271	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 10,664,844	- 12,744,279	- 14,823,713	- 16,936,059	- 19,059,873	- 21,183,688	- 23,307,504	- 25,431,318	- 27,555,133	- 29,678,947	- 31,802,762	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 19,383,148	- 21,396,836	- 23,410,524	- 25,424,213	- 27,437,901	- 29,451,589	- 31,465,277	- 33,478,966	- 35,492,653	- 37,506,342	- 39,520,030	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 21,568,482	- 24,907,946	- 28,295,814	- 31,707,684	- 35,119,554	- 38,531,424	- 41,943,295	- 45,355,165	- 48,767,035	- 52,178,905	- 55,590,775	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 11,609,395	- 17,338,292	- 23,165,516	- 29,055,762	- 35,036,856	- 41,137,249	- 47,329,379	- 53,521,508	- 59,713,638	- 65,905,768	- 72,097,897	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 43,382,349	- 51,028,541	- 58,824,893	- 66,749,146	- 74,673,398	- 82,597,651	- 90,521,905	- 98,446,157	- 106,370,410	- 114,294,662	- 122,218,915	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	695,502	425,019	154,535	- 117,845	- 392,752	- 667,659	- 942,566	- 1,217,473	- 1,492,381	- 1,767,288	- 2,042,195	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 6,205,091	- 6,727,970	- 7,250,850	- 7,773,729	- 8,296,609	- 8,819,489	- 9,342,368	- 9,865,248	- 10,388,128	- 10,911,007	- 11,433,887	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,508,718	4,638,462	2,753,391	859,310	- 1,051,695	- 2,976,754	- 4,906,617	- 6,864,070	- 8,821,523	- 10,797,026	- 12,795,185	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 8,914,327	- 12,198,642	- 15,516,115	- 18,860,118	- 22,242,899	- 25,683,626	- 29,139,571	- 32,595,515	- 36,051,460	- 39,507,404	- 42,963,349	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 32,039,417	- 41,937,518	- 51,977,531	- 62,201,276	- 72,651,505	- 83,250,346	- 93,849,187	- 104,448,027	- 115,046,868	- 125,645,709	- 136,244,550	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	334,128	- 404,015	- 1,147,622	- 1,891,228	- 2,634,836	- 3,378,442	- 4,122,050	- 4,865,656	- 5,609,263	- 6,352,870	- 7,096,477	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,575,048	21,827,525	18,080,002	14,332,480	10,584,957	6,837,433	3,089,911	- 668,367	- 4,477,182	- 8,285,995	- 12,094,810	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,031,015	84,449,036	78,867,056	73,285,076	67,703,096	62,121,117	56,539,137	50,957,157	45,375,177	39,793,198	34,211,218	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	293,919	278,202	262,485	246,767	231,050	215,333	199,616	183,898	168,181	152,464	136,747	0%
2	Residential Small site - low density - 2 flats	2	£324,764	101,107	88,943	76,778	64,614	52,448	40,284	28,119	15,955	3,789	- 8,512	- 20,876	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	234,520	206,194	177,868	149,541	121,215	92,889	64,562	36,236	7,909	- 20,751	- 49,540	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	365,176	319,340	273,505	227,669	181,833	135,998	90,163	44,327	- 1,533	- 48,118	- 94,703	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,233,306	1,087,031	940,756	794,481	648,206	501,931	355,656	209,381	63,106	- 84,530	- 233,197	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,095,673	1,825,963	1,556,254	1,286,544	1,016,834	747,125	477,415	207,705	- 63,019	- 337,140	- 611,261	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,406,517	4,071,648	3,736,779	3,401,911	3,067,042	2,732,174	2,397,305	2,062,437	1,727,568	1,392,701	1,057,832	5%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 1,643,946	- 2,405,081	- 3,166,217	- 3,927,354	- 4,688,490	- 5,449,626	- 6,210,762	- 6,971,899	- 7,733,035	- 8,494,171	- 9,255,307	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	8,225,581	7,055,430	5,885,279	4,715,128	3,536,504	2,353,742	1,170,980	- 11,974	- 1,214,080	- 2,416,186	- 3,621,271	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 10,664,844	- 12,744,279	- 14,823,713	- 16,936,059	- 19,059,873	- 21,183,688	- 23,307,504	- 25,431,318	- 27,555,133	- 29,678,947	- 31,802,762	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 19,383,148	- 21,396,836	- 23,410,524	- 25,424,213	- 27,437,901	- 29,451,589	- 31,465,277	- 33,478,966	- 35,492,653	- 37,506,342	- 39,520,030	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 21,568,482	- 24,907,946	- 28,295,814	- 31,707,684	- 35,119,554	- 38,531,424	- 41,943,295	- 45,355,165	- 48,767,035	- 52,178,905	- 55,590,775	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 11,609,395	- 17,338,292	- 23,165,516	- 29,055,762	- 35,036,856	- 41,137,249	- 47,329,379	- 53,521,508	- 59,713,638	- 65,905,768	- 72,097,897	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 43,382,349	- 51,028,541	- 58,824,893	- 66,749,146	- 74,673,398	- 82,597,651	- 90,521,905	- 98,446,157	- 106,370,410	- 114,294,662	- 122,218,915	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	695,502	425,019	154,535	- 117,845	- 392,752	- 667,659	- 942,566	- 1,217,473	- 1,492,381	- 1,767,288	- 2,042,195	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 6,205,091	- 6,727,970	- 7,250,850	- 7,773,729	- 8,296,609	- 8,819,489	- 9,342,368	- 9,865,248	- 10,388,128	- 10,911,007	- 11,433,887	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,508,718	4,638,462	2,753,391	859,310	- 1,051,695	- 2,976,754	- 4,906,617	- 6,864,070	- 8,821,523	- 10,797,026	- 12,795,185	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 8,914,327	- 12,198,642	- 15,516,115	- 18,860,118	- 22,242,899	- 25,683,626	- 29,139,571	- 32,595,515	- 36,051,460	- 39,507,404	- 42,963,349	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 32,039,417	- 41,937,518	- 51,977,531	- 62,201,276	- 72,651,505	- 83,250,346	- 93,849,187	- 104,448,027	- 115,046,868	- 125,645,709	- 136,244,550	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	334,128	- 404,015	- 1,147,622	- 1,891,228	- 2,634,836	- 3,378,442	- 4,122,050	- 4,865,656	- 5,609,263	- 6,352,870	- 7,096,477	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,575,048	21,827,525	18,080,002	14,332,480	10,584,957	6,837,433	3,089,911	- 668,367	- 4,477,182	- 8,285,995	- 12,094,810	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,031,015	84,449,036	78,867,056	73,285,076	67,703,096	62,121,117	56,539,137	50,957,157	45,375,177	39,793,198	34,211,218	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	293,919	278,202	262,485	246,767	231,050	215,333	199,616	183,898	168,181	152,464	136,747	20%
2	Residential Small site - low density - 2 flats	2	£172,359	101,107	88,943	76,778	64,614	52,448	40,284	28,119	15,955	3,789	- 8,512	- 20,876	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	234,520	206,194	177,868	149,541	121,215	92,889	64,562	36,236	7,909	- 20,751	- 49,540	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	365,176	319,340	273,505	227,669	181,833	135,998	90,163	44,327	- 1,533	- 48,118	- 94,703	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,233,306	1,087,031	940,756	794,481	648,206	501,931	355,656	209,381	63,106	- 84,530	- 233,197	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,095,673	1,825,963	1,556,254	1,286,544	1,016,834	747,125	477,415	207,705	- 63,019	- 337,140	- 611,261	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,406,517	4,071,648	3,736,779	3,401,911	3,067,042	2,732,174	2,397,305	2,062,437	1,727,568	1,392,701	1,057,832	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 1,643,946	- 2,405,081	- 3,166,217	- 3,927,354	- 4,688,490	- 5,449,626	- 6,210,762	- 6,971,899	- 7,733,035	- 8,494,171	- 9,255,307	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	8,225,581	7,055,430	5,885,279	4,715,128	3,536,504	2,353,742	1,170,980	- 11,974	- 1,214,080	- 2,416,186	- 3,621,271	5%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 10,664,844	- 12,744,279	- 14,823,713	- 16,936,059	- 19,059,873	- 21,183,688	- 23,307,504	- 25,431,318	- 27,555,133	- 29,678,947	- 31,802,762	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 19,383,148	- 21,396,836	- 23,410,524	- 25,424,213	- 27,437,901	- 29,451,589	- 31,465,277	- 33,478,966	- 35,492,653	- 37,506,342	- 39,520,030	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 21,568,482	- 24,907,946	- 28,295,814	- 31,707,684	- 35,119,554	- 38,531,424	- 41,943,295	- 45,355,165	- 48,767,035	- 52,178,905	- 55,590,775	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 11,609,395	- 17,338,292	- 23,165,516	- 29,055,762	- 35,036,856	- 41,137,249	- 47,329,379	- 53,521,508	- 59,713,638	- 65,905,768	- 72,097,897	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 43,382,349	- 51,028,541	- 58,824,893	- 66,749,146	- 74,673,398	- 82,597,651	- 90,521,905	- 98,446,157	- 106,370,410	- 114,294,662	- 122,218,915	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	695,502	425,019	154,535	- 117,845	- 392,752	- 667,659	- 942,566	- 1,217,473	- 1,492,381	- 1,767,288	- 2,042,195	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 6,205,091	- 6,727,970	- 7,250,850	- 7,773,729	- 8,296,609	- 8,819,489	- 9,342,368	- 9,865,248	- 10,388,128	- 10,911,007	- 11,433,887	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,508,718	4,638,462	2,753,391	859,310	- 1,051,695	- 2,976,754	- 4,906,617	- 6,864,070	- 8,821,523	- 10,797,026	- 12,795,185	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 8,914,327	- 12,198,642	- 15,516,115	- 18,860,118	- 22,242,899	- 25,683,626	- 29,139,571	- 32,595,515	- 36,051,460	- 39,507,404	- 42,963,349	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 32,039,417	- 41,937,518	- 51,977,531	- 62,201,276	- 72,651,505	- 83,250,346	- 93,849,187	- 104,448,027	- 115,046,868	- 125,645,709	- 136,244,550	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	334,128	- 404,015	- 1,147,622	- 1,891,228	- 2,634,836	- 3,378,442	- 4,122,050	- 4,865,656	- 5,609,263	- 6,352,870	- 7,096,477	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	25,575,048	21,827,525	18,080,002	14,332,480	10,584,957	6,837,433	3,089,911	- 668,367	- 4,477,182	- 8,285,995	- 12,094,810	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,031,015	84,449,036	78,867,056	73,285,076	67,703,096	62,121,117	56,539,137	50,957,157	45,375,177	39,793,198	34,211,218	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	293,919	278,202	262,485	246,767	231,050	215,333	199,616	183,898	168,181	152,464	136,747	25%
2	Residential Small site - low density - 2 flats	2	£163,244	101,107	88,943	76,778	64,614	52,448	40,284	28,119	15,955	3,789	- 8,512	- 20,876	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	234,520	206,194	177,868	149,541	121,215	92,889	64,562	36,236	7,909	- 20,751	- 49,540	5%
4	Residential Small site - medium density - 9 flats	9	£408,110	365,176	319,340	273,505	227,669	181,833	135,998	90,163	44,327	- 1,533	- 48,118	- 94,703	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,233,306	1,087,031	940,756	794,481	648,206	501,931	355,656	209,381	63,106	- 84,530	- 233,197	15%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,095,673	1,825,963	1,556,254	1,286,544	1,016,834	747,125	477,415	207,705	- 63,019	- 337,140	- 611,261	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,406,517	4,071,648	3,736,779	3,401,911	3,067,042	2,732,174	2,397,305	2,062,437	1,727,568	1,392,701	1,057,832	35%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 1,643,946	- 2,405,081	- 3,166,217	- 3,927,354	- 4,688,490	- 5,449,626	- 6,210,762	- 6,971,899	- 7,733,035	- 8,494,171	- 9,255,307	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	8,225,581	7,055,430	5,885,279	4,715,128	3,536,504	2,353,742	1,170,980	- 11,974	- 1,214,080	- 2,416,186	- 3,621,271	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 10,664,844	- 12,744,279	- 14,823,713	- 16,936,059	- 19,059,873	- 21,183,688	- 23,307,504	- 25,431,318	- 27,555,133	- 29,678,947	- 31,802,762	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 19,383,148	- 21,396,836	- 23,410,524	- 25,424,213	- 27,437,901	- 29,451,589	- 31,465,277	- 33,478,966	- 35,492,653	- 37,506,342	- 39,520,030	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 21,568,482	- 24,907,946	- 28,295,814	- 31,707,684	- 35,119,554	- 38,531,424	- 41,943,295	- 45,355,165	- 48,767,035	- 52,178,905	- 55,590,775	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 11,609,395	- 17,338,292	- 23,165,516	- 29,055,762	- 35,036,856	- 41,137,249	- 47,329,379	- 53,521,508	- 59,713,638	- 65,905,768	- 72,097,897	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 43,382,349	- 51,028,541	- 58,824,893	- 66,749,146	- 74,673,398	- 82,597,651	- 90,521,905	- 98,446,157	- 106,370,410	- 114,294,662	- 122,218,915	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	695,502	425,019	154,535	- 117,845	- 392,752	- 667,659	- 942,566	- 1,217,473	- 1,492,381	- 1,767,288	- 2,042,195	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 6,205,091	- 6,727,970	- 7,250,850	- 7,773,729	- 8,296,609	- 8,819,489	- 9,342,368	- 9,865,248	- 10,388,128	- 10,911,007	- 11,433,887	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,508,718	4,638,462	2,753,391	859,310	- 1,051,695	- 2,976,754	- 4,906,617	- 6,864,070	- 8,821,523	- 10,797,026	- 12,795,185	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 8,914,327	- 12,198,642	- 15,516,115	- 18,860,118	- 22,242,899	- 25,683,626	- 29,139,571	- 32,595,515	- 36,051,460	- 39,507,404	- 42,963,349	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 32,039,417	- 41,937,518	- 51,977,531	- 62,201,276	- 72,651,505	- 83,250,346	- 93,849,187	- 104,448,027	- 115,046,868	- 125,645,709	- 136,244,550	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	334,128	- 404,015	- 1,147,622	- 1,891,228	- 2,634,836	- 3,378,442	- 4,122,050	- 4,865,656	- 5,609,263	- 6,352,870	- 7,096,477	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,575,048	21,827,525	18,080,002	14,332,480	10,584,957	6,837,433	3,089,911	- 668,367	- 4,477,182	- 8,285,995	- 12,094,810	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,031,015	84,449,036	78,867,056	73,285,076	67,703,096	62,121,117	56,539,137	50,957,157	45,375,177	39,793,198	34,211,218	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Charlton AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	288,798	273,081	257,363	241,646	225,929	210,212	194,494	178,777	163,060	147,343	131,625	0%
2	Residential Small site - low density - 2 flats	2	£614,877	95,986	83,821	71,657	59,491	47,327	35,163	22,998	10,833	- 1,353	- 13,717	- 26,081	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	221,716	193,390	165,064	136,737	108,411	80,085	51,758	23,431	- 4,975	- 33,765	- 62,554	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	342,155	296,319	250,483	204,648	158,813	112,977	67,141	21,306	- 24,931	- 71,516	- 118,101	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,169,430	1,023,155	876,880	730,605	584,329	438,055	291,780	145,505	- 783	- 149,450	- 298,117	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,968,351	1,698,642	1,428,932	1,159,223	889,513	619,803	350,094	80,383	- 192,423	- 466,543	- 740,664	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,279,195	3,944,327	3,609,458	3,274,589	2,939,721	2,604,852	2,269,984	1,935,115	1,600,248	1,265,379	930,511	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 2,030,848	- 2,791,984	- 3,553,119	- 4,314,256	- 5,075,392	- 5,836,529	- 6,597,664	- 7,358,801	- 8,119,937	- 8,881,074	- 9,642,209	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,613,447	6,443,295	5,273,144	4,097,119	2,914,357	1,731,595	548,834	- 644,296	- 1,846,402	- 3,048,508	- 4,263,934	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 11,918,148	- 13,997,583	- 16,086,047	- 18,209,862	- 20,333,676	- 22,457,491	- 24,581,305	- 26,705,120	- 28,828,934	- 30,952,749	- 33,076,563	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 20,656,951	- 22,670,638	- 24,684,327	- 26,698,015	- 28,711,703	- 30,725,391	- 32,739,080	- 34,752,767	- 36,766,456	- 38,780,144	- 40,793,832	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 23,555,789	- 26,903,753	- 30,315,623	- 33,727,494	- 37,139,364	- 40,551,234	- 43,963,105	- 47,374,975	- 50,786,845	- 54,198,715	- 57,610,586	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 15,126,767	- 20,910,838	- 26,748,894	- 32,689,129	- 38,729,649	- 44,890,437	- 51,082,567	- 57,274,696	- 63,466,826	- 69,658,956	- 75,851,086	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 48,205,074	- 55,930,140	- 63,806,660	- 71,730,912	- 79,655,165	- 87,579,417	- 95,503,671	- 103,427,924	- 111,352,176	- 119,276,429	- 127,200,682	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	835,433	564,949	294,465	23,982	- 250,533	- 525,440	- 800,348	- 1,075,255	- 1,350,161	- 1,625,069	- 1,899,976	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 5,882,397	- 6,405,276	- 6,928,156	- 7,451,036	- 7,973,915	- 8,496,795	- 9,019,675	- 9,542,554	- 10,065,434	- 10,588,314	- 11,111,193	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,502,802	4,632,547	2,747,379	853,297	- 1,057,806	- 2,982,865	- 4,912,828	- 6,870,281	- 8,827,734	- 10,803,340	- 12,801,497	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 10,838,190	- 14,153,970	- 17,471,443	- 20,847,424	- 24,247,493	- 27,703,437	- 31,159,381	- 34,615,325	- 38,071,270	- 41,527,214	- 44,983,159	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 36,034,723	- 45,998,168	- 56,104,593	- 66,395,837	- 76,914,669	- 87,513,510	- 98,112,351	- 108,711,191	- 119,310,032	- 129,908,872	- 140,507,713	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	703,128	- 28,979	- 772,586	- 1,516,192	- 2,259,800	- 3,003,406	- 3,747,014	- 4,490,620	- 5,234,228	- 5,977,834	- 6,721,441	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,528,117	21,780,595	18,033,071	14,285,549	10,538,026	6,790,504	3,042,980	- 716,066	- 4,524,880	- 8,333,694	- 12,142,508	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,058,862	84,476,882	78,894,902	73,312,923	67,730,942	62,148,962	56,566,982	50,985,003	45,403,023	39,821,043	34,239,063	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	288,798	273,081	257,363	241,646	225,929	210,212	194,494	178,777	163,060	147,343	131,625	0%
2	Residential Small site - low density - 2 flats	2	£324,764	95,986	83,821	71,657	59,491	47,327	35,163	22,998	10,833	- 1,353	- 13,717	- 26,081	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	221,716	193,390	165,064	136,737	108,411	80,085	51,758	23,431	- 4,975	- 33,765	- 62,554	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	342,155	296,319	250,483	204,648	158,813	112,977	67,141	21,306	- 24,931	- 71,516	- 118,101	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,169,430	1,023,155	876,880	730,605	584,329	438,055	291,780	145,505	- 783	- 149,450	- 298,117	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,968,351	1,698,642	1,428,932	1,159,223	889,513	619,803	350,094	80,383	- 192,423	- 466,543	- 740,664	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,279,195	3,944,327	3,609,458	3,274,589	2,939,721	2,604,852	2,269,984	1,935,115	1,600,248	1,265,379	930,511	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 2,030,848	- 2,791,984	- 3,553,119	- 4,314,256	- 5,075,392	- 5,836,529	- 6,597,664	- 7,358,801	- 8,119,937	- 8,881,074	- 9,642,209	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	7,613,447	6,443,295	5,273,144	4,097,119	2,914,357	1,731,595	548,834	- 644,296	- 1,846,402	- 3,048,508	- 4,263,934	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 11,918,148	- 13,997,583	- 16,086,047	- 18,209,862	- 20,333,676	- 22,457,491	- 24,581,305	- 26,705,120	- 28,828,934	- 30,952,749	- 33,076,563	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 20,656,951	- 22,670,638	- 24,684,327	- 26,698,015	- 28,711,703	- 30,725,391	- 32,739,080	- 34,752,767	- 36,766,456	- 38,780,144	- 40,793,832	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 23,555,789	- 26,903,753	- 30,315,623	- 33,727,494	- 37,139,364	- 40,551,234	- 43,963,105	- 47,374,975	- 50,786,845	- 54,198,715	- 57,610,586	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 15,126,767	- 20,910,838	- 26,748,894	- 32,689,129	- 38,729,649	- 44,890,437	- 51,082,567	- 57,274,696	- 63,466,826	- 69,658,956	- 75,851,086	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 48,205,074	- 55,930,140	- 63,806,660	- 71,730,912	- 79,655,165	- 87,579,417	- 95,503,671	- 103,427,924	- 111,352,176	- 119,276,429	- 127,200,682	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	835,433	564,949	294,465	23,982	- 250,533	- 525,440	- 800,348	- 1,075,255	- 1,350,161	- 1,625,069	- 1,899,976	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 5,882,397	- 6,405,276	- 6,928,156	- 7,451,036	- 7,973,915	- 8,496,795	- 9,019,675	- 9,542,554	- 10,065,434	- 10,588,314	- 11,111,193	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,502,802	4,632,547	2,747,379	853,297	- 1,057,806	- 2,982,865	- 4,912,828	- 6,870,281	- 8,827,734	- 10,803,340	- 12,801,497	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 10,838,190	- 14,153,970	- 17,471,443	- 20,847,424	- 24,247,493	- 27,703,437	- 31,159,381	- 34,615,325	- 38,071,270	- 41,527,214	- 44,983,159	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 36,034,723	- 45,998,168	- 56,104,593	- 66,395,837	- 76,914,669	- 87,513,510	- 98,112,351	- 108,711,191	- 119,310,032	- 129,908,872	- 140,507,713	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	703,128	- 28,979	- 772,586	- 1,516,192	- 2,259,800	- 3,003,406	- 3,747,014	- 4,490,620	- 5,234,228	- 5,977,834	- 6,721,441	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,528,117	21,780,595	18,033,071	14,285,549	10,538,026	6,790,504	3,042,980	- 716,066	- 4,524,880	- 8,333,694	- 12,142,508	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,058,862	84,476,882	78,894,902	73,312,923	67,730,942	62,148,962	56,566,982	50,985,003	45,403,023	39,821,043	34,239,063	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	288,798	273,081	257,363	241,646	225,929	210,212	194,494	178,777	163,060	147,343	131,625	20%
2	Residential Small site - low density - 2 flats	2	£172,359	95,986	83,821	71,657	59,491	47,327	35,163	22,998	10,833	- 1,353	- 13,717	- 26,081	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	221,716	193,390	165,064	136,737	108,411	80,085	51,758	23,431	- 4,975	- 33,765	- 62,554	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	342,155	296,319	250,483	204,648	158,813	112,977	67,141	21,306	- 24,931	- 71,516	- 118,101	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,169,430	1,023,155	876,880	730,605	584,329	438,055	291,780	145,505	- 783	- 149,450	- 298,117	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,968,351	1,698,642	1,428,932	1,159,223	889,513	619,803	350,094	80,383	- 192,423	- 466,543	- 740,664	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,279,195	3,944,327	3,609,458	3,274,589	2,939,721	2,604,852	2,269,984	1,935,115	1,600,248	1,265,379	930,511	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 2,030,848	- 2,791,984	- 3,553,119	- 4,314,256	- 5,075,392	- 5,836,529	- 6,597,664	- 7,358,801	- 8,119,937	- 8,881,074	- 9,642,209	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,613,447	6,443,295	5,273,144	4,097,119	2,914,357	1,731,595	548,834	- 644,296	- 1,846,402	- 3,048,508	- 4,263,934	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 11,918,148	- 13,997,583	- 16,086,047	- 18,209,862	- 20,333,676	- 22,457,491	- 24,581,305	- 26,705,120	- 28,828,934	- 30,952,749	- 33,076,563	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 20,656,951	- 22,670,638	- 24,684,327	- 26,698,015	- 28,711,703	- 30,725,391	- 32,739,080	- 34,752,767	- 36,766,456	- 38,780,144	- 40,793,832	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 23,555,789	- 26,903,753	- 30,315,623	- 33,727,494	- 37,139,364	- 40,551,234	- 43,963,105	- 47,374,975	- 50,786,845	- 54,198,715	- 57,610,586	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 15,126,767	- 20,910,838	- 26,748,894	- 32,689,129	- 38,729,649	- 44,890,437	- 51,082,567	- 57,274,696	- 63,466,826	- 69,658,956	- 75,851,086	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 48,205,074	- 55,930,140	- 63,806,660	- 71,730,912	- 79,655,165	- 87,579,417	- 95,503,671	- 103,427,924	- 111,352,176	- 119,276,429	- 127,200,682	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	835,433	564,949	294,465	23,982	- 250,533	- 525,440	- 800,348	- 1,075,255	- 1,350,161	- 1,625,069	- 1,899,976	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 5,882,397	- 6,405,276	- 6,928,156	- 7,451,036	- 7,973,915	- 8,496,795	- 9,019,675	- 9,542,554	- 10,065,434	- 10,588,314	- 11,111,193	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,502,802	4,632,547	2,747,379	853,297	- 1,057,806	- 2,982,865	- 4,912,828	- 6,870,281	- 8,827,734	- 10,803,340	- 12,801,497	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 10,838,190	- 14,153,970	- 17,471,443	- 20,847,424	- 24,247,493	- 27,703,437	- 31,159,381	- 34,615,325	- 38,071,270	- 41,527,214	- 44,983,159	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 36,034,723	- 45,998,168	- 56,104,593	- 66,395,837	- 76,914,669	- 87,513,510	- 98,112,351	- 108,711,191	- 119,310,032	- 129,908,872	- 140,507,713	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	703,128	- 28,979	- 772,586	- 1,516,192	- 2,259,800	- 3,003,406	- 3,747,014	- 4,490,620	- 5,234,228	- 5,977,834	- 6,721,441	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	25,528,117	21,780,595	18,033,071	14,285,549	10,538,026	6,790,504	3,042,980	- 716,066	- 4,524,880	- 8,333,694	- 12,142,508	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,058,862	84,476,882	78,894,902	73,312,923	67,730,942	62,148,962	56,566,982	50,985,003	45,403,023	39,821,043	34,239,063	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	288,798	273,081	257,363	241,646	225,929	210,212	194,494	178,777	163,060	147,343	131,625	25%
2	Residential Small site - low density - 2 flats	2	£163,244	95,986	83,821	71,657	59,491	47,327	35,163	22,998	10,833	- 1,353	- 13,717	- 26,081	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	221,716	193,390	165,064	136,737	108,411	80,085	51,758	23,431	- 4,975	- 33,765	- 62,554	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	342,155	296,319	250,483	204,648	158,813	112,977	67,141	21,306	- 24,931	- 71,516	- 118,101	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,169,430	1,023,155	876,880	730,605	584,329	438,055	291,780	145,505	- 783	- 149,450	- 298,117	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,968,351	1,698,642	1,428,932	1,159,223	889,513	619,803	350,094	80,383	- 192,423	- 466,543	- 740,664	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,279,195	3,944,327	3,609,458	3,274,589	2,939,721	2,604,852	2,269,984	1,935,115	1,600,248	1,265,379	930,511	30%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 2,030,848	- 2,791,984	- 3,553,119	- 4,314,256	- 5,075,392	- 5,836,529	- 6,597,664	- 7,358,801	- 8,119,937	- 8,881,074	- 9,642,209	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,613,447	6,443,295	5,273,144	4,097,119	2,914,357	1,731,595	548,834	- 644,296	- 1,846,402	- 3,048,508	- 4,263,934	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 11,918,148	- 13,997,583	- 16,086,047	- 18,209,862	- 20,333,676	- 22,457,491	- 24,581,305	- 26,705,120	- 28,828,934	- 30,952,749	- 33,076,563	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 20,656,951	- 22,670,638	- 24,684,327	- 26,698,015	- 28,711,703	- 30,725,391	- 32,739,080	- 34,752,767	- 36,766,456	- 38,780,144	- 40,793,832	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 23,555,789	- 26,903,753	- 30,315,623	- 33,727,494	- 37,139,364	- 40,551,234	- 43,963,105	- 47,374,975	- 50,786,845	- 54,198,715	- 57,610,586	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 15,126,767	- 20,910,838	- 26,748,894	- 32,689,129	- 38,729,649	- 44,890,437	- 51,082,567	- 57,274,696	- 63,466,826	- 69,658,956	- 75,851,086	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 48,205,074	- 55,930,140	- 63,806,660	- 71,730,912	- 79,655,165	- 87,579,417	- 95,503,671	- 103,427,924	- 111,352,176	- 119,276,429	- 127,200,682	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	835,433	564,949	294,465	23,982	- 250,533	- 525,440	- 800,348	- 1,075,255	- 1,350,161	- 1,625,069	- 1,899,976	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 5,882,397	- 6,405,276	- 6,928,156	- 7,451,036	- 7,973,915	- 8,496,795	- 9,019,675	- 9,542,554	- 10,065,434	- 10,588,314	- 11,111,193	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,502,802	4,632,547	2,747,379	853,297	- 1,057,806	- 2,982,865	- 4,912,828	- 6,870,281	- 8,827,734	- 10,803,340	- 12,801,497	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 10,838,190	- 14,153,970	- 17,471,443	- 20,847,424	- 24,247,493	- 27,703,437	- 31,159,381	- 34,615,325	- 38,071,270	- 41,527,214	- 44,983,159	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 36,034,723	- 45,998,168	- 56,104,593	- 66,395,837	- 76,914,669	- 87,513,510	- 98,112,351	- 108,711,191	- 119,310,032	- 129,908,872	- 140,507,713	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	703,128	- 28,979	- 772,586	- 1,516,192	- 2,259,800	- 3,003,406	- 3,747,014	- 4,490,620	- 5,234,228	- 5,977,834	- 6,721,441	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,528,117	21,780,595	18,033,071	14,285,549	10,538,026	6,790,504	3,042,980	- 716,066	- 4,524,880	- 8,333,694	- 12,142,508	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,058,862	84,476,882	78,894,902	73,312,923	67,730,942	62,148,962	56,566,982	50,985,003	45,403,023	39,821,043	34,239,063	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Thamesmead AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	287,944	272,227	256,510	240,792	225,075	209,358	193,641	177,923	162,206	146,489	130,772	0%
2	Residential Small site - low density - 2 flats	2	£614,877	95,132	82,968	70,803	58,638	46,473	34,309	22,144	9,979	- 2,221	- 14,585	- 26,949	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	219,582	191,256	162,929	134,603	106,277	77,951	49,624	21,298	- 7,144	- 35,933	- 64,723	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	338,318	292,482	246,646	200,811	154,976	109,140	63,304	17,468	- 28,830	- 75,416	- 122,001	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,158,784	1,012,509	866,234	719,959	573,684	427,409	281,134	134,859	- 11,602	- 160,270	- 308,938	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,947,132	1,677,422	1,407,712	1,138,002	868,292	598,583	328,873	59,163	- 213,990	- 488,111	- 762,232	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,257,975	3,923,107	3,588,238	3,253,370	2,918,501	2,583,633	2,248,764	1,913,896	1,579,027	1,244,158	909,290	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 2,095,331	- 2,856,467	- 3,617,604	- 4,378,740	- 5,139,876	- 5,901,012	- 6,662,148	- 7,423,285	- 8,184,420	- 8,945,557	- 9,706,693	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,511,424	6,341,273	5,171,122	3,993,428	2,810,666	1,627,905	445,143	- 749,683	- 1,951,789	- 3,153,895	- 4,371,045	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 12,127,033	- 14,206,467	- 16,298,347	- 18,422,162	- 20,545,976	- 22,669,791	- 24,793,605	- 26,917,420	- 29,041,235	- 31,165,049	- 33,288,864	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 20,869,251	- 22,882,938	- 24,896,627	- 26,910,315	- 28,924,003	- 30,937,692	- 32,951,380	- 34,965,068	- 36,978,756	- 38,992,445	- 41,006,132	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 23,887,007	- 27,240,389	- 30,652,259	- 34,064,128	- 37,475,999	- 40,887,869	- 44,299,739	- 47,711,609	- 51,123,480	- 54,535,350	- 57,947,220	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 15,712,996	- 21,506,654	- 27,354,455	- 33,294,691	- 39,345,113	- 45,515,968	- 51,708,098	- 57,900,228	- 64,092,358	- 70,284,487	- 76,476,617	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 49,008,860	- 56,747,074	- 64,636,954	- 72,561,207	- 80,485,459	- 88,409,712	- 96,333,965	- 104,258,218	- 112,182,471	- 120,106,723	- 128,030,976	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	956,704	686,220	415,737	145,254	- 127,278	- 402,185	- 677,092	- 952,000	- 1,226,906	- 1,501,814	- 1,776,721	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 5,539,725	- 6,062,604	- 6,585,484	- 7,108,363	- 7,631,243	- 8,154,123	- 8,677,002	- 9,199,882	- 9,722,762	- 10,245,641	- 10,768,521	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	7,494,561	5,624,306	3,754,050	1,861,277	- 33,341	- 1,958,400	- 3,883,459	- 5,829,061	- 7,786,513	- 9,745,089	- 11,743,248	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 11,162,384	- 14,479,858	- 17,797,330	- 21,178,642	- 24,584,127	- 28,040,072	- 31,496,016	- 34,951,961	- 38,407,905	- 41,863,850	- 45,319,795	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 35,940,439	- 45,902,343	- 56,007,201	- 66,296,852	- 76,814,065	- 87,412,906	- 98,011,746	- 108,610,587	- 119,209,427	- 129,808,268	- 140,407,109	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,485,821	21,738,297	17,990,774	14,243,252	10,495,728	6,748,206	3,000,683	- 759,054	- 4,567,869	- 8,376,683	- 12,185,497	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,424,558	84,842,578	79,260,598	73,678,618	68,096,639	62,514,659	56,932,679	51,350,698	45,768,719	40,186,739	34,604,759	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	287,944	272,227	256,510	240,792	225,075	209,358	193,641	177,923	162,206	146,489	130,772	0%
2	Residential Small site - low density - 2 flats	2	£324,764	95,132	82,968	70,803	58,638	46,473	34,309	22,144	9,979	- 2,221	- 14,585	- 26,949	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	219,582	191,256	162,929	134,603	106,277	77,951	49,624	21,298	- 7,144	- 35,933	- 64,723	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	338,318	292,482	246,646	200,811	154,976	109,140	63,304	17,468	- 28,830	- 75,416	- 122,001	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,158,784	1,012,509	866,234	719,959	573,684	427,409	281,134	134,859	- 11,602	- 160,270	- 308,938	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,947,132	1,677,422	1,407,712	1,138,002	868,292	598,583	328,873	59,163	- 213,990	- 488,111	- 762,232	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,257,975	3,923,107	3,588,238	3,253,370	2,918,501	2,583,633	2,248,764	1,913,896	1,579,027	1,244,158	909,290	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 2,095,331	- 2,856,467	- 3,617,604	- 4,378,740	- 5,139,876	- 5,901,012	- 6,662,148	- 7,423,285	- 8,184,420	- 8,945,557	- 9,706,693	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	7,511,424	6,341,273	5,171,122	3,993,428	2,810,666	1,627,905	445,143	- 749,683	- 1,951,789	- 3,153,895	- 4,371,045	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 12,127,033	- 14,206,467	- 16,298,347	- 18,422,162	- 20,545,976	- 22,669,791	- 24,793,605	- 26,917,420	- 29,041,235	- 31,165,049	- 33,288,864	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 20,869,251	- 22,882,938	- 24,896,627	- 26,910,315	- 28,924,003	- 30,937,692	- 32,951,380	- 34,965,068	- 36,978,756	- 38,992,445	- 41,006,132	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 23,887,007	- 27,240,389	- 30,652,259	- 34,064,128	- 37,475,999	- 40,887,869	- 44,299,739	- 47,711,609	- 51,123,480	- 54,535,350	- 57,947,220	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 15,712,996	- 21,506,654	- 27,354,455	- 33,294,691	- 39,345,113	- 45,515,968	- 51,708,098	- 57,900,228	- 64,092,358	- 70,284,487	- 76,476,617	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 49,008,860	- 56,747,074	- 64,636,954	- 72,561,207	- 80,485,459	- 88,409,712	- 96,333,965	- 104,258,218	- 112,182,471	- 120,106,723	- 128,030,976	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	956,704	686,220	415,737	145,254	- 127,278	- 402,185	- 677,092	- 952,000	- 1,226,906	- 1,501,814	- 1,776,721	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 5,539,725	- 6,062,604	- 6,585,484	- 7,108,363	- 7,631,243	- 8,154,123	- 8,677,002	- 9,199,882	- 9,722,762	- 10,245,641	- 10,768,521	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	7,494,561	5,624,306	3,754,050	1,861,277	- 33,341	- 1,958,400	- 3,883,459	- 5,829,061	- 7,786,513	- 9,745,089	- 11,743,248	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 11,162,384	- 14,479,858	- 17,797,330	- 21,178,642	- 24,584,127	- 28,040,072	- 31,496,016	- 34,951,961	- 38,407,905	- 41,863,850	- 45,319,795	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 35,940,439	- 45,902,343	- 56,007,201	- 66,296,852	- 76,814,065	- 87,412,906	- 98,011,746	- 108,610,587	- 119,209,427	- 129,808,268	- 140,407,109	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,485,821	21,738,297	17,990,774	14,243,252	10,495,728	6,748,206	3,000,683	- 759,054	- 4,567,869	- 8,376,683	- 12,185,497	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,424,558	84,842,578	79,260,598	73,678,618	68,096,639	62,514,659	56,932,679	51,350,698	45,768,719	40,186,739	34,604,759	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	287,944	272,227	256,510	240,792	225,075	209,358	193,641	177,923	162,206	146,489	130,772	20%
2	Residential Small site - low density - 2 flats	2	£172,359	95,132	82,968	70,803	58,638	46,473	34,309	22,144	9,979	- 2,221	- 14,585	- 26,949	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	219,582	191,256	162,929	134,603	106,277	77,951	49,624	21,298	- 7,144	- 35,933	- 64,723	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	338,318	292,482	246,646	200,811	154,976	109,140	63,304	17,468	- 28,830	- 75,416	- 122,001	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,158,784	1,012,509	866,234	719,959	573,684	427,409	281,134	134,859	- 11,602	- 160,270	- 308,938	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,947,132	1,677,422	1,407,712	1,138,002	868,292	598,583	328,873	59,163	- 213,990	- 488,111	- 762,232	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,257,975	3,923,107	3,588,238	3,253,370	2,918,501	2,583,633	2,248,764	1,913,896	1,579,027	1,244,158	909,290	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 2,095,331	- 2,856,467	- 3,617,604	- 4,378,740	- 5,139,876	- 5,901,012	- 6,662,148	- 7,423,285	- 8,184,420	- 8,945,557	- 9,706,693	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,511,424	6,341,273	5,171,122	3,993,428	2,810,666	1,627,905	445,143	- 749,683	- 1,951,789	- 3,153,895	- 4,371,045	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 12,127,033	- 14,206,467	- 16,298,347	- 18,422,162	- 20,545,976	- 22,669,791	- 24,793,605	- 26,917,420	- 29,041,235	- 31,165,049	- 33,288,864	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 20,869,251	- 22,882,938	- 24,896,627	- 26,910,315	- 28,924,003	- 30,937,692	- 32,951,380	- 34,965,068	- 36,978,756	- 38,992,445	- 41,006,132	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 23,887,007	- 27,240,389	- 30,652,259	- 34,064,128	- 37,475,999	- 40,887,869	- 44,299,739	- 47,711,609	- 51,123,480	- 54,535,350	- 57,947,220	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 15,712,996	- 21,506,654	- 27,354,455	- 33,294,691	- 39,345,113	- 45,515,968	- 51,708,098	- 57,900,228	- 64,092,358	- 70,284,487	- 76,476,617	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 49,008,860	- 56,747,074	- 64,636,954	- 72,561,207	- 80,485,459	- 88,409,712	- 96,333,965	- 104,258,218	- 112,182,471	- 120,106,723	- 128,030,976	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	956,704	686,220	415,737	145,254	- 127,278	- 402,185	- 677,092	- 952,000	- 1,226,906	- 1,501,814	- 1,776,721	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 5,539,725	- 6,062,604	- 6,585,484	- 7,108,363	- 7,631,243	- 8,154,123	- 8,677,002	- 9,199,882	- 9,722,762	- 10,245,641	- 10,768,521	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	7,494,561	5,624,306	3,754,050	1,861,277	- 33,341	- 1,958,400	- 3,883,459	- 5,829,061	- 7,786,513	- 9,745,089	- 11,743,248	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 11,162,384	- 14,479,858	- 17,797,330	- 21,178,642	- 24,584,127	- 28,040,072	- 31,496,016	- 34,951,961	- 38,407,905	- 41,863,850	- 45,319,795	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 35,940,439	- 45,902,343	- 56,007,201	- 66,296,852	- 76,814,065	- 87,412,906	- 98,011,746	- 108,610,587	- 119,209,427	- 129,808,268	- 140,407,109	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	25,485,821	21,738,297	17,990,774	14,243,252	10,495,728	6,748,206	3,000,683	- 759,054	- 4,567,869	- 8,376,683	- 12,185,497	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,424,558	84,842,578	79,260,598	73,678,618	68,096,639	62,514,659	56,932,679	51,350,698	45,768,719	40,186,739	34,604,759	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	287,944	272,227	256,510	240,792	225,075	209,358	193,641	177,923	162,206	146,489	130,772	25%
2	Residential Small site - low density - 2 flats	2	£163,244	95,132	82,968	70,803	58,638	46,473	34,309	22,144	9,979	- 2,221	- 14,585	- 26,949	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	219,582	191,256	162,929	134,603	106,277	77,951	49,624	21,298	- 7,144	- 35,933	- 64,723	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	338,318	292,482	246,646	200,811	154,976	109,140	63,304	17,468	- 28,830	- 75,416	- 122,001	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,158,784	1,012,509	866,234	719,959	573,684	427,409	281,134	134,859	- 11,602	- 160,270	- 308,938	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,947,132	1,677,422	1,407,712	1,138,002	868,292	598,583	328,873	59,163	- 213,990	- 488,111	- 762,232	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,257,975	3,923,107	3,588,238	3,253,370	2,918,501	2,583,633	2,248,764	1,913,896	1,579,027	1,244,158	909,290	30%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 2,095,331	- 2,856,467	- 3,617,604	- 4,378,740	- 5,139,876	- 5,901,012	- 6,662,148	- 7,423,285	- 8,184,420	- 8,945,557	- 9,706,693	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,511,424	6,341,273	5,171,122	3,993,428	2,810,666	1,627,905	445,143	- 749,683	- 1,951,789	- 3,153,895	- 4,371,045	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 12,127,033	- 14,206,467	- 16,298,347	- 18,422,162	- 20,545,976	- 22,669,791	- 24,793,605	- 26,917,420	- 29,041,235	- 31,165,049	- 33,288,864	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 20,869,251	- 22,882,938	- 24,896,627	- 26,910,315	- 28,924,003	- 30,937,692	- 32,951,380	- 34,965,068	- 36,978,756	- 38,992,445	- 41,006,132	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 23,887,007	- 27,240,389	- 30,652,259	- 34,064,128	- 37,475,999	- 40,887,869	- 44,299,739	- 47,711,609	- 51,123,480	- 54,535,350	- 57,947,220	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 15,712,996	- 21,506,654	- 27,354,455	- 33,294,691	- 39,345,113	- 45,515,968	- 51,708,098	- 57,900,228	- 64,092,358	- 70,284,487	- 76,476,617	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 49,008,860	- 56,747,074	- 64,636,954	- 72,561,207	- 80,485,459	- 88,409,712	- 96,333,965	- 104,258,218	- 112,182,471	- 120,106,723	- 128,030,976	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	956,704	686,220	415,737	145,254	- 127,278	- 402,185	- 677,092	- 952,000	- 1,226,906	- 1,501,814	- 1,776,721	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 5,539,725	- 6,062,604	- 6,585,484	- 7,108,363	- 7,631,243	- 8,154,123	- 8,677,002	- 9,199,882	- 9,722,762	- 10,245,641	- 10,768,521	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	7,494,561	5,624,306	3,754,050	1,861,277	- 33,341	- 1,958,400	- 3,883,459	- 5,829,061	- 7,786,513	- 9,745,089	- 11,743,248	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 11,162,384	- 14,479,858	- 17,797,330	- 21,178,642	- 24,584,127	- 28,040,072	- 31,496,016	- 34,951,961	- 38,407,905	- 41,863,850	- 45,319,795	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 35,940,439	- 45,902,343	- 56,007,201	- 66,296,852	- 76,814,065	- 87,412,906	- 98,011,746	- 108,610,587	- 119,209,427	- 129,808,268	- 140,407,109	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	- 379,192	- 1,122,799	- 1,866,405	- 2,610,013	- 3,353,619	- 4,097,227	- 4,840,833	- 5,584,441	- 6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,485,821	21,738,297	17,990,774	14,243,252	10,495,728	6,748,206	3,000,683	- 759,054	- 4,567,869	- 8,376,683	- 12,185,497	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,424,558	84,842,578	79,260,598	73,678,618	68,096,639	62,514,659	56,932,679	51,350,698	45,768,719	40,186,739	34,604,759	50%

RB GREENWICH LOCAL PLAN Sales value £6,458 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	231,917	219,300	206,682	194,066	181,448	168,831	156,214	143,597	130,980	118,363	105,746	0%
2	Residential Small site - low density - 2 flats	2	£614,877	50,640	40,999	31,357	21,716	12,075	2,433	-7,325	-17,125	-26,924	-36,723	-46,522	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	117,003	94,552	72,102	49,651	27,201	4,750	-17,989	-40,807	-63,625	-86,442	-109,260	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	171,950	135,776	99,602	63,427	27,254	-9,066	-45,833	-82,598	-119,365	-156,130	-192,896	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	629,721	513,625	397,529	281,433	165,338	49,242	-67,947	-185,941	-303,936	-421,930	-539,925	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	931,953	720,429	508,906	297,382	85,859	-127,720	-342,704	-557,687	-772,670	-987,653	-1,202,637	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	2,986,738	2,722,858	2,458,980	2,195,100	1,931,220	1,667,341	1,403,461	1,139,582	875,702	611,823	347,943	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	-5,061,458	-5,651,719	-6,241,980	-6,832,239	-7,422,500	-8,012,761	-8,603,022	-9,193,283	-9,783,542	-10,373,803	-10,964,064	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	2,897,047	1,982,811	1,068,574	154,338	-772,327	-1,701,516	-2,630,705	-3,560,330	-4,506,191	-5,452,052	-6,397,913	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	-21,041,916	-22,641,865	-24,241,815	-25,841,765	-27,441,715	-29,041,664	-30,641,614	-32,241,563	-33,841,513	-35,441,462	-37,041,412	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-29,422,747	-30,934,455	-32,446,163	-33,957,872	-35,469,580	-36,981,288	-38,492,996	-40,004,705	-41,516,412	-43,028,121	-44,539,830	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-37,249,773	-39,872,758	-42,495,743	-45,118,729	-47,741,714	-50,364,699	-52,987,684	-55,610,669	-58,233,655	-60,856,640	-63,479,625	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	-38,371,186	-43,054,679	-47,842,285	-52,629,891	-57,417,498	-62,205,103	-66,992,710	-71,780,316	-76,567,922	-81,355,528	-86,143,135	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	-79,169,218	-85,283,830	-91,398,440	-97,513,052	-103,627,663	-109,742,275	-115,856,885	-121,971,497	-128,086,109	-134,200,720	-140,315,331	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	-62,823	-278,423	-494,023	-709,623	-925,223	-1,140,823	-1,356,424	-1,572,023	-1,787,623	-2,003,223	-2,218,823	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-7,543,713	-7,951,313	-8,358,913	-8,766,513	-9,174,114	-9,581,714	-9,989,314	-10,396,914	-10,804,514	-11,212,114	-11,619,714	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	-274,418	-1,737,527	-3,200,634	-4,667,209	-6,154,845	-7,642,480	-9,130,115	-10,627,605	-12,147,353	-13,667,101	-15,186,849	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	-24,242,415	-26,888,177	-29,553,157	-32,218,136	-34,883,117	-37,548,096	-40,213,077	-42,878,056	-45,543,036	-48,208,016	-50,872,995	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	-74,757,277	-82,958,893	-91,163,153	-99,367,413	-107,571,674	-115,775,934	-123,980,194	-132,184,454	-140,388,715	-148,592,975	-156,797,234	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	1,090,192	358,551	-379,192	-1,122,799	-1,866,405	-2,610,013	-3,353,619	-4,097,227	-4,840,833	-5,584,441	-6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	23,526,117	19,891,383	16,256,650	12,621,916	8,987,183	5,352,449	1,717,715	-1,948,371	-5,642,552	-9,336,732	-13,030,913	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	89,430,436	83,905,564	78,380,692	72,855,820	67,330,949	61,806,077	56,281,206	50,756,334	45,231,462	39,706,591	34,181,719	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£405,954	231,917	219,300	206,682	194,066	181,448	168,831	156,214	143,597	130,980	118,363	105,746	0%
2	Residential Small site - low density - 2 flats	2	£324,764	50,640	40,999	31,357	21,716	12,075	2,433	-7,325	-17,125	-26,924	-36,723	-46,522	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	117,003	94,552	72,102	49,651	27,201	4,750	-17,989	-40,807	-63,625	-86,442	-109,260	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	171,950	135,776	99,602	63,427	27,254	-9,066	-45,833	-82,598	-119,365	-156,130	-192,896	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	629,721	513,625	397,529	281,433	165,338	49,242	-67,947	-185,941	-303,936	-421,930	-539,925	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	931,953	720,429	508,906	297,382	85,859	-127,720	-342,704	-557,687	-772,670	-987,653	-1,202,637	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	2,986,738	2,722,858	2,458,980	2,195,100	1,931,220	1,667,341	1,403,461	1,139,582	875,702	611,823	347,943	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	-5,061,458	-5,651,719	-6,241,980	-6,832,239	-7,422,500	-8,012,761	-8,603,022	-9,193,283	-9,783,542	-10,373,803	-10,964,064	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	2,897,047	1,982,811	1,068,574	154,338	-772,327	-1,701,516	-2,630,705	-3,560,330	-4,506,191	-5,452,052	-6,397,913	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	-21,041,916	-22,641,865	-24,241,815	-25,841,765	-27,441,715	-29,041,664	-30,641,614	-32,241,563	-33,841,513	-35,441,462	-37,041,412	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-29,422,747	-30,934,455	-32,446,163	-33,957,872	-35,469,580	-36,981,288	-38,492,996	-40,004,705	-41,516,412	-43,028,121	-44,539,830	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-37,249,773	-39,872,758	-42,495,743	-45,118,729	-47,741,714	-50,364,699	-52,987,684	-55,610,669	-58,233,655	-60,856,640	-63,479,625	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	-38,371,186	-43,054,679	-47,842,285	-52,629,891	-57,417,498	-62,205,103	-66,992,710	-71,780,316	-76,567,922	-81,355,528	-86,143,135	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	-79,169,218	-85,283,830	-91,398,440	-97,513,052	-103,627,663	-109,742,275	-115,856,885	-121,971,497	-128,086,109	-134,200,720	-140,315,331	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	-62,823	-278,423	-494,023	-709,623	-925,223	-1,140,823	-1,356,424	-1,572,023	-1,787,623	-2,003,223	-2,218,823	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-7,543,713	-7,951,313	-8,358,913	-8,766,513	-9,174,114	-9,581,714	-9,989,314	-10,396,914	-10,804,514	-11,212,114	-11,619,714	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	-274,418	-1,737,527	-3,200,634	-4,667,209	-6,154,845	-7,642,480	-9,130,115	-10,627,605	-12,147,353	-13,667,101	-15,186,849	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	-24,242,415	-26,888,177	-29,553,157	-32,218,136	-34,883,117	-37,548,096	-40,213,077	-42,878,056	-45,543,036	-48,208,016	-50,872,995	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	-74,757,277	-82,958,893	-91,163,153	-99,367,413	-107,571,674	-115,775,934	-123,980,194	-132,184,454	-140,388,715	-148,592,975	-156,797,234	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	1,090,192	358,551	-379,192	-1,122,799	-1,866,405	-2,610,013	-3,353,619	-4,097,227	-4,840,833	-5,584,441	-6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	23,526,117	19,891,383	16,256,650	12,621,916	8,987,183	5,352,449	1,717,715	-1,948,371	-5,642,552	-9,336,732	-13,030,913	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	89,430,436	83,905,564	78,380,692	72,855,820	67,330,949	61,806,077	56,281,206	50,756,334	45,231,462	39,706,591	34,181,719	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£215,449	231,917	219,300	206,682	194,066	181,448	168,831	156,214	143,597	130,980	118,363	105,746	5%
2	Residential Small site - low density - 2 flats	2	£172,359	50,640	40,999	31,357	21,716	12,075	2,433	-7,325	-17,125	-26,924	-36,723	-46,522	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	117,003	94,552	72,102	49,651	27,201	4,750	-17,989	-40,807	-63,625	-86,442	-109,260	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	171,950	135,776	99,602	63,427	27,254	-9,066	-45,833	-82,598	-119,365	-156,130	-192,896	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	629,721	513,625	397,529	281,433	165,338	49,242	-67,947	-185,941	-303,936	-421,930	-539,925	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	931,953	720,429	508,906	297,382	85,859	-127,720	-342,704	-557,687	-772,670	-987,653	-1,202,637	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	2,986,738	2,722,858	2,458,980	2,195,100	1,931,220	1,667,341	1,403,461	1,139,582	875,702	611,823	347,943	15%
8	Residential Large site - high density - 150 flats	150	£1,809,774	-5,061,458	-5,651,719	-6,241,980	-6,832,239	-7,422,500	-8,012,761	-8,603,022	-9,193,283	-9,783,542	-10,373,803	-10,964,064	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	2,897,047	1,982,811	1,068,574	154,338	-772,327	-1,701,516	-2,630,705	-3,560,330	-4,506,191	-5,452,052	-6,397,913	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	-21,041,916	-22,641,865	-24,241,815	-25,841,765	-27,441,715	-29,041,664	-30,641,614	-32,241,563	-33,841,513	-35,441,462	-37,041,412	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-29,422,747	-30,934,455	-32,446,163	-33,957,872	-35,469,580	-36,981,288	-38,492,996	-40,004,705	-41,516,412	-43,028,121	-44,539,830	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-37,249,773	-39,872,758	-42,495,743	-45,118,729	-47,741,714	-50,364,699	-52,987,684	-55,610,669	-58,233,655	-60,856,640	-63,479,625	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	-38,371,186	-43,054,679	-47,842,285	-52,629,891	-57,417,498	-62,205,103	-66,992,710	-71,780,316	-76,567,922	-81,355,528	-86,143,135	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	-79,169,218	-85,283,830	-91,398,440	-97,513,052	-103,627,663	-109,742,275	-115,856,885	-121,971,497	-128,086,109	-134,200,720	-140,315,331	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	-62,823	-278,423	-494,023	-709,623	-925,223	-1,140,823	-1,356,424	-1,572,023	-1,787,623	-2,003,223	-2,218,823	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-7,543,713	-7,951,313	-8,358,913	-8,766,513	-9,174,114	-9,581,714	-9,989,314	-10,396,914	-10,804,514	-11,212,114	-11,619,714	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	-274,418	-1,737,527	-3,200,634	-4,667,209	-6,154,845	-7,642,480	-9,130,115	-10,627,605	-12,147,353	-13,667,101	-15,186,849	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	-24,242,415	-26,888,177	-29,553,157	-32,218,136	-34,883,117	-37,548,096	-40,213,077	-42,878,056	-45,543,036	-48,208,016	-50,872,995	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	-74,757,277	-82,958,893	-91,163,153	-99,367,413	-107,571,674	-115,775,934	-123,980,194	-132,184,454	-140,388,715	-148,592,975	-156,797,234	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	-379,192	-1,122,799	-1,866,405	-2,610,013	-3,353,619	-4,097,227	-4,840,833	-5,584,441	-6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	23,526,117	19,891,383	16,256,650	12,621,916	8,987,183	5,352,449	1,717,715	-1,948,371	-5,642,552	-9,336,732	-13,030,913	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	89,430,436	83,905,564	78,380,692	72,855,820	67,330,949	61,806,077	56,281,206	50,756,334	45,231,462	39,706,591	34,181,719	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£204,055	231,917	219,300	206,682	194,066	181,448	168,831	156,214	143,597	130,980	118,363	105,746	10%
2	Residential Small site - low density - 2 flats	2	£163,244	50,640	40,999	31,357	21,716	12,075	2,433	-7,325	-17,125	-26,924	-36,723	-46,522	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	117,003	94,552	72,102	49,651	27,201	4,750	-17,989	-40,807	-63,625	-86,442	-109,260	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	171,950	135,776	99,602	63,427	27,254	-9,066	-45,833	-82,598	-119,365	-156,130	-192,896	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	629,721	513,625	397,529	281,433	165,338	49,242	-67,947	-185,941	-303,936	-421,930	-539,925	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	931,953	720,429	508,906	297,382	85,859	-127,720	-342,704	-557,687	-772,670	-987,653	-1,202,637	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	2,986,738	2,722,858	2,458,980	2,195,100	1,931,220	1,667,341	1,403,461	1,139,582	875,702	611,823	347,943	15%
8	Residential Large site - high density - 150 flats	150	£1,714,060	-5,061,458	-5,651,719	-6,241,980	-6,832,239	-7,422,500	-8,012,761	-8,603,022	-9,193,283	-9,783,542	-10,373,803	-10,964,064	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	2,897,047	1,982,811	1,068,574	154,338	-772,327	-1,701,516	-2,630,705	-3,560,330	-4,506,191	-5,452,052	-6,397,913	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	-21,041,916	-22,641,865	-24,241,815	-25,841,765	-27,441,715	-29,041,664	-30,641,614	-32,241,563	-33,841,513	-35,441,462	-37,041,412	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-29,422,747	-30,934,455	-32,446,163	-33,957,872	-35,469,580	-36,981,288	-38,492,996	-40,004,705	-41,516,412	-43,028,121	-44,539,830	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-37,249,773	-39,872,758	-42,495,743	-45,118,729	-47,741,714	-50,364,699	-52,987,684	-55,610,669	-58,233,655	-60,856,640	-63,479,625	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	-38,371,186	-43,054,679	-47,842,285	-52,629,891	-57,417,498	-62,205,103	-66,992,710	-71,780,316	-76,567,922	-81,355,528	-86,143,135	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	-79,169,218	-85,283,830	-91,398,440	-97,513,052	-103,627,663	-109,742,275	-115,856,885	-121,971,497	-128,086,109	-134,200,720	-140,315,331	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	-62,823	-278,423	-494,023	-709,623	-925,223	-1,140,823	-1,356,424	-1,572,023	-1,787,623	-2,003,223	-2,218,823	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-7,543,713	-7,951,313	-8,358,913	-8,766,513	-9,174,114	-9,581,714	-9,989,314	-10,396,914	-10,804,514	-11,212,114	-11,619,714	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	-274,418	-1,737,527	-3,200,634	-4,667,209	-6,154,845	-7,642,480	-9,130,115	-10,627,605	-12,147,353	-13,667,101	-15,186,849	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	-24,242,415	-26,888,177	-29,553,157	-32,218,136	-34,883,117	-37,548,096	-40,213,077	-42,878,056	-45,543,036	-48,208,016	-50,872,995	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	-74,757,277	-82,958,893	-91,163,153	-99,367,413	-107,571,674	-115,775,934	-123,980,194	-132,184,454	-140,388,715	-148,592,975	-156,797,234	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	1,090,192	358,551	-379,192	-1,122,799	-1,866,405	-2,610,013	-3,353,619	-4,097,227	-4,840,833	-5,584,441	-6,328,047	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	23,526,117	19,891,383	16,256,650	12,621,916	8,987,183	5,352,449	1,717,715	-1,948,371	-5,642,552	-9,336,732	-13,030,913	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	89,430,436	83,905,564	78,380,692	72,855,820	67,330,949	61,806,077	56,281,206	50,756,334	45,231,462	39,706,591	34,181,719	50%

Appendix 7 - Appraisal outputs (BTR)

RB GREENWICH LOCAL PLAN Sales value £10,172 psm AH tenure Rented 60% SO 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	601,144	570,065	538,987	507,908	476,830	445,751	414,673	383,594	352,516	321,437	290,359	0%
2	Residential Small site - low density - 2 flats	2	£614,877	283,280	258,611	233,943	209,275	184,607	159,939	135,270	110,603	85,935	61,267	36,599	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	658,720	601,279	543,838	486,396	428,955	371,514	314,073	256,631	199,190	141,749	84,308	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	1,060,515	966,808	873,101	779,394	685,687	591,979	498,272	404,565	310,858	217,151	123,444	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	3,289,912	2,999,533	2,709,153	2,418,775	2,128,395	1,838,017	1,547,637	1,257,259	966,879	676,500	386,121	5%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	6,015,802	5,468,671	4,921,542	4,374,411	3,827,281	3,280,151	2,733,021	2,185,890	1,638,761	1,091,630	544,501	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	9,943,146	9,270,340	8,596,025	7,921,710	7,247,395	6,573,080	5,898,764	5,224,449	4,550,134	3,875,819	3,201,504	15%
8	Residential Large site - high density - 150 flats	150	£6,456,206	9,600,836	8,073,566	6,546,297	5,019,028	3,491,759	1,964,489	435,354	-1,132,758	-2,707,990	-4,283,223	-5,858,455	10%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	25,785,109	23,375,209	20,965,309	18,555,410	16,132,401	13,702,784	11,273,167	8,843,551	6,413,935	3,984,318	1,535,201	5%
10	Residential Large site - high density - 500 flats	500	£23,519,037	21,967,790	17,715,577	13,463,364	9,182,501	4,875,181	567,861	-3,859,684	-8,304,469	-12,824,395	-17,392,220	-22,004,793	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	11,471,453	7,370,538	3,269,624	-868,908	-5,100,672	-9,341,420	-13,647,678	-17,988,758	-22,380,399	-26,772,039	-31,163,680	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	25,879,539	19,519,920	13,106,437	6,662,860	141,009	-6,540,025	-13,308,875	-20,194,604	-27,229,277	-34,369,585	-41,509,892	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	69,135,311	58,748,322	48,253,118	37,617,590	26,769,454	15,634,665	4,358,924	-7,212,742	-19,086,928	-31,302,057	-43,945,170	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	59,742,728	46,514,219	33,009,356	19,110,338	4,820,559	-9,875,395	-24,965,945	-40,429,604	-56,426,310	-72,872,301	-89,318,293	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	5,361,290	4,812,591	4,263,891	3,715,192	3,166,491	2,617,792	2,069,092	1,520,393	971,693	422,994	-127,762	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	3,178,479	2,124,784	1,071,089	17,394	-1,053,249	-2,124,178	-3,195,106	-4,266,034	-5,336,962	-6,407,891	-7,478,818	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	40,369,214	36,452,752	32,536,292	28,619,830	24,699,976	20,748,776	16,797,576	12,846,376	8,877,403	4,880,321	877,663	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	39,019,731	32,676,355	26,327,885	19,910,090	13,483,367	6,980,714	425,581	-6,304,493	-13,147,316	-20,127,720	-27,278,203	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	111,485,391	93,993,036	76,186,876	57,913,500	39,012,570	19,947,462	850,517	-18,923,963	-39,195,484	-60,158,193	-81,932,797	0%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	601,144	570,065	538,987	507,908	476,830	445,751	414,673	383,594	352,516	321,437	290,359	30%
2	Residential Small site - low density - 2 flats	2	£324,764	283,280	258,611	233,943	209,275	184,607	159,939	135,270	110,603	85,935	61,267	36,599	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	658,720	601,279	543,838	486,396	428,955	371,514	314,073	256,631	199,190	141,749	84,308	20%
4	Residential Small site - medium density - 9 flats	9	£811,909	1,060,515	966,808	873,101	779,394	685,687	591,979	498,272	404,565	310,858	217,151	123,444	10%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	3,289,912	2,999,533	2,709,153	2,418,775	2,128,395	1,838,017	1,547,637	1,257,259	966,879	676,500	386,121	30%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	6,015,802	5,468,671	4,921,542	4,374,411	3,827,281	3,280,151	2,733,021	2,185,890	1,638,761	1,091,630	544,501	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	9,943,146	9,270,340	8,596,025	7,921,710	7,247,395	6,573,080	5,898,764	5,224,449	4,550,134	3,875,819	3,201,504	40%
8	Residential Large site - high density - 150 flats	150	£3,410,017	9,600,836	8,073,566	6,546,297	5,019,028	3,491,759	1,964,489	435,354	-1,132,758	-2,707,990	-4,283,223	-5,858,455	20%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	25,785,109	23,375,209	20,965,309	18,555,410	16,132,401	13,702,784	11,273,167	8,843,551	6,413,935	3,984,318	1,535,201	25%
10	Residential Large site - high density - 500 flats	500	£12,422,204	21,967,790	17,715,577	13,463,364	9,182,501	4,875,181	567,861	-3,859,684	-8,304,469	-12,824,395	-17,392,220	-22,004,793	10%
11	Residential Large site - high density - 500 flats	500	£8,930,996	11,471,453	7,370,538	3,269,624	-868,908	-5,100,672	-9,341,420	-13,647,678	-17,988,758	-22,380,399	-26,772,039	-31,163,680	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	25,879,539	19,519,920	13,106,437	6,662,860	141,009	-6,540,025	-13,308,875	-20,194,604	-27,229,277	-34,369,585	-41,509,892	5%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	69,135,311	58,748,322	48,253,118	37,617,590	26,769,454	15,634,665	4,358,924	-7,212,742	-19,086,928	-31,302,057	-43,945,170	15%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	59,742,728	46,514,219	33,009,356	19,110,338	4,820,559	-9,875,395	-24,965,945	-40,429,604	-56,426,310	-72,872,301	-89,318,293	5%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	5,361,290	4,812,591	4,263,891	3,715,192	3,166,491	2,617,792	2,069,092	1,520,393	971,693	422,994	-127,762	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	3,178,479	2,124,784	1,071,089	17,394	-1,053,249	-2,124,178	-3,195,106	-4,266,034	-5,336,962	-6,407,891	-7,478,818	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	40,369,214	36,452,752	32,536,292	28,619,830	24,699,976	20,748,776	16,797,576	12,846,376	8,877,403	4,880,321	877,663	15%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	39,019,731	32,676,355	26,327,885	19,910,090	13,483,367	6,980,714	425,581	-6,304,493	-13,147,316	-20,127,720	-27,278,203	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	111,485,391	93,993,036	76,186,876	57,913,500	39,012,570	19,947,462	850,517	-18,923,963	-39,195,484	-60,158,193	-81,932,797	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	601,144	570,065	538,987	507,908	476,830	445,751	414,673	383,594	352,516	321,437	290,359	50%
2	Residential Small site - low density - 2 flats	2	£172,359	283,280	258,611	233,943	209,275	184,607	159,939	135,270	110,603	85,935	61,267	36,599	20%
3	Residential Small site - medium density - 5 flats	5	£215,449	658,720	601,279	543,838	486,396	428,955	371,514	314,073	256,631	199,190	141,749	84,308	35%
4	Residential Small site - medium density - 9 flats	9	£430,899	1,060,515	966,808	873,101	779,394	685,687	591,979	498,272	404,565	310,858	217,151	123,444	30%
5	Residential Medium site - medium density - 25 flats	25	£818,707	3,289,912	2,999,533	2,709,153	2,418,775	2,128,395	1,838,017	1,547,637	1,257,259	966,879	676,500	386,121	40%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	6,015,802	5,468,671	4,921,542	4,374,411	3,827,281	3,280,151	2,733,021	2,185,890	1,638,761	1,091,630	544,501	35%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	9,943,146	9,270,340	8,596,025	7,921,710	7,247,395	6,573,080	5,898,764	5,224,449	4,550,134	3,875,819	3,201,504	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	9,600,836	8,073,566	6,546,297	5,019,028	3,491,759	1,964,489	435,354	-1,132,758	-2,707,990	-4,283,223	-5,858,455	25%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	25,785,109	23,375,209	20,965,309	18,555,410	16,132,401	13,702,784	11,273,167	8,843,551	6,413,935	3,984,318	1,535,201	35%
10	Residential Large site - high density - 500 flats	500	£6,592,749	21,967,790	17,715,577	13,463,364	9,182,501	4,875,181	567,861	-3,859,684	-8,304,469	-12,824,395	-17,392,220	-22,004,793	15%
11	Residential Large site - high density - 500 flats	500	£4,739,885	11,471,453	7,370,538	3,269,624	-868,908	-5,100,672	-9,341,420	-13,647,678	-17,988,758	-22,380,399	-26,772,039	-31,163,680	5%
12	Residential Large site - high density - 800 flats	800	£8,617,973	25,879,539	19,519,920	13,106,437	6,662,860	141,009	-6,540,025	-13,308,875	-20,194,604	-27,229,277	-34,369,585	-41,509,892	10%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	69,135,311	58,748,322	48,253,118	37,617,590	26,769,454	15,634,665	4,358,924	-7,212,742	-19,086,928	-31,302,057	-43,945,170	20%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	59,742,728	46,514,219	33,009,356	19,110,338	4,820,559	-9,875,395	-24,965,945	-40,429,604	-56,426,310	-72,872,301	-89,318,293	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	5,361,290	4,812,591	4,263,891	3,715,192	3,166,491	2,617,792	2,069,092	1,520,393	971,693	422,994	-127,762	35%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	3,178,479	2,124,784	1,071,089	17,394	-1,053,249	-2,124,178	-3,195,106	-4,266,034	-5,336,962	-6,407,891	-7,478,818	5%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	40,369,214	36,452,752	32,536,292	28,619,830	24,699,976	20,748,776	16,797,576	12,846,376	8,877,403	4,880,321	877,663	30%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	39,019,731	32,676,355	26,327,885	19,910,090	13,483,367	6,980,714	425,581	-6,304,493	-13,147,316	-20,127,720	-27,278,203	15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	111,485,391	93,993,036	76,186,876	57,913,500	39,012,570	19,947,462	850,517	-18,923,963	-39,195,484	-60,158,193	-81,932,797	10%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	601,144	570,065	538,987	507,908	476,830	445,751	414,673	383,594	352,516	321,437	290,359	50%
2	Residential Small site - low density - 2 flats	2	£163,244	283,280	258,611	233,943	209,275	184,607	159,939	135,270	110,603	85,935	61,267	36,599	20%
3	Residential Small site - medium density - 5 flats	5	£204,055	658,720	601,279	543,838	486,396	428,955	371,514	314,073	256,631	199,190	141,749	84,308	35%
4	Residential Small site - medium density - 9 flats	9	£408,110	1,060,515	966,808	873,101	779,394	685,687	591,979	498,272	404,565	310,858	217,151	123,444	30%
5	Residential Medium site - medium density - 25 flats	25	£775,408	3,289,912	2,999,533	2,709,153	2,418,775	2,128,395	1,838,017	1,547,637	1,257,259	966,879	676,500	386,121	40%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	6,015,802	5,468,671	4,921,542	4,374,411	3,827,281	3,280,151	2,733,021	2,185,890	1,638,761	1,091,630	544,501	35%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	9,943,146	9,270,340	8,596,025	7,921,710	7,247,395	6,573,080	5,898,764	5,224,449	4,550,134	3,875,819	3,201,504	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	9,600,836	8,073,566	6,546,297	5,019,028	3,491,759	1,964,489	435,354	-1,132,758	-2,707,990	-4,283,223	-5,858,455	25%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	25,785,109	23,375,209	20,965,309	18,555,410	16,132,401	13,702,784	11,273,167	8,843,551	6,413,935	3,984,318	1,535,201	40%
10	Residential Large site - high density - 500 flats	500	£6,244,077	21,967,790	17,715,577	13,463,364	9,182,501	4,875,181	567,861	-3,859,684	-8,304,469	-12,824,395	-17,392,220	-22,004,793	15%
11	Residential Large site - high density - 500 flats	500	£4,489,206	11,471,453	7,370,538	3,269,624	-868,908	-5,100,672	-9,341,420	-13,647,678	-17,988,758	-22,380,399	-26,772,039	-31,163,680	5%
12	Residential Large site - high density - 800 flats	800	£8,162,192	25,879,539	19,519,920	13,106,437	6,662,860	141,009	-6,540,025	-13,308,875	-20,194,604	-27,229,277	-34,369,585	-41,509,892	10%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	69,135,311	58,748,322	48,253,118	37,617,590	26,769,454	15,634,665	4,358,924	-7,212,742	-19,086,928	-31,302,057	-43,945,170	20%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	59,742,728	46,514,219	33,009,356	19,110,338	4,820,559	-9,875,395	-24,965,945	-40,429,604	-56,426,310	-72,872,301	-89,318,293	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	5,361,290	4,812,591	4,263,891	3,715,192	3,166,491	2,617,792	2,069,092	1,520,393	971,693	422,994	-127,762	35%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	3,178,479	2,124,784	1,071,089	17,394	-1,053,249	-2,124,178	-3,195,106	-4,266,034	-5,336,962	-6,407,891	-7,478,818	5%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	40,369,214	36,452,752	32,536,292	28,619,830	24,699,976	20,748,776	16,797,576	12,846,376	8,877,403	4,880,321	877,663	30%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	39,019,731	32,676,355	26,327,885	19,910,090	13,483,367	6,980,714	425,581	-6,304,493	-13,147,316	-20,127,720	-27,278,203	15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	111,485,391	93,993,036	76,186,876	57,913,500	39,012,570	19,947,462	850,517	-18,923,963	-39,195,484	-60,158,193	-81,932,797	10%

RB GREENWICH LOCAL PLAN Sales value £9,149 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	489,229	463,746	438,264	412,781	387,298	361,815	336,333	310,850	285,367	259,884	234,402	0%
2	Residential Small site - low density - 2 flats	2	£614,877	192,185	172,072	151,959	131,845	111,732	91,618	71,505	51,392	31,279	11,165	- 9,094	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	446,601	399,767	352,931	306,096	259,260	212,425	165,589	118,755	71,919	25,084	- 22,108	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	711,743	635,475	559,207	482,938	406,669	330,401	254,132	177,864	101,595	25,326	- 51,775	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,200,440	1,964,534	1,728,629	1,492,724	1,256,818	1,020,913	785,007	549,102	313,196	77,291	- 161,209	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	3,915,287	3,473,183	3,031,078	2,588,974	2,146,869	1,704,765	1,262,661	820,556	378,452	- 64,693	- 514,029	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	7,381,955	6,835,775	6,289,595	5,743,416	5,197,235	4,651,055	4,104,875	3,558,695	3,012,514	2,466,334	1,920,154	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	3,626,862	2,398,291	1,169,721	- 75,149	- 1,341,950	- 2,608,752	- 3,875,554	- 5,142,356	- 6,409,157	- 7,675,959	- 8,942,761	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	16,300,455	14,348,359	12,396,264	10,444,167	8,492,072	6,539,975	4,587,880	2,617,444	641,070	- 1,357,143	- 3,365,842	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	4,431,518	1,007,130	- 2,508,518	- 6,040,639	- 9,588,170	- 13,182,680	- 16,792,570	- 20,459,567	- 24,126,564	- 27,793,560	- 31,460,557	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 5,664,368	- 9,021,594	- 12,437,168	- 15,853,730	- 19,311,017	- 22,796,583	- 26,282,150	- 29,767,717	- 33,253,285	- 36,738,851	- 40,224,418	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	161,252	- 5,181,865	- 10,583,895	- 16,044,901	- 21,563,450	- 27,167,418	- 32,883,787	- 38,600,157	- 44,316,526	- 50,032,896	- 55,749,266	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	27,339,622	18,356,771	9,314,773	189,336	- 9,207,406	- 18,755,556	- 28,491,734	- 38,460,861	- 48,696,403	- 58,996,612	- 69,296,822	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	5,039,836	- 6,699,602	- 18,707,540	- 30,906,871	- 43,376,083	- 56,148,125	- 69,263,969	- 82,443,558	- 95,623,146	- 108,802,734	- 121,982,322	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,930,079	2,486,707	2,043,335	1,599,962	1,156,590	713,217	269,844	- 176,367	- 626,991	- 1,077,615	- 1,528,239	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 1,810,088	- 2,672,936	- 3,535,784	- 4,398,634	- 5,261,482	- 6,124,330	- 6,987,179	- 7,850,027	- 8,712,877	- 9,575,725	- 10,438,573	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	21,953,925	18,798,981	15,644,038	12,463,159	9,273,781	6,084,404	2,895,028	- 342,549	- 3,629,325	- 6,945,806	- 10,288,225	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	13,702,107	8,489,048	3,237,087	- 2,084,521	- 7,519,352	- 13,001,955	- 18,559,963	- 24,221,898	- 29,999,456	- 35,777,285	- 41,555,114	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	37,513,072	22,217,891	6,921,499	- 8,744,488	- 24,759,464	- 41,111,515	- 57,842,424	- 75,074,533	- 92,664,222	- 110,253,910	- 127,843,598	0%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£405,954	489,229	463,746	438,264	412,781	387,298	361,815	336,333	310,850	285,367	259,884	234,402	15%
2	Residential Small site - low density - 2 flats	2	£324,764	192,185	172,072	151,959	131,845	111,732	91,618	71,505	51,392	31,279	11,165	- 9,094	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	446,601	399,767	352,931	306,096	259,260	212,425	165,589	118,755	71,919	25,084	- 22,108	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	711,743	635,475	559,207	482,938	406,669	330,401	254,132	177,864	101,595	25,326	- 51,775	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,200,440	1,964,534	1,728,629	1,492,724	1,256,818	1,020,913	785,007	549,102	313,196	77,291	- 161,209	10%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	3,915,287	3,473,183	3,031,078	2,588,974	2,146,869	1,704,765	1,262,661	820,556	378,452	- 64,693	- 514,029	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	7,381,955	6,835,775	6,289,595	5,743,416	5,197,235	4,651,055	4,104,875	3,558,695	3,012,514	2,466,334	1,920,154	30%
8	Residential Large site - high density - 150 flats	150	£3,410,017	3,626,862	2,398,291	1,169,721	- 75,149	- 1,341,950	- 2,608,752	- 3,875,554	- 5,142,356	- 6,409,157	- 7,675,959	- 8,942,761	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	16,300,455	14,348,359	12,396,264	10,444,167	8,492,072	6,539,975	4,587,880	2,617,444	641,070	- 1,357,143	- 3,365,842	10%
10	Residential Large site - high density - 500 flats	500	£12,422,204	4,431,518	1,007,130	- 2,508,518	- 6,040,639	- 9,588,170	- 13,182,680	- 16,792,570	- 20,459,567	- 24,126,564	- 27,793,560	- 31,460,557	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 5,664,368	- 9,021,594	- 12,437,168	- 15,853,730	- 19,311,017	- 22,796,583	- 26,282,150	- 29,767,717	- 33,253,285	- 36,738,851	- 40,224,418	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	161,252	- 5,181,865	- 10,583,895	- 16,044,901	- 21,563,450	- 27,167,418	- 32,883,787	- 38,600,157	- 44,316,526	- 50,032,896	- 55,749,266	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	27,339,622	18,356,771	9,314,773	189,336	- 9,207,406	- 18,755,556	- 28,491,734	- 38,460,861	- 48,696,403	- 58,996,612	- 69,296,822	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	5,039,836	- 6,699,602	- 18,707,540	- 30,906,871	- 43,376,083	- 56,148,125	- 69,263,969	- 82,443,558	- 95,623,146	- 108,802,734	- 121,982,322	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,930,079	2,486,707	2,043,335	1,599,962	1,156,590	713,217	269,844	- 176,367	- 626,991	- 1,077,615	- 1,528,239	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 1,810,088	- 2,672,936	- 3,535,784	- 4,398,634	- 5,261,482	- 6,124,330	- 6,987,179	- 7,850,027	- 8,712,877	- 9,575,725	- 10,438,573	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	21,953,925	18,798,981	15,644,038	12,463,159	9,273,781	6,084,404	2,895,028	- 342,549	- 3,629,325	- 6,945,806	- 10,288,225	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	13,702,107	8,489,048	3,237,087	- 2,084,521	- 7,519,352	- 13,001,955	- 18,559,963	- 24,221,898	- 29,999,456	- 35,777,285	- 41,555,114	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	37,513,072	22,217,891	6,921,499	- 8,744,488	- 24,759,464	- 41,111,515	- 57,842,424	- 75,074,533	- 92,664,222	- 110,253,910	- 127,843,598	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£215,449	489,229	463,746	438,264	412,781	387,298	361,815	336,333	310,850	285,367	259,884	234,402	50%
2	Residential Small site - low density - 2 flats	2	£172,359	192,185	172,072	151,959	131,845	111,732	91,618	71,505	51,392	31,279	11,165	- 9,094	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	446,601	399,767	352,931	306,096	259,260	212,425	165,589	118,755	71,919	25,084	- 22,108	20%
4	Residential Small site - medium density - 9 flats	9	£430,899	711,743	635,475	559,207	482,938	406,669	330,401	254,132	177,864	101,595	25,326	- 51,775	15%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,200,440	1,964,534	1,728,629	1,492,724	1,256,818	1,020,913	785,007	549,102	313,196	77,291	- 161,209	25%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	3,915,287	3,473,183	3,031,078	2,588,974	2,146,869	1,704,765	1,262,661	820,556	378,452	- 64,693	- 514,029	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	7,381,955	6,835,775	6,289,595	5,743,416	5,197,235	4,651,055	4,104,875	3,558,695	3,012,514	2,466,334	1,920,154	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	3,626,862	2,398,291	1,169,721	- 75,149	- 1,341,950	- 2,608,752	- 3,875,554	- 5,142,356	- 6,409,157	- 7,675,959	- 8,942,761	5%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	16,300,455	14,348,359	12,396,264	10,444,167	8,492,072	6,539,975	4,587,880	2,617,444	641,070	- 1,357,143	- 3,365,842	25%
10	Residential Large site - high density - 500 flats	500	£6,592,749	4,431,518	1,007,130	- 2,508,518	- 6,040,639	- 9,588,170	- 13,182,680	- 16,792,570	- 20,459,567	- 24,126,564	- 27,793,560	- 31,460,557	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 5,664,368	- 9,021,594	- 12,437,168	- 15,853,730	- 19,311,017	- 22,796,583	- 26,282,150	- 29,767,717	- 33,253,285	- 36,738,851	- 40,224,418	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	161,252	- 5,181,865	- 10,583,895	- 16,044,901	- 21,563,450	- 27,167,418	- 32,883,787	- 38,600,157	- 44,316,526	- 50,032,896	- 55,749,266	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	27,339,622	18,356,771	9,314,773	189,336	- 9,207,406	- 18,755,556	- 28,491,734	- 38,460,861	- 48,696,403	- 58,996,612	- 69,296,822	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	5,039,836	- 6,699,602	- 18,707,540	- 30,906,871	- 43,376,083	- 56,148,125	- 69,263,969	- 82,443,558	- 95,623,146	- 108,802,734	- 121,982,322	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,930,079	2,486,707	2,043,335	1,599,962	1,156,590	713,217	269,844	- 176,367	- 626,991	- 1,077,615	- 1,528,239	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 1,810,088	- 2,672,936	- 3,535,784	- 4,398,634	- 5,261,482	- 6,124,330	- 6,987,179	- 7,850,027	- 8,712,877	- 9,575,725	- 10,438,573	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	21,953,925	18,798,981	15,644,038	12,463,159	9,273,781	6,084,404	2,895,028	- 342,549	- 3,629,325	- 6,945,806	- 10,288,225	10%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	13,702,107	8,489,048	3,237,087	- 2,084,521	- 7,519,352	- 13,001,955	- 18,559,963	- 24,221,898	- 29,999,456	- 35,777,285	- 41,555,114	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	37,513,072	22,217,891	6,921,499	- 8,744,488	- 24,759,464	- 41,111,515	- 57,842,424	- 75,074,533	- 92,664,222	- 110,253,910	- 127,843,598	0%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£204,055	489,229	463,746	438,264	412,781	387,298	361,815	336,333	310,850	285,367	259,884	234,402	50%
2	Residential Small site - low density - 2 flats	2	£163,244	192,185	172,072	151,959	131,845	111,732	91,618	71,505	51,392	31,279	11,165	- 9,094	5%
3	Residential Small site - medium density - 5 flats	5	£204,055	446,601	399,767	352,931	306,096	259,260	212,425	165,589	118,755	71,919	25,084	- 22,108	25%
4	Residential Small site - medium density - 9 flats	9	£408,110	711,743	635,475	559,207	482,938	406,669	330,401	254,132	177,864	101,595	25,326	- 51,775	15%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,200,440	1,964,534	1,728,629	1,492,724	1,256,818	1,020,913	785,007	549,102	313,196	77,291	- 161,209	30%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	3,915,287	3,473,183	3,031,078	2,588,974	2,146,869	1,704,765	1,262,661	820,556	378,452	- 64,693	- 514,029	20%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	7,381,955	6,835,775	6,289,595	5,743,416	5,197,235	4,651,055	4,104,875	3,558,695	3,012,514	2,466,334	1,920,154	45%
8	Residential Large site - high density - 150 flats	150	£1,714,060	3,626,862	2,398,291	1,169,721	- 75,149	- 1,341,950	- 2,608,752	- 3,875,554	- 5,142,356	- 6,409,157	- 7,675,959	- 8,942,761	5%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	16,300,455	14,348,359	12,396,264	10,444,167	8,492,072	6,539,975	4,587,880	2,617,444	641,070	- 1,357,143	- 3,365,842	25%
10	Residential Large site - high density - 500 flats	500	£6,244,077	4,431,518	1,007,130	- 2,508,518	- 6,040,639	- 9,588,170	- 13,182,680	- 16,792,570	- 20,459,567	- 24,126,564	- 27,793,560	- 31,460,557	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 5,664,368	- 9,021,594	- 12,437,168	- 15,853,730	- 19,311,017	- 22,796,583	- 26,282,150	- 29,767,717	- 33,253,285	- 36,738,851	- 40,224,418	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	161,252	- 5,181,865	- 10,583,895	- 16,044,901	- 21,563,450	- 27,167,418	- 32,883,787	- 38,600,157	- 44,316,526	- 50,032,896	- 55,749,266	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	27,339,622	18,356,771	9,314,773	189,336	- 9,207,406	- 18,755,556	- 28,491,734	- 38,460,861	- 48,696,403	- 58,996,612	- 69,296,822	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	5,039,836	- 6,699,602	- 18,707,540	- 30,906,871	- 43,376,083	- 56,148,125	- 69,263,969	- 82,443,558	- 95,623,146	- 108,802,734	- 121,982,322	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,930,079	2,486,707	2,043,335	1,599,962	1,156,590	713,217	269,844	- 176,367	- 626,991	- 1,077,615	- 1,528,239	20%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 1,810,088	- 2,672,936	- 3,535,784	- 4,398,634	- 5,261,482	- 6,124,330	- 6,987,179	- 7,850,027	- 8,712,877	- 9,575,725	- 10,438,573	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	21,953,925	18,798,981	15,644,038	12,463,159	9,273,781	6,084,404	2,895,028	- 342,549	- 3,629,325	- 6,945,806	- 10,288,225	10%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	13,702,107	8,489,048	3,237,087	- 2,084,521	- 7,519,352	- 13,001,955	- 18,559,963	- 24,221,898	- 29,999,456	- 35,777,285	- 41,555,114	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	37,513,072	22,217,891	6,921,499	- 8,744,488	- 24,759,464	- 41,111,515	- 57,842,424	- 75,074,533	- 92,664,222	- 110,253,910	- 127,843,598	0%

RB GREENWICH LOCAL PLAN Sales value £8,611 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	430,326	407,788	385,251	362,713	340,175	317,639	295,101	272,563	250,026	227,488	204,951	0%
2	Residential Small site - low density - 2 flats	2	£614,877	144,241	126,525	108,809	91,093	73,376	55,661	37,945	20,228	2,512	- 15,453	- 33,459	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	334,960	293,707	252,454	211,201	169,947	128,694	87,440	46,187	4,934	- 36,913	- 78,841	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	528,179	461,089	393,998	326,908	259,818	192,727	125,637	58,546	- 8,683	- 76,871	- 145,058	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,627,033	1,419,799	1,212,564	1,005,328	798,093	590,858	383,622	176,388	- 31,353	- 241,977	- 452,602	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,809,754	2,422,926	2,036,098	1,649,270	1,262,442	875,615	488,787	101,960	- 289,528	- 682,682	- 1,075,836	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	6,033,167	5,554,425	5,075,685	4,596,945	4,118,203	3,639,463	3,160,722	2,681,981	2,203,241	1,724,500	1,245,760	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	470,917	- 625,851	- 1,730,320	- 2,834,791	- 3,939,260	- 5,043,731	- 6,148,200	- 7,252,670	- 8,357,140	- 9,461,610	- 10,566,079	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	11,273,923	9,573,154	7,872,385	6,171,615	4,464,984	2,743,709	1,022,434	- 710,272	- 2,459,698	- 4,213,139	- 5,993,562	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 5,051,282	- 8,103,051	- 11,195,318	- 14,301,151	- 17,421,325	- 20,590,651	- 23,759,976	- 26,929,300	- 30,098,625	- 33,267,950	- 36,437,274	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 14,969,261	- 17,917,563	- 20,923,739	- 23,932,425	- 26,941,112	- 29,949,798	- 32,958,484	- 35,967,170	- 38,975,856	- 41,984,542	- 44,993,227	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 14,010,461	- 18,784,462	- 23,604,189	- 28,475,170	- 33,442,099	- 38,409,029	- 43,375,958	- 48,342,887	- 53,309,816	- 58,276,744	- 63,243,673	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	3,862,896	- 4,234,182	- 12,466,318	- 20,802,908	- 29,277,253	- 37,923,399	- 46,776,148	- 55,742,061	- 64,707,972	- 73,673,884	- 82,639,797	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 26,281,395	- 36,985,271	- 47,882,330	- 59,011,194	- 70,411,344	- 81,871,773	- 93,332,201	- 104,792,631	- 116,253,059	- 127,713,488	- 139,173,917	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,821,375	1,433,437	1,045,500	657,562	269,625	- 120,248	- 514,529	- 908,812	- 1,303,093	- 1,697,376	- 2,091,658	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 4,000,399	- 4,753,732	- 5,507,065	- 6,260,398	- 7,013,732	- 7,767,064	- 8,520,397	- 9,273,730	- 10,027,063	- 10,780,396	- 11,533,729	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	13,529,130	10,764,861	8,000,592	5,236,323	2,455,952	- 351,803	- 3,199,725	- 6,063,210	- 8,959,304	- 11,869,043	- 14,823,195	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	23,178	- 4,673,541	- 9,421,601	- 14,209,512	- 19,041,008	- 23,963,612	- 28,963,627	- 33,990,040	- 39,016,452	- 44,042,865	- 49,069,278	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 2,389,799	- 16,242,254	- 30,282,886	- 44,561,140	- 59,127,564	- 74,033,831	- 89,332,766	- 104,647,602	- 119,962,439	- 135,277,276	- 150,592,113	0%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£405,954	430,326	407,788	385,251	362,713	340,175	317,639	295,101	272,563	250,026	227,488	204,951	5%
2	Residential Small site - low density - 2 flats	2	£324,764	144,241	126,525	108,809	91,093	73,376	55,661	37,945	20,228	2,512	- 15,453	- 33,459	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	334,960	293,707	252,454	211,201	169,947	128,694	87,440	46,187	4,934	- 36,913	- 78,841	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	528,179	461,089	393,998	326,908	259,818	192,727	125,637	58,546	- 8,683	- 76,871	- 145,058	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,627,033	1,419,799	1,212,564	1,005,328	798,093	590,858	383,622	176,388	- 31,353	- 241,977	- 452,602	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,809,754	2,422,926	2,036,098	1,649,270	1,262,442	875,615	488,787	101,960	- 289,528	- 682,682	- 1,075,836	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	6,033,167	5,554,425	5,075,685	4,596,945	4,118,203	3,639,463	3,160,722	2,681,981	2,203,241	1,724,500	1,245,760	20%
8	Residential Large site - high density - 150 flats	150	£3,410,017	470,917	- 625,851	- 1,730,320	- 2,834,791	- 3,939,260	- 5,043,731	- 6,148,200	- 7,252,670	- 8,357,140	- 9,461,610	- 10,566,079	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	11,273,923	9,573,154	7,872,385	6,171,615	4,464,984	2,743,709	1,022,434	- 710,272	- 2,459,698	- 4,213,139	- 5,993,562	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 5,051,282	- 8,103,051	- 11,195,318	- 14,301,151	- 17,421,325	- 20,590,651	- 23,759,976	- 26,929,300	- 30,098,625	- 33,267,950	- 36,437,274	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 14,969,261	- 17,917,563	- 20,923,739	- 23,932,425	- 26,941,112	- 29,949,798	- 32,958,484	- 35,967,170	- 38,975,856	- 41,984,542	- 44,993,227	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 14,010,461	- 18,784,462	- 23,604,189	- 28,475,170	- 33,442,099	- 38,409,029	- 43,375,958	- 48,342,887	- 53,309,816	- 58,276,744	- 63,243,673	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	3,862,896	- 4,234,182	- 12,466,318	- 20,802,908	- 29,277,253	- 37,923,399	- 46,776,148	- 55,742,061	- 64,707,972	- 73,673,884	- 82,639,797	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 26,281,395	- 36,985,271	- 47,882,330	- 59,011,194	- 70,411,344	- 81,871,773	- 93,332,201	- 104,792,631	- 116,253,059	- 127,713,488	- 139,173,917	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,821,375	1,433,437	1,045,500	657,562	269,625	- 120,248	- 514,529	- 908,812	- 1,303,093	- 1,697,376	- 2,091,658	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 4,000,399	- 4,753,732	- 5,507,065	- 6,260,398	- 7,013,732	- 7,767,064	- 8,520,397	- 9,273,730	- 10,027,063	- 10,780,396	- 11,533,729	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	13,529,130	10,764,861	8,000,592	5,236,323	2,455,952	- 351,803	- 3,199,725	- 6,063,210	- 8,959,304	- 11,869,043	- 14,823,195	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	23,178	- 4,673,541	- 9,421,601	- 14,209,512	- 19,041,008	- 23,963,612	- 28,963,627	- 33,990,040	- 39,016,452	- 44,042,865	- 49,069,278	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 2,389,799	- 16,242,254	- 30,282,886	- 44,561,140	- 59,127,564	- 74,033,831	- 89,332,766	- 104,647,602	- 119,962,439	- 135,277,276	- 150,592,113	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£215,449	430,326	407,788	385,251	362,713	340,175	317,639	295,101	272,563	250,026	227,488	204,951	45%
2	Residential Small site - low density - 2 flats	2	£172,359	144,241	126,525	108,809	91,093	73,376	55,661	37,945	20,228	2,512	- 15,453	- 33,459	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	334,960	293,707	252,454	211,201	169,947	128,694	87,440	46,187	4,934	- 36,913	- 78,841	10%
4	Residential Small site - medium density - 9 flats	9	£430,899	528,179	461,089	393,998	326,908	259,818	192,727	125,637	58,546	- 8,683	- 76,871	- 145,058	5%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,627,033	1,419,799	1,212,564	1,005,328	798,093	590,858	383,622	176,388	- 31,353	- 241,977	- 452,602	15%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,809,754	2,422,926	2,036,098	1,649,270	1,262,442	875,615	488,787	101,960	- 289,528	- 682,682	- 1,075,836	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	6,033,167	5,554,425	5,075,685	4,596,945	4,118,203	3,639,463	3,160,722	2,681,981	2,203,241	1,724,500	1,245,760	40%
8	Residential Large site - high density - 150 flats	150	£1,809,774	470,917	- 625,851	- 1,730,320	- 2,834,791	- 3,939,260	- 5,043,731	- 6,148,200	- 7,252,670	- 8,357,140	- 9,461,610	- 10,566,079	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	11,273,923	9,573,154	7,872,385	6,171,615	4,464,984	2,743,709	1,022,434	- 710,272	- 2,459,698	- 4,213,139	- 5,993,562	10%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 5,051,282	- 8,103,051	- 11,195,318	- 14,301,151	- 17,421,325	- 20,590,651	- 23,759,976	- 26,929,300	- 30,098,625	- 33,267,950	- 36,437,274	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 14,969,261	- 17,917,563	- 20,923,739	- 23,932,425	- 26,941,112	- 29,949,798	- 32,958,484	- 35,967,170	- 38,975,856	- 41,984,542	- 44,993,227	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 14,010,461	- 18,784,462	- 23,604,189	- 28,475,170	- 33,442,099	- 38,409,029	- 43,375,958	- 48,342,887	- 53,309,816	- 58,276,744	- 63,243,673	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	3,862,896	- 4,234,182	- 12,466,318	- 20,802,908	- 29,277,253	- 37,923,399	- 46,776,148	- 55,742,061	- 64,707,972	- 73,673,884	- 82,639,797	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 26,281,395	- 36,985,271	- 47,882,330	- 59,011,194	- 70,411,344	- 81,871,773	- 93,332,201	- 104,792,631	- 116,253,059	- 127,713,488	- 139,173,917	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,821,375	1,433,437	1,045,500	657,562	269,625	- 120,248	- 514,529	- 908,812	- 1,303,093	- 1,697,376	- 2,091,658	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 4,000,399	- 4,753,732	- 5,507,065	- 6,260,398	- 7,013,732	- 7,767,064	- 8,520,397	- 9,273,730	- 10,027,063	- 10,780,396	- 11,533,729	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	13,529,130	10,764,861	8,000,592	5,236,323	2,455,952	- 351,803	- 3,199,725	- 6,063,210	- 8,959,304	- 11,869,043	- 14,823,195	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	23,178	- 4,673,541	- 9,421,601	- 14,209,512	- 19,041,008	- 23,963,612	- 28,963,627	- 33,990,040	- 39,016,452	- 44,042,865	- 49,069,278	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 2,389,799	- 16,242,254	- 30,282,886	- 44,561,140	- 59,127,564	- 74,033,831	- 89,332,766	- 104,647,602	- 119,962,439	- 135,277,276	- 150,592,113	0%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£204,055	430,326	407,788	385,251	362,713	340,175	317,639	295,101	272,563	250,026	227,488	204,951	50%
2	Residential Small site - low density - 2 flats	2	£163,244	144,241	126,525	108,809	91,093	73,376	55,661	37,945	20,228	2,512	- 15,453	- 33,459	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	334,960	293,707	252,454	211,201	169,947	128,694	87,440	46,187	4,934	- 36,913	- 78,841	15%
4	Residential Small site - medium density - 9 flats	9	£408,110	528,179	461,089	393,998	326,908	259,818	192,727	125,637	58,546	- 8,683	- 76,871	- 145,058	5%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,627,033	1,419,799	1,212,564	1,005,328	798,093	590,858	383,622	176,388	- 31,353	- 241,977	- 452,602	20%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,809,754	2,422,926	2,036,098	1,649,270	1,262,442	875,615	488,787	101,960	- 289,528	- 682,682	- 1,075,836	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	6,033,167	5,554,425	5,075,685	4,596,945	4,118,203	3,639,463	3,160,722	2,681,981	2,203,241	1,724,500	1,245,760	40%
8	Residential Large site - high density - 150 flats	150	£1,714,060	470,917	- 625,851	- 1,730,320	- 2,834,791	- 3,939,260	- 5,043,731	- 6,148,200	- 7,252,670	- 8,357,140	- 9,461,610	- 10,566,079	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	11,273,923	9,573,154	7,872,385	6,171,615	4,464,984	2,743,709	1,022,434	- 710,272	- 2,459,698	- 4,213,139	- 5,993,562	15%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 5,051,282	- 8,103,051	- 11,195,318	- 14,301,151	- 17,421,325	- 20,590,651	- 23,759,976	- 26,929,300	- 30,098,625	- 33,267,950	- 36,437,274	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 14,969,261	- 17,917,563	- 20,923,739	- 23,932,425	- 26,941,112	- 29,949,798	- 32,958,484	- 35,967,170	- 38,975,856	- 41,984,542	- 44,993,227	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 14,010,461	- 18,784,462	- 23,604,189	- 28,475,170	- 33,442,099	- 38,409,029	- 43,375,958	- 48,342,887	- 53,309,816	- 58,276,744	- 63,243,673	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	3,862,896	- 4,234,182	- 12,466,318	- 20,802,908	- 29,277,253	- 37,923,399	- 46,776,148	- 55,742,061	- 64,707,972	- 73,673,884	- 82,639,797	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 26,281,395	- 36,985,271	- 47,882,330	- 59,011,194	- 70,411,344	- 81,871,773	- 93,332,201	- 104,792,631	- 116,253,059	- 127,713,488	- 139,173,917	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,821,375	1,433,437	1,045,500	657,562	269,625	- 120,248	- 514,529	- 908,812	- 1,303,093	- 1,697,376	- 2,091,658	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 4,000,399	- 4,753,732	- 5,507,065	- 6,260,398	- 7,013,732	- 7,767,064	- 8,520,397	- 9,273,730	- 10,027,063	- 10,780,396	- 11,533,729	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	13,529,130	10,764,861	8,000,592	5,236,323	2,455,952	- 351,803	- 3,199,725	- 6,063,210	- 8,959,304	- 11,869,043	- 14,823,195	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	23,178	- 4,673,541	- 9,421,601	- 14,209,512	- 19,041,008	- 23,963,612	- 28,963,627	- 33,990,040	- 39,016,452	- 44,042,865	- 49,069,278	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 2,389,799	- 16,242,254	- 30,282,886	- 44,561,140	- 59,127,564	- 74,033,831	- 89,332,766	- 104,647,602	- 119,962,439	- 135,277,276	- 150,592,113	0%

RB GREENWICH LOCAL PLAN Sales value £7,965 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	359,643	340,639	321,636	302,633	283,629	264,626	245,622	226,619	207,615	188,613	169,609	0%
2	Residential Small site - low density - 2 flats	2	£614,877	86,709	71,868	57,029	42,190	27,350	12,511	-2,366	-17,449	-32,531	-47,613	-62,696	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	200,990	166,436	131,881	97,326	62,771	28,216	-6,442	-41,562	-76,681	-111,802	-146,921	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	307,902	251,825	195,749	139,672	83,596	27,520	-29,023	-86,017	-143,011	-200,004	-256,998	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	938,946	766,115	593,284	420,454	247,623	74,792	-99,642	-275,300	-450,957	-626,614	-802,272	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,483,113	1,162,617	842,122	521,625	201,130	-121,317	-447,055	-772,793	-1,098,530	-1,424,267	-1,750,005	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,414,619	4,016,806	3,618,992	3,221,179	2,823,365	2,425,552	2,027,739	1,629,925	1,232,112	834,299	436,485	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	-3,417,346	-4,327,018	-5,236,689	-6,146,361	-7,056,032	-7,965,704	-8,875,375	-9,785,048	-10,694,719	-11,604,391	-12,514,062	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	5,227,711	3,812,555	2,397,399	982,242	-439,995	-1,878,297	-3,316,598	-4,767,279	-6,231,164	-7,695,050	-9,158,935	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	-16,711,874	-19,260,268	-21,832,387	-24,404,506	-26,976,623	-29,548,742	-32,120,861	-34,692,980	-37,265,098	-39,837,217	-42,409,336	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-26,351,510	-28,787,938	-31,224,368	-33,660,797	-36,097,226	-38,533,655	-40,970,083	-43,406,512	-45,842,941	-48,279,370	-50,715,799	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-31,560,962	-35,628,561	-39,696,162	-43,763,762	-47,831,362	-51,898,961	-55,966,562	-60,034,162	-64,101,761	-68,169,362	-72,236,962	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	-25,777,078	-32,771,494	-39,868,156	-47,098,080	-54,462,836	-61,827,590	-69,192,345	-76,557,101	-83,921,856	-91,286,611	-98,651,367	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	-65,837,630	-75,226,893	-84,624,331	-94,021,768	-103,419,206	-112,816,643	-122,214,081	-131,611,518	-141,008,956	-150,406,393	-159,803,831	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	490,928	169,513	-154,386	-481,058	-807,730	-1,134,401	-1,461,074	-1,787,746	-2,114,417	-2,441,089	-2,767,761	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-6,628,774	-7,250,688	-7,872,602	-8,494,516	-9,116,431	-9,738,345	-10,360,259	-10,982,174	-11,604,088	-12,226,002	-12,847,916	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	3,301,327	1,017,383	-1,287,276	-3,608,574	-5,944,399	-8,304,900	-10,665,402	-13,050,789	-15,459,552	-17,868,315	-20,277,078	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	-17,107,905	-21,086,383	-25,125,365	-29,213,283	-33,337,996	-37,462,709	-41,587,423	-45,712,136	-49,836,849	-53,961,562	-58,086,276	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	-52,968,528	-65,003,808	-77,263,716	-89,795,224	-102,380,239	-114,965,254	-127,550,269	-140,135,285	-152,720,300	-165,305,315	-177,890,330	0%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	359,643	340,639	321,636	302,633	283,629	264,626	245,622	226,619	207,615	188,613	169,609	0%
2	Residential Small site - low density - 2 flats	2	£324,764	86,709	71,868	57,029	42,190	27,350	12,511	-2,366	-17,449	-32,531	-47,613	-62,696	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	200,990	166,436	131,881	97,326	62,771	28,216	-6,442	-41,562	-76,681	-111,802	-146,921	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	307,902	251,825	195,749	139,672	83,596	27,520	-29,023	-86,017	-143,011	-200,004	-256,998	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	938,946	766,115	593,284	420,454	247,623	74,792	-99,642	-275,300	-450,957	-626,614	-802,272	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,483,113	1,162,617	842,122	521,625	201,130	-121,317	-447,055	-772,793	-1,098,530	-1,424,267	-1,750,005	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,414,619	4,016,806	3,618,992	3,221,179	2,823,365	2,425,552	2,027,739	1,629,925	1,232,112	834,299	436,485	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	-3,417,346	-4,327,018	-5,236,689	-6,146,361	-7,056,032	-7,965,704	-8,875,375	-9,785,048	-10,694,719	-11,604,391	-12,514,062	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	5,227,711	3,812,555	2,397,399	982,242	-439,995	-1,878,297	-3,316,598	-4,767,279	-6,231,164	-7,695,050	-9,158,935	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	-16,711,874	-19,260,268	-21,832,387	-24,404,506	-26,976,623	-29,548,742	-32,120,861	-34,692,980	-37,265,098	-39,837,217	-42,409,336	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-26,351,510	-28,787,938	-31,224,368	-33,660,797	-36,097,226	-38,533,655	-40,970,083	-43,406,512	-45,842,941	-48,279,370	-50,715,799	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-31,560,962	-35,628,561	-39,696,162	-43,763,762	-47,831,362	-51,898,961	-55,966,562	-60,034,162	-64,101,761	-68,169,362	-72,236,962	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	-25,777,078	-32,771,494	-39,868,156	-47,098,080	-54,462,836	-61,827,590	-69,192,345	-76,557,101	-83,921,856	-91,286,611	-98,651,367	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	-65,837,630	-75,226,893	-84,624,331	-94,021,768	-103,419,206	-112,816,643	-122,214,081	-131,611,518	-141,008,956	-150,406,393	-159,803,831	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	490,928	169,513	-154,386	-481,058	-807,730	-1,134,401	-1,461,074	-1,787,746	-2,114,417	-2,441,089	-2,767,761	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-6,628,774	-7,250,688	-7,872,602	-8,494,516	-9,116,431	-9,738,345	-10,360,259	-10,982,174	-11,604,088	-12,226,002	-12,847,916	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	3,301,327	1,017,383	-1,287,276	-3,608,574	-5,944,399	-8,304,900	-10,665,402	-13,050,789	-15,459,552	-17,868,315	-20,277,078	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	-17,107,905	-21,086,383	-25,125,365	-29,213,283	-33,337,996	-37,462,709	-41,587,423	-45,712,136	-49,836,849	-53,961,562	-58,086,276	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	-52,968,528	-65,003,808	-77,263,716	-89,795,224	-102,380,239	-114,965,254	-127,550,269	-140,135,285	-152,720,300	-165,305,315	-177,890,330	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	359,643	340,639	321,636	302,633	283,629	264,626	245,622	226,619	207,615	188,613	169,609	35%
2	Residential Small site - low density - 2 flats	2	£172,359	86,709	71,868	57,029	42,190	27,350	12,511	-2,366	-17,449	-32,531	-47,613	-62,696	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	200,990	166,436	131,881	97,326	62,771	28,216	-6,442	-41,562	-76,681	-111,802	-146,921	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	307,902	251,825	195,749	139,672	83,596	27,520	-29,023	-86,017	-143,011	-200,004	-256,998	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	938,946	766,115	593,284	420,454	247,623	74,792	-99,642	-275,300	-450,957	-626,614	-802,272	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,483,113	1,162,617	842,122	521,625	201,130	-121,317	-447,055	-772,793	-1,098,530	-1,424,267	-1,750,005	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,414,619	4,016,806	3,618,992	3,221,179	2,823,365	2,425,552	2,027,739	1,629,925	1,232,112	834,299	436,485	25%
8	Residential Large site - high density - 150 flats	150	£1,809,774	-3,417,346	-4,327,018	-5,236,689	-6,146,361	-7,056,032	-7,965,704	-8,875,375	-9,785,048	-10,694,719	-11,604,391	-12,514,062	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	5,227,711	3,812,555	2,397,399	982,242	-439,995	-1,878,297	-3,316,598	-4,767,279	-6,231,164	-7,695,050	-9,158,935	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	-16,711,874	-19,260,268	-21,832,387	-24,404,506	-26,976,623	-29,548,742	-32,120,861	-34,692,980	-37,265,098	-39,837,217	-42,409,336	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-26,351,510	-28,787,938	-31,224,368	-33,660,797	-36,097,226	-38,533,655	-40,970,083	-43,406,512	-45,842,941	-48,279,370	-50,715,799	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-31,560,962	-35,628,561	-39,696,162	-43,763,762	-47,831,362	-51,898,961	-55,966,562	-60,034,162	-64,101,761	-68,169,362	-72,236,962	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	-25,777,078	-32,771,494	-39,868,156	-47,098,080	-54,462,836	-61,827,590	-69,192,345	-76,557,101	-83,921,856	-91,286,611	-98,651,367	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	-65,837,630	-75,226,893	-84,624,331	-94,021,768	-103,419,206	-112,816,643	-122,214,081	-131,611,518	-141,008,956	-150,406,393	-159,803,831	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	490,928	169,513	-154,386	-481,058	-807,730	-1,134,401	-1,461,074	-1,787,746	-2,114,417	-2,441,089	-2,767,761	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-6,628,774	-7,250,688	-7,872,602	-8,494,516	-9,116,431	-9,738,345	-10,360,259	-10,982,174	-11,604,088	-12,226,002	-12,847,916	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	3,301,327	1,017,383	-1,287,276	-3,608,574	-5,944,399	-8,304,900	-10,665,402	-13,050,789	-15,459,552	-17,868,315	-20,277,078	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	-17,107,905	-21,086,383	-25,125,365	-29,213,283	-33,337,996	-37,462,709	-41,587,423	-45,712,136	-49,836,849	-53,961,562	-58,086,276	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	-52,968,528	-65,003,808	-77,263,716	-89,795,224	-102,380,239	-114,965,254	-127,550,269	-140,135,285	-152,720,300	-165,305,315	-177,890,330	0%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	359,643	340,639	321,636	302,633	283,629	264,626	245,622	226,619	207,615	188,613	169,609	40%
2	Residential Small site - low density - 2 flats	2	£163,244	86,709	71,868	57,029	42,190	27,350	12,511	-2,366	-17,449	-32,531	-47,613	-62,696	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	200,990	166,436	131,881	97,326	62,771	28,216	-6,442	-41,562	-76,681	-111,802	-146,921	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	307,902	251,825	195,749	139,672	83,596	27,520	-29,023	-86,017	-143,011	-200,004	-256,998	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	938,946	766,115	593,284	420,454	247,623	74,792	-99,642	-275,300	-450,957	-626,614	-802,272	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,483,113	1,162,617	842,122	521,625	201,130	-121,317	-447,055	-772,793	-1,098,530	-1,424,267	-1,750,005	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,414,619	4,016,806	3,618,992	3,221,179	2,823,365	2,425,552	2,027,739	1,629,925	1,232,112	834,299	436,485	25%
8	Residential Large site - high density - 150 flats	150	£1,714,060	-3,417,346	-4,327,018	-5,236,689	-6,146,361	-7,056,032	-7,965,704	-8,875,375	-9,785,048	-10,694,719	-11,604,391	-12,514,062	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	5,227,711	3,812,555	2,397,399	982,242	-439,995	-1,878,297	-3,316,598	-4,767,279	-6,231,164	-7,695,050	-9,158,935	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	-16,711,874	-19,260,268	-21,832,387	-24,404,506	-26,976,623	-29,548,742	-32,120,861	-34,692,980	-37,265,098	-39,837,217	-42,409,336	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-26,351,510	-28,787,938	-31,224,368	-33,660,797	-36,097,226	-38,533,655	-40,970,083	-43,406,512	-45,842,941	-48,279,370	-50,715,799	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-31,560,962	-35,628,561	-39,696,162	-43,763,762	-47,831,362	-51,898,961	-55,966,562	-60,034,162	-64,101,761	-68,169,362	-72,236,962	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	-25,777,078	-32,771,494	-39,868,156	-47,098,080	-54,462,836	-61,827,590	-69,192,345	-76,557,101	-83,921,856	-91,286,611	-98,651,367	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	-65,837,630	-75,226,893	-84,624,331	-94,021,768	-103,419,206	-112,816,643	-122,214,081	-131,611,518	-141,008,956	-150,406,393	-159,803,831	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	490,928	169,513	-154,386	-481,058	-807,730	-1,134,401	-1,461,074	-1,787,746	-2,114,417	-2,441,089	-2,767,761	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-6,628,774	-7,250,688	-7,872,602	-8,494,516	-9,116,431	-9,738,345	-10,360,259	-10,982,174	-11,604,088	-12,226,002	-12,847,916	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	3,301,327	1,017,383	-1,287,276	-3,608,574	-5,944,399	-8,304,900	-10,665,402	-13,050,789	-15,459,552	-17,868,315	-20,277,078	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	-17,107,905	-21,086,383	-25,125,365	-29,213,283	-33,337,996	-37,462,709	-41,587,423	-45,712,136	-49,836,849	-53,961,562	-58,086,276	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	-52,968,528	-65,003,808	-77,263,716	-89,795,224	-102,380,239	-114,965,254	-127,550,269	-140,135,285	-152,720,300	-165,305,315	-177,890,330	0%

RB GREENWICH LOCAL PLAN Sales value £7,266 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	283,069	267,894	252,719	237,544	222,371	207,196	192,021	176,846	161,671	146,496	131,322	0%
2	Residential Small site - low density - 2 flats	2	£614,877	92,275	80,553	68,829	57,106	45,383	33,660	21,937	10,214	- 1,534	- 13,449	- 25,363	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	213,955	186,657	159,359	132,061	104,762	77,464	50,166	22,869	- 4,502	- 32,247	- 59,992	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	331,361	287,216	243,072	198,927	154,782	110,637	66,493	22,347	- 22,154	- 67,020	- 111,888	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,127,678	986,685	845,691	704,697	563,704	422,710	281,717	140,724	- 275	- 143,575	- 286,874	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,892,022	1,632,495	1,372,967	1,113,441	853,913	594,386	334,859	75,332	- 187,208	- 450,980	- 714,752	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,158,056	3,835,610	3,513,165	3,190,719	2,868,274	2,545,828	2,223,383	1,900,937	1,578,492	1,256,046	933,601	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 2,242,010	- 2,973,243	- 3,704,475	- 4,435,709	- 5,166,942	- 5,898,175	- 6,629,407	- 7,360,641	- 8,091,874	- 8,823,107	- 9,554,339	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,299,641	6,175,787	5,051,933	3,920,403	2,784,633	1,648,864	513,093	- 632,861	- 1,787,206	- 2,941,551	- 4,107,183	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 12,465,230	- 14,454,644	- 16,462,419	- 18,494,558	- 20,526,696	- 22,558,834	- 24,590,973	- 26,623,110	- 28,655,249	- 30,687,387	- 32,719,525	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 21,140,078	- 23,065,920	- 24,991,762	- 26,917,603	- 28,843,445	- 30,769,287	- 32,695,129	- 34,620,969	- 36,546,811	- 38,472,653	- 40,398,495	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 24,279,199	- 27,506,987	- 30,780,801	- 34,054,616	- 37,328,432	- 40,602,247	- 43,876,062	- 47,149,878	- 50,423,693	- 53,697,509	- 56,971,324	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 16,188,467	- 21,760,949	- 27,381,772	- 33,084,993	- 38,897,839	- 44,824,123	- 50,770,461	- 56,716,799	- 62,663,137	- 68,609,476	- 74,555,814	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 49,490,369	- 56,936,150	- 64,525,263	- 72,132,829	- 79,740,394	- 87,347,961	- 94,955,526	- 102,563,092	- 110,170,658	- 117,778,223	- 125,385,789	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	551,339	291,068	30,796	- 233,228	- 497,757	- 762,286	- 1,026,813	- 1,291,342	- 1,555,871	- 1,820,399	- 2,084,928	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 6,486,596	- 6,989,302	- 7,492,007	- 7,994,713	- 8,497,419	- 9,000,125	- 9,502,830	- 10,005,535	- 10,508,241	- 11,010,947	- 11,513,653	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	5,114,646	3,311,132	1,496,592	- 323,149	- 2,167,367	- 4,011,584	- 5,876,970	- 7,752,204	- 9,627,440	- 11,534,312	- 13,448,749	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 11,551,129	- 14,735,104	- 17,923,411	- 21,170,301	- 24,442,383	- 27,759,909	- 31,077,435	- 34,394,960	- 37,712,486	- 41,030,012	- 44,347,538	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 39,429,687	- 49,007,234	- 58,769,561	- 68,706,108	- 78,858,863	- 89,038,652	- 99,218,441	- 109,398,230	- 119,578,019	- 129,757,808	- 139,937,598	0%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	283,069	267,894	252,719	237,544	222,371	207,196	192,021	176,846	161,671	146,496	131,322	0%
2	Residential Small site - low density - 2 flats	2	£324,764	92,275	80,553	68,829	57,106	45,383	33,660	21,937	10,214	- 1,534	- 13,449	- 25,363	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	213,955	186,657	159,359	132,061	104,762	77,464	50,166	22,869	- 4,502	- 32,247	- 59,992	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	331,361	287,216	243,072	198,927	154,782	110,637	66,493	22,347	- 22,154	- 67,020	- 111,888	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,127,678	986,685	845,691	704,697	563,704	422,710	281,717	140,724	- 275	- 143,575	- 286,874	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,892,022	1,632,495	1,372,967	1,113,441	853,913	594,386	334,859	75,332	- 187,208	- 450,980	- 714,752	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,158,056	3,835,610	3,513,165	3,190,719	2,868,274	2,545,828	2,223,383	1,900,937	1,578,492	1,256,046	933,601	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 2,242,010	- 2,973,243	- 3,704,475	- 4,435,709	- 5,166,942	- 5,898,175	- 6,629,407	- 7,360,641	- 8,091,874	- 8,823,107	- 9,554,339	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	7,299,641	6,175,787	5,051,933	3,920,403	2,784,633	1,648,864	513,093	- 632,861	- 1,787,206	- 2,941,551	- 4,107,183	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 12,465,230	- 14,454,644	- 16,462,419	- 18,494,558	- 20,526,696	- 22,558,834	- 24,590,973	- 26,623,110	- 28,655,249	- 30,687,387	- 32,719,525	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 21,140,078	- 23,065,920	- 24,991,762	- 26,917,603	- 28,843,445	- 30,769,287	- 32,695,129	- 34,620,969	- 36,546,811	- 38,472,653	- 40,398,495	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 24,279,199	- 27,506,987	- 30,780,801	- 34,054,616	- 37,328,432	- 40,602,247	- 43,876,062	- 47,149,878	- 50,423,693	- 53,697,509	- 56,971,324	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 16,188,467	- 21,760,949	- 27,381,772	- 33,084,993	- 38,897,839	- 44,824,123	- 50,770,461	- 56,716,799	- 62,663,137	- 68,609,476	- 74,555,814	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 49,490,369	- 56,936,150	- 64,525,263	- 72,132,829	- 79,740,394	- 87,347,961	- 94,955,526	- 102,563,092	- 110,170,658	- 117,778,223	- 125,385,789	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	551,339	291,068	30,796	- 233,228	- 497,757	- 762,286	- 1,026,813	- 1,291,342	- 1,555,871	- 1,820,399	- 2,084,928	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 6,486,596	- 6,989,302	- 7,492,007	- 7,994,713	- 8,497,419	- 9,000,125	- 9,502,830	- 10,005,535	- 10,508,241	- 11,010,947	- 11,513,653	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	5,114,646	3,311,132	1,496,592	- 323,149	- 2,167,367	- 4,011,584	- 5,876,970	- 7,752,204	- 9,627,440	- 11,534,312	- 13,448,749	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 11,551,129	- 14,735,104	- 17,923,411	- 21,170,301	- 24,442,383	- 27,759,909	- 31,077,435	- 34,394,960	- 37,712,486	- 41,030,012	- 44,347,538	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 39,429,687	- 49,007,234	- 58,769,561	- 68,706,108	- 78,858,863	- 89,038,652	- 99,218,441	- 109,398,230	- 119,578,019	- 129,757,808	- 139,937,598	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	283,069	267,894	252,719	237,544	222,371	207,196	192,021	176,846	161,671	146,496	131,322	20%
2	Residential Small site - low density - 2 flats	2	£172,359	92,275	80,553	68,829	57,106	45,383	33,660	21,937	10,214	- 1,534	- 13,449	- 25,363	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	213,955	186,657	159,359	132,061	104,762	77,464	50,166	22,869	- 4,502	- 32,247	- 59,992	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	331,361	287,216	243,072	198,927	154,782	110,637	66,493	22,347	- 22,154	- 67,020	- 111,888	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,127,678	986,685	845,691	704,697	563,704	422,710	281,717	140,724	- 275	- 143,575	- 286,874	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,892,022	1,632,495	1,372,967	1,113,441	853,913	594,386	334,859	75,332	- 187,208	- 450,980	- 714,752	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,158,056	3,835,610	3,513,165	3,190,719	2,868,274	2,545,828	2,223,383	1,900,937	1,578,492	1,256,046	933,601	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 2,242,010	- 2,973,243	- 3,704,475	- 4,435,709	- 5,166,942	- 5,898,175	- 6,629,407	- 7,360,641	- 8,091,874	- 8,823,107	- 9,554,339	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,299,641	6,175,787	5,051,933	3,920,403	2,784,633	1,648,864	513,093	- 632,861	- 1,787,206	- 2,941,551	- 4,107,183	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 12,465,230	- 14,454,644	- 16,462,419	- 18,494,558	- 20,526,696	- 22,558,834	- 24,590,973	- 26,623,110	- 28,655,249	- 30,687,387	- 32,719,525	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 21,140,078	- 23,065,920	- 24,991,762	- 26,917,603	- 28,843,445	- 30,769,287	- 32,695,129	- 34,620,969	- 36,546,811	- 38,472,653	- 40,398,495	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 24,279,199	- 27,506,987	- 30,780,801	- 34,054,616	- 37,328,432	- 40,602,247	- 43,876,062	- 47,149,878	- 50,423,693	- 53,697,509	- 56,971,324	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 16,188,467	- 21,760,949	- 27,381,772	- 33,084,993	- 38,897,839	- 44,824,123	- 50,770,461	- 56,716,799	- 62,663,137	- 68,609,476	- 74,555,814	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 49,490,369	- 56,936,150	- 64,525,263	- 72,132,829	- 79,740,394	- 87,347,961	- 94,955,526	- 102,563,092	- 110,170,658	- 117,778,223	- 125,385,789	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	551,339	291,068	30,796	- 233,228	- 497,757	- 762,286	- 1,026,813	- 1,291,342	- 1,555,871	- 1,820,399	- 2,084,928	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 6,486,596	- 6,989,302	- 7,492,007	- 7,994,713	- 8,497,419	- 9,000,125	- 9,502,830	- 10,005,535	- 10,508,241	- 11,010,947	- 11,513,653	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	5,114,646	3,311,132	1,496,592	- 323,149	- 2,167,367	- 4,011,584	- 5,876,970	- 7,752,204	- 9,627,440	- 11,534,312	- 13,448,749	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 11,551,129	- 14,735,104	- 17,923,411	- 21,170,301	- 24,442,383	- 27,759,909	- 31,077,435	- 34,394,960	- 37,712,486	- 41,030,012	- 44,347,538	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 39,429,687	- 49,007,234	- 58,769,561	- 68,706,108	- 78,858,863	- 89,038,652	- 99,218,441	- 109,398,230	- 119,578,019	- 129,757,808	- 139,937,598	0%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	283,069	267,894	252,719	237,544	222,371	207,196	192,021	176,846	161,671	146,496	131,322	25%
2	Residential Small site - low density - 2 flats	2	£163,244	92,275	80,553	68,829	57,106	45,383	33,660	21,937	10,214	- 1,534	- 13,449	- 25,363	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	213,955	186,657	159,359	132,061	104,762	77,464	50,166	22,869	- 4,502	- 32,247	- 59,992	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	331,361	287,216	243,072	198,927	154,782	110,637	66,493	22,347	- 22,154	- 67,020	- 111,888	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,127,678	986,685	845,691	704,697	563,704	422,710	281,717	140,724	- 275	- 143,575	- 286,874	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,892,022	1,632,495	1,372,967	1,113,441	853,913	594,386	334,859	75,332	- 187,208	- 450,980	- 714,752	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,158,056	3,835,610	3,513,165	3,190,719	2,868,274	2,545,828	2,223,383	1,900,937	1,578,492	1,256,046	933,601	30%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 2,242,010	- 2,973,243	- 3,704,475	- 4,435,709	- 5,166,942	- 5,898,175	- 6,629,407	- 7,360,641	- 8,091,874	- 8,823,107	- 9,554,339	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,299,641	6,175,787	5,051,933	3,920,403	2,784,633	1,648,864	513,093	- 632,861	- 1,787,206	- 2,941,551	- 4,107,183	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 12,465,230	- 14,454,644	- 16,462,419	- 18,494,558	- 20,526,696	- 22,558,834	- 24,590,973	- 26,623,110	- 28,655,249	- 30,687,387	- 32,719,525	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 21,140,078	- 23,065,920	- 24,991,762	- 26,917,603	- 28,843,445	- 30,769,287	- 32,695,129	- 34,620,969	- 36,546,811	- 38,472,653	- 40,398,495	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 24,279,199	- 27,506,987	- 30,780,801	- 34,054,616	- 37,328,432	- 40,602,247	- 43,876,062	- 47,149,878	- 50,423,693	- 53,697,509	- 56,971,324	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 16,188,467	- 21,760,949	- 27,381,772	- 33,084,993	- 38,897,839	- 44,824,123	- 50,770,461	- 56,716,799	- 62,663,137	- 68,609,476	- 74,555,814	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 49,490,369	- 56,936,150	- 64,525,263	- 72,132,829	- 79,740,394	- 87,347,961	- 94,955,526	- 102,563,092	- 110,170,658	- 117,778,223	- 125,385,789	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	551,339	291,068	30,796	- 233,228	- 497,757	- 762,286	- 1,026,813	- 1,291,342	- 1,555,871	- 1,820,399	- 2,084,928	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 6,486,596	- 6,989,302	- 7,492,007	- 7,994,713	- 8,497,419	- 9,000,125	- 9,502,830	- 10,005,535	- 10,508,241	- 11,010,947	- 11,513,653	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	5,114,646	3,311,132	1,496,592	- 323,149	- 2,167,367	- 4,011,584	- 5,876,970	- 7,752,204	- 9,627,440	- 11,534,312	- 13,448,749	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 11,551,129	- 14,735,104	- 17,923,411	- 21,170,301	- 24,442,383	- 27,759,909	- 31,077,435	- 34,394,960	- 37,712,486	- 41,030,012	- 44,347,538	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 39,429,687	- 49,007,234	- 58,769,561	- 68,706,108	- 78,858,863	- 89,038,652	- 99,218,441	- 109,398,230	- 119,578,019	- 129,757,808	- 139,937,598	0%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm AH tenure Rented 60% SO 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	253,618	239,915	226,213	212,511	198,809	185,107	171,405	157,703	144,001	130,298	116,596	0%
2	Residential Small site - low density - 2 flats	2	£614,877	68,303	57,779	47,254	36,730	26,206	15,681	5,157	-5,456	-16,152	-26,849	-37,546	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	158,134	133,627	109,120	84,614	60,106	35,599	11,092	-13,634	-38,543	-63,451	-88,358	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	239,579	200,024	160,468	120,912	81,356	41,800	2,245	-37,921	-78,124	-118,327	-158,529	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	840,975	714,316	587,659	461,000	334,342	207,683	81,024	-46,380	-175,110	-303,840	-432,570	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,339,255	1,107,366	875,478	643,589	411,700	179,811	-52,929	-288,611	-524,292	-759,973	-995,656	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	3,483,660	3,194,935	2,906,209	2,617,484	2,328,758	2,040,032	1,751,306	1,462,581	1,173,855	885,130	596,404	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	-3,865,328	-4,515,396	-5,165,463	-5,815,530	-6,465,597	-7,115,663	-7,765,731	-8,415,798	-9,065,865	-9,715,932	-10,365,998	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	4,776,724	3,768,503	2,760,283	1,752,062	743,842	-268,702	-1,293,412	-2,318,123	-3,342,832	-4,383,045	-5,426,089	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	-17,374,861	-19,158,163	-20,941,466	-22,724,768	-24,508,071	-26,291,372	-28,074,675	-29,857,977	-31,641,280	-33,424,582	-35,207,884	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-25,908,887	-27,596,289	-29,283,690	-30,971,091	-32,658,493	-34,345,893	-36,033,294	-37,720,696	-39,408,097	-41,095,498	-42,782,900	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-31,727,578	-34,626,673	-37,525,768	-40,424,862	-43,323,958	-46,223,053	-49,122,148	-52,021,243	-54,920,338	-57,819,433	-60,718,528	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	-28,841,785	-33,901,684	-39,048,189	-44,272,975	-49,552,165	-54,831,354	-60,110,543	-65,389,733	-70,668,922	-75,948,112	-81,227,302	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	-66,501,727	-73,249,713	-79,997,699	-86,745,685	-93,493,670	-100,241,656	-106,989,642	-113,737,628	-120,485,614	-127,233,600	-133,981,586	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	-64,118	-300,475	-536,833	-773,190	-1,009,547	-1,245,905	-1,482,262	-1,718,620	-1,954,977	-2,191,335	-2,427,692	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-7,703,725	-8,151,673	-8,599,621	-9,047,569	-9,495,516	-9,943,464	-10,391,412	-10,839,360	-11,287,308	-11,735,257	-12,183,204	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	632,825	-981,616	-2,606,407	-4,231,197	-5,877,812	-7,529,883	-9,181,955	-10,843,280	-12,530,472	-14,217,664	-15,904,855	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	-18,806,690	-21,684,727	-24,570,079	-27,511,897	-30,453,714	-33,395,532	-36,337,349	-39,279,167	-42,220,984	-45,162,802	-48,104,619	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	-61,661,006	-70,485,782	-79,470,416	-88,512,779	-97,555,143	-106,597,506	-115,639,869	-124,682,233	-133,724,596	-142,766,960	-151,809,322	0%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	253,618	239,915	226,213	212,511	198,809	185,107	171,405	157,703	144,001	130,298	116,596	0%
2	Residential Small site - low density - 2 flats	2	£324,764	68,303	57,779	47,254	36,730	26,206	15,681	5,157	-5,456	-16,152	-26,849	-37,546	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	158,134	133,627	109,120	84,614	60,106	35,599	11,092	-13,634	-38,543	-63,451	-88,358	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	239,579	200,024	160,468	120,912	81,356	41,800	2,245	-37,921	-78,124	-118,327	-158,529	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	840,975	714,316	587,659	461,000	334,342	207,683	81,024	-46,380	-175,110	-303,840	-432,570	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,339,255	1,107,366	875,478	643,589	411,700	179,811	-52,929	-288,611	-524,292	-759,973	-995,656	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	3,483,660	3,194,935	2,906,209	2,617,484	2,328,758	2,040,032	1,751,306	1,462,581	1,173,855	885,130	596,404	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	-3,865,328	-4,515,396	-5,165,463	-5,815,530	-6,465,597	-7,115,663	-7,765,731	-8,415,798	-9,065,865	-9,715,932	-10,365,998	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	4,776,724	3,768,503	2,760,283	1,752,062	743,842	-268,702	-1,293,412	-2,318,123	-3,342,832	-4,383,045	-5,426,089	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	-17,374,861	-19,158,163	-20,941,466	-22,724,768	-24,508,071	-26,291,372	-28,074,675	-29,857,977	-31,641,280	-33,424,582	-35,207,884	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-25,908,887	-27,596,289	-29,283,690	-30,971,091	-32,658,493	-34,345,893	-36,033,294	-37,720,696	-39,408,097	-41,095,498	-42,782,900	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-31,727,578	-34,626,673	-37,525,768	-40,424,862	-43,323,958	-46,223,053	-49,122,148	-52,021,243	-54,920,338	-57,819,433	-60,718,528	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	-28,841,785	-33,901,684	-39,048,189	-44,272,975	-49,552,165	-54,831,354	-60,110,543	-65,389,733	-70,668,922	-75,948,112	-81,227,302	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	-66,501,727	-73,249,713	-79,997,699	-86,745,685	-93,493,670	-100,241,656	-106,989,642	-113,737,628	-120,485,614	-127,233,600	-133,981,586	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	-64,118	-300,475	-536,833	-773,190	-1,009,547	-1,245,905	-1,482,262	-1,718,620	-1,954,977	-2,191,335	-2,427,692	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-7,703,725	-8,151,673	-8,599,621	-9,047,569	-9,495,516	-9,943,464	-10,391,412	-10,839,360	-11,287,308	-11,735,257	-12,183,204	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	632,825	-981,616	-2,606,407	-4,231,197	-5,877,812	-7,529,883	-9,181,955	-10,843,280	-12,530,472	-14,217,664	-15,904,855	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	-18,806,690	-21,684,727	-24,570,079	-27,511,897	-30,453,714	-33,395,532	-36,337,349	-39,279,167	-42,220,984	-45,162,802	-48,104,619	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	-61,661,006	-70,485,782	-79,470,416	-88,512,779	-97,555,143	-106,597,506	-115,639,869	-124,682,233	-133,724,596	-142,766,960	-151,809,322	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	253,618	239,915	226,213	212,511	198,809	185,107	171,405	157,703	144,001	130,298	116,596	10%
2	Residential Small site - low density - 2 flats	2	£172,359	68,303	57,779	47,254	36,730	26,206	15,681	5,157	-5,456	-16,152	-26,849	-37,546	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	158,134	133,627	109,120	84,614	60,106	35,599	11,092	-13,634	-38,543	-63,451	-88,358	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	239,579	200,024	160,468	120,912	81,356	41,800	2,245	-37,921	-78,124	-118,327	-158,529	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	840,975	714,316	587,659	461,000	334,342	207,683	81,024	-46,380	-175,110	-303,840	-432,570	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,339,255	1,107,366	875,478	643,589	411,700	179,811	-52,929	-288,611	-524,292	-759,973	-995,656	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	3,483,660	3,194,935	2,906,209	2,617,484	2,328,758	2,040,032	1,751,306	1,462,581	1,173,855	885,130	596,404	20%
8	Residential Large site - high density - 150 flats	150	£1,809,774	-3,865,328	-4,515,396	-5,165,463	-5,815,530	-6,465,597	-7,115,663	-7,765,731	-8,415,798	-9,065,865	-9,715,932	-10,365,998	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	4,776,724	3,768,503	2,760,283	1,752,062	743,842	-268,702	-1,293,412	-2,318,123	-3,342,832	-4,383,045	-5,426,089	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	-17,374,861	-19,158,163	-20,941,466	-22,724,768	-24,508,071	-26,291,372	-28,074,675	-29,857,977	-31,641,280	-33,424,582	-35,207,884	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-25,908,887	-27,596,289	-29,283,690	-30,971,091	-32,658,493	-34,345,893	-36,033,294	-37,720,696	-39,408,097	-41,095,498	-42,782,900	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-31,727,578	-34,626,673	-37,525,768	-40,424,862	-43,323,958	-46,223,053	-49,122,148	-52,021,243	-54,920,338	-57,819,433	-60,718,528	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	-28,841,785	-33,901,684	-39,048,189	-44,272,975	-49,552,165	-54,831,354	-60,110,543	-65,389,733	-70,668,922	-75,948,112	-81,227,302	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	-66,501,727	-73,249,713	-79,997,699	-86,745,685	-93,493,670	-100,241,656	-106,989,642	-113,737,628	-120,485,614	-127,233,600	-133,981,586	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	-64,118	-300,475	-536,833	-773,190	-1,009,547	-1,245,905	-1,482,262	-1,718,620	-1,954,977	-2,191,335	-2,427,692	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-7,703,725	-8,151,673	-8,599,621	-9,047,569	-9,495,516	-9,943,464	-10,391,412	-10,839,360	-11,287,308	-11,735,257	-12,183,204	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	632,825	-981,616	-2,606,407	-4,231,197	-5,877,812	-7,529,883	-9,181,955	-10,843,280	-12,530,472	-14,217,664	-15,904,855	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	-18,806,690	-21,684,727	-24,570,079	-27,511,897	-30,453,714	-33,395,532	-36,337,349	-39,279,167	-42,220,984	-45,162,802	-48,104,619	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	-61,661,006	-70,485,782	-79,470,416	-88,512,779	-97,555,143	-106,597,506	-115,639,869	-124,682,233	-133,724,596	-142,766,960	-151,809,322	0%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	253,618	239,915	226,213	212,511	198,809	185,107	171,405	157,703	144,001	130,298	116,596	15%
2	Residential Small site - low density - 2 flats	2	£163,244	68,303	57,779	47,254	36,730	26,206	15,681	5,157	-5,456	-16,152	-26,849	-37,546	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	158,134	133,627	109,120	84,614	60,106	35,599	11,092	-13,634	-38,543	-63,451	-88,358	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	239,579	200,024	160,468	120,912	81,356	41,800	2,245	-37,921	-78,124	-118,327	-158,529	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	840,975	714,316	587,659	461,000	334,342	207,683	81,024	-46,380	-175,110	-303,840	-432,570	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,339,255	1,107,366	875,478	643,589	411,700	179,811	-52,929	-288,611	-524,292	-759,973	-995,656	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	3,483,660	3,194,935	2,906,209	2,617,484	2,328,758	2,040,032	1,751,306	1,462,581	1,173,855	885,130	596,404	20%
8	Residential Large site - high density - 150 flats	150	£1,714,060	-3,865,328	-4,515,396	-5,165,463	-5,815,530	-6,465,597	-7,115,663	-7,765,731	-8,415,798	-9,065,865	-9,715,932	-10,365,998	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	4,776,724	3,768,503	2,760,283	1,752,062	743,842	-268,702	-1,293,412	-2,318,123	-3,342,832	-4,383,045	-5,426,089	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	-17,374,861	-19,158,163	-20,941,466	-22,724,768	-24,508,071	-26,291,372	-28,074,675	-29,857,977	-31,641,280	-33,424,582	-35,207,884	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-25,908,887	-27,596,289	-29,283,690	-30,971,091	-32,658,493	-34,345,893	-36,033,294	-37,720,696	-39,408,097	-41,095,498	-42,782,900	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-31,727,578	-34,626,673	-37,525,768	-40,424,862	-43,323,958	-46,223,053	-49,122,148	-52,021,243	-54,920,338	-57,819,433	-60,718,528	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	-28,841,785	-33,901,684	-39,048,189	-44,272,975	-49,552,165	-54,831,354	-60,110,543	-65,389,733	-70,668,922	-75,948,112	-81,227,302	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	-66,501,727	-73,249,713	-79,997,699	-86,745,685	-93,493,670	-100,241,656	-106,989,642	-113,737,628	-120,485,614	-127,233,600	-133,981,586	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	-64,118	-300,475	-536,833	-773,190	-1,009,547	-1,245,905	-1,482,262	-1,718,620	-1,954,977	-2,191,335	-2,427,692	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-7,703,725	-8,151,673	-8,599,621	-9,047,569	-9,495,516	-9,943,464	-10,391,412	-10,839,360	-11,287,308	-11,735,257	-12,183,204	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	632,825	-981,616	-2,606,407	-4,231,197	-5,877,812	-7,529,883	-9,181,955	-10,843,280	-12,530,472	-14,217,664	-15,904,855	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	-18,806,690	-21,684,727	-24,570,079	-27,511,897	-30,453,714	-33,395,532	-36,337,349	-39,279,167	-42,220,984	-45,162,802	-48,104,619	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	-61,661,006	-70,485,782	-79,470,416	-88,512,779	-97,555,143	-106,597,506	-115,639,869	-124,682,233	-133,724,596	-142,766,960	-151,809,322	0%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Charlton AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	248,496	234,794	221,092	207,390	193,687	179,985	166,283	152,581	138,879	125,177	111,475	0%
2	Residential Small site - low density - 2 flats	2	£614,877	63,182	52,657	42,133	31,609	21,084	10,560	34	- 10,661	- 21,358	- 32,054	- 42,751	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	145,331	120,824	96,316	71,809	47,302	22,795	- 1,740	- 26,648	- 51,556	- 76,464	- 101,372	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	216,558	177,003	137,447	97,891	58,335	18,780	- 21,116	- 61,319	- 101,522	- 141,725	- 181,926	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	777,100	650,441	523,782	397,124	270,465	143,807	17,149	- 111,301	- 240,031	- 368,761	- 497,490	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,211,934	980,045	748,157	516,267	284,378	52,489	- 182,334	- 418,015	- 653,696	- 889,378	- 1,125,059	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	3,356,339	3,067,614	2,778,888	2,490,162	2,201,436	1,912,711	1,623,985	1,335,260	1,046,533	757,808	469,082	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 4,252,231	- 4,902,298	- 5,552,365	- 6,202,432	- 6,852,499	- 7,502,566	- 8,152,634	- 8,802,700	- 9,452,767	- 10,102,834	- 10,752,902	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	4,154,577	3,146,356	2,138,137	1,129,916	121,696	- 901,024	- 1,925,734	- 2,950,444	- 3,982,663	- 5,025,707	- 6,068,752	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 18,648,663	- 20,431,966	- 22,215,268	- 23,998,570	- 25,781,872	- 27,565,175	- 29,348,477	- 31,131,780	- 32,915,081	- 34,698,384	- 36,481,686	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 27,182,690	- 28,870,091	- 30,557,491	- 32,244,893	- 33,932,294	- 35,619,696	- 37,307,097	- 38,994,498	- 40,681,900	- 42,369,301	- 44,056,702	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 33,747,388	- 36,646,483	- 39,545,578	- 42,444,673	- 45,343,767	- 48,242,862	- 51,141,958	- 54,041,053	- 56,940,148	- 59,839,243	- 62,738,338	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 32,475,153	- 37,576,251	- 42,746,974	- 48,026,163	- 53,305,353	- 58,584,542	- 63,863,731	- 69,142,922	- 74,422,111	- 79,701,301	- 84,980,490	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 71,483,493	- 78,231,480	- 84,979,466	- 91,727,451	- 98,475,437	- 105,223,423	- 111,971,408	- 118,719,395	- 125,467,381	- 132,215,366	- 138,963,352	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	76,844	- 158,256	- 394,613	- 630,971	- 867,329	- 1,103,687	- 1,340,044	- 1,576,401	- 1,812,759	- 2,049,116	- 2,285,474	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 7,381,032	- 7,828,979	- 8,276,927	- 8,724,875	- 9,172,823	- 9,620,771	- 10,068,718	- 10,516,667	- 10,964,615	- 11,412,563	- 11,860,511	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	626,812	- 987,727	- 2,612,518	- 4,237,309	- 5,884,024	- 7,536,095	- 9,188,167	- 10,849,594	- 12,536,785	- 14,223,976	- 15,911,167	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 20,793,997	- 23,672,033	- 26,589,889	- 29,531,707	- 32,473,524	- 35,415,342	- 38,357,160	- 41,298,977	- 44,240,795	- 47,182,612	- 50,124,430	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 65,833,190	- 74,691,216	- 83,733,580	- 92,775,943	- 101,818,307	- 110,860,669	- 119,903,033	- 128,945,396	- 137,987,760	- 147,030,123	- 156,072,486	0%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	248,496	234,794	221,092	207,390	193,687	179,985	166,283	152,581	138,879	125,177	111,475	0%
2	Residential Small site - low density - 2 flats	2	£324,764	63,182	52,657	42,133	31,609	21,084	10,560	34	- 10,661	- 21,358	- 32,054	- 42,751	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	145,331	120,824	96,316	71,809	47,302	22,795	- 1,740	- 26,648	- 51,556	- 76,464	- 101,372	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	216,558	177,003	137,447	97,891	58,335	18,780	- 21,116	- 61,319	- 101,522	- 141,725	- 181,926	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	777,100	650,441	523,782	397,124	270,465	143,807	17,149	- 111,301	- 240,031	- 368,761	- 497,490	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,211,934	980,045	748,157	516,267	284,378	52,489	- 182,334	- 418,015	- 653,696	- 889,378	- 1,125,059	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	3,356,339	3,067,614	2,778,888	2,490,162	2,201,436	1,912,711	1,623,985	1,335,260	1,046,533	757,808	469,082	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 4,252,231	- 4,902,298	- 5,552,365	- 6,202,432	- 6,852,499	- 7,502,566	- 8,152,634	- 8,802,700	- 9,452,767	- 10,102,834	- 10,752,902	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	4,154,577	3,146,356	2,138,137	1,129,916	121,696	- 901,024	- 1,925,734	- 2,950,444	- 3,982,663	- 5,025,707	- 6,068,752	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 18,648,663	- 20,431,966	- 22,215,268	- 23,998,570	- 25,781,872	- 27,565,175	- 29,348,477	- 31,131,780	- 32,915,081	- 34,698,384	- 36,481,686	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 27,182,690	- 28,870,091	- 30,557,491	- 32,244,893	- 33,932,294	- 35,619,696	- 37,307,097	- 38,994,498	- 40,681,900	- 42,369,301	- 44,056,702	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 33,747,388	- 36,646,483	- 39,545,578	- 42,444,673	- 45,343,767	- 48,242,862	- 51,141,958	- 54,041,053	- 56,940,148	- 59,839,243	- 62,738,338	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 32,475,153	- 37,576,251	- 42,746,974	- 48,026,163	- 53,305,353	- 58,584,542	- 63,863,731	- 69,142,922	- 74,422,111	- 79,701,301	- 84,980,490	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 71,483,493	- 78,231,480	- 84,979,466	- 91,727,451	- 98,475,437	- 105,223,423	- 111,971,408	- 118,719,395	- 125,467,381	- 132,215,366	- 138,963,352	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	76,844	- 158,256	- 394,613	- 630,971	- 867,329	- 1,103,687	- 1,340,044	- 1,576,401	- 1,812,759	- 2,049,116	- 2,285,474	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 7,381,032	- 7,828,979	- 8,276,927	- 8,724,875	- 9,172,823	- 9,620,771	- 10,068,718	- 10,516,667	- 10,964,615	- 11,412,563	- 11,860,511	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	626,812	- 987,727	- 2,612,518	- 4,237,309	- 5,884,024	- 7,536,095	- 9,188,167	- 10,849,594	- 12,536,785	- 14,223,976	- 15,911,167	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 20,793,997	- 23,672,033	- 26,589,889	- 29,531,707	- 32,473,524	- 35,415,342	- 38,357,160	- 41,298,977	- 44,240,795	- 47,182,612	- 50,124,430	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 65,833,190	- 74,691,216	- 83,733,580	- 92,775,943	- 101,818,307	- 110,860,669	- 119,903,033	- 128,945,396	- 137,987,760	- 147,030,123	- 156,072,486	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	248,496	234,794	221,092	207,390	193,687	179,985	166,283	152,581	138,879	125,177	111,475	10%
2	Residential Small site - low density - 2 flats	2	£172,359	63,182	52,657	42,133	31,609	21,084	10,560	34	- 10,661	- 21,358	- 32,054	- 42,751	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	145,331	120,824	96,316	71,809	47,302	22,795	- 1,740	- 26,648	- 51,556	- 76,464	- 101,372	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	216,558	177,003	137,447	97,891	58,335	18,780	- 21,116	- 61,319	- 101,522	- 141,725	- 181,926	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	777,100	650,441	523,782	397,124	270,465	143,807	17,149	- 111,301	- 240,031	- 368,761	- 497,490	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,211,934	980,045	748,157	516,267	284,378	52,489	- 182,334	- 418,015	- 653,696	- 889,378	- 1,125,059	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	3,356,339	3,067,614	2,778,888	2,490,162	2,201,436	1,912,711	1,623,985	1,335,260	1,046,533	757,808	469,082	20%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 4,252,231	- 4,902,298	- 5,552,365	- 6,202,432	- 6,852,499	- 7,502,566	- 8,152,634	- 8,802,700	- 9,452,767	- 10,102,834	- 10,752,902	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	4,154,577	3,146,356	2,138,137	1,129,916	121,696	- 901,024	- 1,925,734	- 2,950,444	- 3,982,663	- 5,025,707	- 6,068,752	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 18,648,663	- 20,431,966	- 22,215,268	- 23,998,570	- 25,781,872	- 27,565,175	- 29,348,477	- 31,131,780	- 32,915,081	- 34,698,384	- 36,481,686	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 27,182,690	- 28,870,091	- 30,557,491	- 32,244,893	- 33,932,294	- 35,619,696	- 37,307,097	- 38,994,498	- 40,681,900	- 42,369,301	- 44,056,702	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 33,747,388	- 36,646,483	- 39,545,578	- 42,444,673	- 45,343,767	- 48,242,862	- 51,141,958	- 54,041,053	- 56,940,148	- 59,839,243	- 62,738,338	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 32,475,153	- 37,576,251	- 42,746,974	- 48,026,163	- 53,305,353	- 58,584,542	- 63,863,731	- 69,142,922	- 74,422,111	- 79,701,301	- 84,980,490	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 71,483,493	- 78,231,480	- 84,979,466	- 91,727,451	- 98,475,437	- 105,223,423	- 111,971,408	- 118,719,395	- 125,467,381	- 132,215,366	- 138,963,352	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	76,844	- 158,256	- 394,613	- 630,971	- 867,329	- 1,103,687	- 1,340,044	- 1,576,401	- 1,812,759	- 2,049,116	- 2,285,474	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 7,381,032	- 7,828,979	- 8,276,927	- 8,724,875	- 9,172,823	- 9,620,771	- 10,068,718	- 10,516,667	- 10,964,615	- 11,412,563	- 11,860,511	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	626,812	- 987,727	- 2,612,518	- 4,237,309	- 5,884,024	- 7,536,095	- 9,188,167	- 10,849,594	- 12,536,785	- 14,223,976	- 15,911,167	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 20,793,997	- 23,672,033	- 26,589,889	- 29,531,707	- 32,473,524	- 35,415,342	- 38,357,160	- 41,298,977	- 44,240,795	- 47,182,612	- 50,124,430	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 65,833,190	- 74,691,216	- 83,733,580	- 92,775,943	- 101,818,307	- 110,860,669	- 119,903,033	- 128,945,396	- 137,987,760	- 147,030,123	- 156,072,486	0%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	248,496	234,794	221,092	207,390	193,687	179,985	166,283	152,581	138,879	125,177	111,475	15%
2	Residential Small site - low density - 2 flats	2	£163,244	63,182	52,657	42,133	31,609	21,084	10,560	34	- 10,661	- 21,358	- 32,054	- 42,751	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	145,331	120,824	96,316	71,809	47,302	22,795	- 1,740	- 26,648	- 51,556	- 76,464	- 101,372	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	216,558	177,003	137,447	97,891	58,335	18,780	- 21,116	- 61,319	- 101,522	- 141,725	- 181,926	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	777,100	650,441	523,782	397,124	270,465	143,807	17,149	- 111,301	- 240,031	- 368,761	- 497,490	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,211,934	980,045	748,157	516,267	284,378	52,489	- 182,334	- 418,015	- 653,696	- 889,378	- 1,125,059	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	3,356,339	3,067,614	2,778,888	2,490,162	2,201,436	1,912,711	1,623,985	1,335,260	1,046,533	757,808	469,082	20%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 4,252,231	- 4,902,298	- 5,552,365	- 6,202,432	- 6,852,499	- 7,502,566	- 8,152,634	- 8,802,700	- 9,452,767	- 10,102,834	- 10,752,902	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	4,154,577	3,146,356	2,138,137	1,129,916	121,696	- 901,024	- 1,925,734	- 2,950,444	- 3,982,663	- 5,025,707	- 6,068,752	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 18,648,663	- 20,431,966	- 22,215,268	- 23,998,570	- 25,781,872	- 27,565,175	- 29,348,477	- 31,131,780	- 32,915,081	- 34,698,384	- 36,481,686	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 27,182,690	- 28,870,091	- 30,557,491	- 32,244,893	- 33,932,294	- 35,619,696	- 37,307,097	- 38,994,498	- 40,681,900	- 42,369,301	- 44,056,702	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 33,747,388	- 36,646,483	- 39,545,578	- 42,444,673	- 45,343,767	- 48,242,862	- 51,141,958	- 54,041,053	- 56,940,148	- 59,839,243	- 62,738,338	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 32,475,153	- 37,576,251	- 42,746,974	- 48,026,163	- 53,305,353	- 58,584,542	- 63,863,731	- 69,142,922	- 74,422,111	- 79,701,301	- 84,980,490	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 71,483,493	- 78,231,480	- 84,979,466	- 91,727,451	- 98,475,437	- 105,223,423	- 111,971,408	- 118,719,395	- 125,467,381	- 132,215,366	- 138,963,352	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	76,844	- 158,256	- 394,613	- 630,971	- 867,329	- 1,103,687	- 1,340,044	- 1,576,401	- 1,812,759	- 2,049,116	- 2,285,474	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 7,381,032	- 7,828,979	- 8,276,927	- 8,724,875	- 9,172,823	- 9,620,771	- 10,068,718	- 10,516,667	- 10,964,615	- 11,412,563	- 11,860,511	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	626,812	- 987,727	- 2,612,518	- 4,237,309	- 5,884,024	- 7,536,095	- 9,188,167	- 10,849,594	- 12,536,785	- 14,223,976	- 15,911,167	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 20,793,997	- 23,672,033	- 26,589,889	- 29,531,707	- 32,473,524	- 35,415,342	- 38,357,160	- 41,298,977	- 44,240,795	- 47,182,612	- 50,124,430	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 65,833,190	- 74,691,216	- 83,733,580	- 92,775,943	- 101,818,307	- 110,860,669	- 119,903,033	- 128,945,396	- 137,987,760	- 147,030,123	- 156,072,486	0%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Thamesmead AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	247,643	233,940	220,238	206,536	192,834	179,131	165,430	151,728	138,025	124,323	110,621	0%
2	Residential Small site - low density - 2 flats	2	£614,877	62,328	51,804	41,279	30,755	20,230	9,706	-832	-11,529	-22,225	-32,922	-43,619	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	143,196	118,689	94,182	69,675	45,167	20,661	-3,909	-28,817	-53,725	-78,633	-103,541	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	212,721	173,166	133,610	94,054	54,498	14,943	-25,016	-65,219	-105,421	-145,624	-185,827	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	766,454	639,795	513,137	386,478	259,819	133,161	6,503	-122,121	-250,851	-379,581	-508,311	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,190,714	958,825	726,936	495,047	263,159	31,270	-203,900	-439,582	-675,264	-910,945	-1,146,627	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	3,335,119	3,046,393	2,757,668	2,468,942	2,180,216	1,891,490	1,602,765	1,314,039	1,025,314	736,588	447,862	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	-4,316,715	-4,966,782	-5,616,849	-6,266,916	-6,916,982	-7,567,050	-8,217,117	-8,867,184	-9,517,251	-10,167,319	-10,817,385	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	4,050,887	3,042,666	2,034,446	1,026,225	18,004	-1,006,411	-2,031,121	-3,055,830	-4,089,774	-5,132,819	-6,175,863	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	-18,860,963	-20,644,266	-22,427,568	-24,210,871	-25,994,172	-27,777,475	-29,560,777	-31,344,080	-33,127,382	-34,910,685	-36,693,987	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-27,394,990	-29,082,391	-30,769,793	-32,457,194	-34,144,594	-35,831,996	-37,519,397	-39,206,798	-40,894,200	-42,581,601	-44,269,002	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-34,084,023	-36,983,118	-39,882,213	-42,781,308	-45,680,403	-48,579,498	-51,478,593	-54,377,687	-57,276,782	-60,175,877	-63,074,972	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	-33,080,714	-38,191,716	-43,372,505	-48,651,695	-53,930,885	-59,210,074	-64,489,263	-69,768,453	-75,047,642	-80,326,832	-85,606,021	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	-72,313,788	-79,061,773	-85,809,760	-92,557,746	-99,305,731	-106,053,717	-112,801,703	-119,549,689	-126,297,675	-133,045,661	-139,793,647	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	198,116	-35,001	-271,358	-507,716	-744,073	-980,431	-1,216,788	-1,453,145	-1,689,504	-1,925,861	-2,162,219	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-7,038,359	-7,486,307	-7,934,255	-8,382,203	-8,830,150	-9,278,098	-9,726,046	-10,173,994	-10,621,943	-11,069,890	-11,517,838	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	1,634,791	36,147	-1,588,052	-3,212,844	-4,842,803	-6,494,875	-8,146,947	-9,799,017	-11,478,535	-13,165,727	-14,852,918	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	-21,125,215	-24,003,251	-26,926,525	-29,868,342	-32,810,160	-35,751,977	-38,693,795	-41,635,612	-44,577,430	-47,519,246	-50,461,064	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	-65,734,205	-74,590,612	-83,632,975	-92,675,339	-101,717,702	-110,760,066	-119,802,429	-128,844,792	-137,887,156	-146,929,519	-155,971,882	0%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	247,643	233,940	220,238	206,536	192,834	179,131	165,430	151,728	138,025	124,323	110,621	0%
2	Residential Small site - low density - 2 flats	2	£324,764	62,328	51,804	41,279	30,755	20,230	9,706	-832	-11,529	-22,225	-32,922	-43,619	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	143,196	118,689	94,182	69,675	45,167	20,661	-3,909	-28,817	-53,725	-78,633	-103,541	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	212,721	173,166	133,610	94,054	54,498	14,943	-25,016	-65,219	-105,421	-145,624	-185,827	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	766,454	639,795	513,137	386,478	259,819	133,161	6,503	-122,121	-250,851	-379,581	-508,311	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,190,714	958,825	726,936	495,047	263,159	31,270	-203,900	-439,582	-675,264	-910,945	-1,146,627	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	3,335,119	3,046,393	2,757,668	2,468,942	2,180,216	1,891,490	1,602,765	1,314,039	1,025,314	736,588	447,862	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	-4,316,715	-4,966,782	-5,616,849	-6,266,916	-6,916,982	-7,567,050	-8,217,117	-8,867,184	-9,517,251	-10,167,319	-10,817,385	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	4,050,887	3,042,666	2,034,446	1,026,225	18,004	-1,006,411	-2,031,121	-3,055,830	-4,089,774	-5,132,819	-6,175,863	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	-18,860,963	-20,644,266	-22,427,568	-24,210,871	-25,994,172	-27,777,475	-29,560,777	-31,344,080	-33,127,382	-34,910,685	-36,693,987	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-27,394,990	-29,082,391	-30,769,793	-32,457,194	-34,144,594	-35,831,996	-37,519,397	-39,206,798	-40,894,200	-42,581,601	-44,269,002	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-34,084,023	-36,983,118	-39,882,213	-42,781,308	-45,680,403	-48,579,498	-51,478,593	-54,377,687	-57,276,782	-60,175,877	-63,074,972	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	-33,080,714	-38,191,716	-43,372,505	-48,651,695	-53,930,885	-59,210,074	-64,489,263	-69,768,453	-75,047,642	-80,326,832	-85,606,021	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	-72,313,788	-79,061,773	-85,809,760	-92,557,746	-99,305,731	-106,053,717	-112,801,703	-119,549,689	-126,297,675	-133,045,661	-139,793,647	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	198,116	-35,001	-271,358	-507,716	-744,073	-980,431	-1,216,788	-1,453,145	-1,689,504	-1,925,861	-2,162,219	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-7,038,359	-7,486,307	-7,934,255	-8,382,203	-8,830,150	-9,278,098	-9,726,046	-10,173,994	-10,621,943	-11,069,890	-11,517,838	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	1,634,791	36,147	-1,588,052	-3,212,844	-4,842,803	-6,494,875	-8,146,947	-9,799,017	-11,478,535	-13,165,727	-14,852,918	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	-21,125,215	-24,003,251	-26,926,525	-29,868,342	-32,810,160	-35,751,977	-38,693,795	-41,635,612	-44,577,430	-47,519,246	-50,461,064	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	-65,734,205	-74,590,612	-83,632,975	-92,675,339	-101,717,702	-110,760,066	-119,802,429	-128,844,792	-137,887,156	-146,929,519	-155,971,882	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	247,643	233,940	220,238	206,536	192,834	179,131	165,430	151,728	138,025	124,323	110,621	10%
2	Residential Small site - low density - 2 flats	2	£172,359	62,328	51,804	41,279	30,755	20,230	9,706	-832	-11,529	-22,225	-32,922	-43,619	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	143,196	118,689	94,182	69,675	45,167	20,661	-3,909	-28,817	-53,725	-78,633	-103,541	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	212,721	173,166	133,610	94,054	54,498	14,943	-25,016	-65,219	-105,421	-145,624	-185,827	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	766,454	639,795	513,137	386,478	259,819	133,161	6,503	-122,121	-250,851	-379,581	-508,311	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,190,714	958,825	726,936	495,047	263,159	31,270	-203,900	-439,582	-675,264	-910,945	-1,146,627	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	3,335,119	3,046,393	2,757,668	2,468,942	2,180,216	1,891,490	1,602,765	1,314,039	1,025,314	736,588	447,862	20%
8	Residential Large site - high density - 150 flats	150	£1,809,774	-4,316,715	-4,966,782	-5,616,849	-6,266,916	-6,916,982	-7,567,050	-8,217,117	-8,867,184	-9,517,251	-10,167,319	-10,817,385	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	4,050,887	3,042,666	2,034,446	1,026,225	18,004	-1,006,411	-2,031,121	-3,055,830	-4,089,774	-5,132,819	-6,175,863	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	-18,860,963	-20,644,266	-22,427,568	-24,210,871	-25,994,172	-27,777,475	-29,560,777	-31,344,080	-33,127,382	-34,910,685	-36,693,987	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-27,394,990	-29,082,391	-30,769,793	-32,457,194	-34,144,594	-35,831,996	-37,519,397	-39,206,798	-40,894,200	-42,581,601	-44,269,002	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-34,084,023	-36,983,118	-39,882,213	-42,781,308	-45,680,403	-48,579,498	-51,478,593	-54,377,687	-57,276,782	-60,175,877	-63,074,972	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	-33,080,714	-38,191,716	-43,372,505	-48,651,695	-53,930,885	-59,210,074	-64,489,263	-69,768,453	-75,047,642	-80,326,832	-85,606,021	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	-72,313,788	-79,061,773	-85,809,760	-92,557,746	-99,305,731	-106,053,717	-112,801,703	-119,549,689	-126,297,675	-133,045,661	-139,793,647	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	198,116	-35,001	-271,358	-507,716	-744,073	-980,431	-1,216,788	-1,453,145	-1,689,504	-1,925,861	-2,162,219	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-7,038,359	-7,486,307	-7,934,255	-8,382,203	-8,830,150	-9,278,098	-9,726,046	-10,173,994	-10,621,943	-11,069,890	-11,517,838	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	1,634,791	36,147	-1,588,052	-3,212,844	-4,842,803	-6,494,875	-8,146,947	-9,799,017	-11,478,535	-13,165,727	-14,852,918	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	-21,125,215	-24,003,251	-26,926,525	-29,868,342	-32,810,160	-35,751,977	-38,693,795	-41,635,612	-44,577,430	-47,519,246	-50,461,064	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	-65,734,205	-74,590,612	-83,632,975	-92,675,339	-101,717,702	-110,760,066	-119,802,429	-128,844,792	-137,887,156	-146,929,519	-155,971,882	0%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	247,643	233,940	220,238	206,536	192,834	179,131	165,430	151,728	138,025	124,323	110,621	15%
2	Residential Small site - low density - 2 flats	2	£163,244	62,328	51,804	41,279	30,755	20,230	9,706	-832	-11,529	-22,225	-32,922	-43,619	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	143,196	118,689	94,182	69,675	45,167	20,661	-3,909	-28,817	-53,725	-78,633	-103,541	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	212,721	173,166	133,610	94,054	54,498	14,943	-25,016	-65,219	-105,421	-145,624	-185,827	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	766,454	639,795	513,137	386,478	259,819	133,161	6,503	-122,121	-250,851	-379,581	-508,311	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,190,714	958,825	726,936	495,047	263,159	31,270	-203,900	-439,582	-675,264	-910,945	-1,146,627	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	3,335,119	3,046,393	2,757,668	2,468,942	2,180,216	1,891,490	1,602,765	1,314,039	1,025,314	736,588	447,862	20%
8	Residential Large site - high density - 150 flats	150	£1,714,060	-4,316,715	-4,966,782	-5,616,849	-6,266,916	-6,916,982	-7,567,050	-8,217,117	-8,867,184	-9,517,251	-10,167,319	-10,817,385	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	4,050,887	3,042,666	2,034,446	1,026,225	18,004	-1,006,411	-2,031,121	-3,055,830	-4,089,774	-5,132,819	-6,175,863	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	-18,860,963	-20,644,266	-22,427,568	-24,210,871	-25,994,172	-27,777,475	-29,560,777	-31,344,080	-33,127,382	-34,910,685	-36,693,987	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-27,394,990	-29,082,391	-30,769,793	-32,457,194	-34,144,594	-35,831,996	-37,519,397	-39,206,798	-40,894,200	-42,581,601	-44,269,002	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-34,084,023	-36,983,118	-39,882,213	-42,781,308	-45,680,403	-48,579,498	-51,478,593	-54,377,687	-57,276,782	-60,175,877	-63,074,972	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	-33,080,714	-38,191,716	-43,372,505	-48,651,695	-53,930,885	-59,210,074	-64,489,263	-69,768,453	-75,047,642	-80,326,832	-85,606,021	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	-72,313,788	-79,061,773	-85,809,760	-92,557,746	-99,305,731	-106,053,717	-112,801,703	-119,549,689	-126,297,675	-133,045,661	-139,793,647	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	198,116	-35,001	-271,358	-507,716	-744,073	-980,431	-1,216,788	-1,453,145	-1,689,504	-1,925,861	-2,162,219	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-7,038,359	-7,486,307	-7,934,255	-8,382,203	-8,830,150	-9,278,098	-9,726,046	-10,173,994	-10,621,943	-11,069,890	-11,517,838	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	1,634,791	36,147	-1,588,052	-3,212,844	-4,842,803	-6,494,875	-8,146,947	-9,799,017	-11,478,535	-13,165,727	-14,852,918	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	-21,125,215	-24,003,251	-26,926,525	-29,868,342	-32,810,160	-35,751,977	-38,693,795	-41,635,612	-44,577,430	-47,519,246	-50,461,064	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	-65,734,205	-74,590,612	-83,632,975	-92,675,339	-101,717,702	-110,760,066	-119,802,429	-128,844,792	-137,887,156	-146,929,519	-155,971,882	0%

RB GREENWICH LOCAL PLAN Sales value £6,458 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	194,715	183,958	173,201	162,444	151,687	140,930	130,172	119,416	108,659	97,902	87,145	0%
2	Residential Small site - low density - 2 flats	2	£614,877	20,360	12,233	4,105	- 4,089	- 12,348	- 20,608	- 28,869	- 37,129	- 45,389	- 53,650	- 61,910	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	46,493	27,568	8,643	- 10,451	- 29,685	- 48,920	- 68,153	- 87,388	- 106,623	- 125,857	- 145,092	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	56,015	25,637	- 4,818	- 35,692	- 66,566	- 97,441	- 128,315	- 159,189	- 190,064	- 220,938	- 251,812	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	267,569	169,581	71,592	- 26,827	- 126,417	- 226,008	- 325,599	- 425,190	- 524,780	- 624,372	- 723,963	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	233,721	57,109	- 121,457	- 300,958	- 480,459	- 659,959	- 839,460	- 1,018,960	- 1,198,462	- 1,377,962	- 1,557,462	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	2,134,871	1,913,585	1,692,299	1,471,013	1,249,726	1,028,441	807,154	585,868	364,582	143,295	- 79,267	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 7,111,966	- 7,599,701	- 8,087,437	- 8,575,172	- 9,062,907	- 9,550,642	- 10,038,377	- 10,526,112	- 11,013,848	- 11,501,583	- 11,989,318	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	- 330,574	- 1,096,012	- 1,861,452	- 2,626,890	- 3,392,329	- 4,167,584	- 4,946,848	- 5,726,111	- 6,505,374	- 7,284,637	- 8,063,900	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 27,328,297	- 28,613,928	- 29,899,558	- 31,185,188	- 32,470,818	- 33,756,449	- 35,042,080	- 36,327,710	- 37,613,341	- 38,898,972	- 40,184,602	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 35,446,506	- 36,657,026	- 37,867,547	- 39,078,067	- 40,288,587	- 41,499,107	- 42,709,628	- 43,920,148	- 45,130,668	- 46,341,189	- 47,551,709	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 46,716,393	- 48,866,047	- 51,015,701	- 53,165,356	- 55,315,010	- 57,464,664	- 59,614,318	- 61,763,972	- 63,913,626	- 66,063,280	- 68,212,935	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	- 55,121,356	- 59,066,248	- 63,011,141	- 66,956,032	- 70,900,924	- 74,845,816	- 78,790,708	- 82,735,600	- 86,680,492	- 90,625,385	- 94,570,276	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	- 100,884,917	- 105,913,743	- 110,942,569	- 115,971,396	- 121,000,222	- 126,029,049	- 131,057,874	- 136,086,701	- 141,115,527	- 146,144,354	- 151,173,180	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	- 774,511	- 954,526	- 1,134,542	- 1,314,557	- 1,494,573	- 1,674,589	- 1,854,605	- 2,034,619	- 2,214,635	- 2,394,651	- 2,574,667	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 8,927,068	- 9,265,500	- 9,603,933	- 9,942,365	- 10,280,798	- 10,619,229	- 10,957,662	- 11,296,094	- 11,634,527	- 11,972,959	- 12,311,391	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	- 5,842,112	- 7,047,857	- 8,253,602	- 9,459,346	- 10,665,091	- 11,893,807	- 13,126,509	- 14,359,209	- 15,591,911	- 16,824,612	- 18,057,314	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 33,714,773	- 35,905,174	- 38,095,576	- 40,285,976	- 42,476,377	- 44,666,779	- 46,857,179	- 49,047,580	- 51,237,982	- 53,428,383	- 55,618,783	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	- 103,489,599	- 110,257,111	- 117,024,623	- 123,792,134	- 130,559,646	- 137,327,158	- 144,094,670	- 150,862,182	- 157,629,694	- 164,397,206	- 171,164,717	0%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	194,715	183,958	173,201	162,444	151,687	140,930	130,172	119,416	108,659	97,902	87,145	0%
2	Residential Small site - low density - 2 flats	2	£324,764	20,360	12,233	4,105	- 4,089	- 12,348	- 20,608	- 28,869	- 37,129	- 45,389	- 53,650	- 61,910	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	46,493	27,568	8,643	- 10,451	- 29,685	- 48,920	- 68,153	- 87,388	- 106,623	- 125,857	- 145,092	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	56,015	25,637	- 4,818	- 35,692	- 66,566	- 97,441	- 128,315	- 159,189	- 190,064	- 220,938	- 251,812	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	267,569	169,581	71,592	- 26,827	- 126,417	- 226,008	- 325,599	- 425,190	- 524,780	- 624,372	- 723,963	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	233,721	57,109	- 121,457	- 300,958	- 480,459	- 659,959	- 839,460	- 1,018,960	- 1,198,462	- 1,377,962	- 1,557,462	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	2,134,871	1,913,585	1,692,299	1,471,013	1,249,726	1,028,441	807,154	585,868	364,582	143,295	- 79,267	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 7,111,966	- 7,599,701	- 8,087,437	- 8,575,172	- 9,062,907	- 9,550,642	- 10,038,377	- 10,526,112	- 11,013,848	- 11,501,583	- 11,989,318	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	- 330,574	- 1,096,012	- 1,861,452	- 2,626,890	- 3,392,329	- 4,167,584	- 4,946,848	- 5,726,111	- 6,505,374	- 7,284,637	- 8,063,900	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 27,328,297	- 28,613,928	- 29,899,558	- 31,185,188	- 32,470,818	- 33,756,449	- 35,042,080	- 36,327,710	- 37,613,341	- 38,898,972	- 40,184,602	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 35,446,506	- 36,657,026	- 37,867,547	- 39,078,067	- 40,288,587	- 41,499,107	- 42,709,628	- 43,920,148	- 45,130,668	- 46,341,189	- 47,551,709	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 46,716,393	- 48,866,047	- 51,015,701	- 53,165,356	- 55,315,010	- 57,464,664	- 59,614,318	- 61,763,972	- 63,913,626	- 66,063,280	- 68,212,935	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	- 55,121,356	- 59,066,248	- 63,011,141	- 66,956,032	- 70,900,924	- 74,845,816	- 78,790,708	- 82,735,600	- 86,680,492	- 90,625,385	- 94,570,276	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	- 100,884,917	- 105,913,743	- 110,942,569	- 115,971,396	- 121,000,222	- 126,029,049	- 131,057,874	- 136,086,701	- 141,115,527	- 146,144,354	- 151,173,180	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	- 774,511	- 954,526	- 1,134,542	- 1,314,557	- 1,494,573	- 1,674,589	- 1,854,605	- 2,034,619	- 2,214,635	- 2,394,651	- 2,574,667	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 8,927,068	- 9,265,500	- 9,603,933	- 9,942,365	- 10,280,798	- 10,619,229	- 10,957,662	- 11,296,094	- 11,634,527	- 11,972,959	- 12,311,391	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	- 5,842,112	- 7,047,857	- 8,253,602	- 9,459,346	- 10,665,091	- 11,893,807	- 13,126,509	- 14,359,209	- 15,591,911	- 16,824,612	- 18,057,314	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 33,714,773	- 35,905,174	- 38,095,576	- 40,285,976	- 42,476,377	- 44,666,779	- 46,857,179	- 49,047,580	- 51,237,982	- 53,428,383	- 55,618,783	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	- 103,489,599	- 110,257,111	- 117,024,623	- 123,792,134	- 130,559,646	- 137,327,158	- 144,094,670	- 150,862,182	- 157,629,694	- 164,397,206	- 171,164,717	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	194,715	183,958	173,201	162,444	151,687	140,930	130,172	119,416	108,659	97,902	87,145	0%
2	Residential Small site - low density - 2 flats	2	£172,359	20,360	12,233	4,105	- 4,089	- 12,348	- 20,608	- 28,869	- 37,129	- 45,389	- 53,650	- 61,910	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	46,493	27,568	8,643	- 10,451	- 29,685	- 48,920	- 68,153	- 87,388	- 106,623	- 125,857	- 145,092	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	56,015	25,637	- 4,818	- 35,692	- 66,566	- 97,441	- 128,315	- 159,189	- 190,064	- 220,938	- 251,812	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	267,569	169,581	71,592	- 26,827	- 126,417	- 226,008	- 325,599	- 425,190	- 524,780	- 624,372	- 723,963	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	233,721	57,109	- 121,457	- 300,958	- 480,459	- 659,959	- 839,460	- 1,018,960	- 1,198,462	- 1,377,962	- 1,557,462	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	2,134,871	1,913,585	1,692,299	1,471,013	1,249,726	1,028,441	807,154	585,868	364,582	143,295	- 79,267	0%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 7,111,966	- 7,599,701	- 8,087,437	- 8,575,172	- 9,062,907	- 9,550,642	- 10,038,377	- 10,526,112	- 11,013,848	- 11,501,583	- 11,989,318	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	- 330,574	- 1,096,012	- 1,861,452	- 2,626,890	- 3,392,329	- 4,167,584	- 4,946,848	- 5,726,111	- 6,505,374	- 7,284,637	- 8,063,900	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 27,328,297	- 28,613,928	- 29,899,558	- 31,185,188	- 32,470,818	- 33,756,449	- 35,042,080	- 36,327,710	- 37,613,341	- 38,898,972	- 40,184,602	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 35,446,506	- 36,657,026	- 37,867,547	- 39,078,067	- 40,288,587	- 41,499,107	- 42,709,628	- 43,920,148	- 45,130,668	- 46,341,189	- 47,551,709	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 46,716,393	- 48,866,047	- 51,015,701	- 53,165,356	- 55,315,010	- 57,464,664	- 59,614,318	- 61,763,972	- 63,913,626	- 66,063,280	- 68,212,935	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	- 55,121,356	- 59,066,248	- 63,011,141	- 66,956,032	- 70,900,924	- 74,845,816	- 78,790,708	- 82,735,600	- 86,680,492	- 90,625,385	- 94,570,276	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	- 100,884,917	- 105,913,743	- 110,942,569	- 115,971,396	- 121,000,222	- 126,029,049	- 131,057,874	- 136,086,701	- 141,115,527	- 146,144,354	- 151,173,180	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	- 774,511	- 954,526	- 1,134,542	- 1,314,557	- 1,494,573	- 1,674,589	- 1,854,605	- 2,034,619	- 2,214,635	- 2,394,651	- 2,574,667	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 8,927,068	- 9,265,500	- 9,603,933	- 9,942,365	- 10,280,798	- 10,619,229	- 10,957,662	- 11,296,094	- 11,634,527	- 11,972,959	- 12,311,391	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	- 5,842,112	- 7,047,857	- 8,253,602	- 9,459,346	- 10,665,091	- 11,893,807	- 13,126,509	- 14,359,209	- 15,591,911	- 16,824,612	- 18,057,314	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 33,714,773	- 35,905,174	- 38,095,576	- 40,285,976	- 42,476,377	- 44,666,779	- 46,857,179	- 49,047,580	- 51,237,982	- 53,428,383	- 55,618,783	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	- 103,489,599	- 110,257,111	- 117,024,623	- 123,792,134	- 130,559,646	- 137,327,158	- 144,094,670	- 150,862,182	- 157,629,694	- 164,397,206	- 171,164,717	0%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	194,715	183,958	173,201	162,444	151,687	140,930	130,172	119,416	108,659	97,902	87,145	0%
2	Residential Small site - low density - 2 flats	2	£163,244	20,360	12,233	4,105	- 4,089	- 12,348	- 20,608	- 28,869	- 37,129	- 45,389	- 53,650	- 61,910	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	46,493	27,568	8,643	- 10,451	- 29,685	- 48,920	- 68,153	- 87,388	- 106,623	- 125,857	- 145,092	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	56,015	25,637	- 4,818	- 35,692	- 66,566	- 97,441	- 128,315	- 159,189	- 190,064	- 220,938	- 251,812	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	267,569	169,581	71,592	- 26,827	- 126,417	- 226,008	- 325,599	- 425,190	- 524,780	- 624,372	- 723,963	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	233,721	57,109	- 121,457	- 300,958	- 480,459	- 659,959	- 839,460	- 1,018,960	- 1,198,462	- 1,377,962	- 1,557,462	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	2,134,871	1,913,585	1,692,299	1,471,013	1,249,726	1,028,441	807,154	585,868	364,582	143,295	- 79,267	0%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 7,111,966	- 7,599,701	- 8,087,437	- 8,575,172	- 9,062,907	- 9,550,642	- 10,038,377	- 10,526,112	- 11,013,848	- 11,501,583	- 11,989,318	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	- 330,574	- 1,096,012	- 1,861,452	- 2,626,890	- 3,392,329	- 4,167,584	- 4,946,848	- 5,726,111	- 6,505,374	- 7,284,637	- 8,063,900	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 27,328,297	- 28,613,928	- 29,899,558	- 31,185,188	- 32,470,818	- 33,756,449	- 35,042,080	- 36,327,710	- 37,613,341	- 38,898,972	- 40,184,602	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 35,446,506	- 36,657,026	- 37,867,547	- 39,078,067	- 40,288,587	- 41,499,107	- 42,709,628	- 43,920,148	- 45,130,668	- 46,341,189	- 47,551,709	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 46,716,393	- 48,866,047	- 51,015,701	- 53,165,356	- 55,315,010	- 57,464,664	- 59,614,318	- 61,763,972	- 63,913,626	- 66,063,280	- 68,212,935	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	- 55,121,356	- 59,066,248	- 63,011,141	- 66,956,032	- 70,900,924	- 74,845,816	- 78,790,708	- 82,735,600	- 86,680,492	- 90,625,385	- 94,570,276	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	- 100,884,917	- 105,913,743	- 110,942,569	- 115,971,396	- 121,000,222	- 126,029,049	- 131,057,874	- 136,086,701	- 141,115,527	- 146,144,354	- 151,173,180	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	- 774,511	- 954,526	- 1,134,542	- 1,314,557	- 1,494,573	- 1,674,589	- 1,854,605	- 2,034,619	- 2,214,635	- 2,394,651	- 2,574,667	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 8,927,068	- 9,265,500	- 9,603,933	- 9,942,365	- 10,280,798	- 10,619,229	- 10,957,662	- 11,296,094	- 11,634,527	- 11,972,959	- 12,311,391	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	- 5,842,112	- 7,047,857	- 8,253,602	- 9,459,346	- 10,665,091	- 11,893,807	- 13,126,509	- 14,359,209	- 15,591,911	- 16,824,612	- 18,057,314	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 33,714,773	- 35,905,174	- 38,095,576	- 40,285,976	- 42,476,377	- 44,666,779	- 46,857,179	- 49,047,580	- 51,237,982	- 53,428,383	- 55,618,783	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	- 103,489,599	- 110,257,111	- 117,024,623	- 123,792,134	- 130,559,646	- 137,327,158	- 144,094,670	- 150,862,182	- 157,629,694	- 164,397,206	- 171,164,717	0%

Appendix 8 - Appraisal Tenure split sensitivity

RB GREENWICH LOCAL PLAN Sales value £10,172 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	659,737	623,967	588,197	552,427	516,657	480,888	445,118	409,347	373,578	337,808	£302,038	0%
2	Residential Small site - low density - 2 flats	2	£614,877	330,971	302,484	273,998	245,511	217,025	188,538	160,051	£131,565	103,078	74,592	£46,104	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	769,774	703,441	637,108	570,775	504,441	438,108	371,775	£305,442	239,108	172,776	£106,443	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	1,243,114	1,134,738	1,026,363	917,987	809,612	701,236	592,861	£484,485	376,110	267,734	£159,359	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	3,860,300	3,523,949	3,187,598	2,851,248	2,514,897	2,178,546	1,842,196	£1,505,845	1,169,494	833,143	£496,792	10%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	7,115,517	6,478,909	5,842,302	5,205,693	4,569,086	3,932,478	3,295,871	£2,659,263	2,022,655	1,386,047	£749,440	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	11,271,589	10,491,897	9,712,204	8,932,513	8,152,422	7,368,941	6,585,461	£5,801,980	5,018,498	4,235,017	£3,451,536	20%
8	Residential Large site - high density - 150 flats	150	£6,456,206	12,728,484	10,944,723	9,160,962	7,377,200	5,593,439	3,809,678	2,025,916	£238,026	1,598,294	3,438,509	£5,278,723	15%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	30,723,157	27,908,410	25,093,662	22,278,914	19,464,167	16,649,419	13,809,178	£10,968,884	8,128,590	5,288,296	£2,438,298	10%
10	Residential Large site - high density - 500 flats	500	£23,519,037	31,019,099	26,062,088	21,057,304	16,044,446	11,031,588	5,956,694	876,622	£4,337,023	9,599,992	14,935,195	£20,371,219	5%
11	Residential Large site - high density - 500 flats	500	£16,909,112	20,231,165	15,453,762	10,654,741	5,813,357	971,973	4,000,589	9,001,421	£14,085,956	19,230,651	24,414,501	£29,598,352	5%
12	Residential Large site - high density - 800 flats	800	£30,743,840	39,027,333	31,668,921	24,249,424	16,800,862	9,261,845	1,662,282	6,128,318	£14,073,149	22,178,877	30,480,104	£38,844,904	5%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	89,944,604	78,067,362	66,091,604	53,983,938	41,711,962	29,167,749	16,232,509	£3,045,548	10,563,665	24,608,259	£39,134,194	5%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	86,263,698	71,304,257	56,126,165	40,648,785	24,722,252	8,145,172	8,935,888	£26,617,347	44,848,402	63,825,107	£83,066,102	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	6,464,160	5,825,726	5,187,292	4,548,858	3,910,425	3,271,991	2,633,557	£1,995,123	1,356,689	718,255	£79,821	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	5,322,202	4,093,597	2,864,991	1,636,387	407,782	834,248	2,082,946	£3,331,646	4,580,345	5,829,044	£7,077,742	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	48,580,148	44,001,855	39,403,961	34,806,067	30,208,172	25,610,278	20,986,516	£16,343,884	11,701,252	7,018,370	£2,319,138	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	52,016,506	44,694,264	37,296,155	29,877,601	22,427,026	14,917,419	7,326,055	£352,315	8,266,004	16,328,755	£24,606,190	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	146,322,602	126,518,426	106,450,859	86,029,422	65,076,271	43,280,070	20,986,565	£1,388,457	24,601,656	48,600,081	£73,659,681	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	423,493,480	365,691,119	306,886,900	246,930,953	185,494,053	122,114,681	56,189,641	£13,438,029	89,018,484	172,147,054	£264,279,701	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	35,648,312	31,191,107	26,733,901	22,276,696	17,819,490	13,362,284	8,905,078	£4,447,873	9,486	4,539,589	£9,069,694	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	96,471,434	90,530,465	84,589,497	78,648,528	72,707,561	66,766,592	60,825,624	£54,884,655	48,943,687	43,002,719	£37,061,751	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	659,737	623,967	588,197	552,427	516,657	480,888	445,118	409,347	373,578	337,808	302,038	35%
2	Residential Small site - low density - 2 flats	2	£324,764	330,971	302,484	273,998	245,511	217,025	188,538	160,051	131,565	103,078	74,592	46,104	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	769,774	703,441	637,108	570,775	504,441	438,108	371,775	305,442	239,108	172,776	106,443	25%
4	Residential Small site - medium density - 9 flats	9	£811,909	1,243,114	1,134,738	1,026,363	917,987	809,612	701,236	592,861	484,485	376,110	267,734	159,359	30%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	3,860,300	3,523,949	3,187,598	2,851,248	2,514,897	2,178,546	1,842,196	1,505,845	1,169,494	833,143	496,792	30%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	7,115,517	6,478,909	5,842,302	5,205,693	4,569,086	3,932,478	3,295,871	2,659,263	2,022,655	1,386,047	749,440	20%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	11,271,589	10,491,897	9,712,204	8,932,513	8,152,422	7,368,941	6,585,461	5,801,980	5,018,498	4,235,017	3,451,536	45%
8	Residential Large site - high density - 150 flats	150	£3,410,017	12,728,484	10,944,723	9,160,962	7,377,200	5,593,439	3,809,678	2,025,916	238,026	1,598,294	3,438,509	5,278,723	25%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	30,723,157	27,908,410	25,093,662	22,278,914	19,464,167	16,649,419	13,809,178	10,968,884	8,128,590	5,288,296	2,438,298	30%
10	Residential Large site - high density - 500 flats	500	£12,422,204	31,019,099	26,062,088	21,057,304	16,044,446	11,031,588	5,956,694	876,622	4,337,023	9,599,992	14,935,195	20,371,219	15%
11	Residential Large site - high density - 500 flats	500	£8,930,996	20,231,165	15,453,762	10,654,741	5,813,357	971,973	4,000,589	9,001,421	14,085,956	19,230,651	24,414,501	29,598,352	10%
12	Residential Large site - high density - 800 flats	800	£16,238,175	39,027,333	31,668,921	24,249,424	16,800,862	9,261,845	1,662,282	6,128,318	14,073,149	22,178,877	30,480,104	38,844,904	15%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	89,944,604	78,067,362	66,091,604	53,983,938	41,711,962	29,167,749	16,232,509	3,045,548	10,563,665	24,608,259	39,134,194	20%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	86,263,698	71,304,257	56,126,165	40,648,785	24,722,252	8,145,172	8,935,888	26,617,347	44,848,402	63,825,107	83,066,102	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	6,464,160	5,825,726	5,187,292	4,548,858	3,910,425	3,271,991	2,633,557	1,995,123	1,356,689	718,255	79,821	30%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	5,322,202	4,093,597	2,864,991	1,636,387	407,782	834,248	2,082,946	3,331,646	4,580,345	5,829,044	7,077,742	5%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	48,580,148	44,001,855	39,403,961	34,806,067	30,208,172	25,610,278	20,986,516	16,343,884	11,701,252	7,018,370	2,319,138	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	52,016,506	44,694,264	37,296,155	29,877,601	22,427,026	14,917,419	7,326,055	352,315	8,266,004	16,328,755	24,606,190	10%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	146,322,602	126,518,426	106,450,859	86,029,422	65,076,271	43,280,070	20,986,565	1,388,457	24,601,656	48,600,081	73,659,681	5%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	423,493,480	365,691,119	306,886,900	246,930,953	185,494,053	122,114,681	56,189,641	13,438,029	89,018,484	172,147,054	264,279,701	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	35,648,312	31,191,107	26,733,901	22,276,696	17,819,490	13,362,284	8,905,078	4,447,873	9,486	4,539,589	9,069,694	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	96,471,434	90,530,465	84,589,497	78,648,528	72,707,561	66,766,592	60,825,624	54,884,655	48,943,687	43,002,719	37,061,751	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	659,737	623,967	588,197	552,427	516,657	480,888	445,118	409,347	373,578	337,808	302,038	50%
2	Residential Small site - low density - 2 flats	2	£172,359	330,971	302,484	273,998	245,511	217,025	188,538	160,051	131,565	103,078	74,592	46,104	25%
3	Residential Small site - medium density - 5 flats	5	£215,449	769,774	703,441	637,108	570,775	504,441	438,108	371,775	305,442	239,108	172,776	106,443	40%
4	Residential Small site - medium density - 9 flats	9	£430,899	1,243,114	1,134,738	1,026,363	917,987	809,612	701,236	592,861	484,485	376,110	267,734	159,359	35%
5	Residential Medium site - medium density - 25 flats	25	£818,707	3,860,300	3,523,949	3,187,598	2,851,248	2,514,897	2,178,546	1,842,196	1,505,845	1,169,494	833,143	496,792	45%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	7,115,517	6,478,909	5,842,302	5,205,693	4,569,086	3,932,478	3,295,871	2,659,263	2,022,655	1,386,047	749,440	35%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	11,271,589	10,491,897	9,712,204	8,932,513	8,152,422	7,368,941	6,585,461	5,801,980	5,018,498	4,235,017	3,451,536	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	12,728,484	10,944,723	9,160,962	7,377,200	5,593,439	3,809,678	2,025,916	238,026	1,598,294	3,438,509	5,278,723	30%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	30,723,157	27,908,410	25,093,662	22,278,914	19,464,167	16,649,419	13,809,178	10,968,884	8,128,590	5,288,296	2,438,298	40%
10	Residential Large site - high density - 500 flats	500	£6,592,749	31,019,099	26,062,088	21,057,304	16,044,446	11,031,588	5,956,694	876,622	4,337,023	9,599,992	14,935,195	20,371,219	20%
11	Residential Large site - high density - 500 flats	500	£4,739,885	20,231,165	15,453,762	10,654,741	5,813,357	971,973	4,000,589	9,001,421	14,085,956	19,230,651	24,414,501	29,598,352	15%
12	Residential Large site - high density - 800 flats	800	£8,617,973	39,027,333	31,668,921	24,249,424	16,800,862	9,261,845	1,662,282	6,128,318	14,073,149	22,178,877	30,480,104	38,844,904	20%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	89,944,604	78,067,362	66,091,604	53,983,938	41,711,962	29,167,749	16,232,509	3,045,548	10,563,665	24,608,259	39,134,194	25%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	86,263,698	71,304,257	56,126,165	40,648,785	24,722,252	8,145,172	8,935,888	26,617,347	44,848,402	63,825,107	83,066,102	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	6,464,160	5,825,726	5,187,292	4,548,858	3,910,425	3,271,991	2,633,557	1,995,123	1,356,689	718,255	79,821	40%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	5,322,202	4,093,597	2,864,991	1,636,387	407,782	834,248	2,082,946	3,331,646	4,580,345	5,829,044	7,077,742	15%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	48,580,148	44,001,855	39,403,961	34,806,067	30,208,172	25,610,278	20,986,516	16,343,884	11,701,252	7,018,370	2,319,138	35%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	52,016,506	44,694,264	37,296,155	29,877,601	22,427,026	14,917,419	7,326,055	352,315	8,266,004	16,328,755	24,606,190	20%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	146,322,602	126,518,426	106,450,859	86,029,422	65,076,271	43,280,070	20,986,565	1,388,457	24,601,656	48,600,081	73,659,681	20%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	423,493,480	365,691,119	306,886,900	246,930,953	185,494,053	122,114,681	56,189,641	13,438,029	89,018,484	172,147,054	264,279,701	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,972,124	1,340,494	708,842	226,442	970,065	1,713,690	2,457,263	3,200,870	3,944,477	4,688,084	5,431,690	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	96,471,434	90,530,465	84,589,497	78,648,528	72,707,561	66,766,592	60,825,624	54,884,655	48,943,687	43,002,719	37,061,751	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	659,737	623,967	588,197	552,427	516,657	480,888	445,118	409,347	373,578	337,808	302,038	50%
2	Residential Small site - low density - 2 flats	2	£163,244	330,971	302,484	273,998	245,511	217,025	188,538	160,051	131,565	103,078	74,592	46,104	25%
3	Residential Small site - medium density - 5 flats	5	£204,055	769,774	703,441	637,108	570,775	504,441	438,108	371,775	305,442	239,108	172,776	106,443	40%
4	Residential Small site - medium density - 9 flats	9	£408,110	1,243,114	1,134,738	1,026,363	917,987	809,612	701,236	592,861	484,485	376,110	267,734	159,359	35%
5	Residential Medium site - medium density - 25 flats	25	£775,408	3,860,300	3,523,949	3,187,598	2,851,248	2,514,897	2,178,546	1,842,196	1,505,845	1,169,494	833,143	496,792	45%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	7,115,517	6,478,909	5,842,302	5,205,693	4,569,086	3,932,478	3,295,871	2,659,263	2,022,655	1,386,047	749,440	35%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	11,271,589	10,491,897	9,712,204	8,932,513	8,152,422	7,368,941	6,585,461	5,801,980	5,018,498	4,235,017	3,451,536	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	12,728,484	10,944,723	9,160,962	7,377,200	5,593,439	3,809,678	2,025,916	238,026	1,598,294	3,438,509	5,278,723	30%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	30,723,157	27,908,410	25,093,662	22,278,914	19,464,167	16,649,419	13,809,178	10,968,884	8,128,590	5,288,296	2,438,298	40%
10	Residential Large site - high density - 500 flats	500	£6,244,077	31,019,099	26,062,088	21,057,304	16,044,446	11,031,588	5,956,694	876,622	4,337,023	9,599,992	14,935,195	20,371,219	20%
11	Residential Large site - high density - 500 flats	500	£4,489,206	20,231,165	15,453,762	10,654,741	5,813,357	971,973	4,000,589	9,001,421	14,085,956	19,230,651	24,414,501	29,598,352	15%
12	Residential Large site - high density - 800 flats	800	£8,162,192	39,027,333	31,668,921	24,249,424	16,800,862	9,261,845	1,662,282	6,128,318	14,073,149	22,178,877	30,480,104	38,844,904	20%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	89,944,604	78,067,362	66,091,604	53,983,938	41,711,962	29,167,749	16,232,509	3,045,548	10,563,665	24,608,259	39,134,194	25%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	86,263,698	71,304,257	56,126,165	40,648,785	24,722,252	8,145,172	8,935,888	26,617,347	44,848,402	63,825,107	83,066,102	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	6,464,160	5,825,726	5,187,292	4,548,858	3,910,425	3,271,991	2,633,557	1,995,123	1,356,689	718,255	79,821	40%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	5,322,202	4,093,597	2,864,991	1,636,387	407,782	834,248	2,082,946	3,331,646	4,580,345	5,829,044	7,077,742	15%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	48,580,148	44,001,855	39,403,961	34,806,067	30,208,172	25,610,278	20,986,516	16,343,884	11,701,252	7,018,370	2,319,138	35%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	52,016,506	44,694,264	37,296,155	29,877,601	22,427,026	14,917,419	7,326,055	352,315	8,266,004	16,328,755	24,606,190	20%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	146,322,602	126,518,426	106,450,859	86,029,422	65,076,271	43,280,070	20,986,565	1,388,457	24,601,656	48,600,081	73,659,681	20%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	423,493,480	365,691,119	306,886,900	246,930,953	185,494,053	122,114,681	56,189,641	13,438,029	89,018,484	172,147,054	264,279,701	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	35,648,312	31,191,107	26,733,901	22,276,696	17,819,490	13,362,284	8,905,078	4,447,873	9,486	4,539,589	9,069,694	35%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	96,471,434	90,530,465	84,589,497	78,648,528	72,707,561	66,766,592	60,825,624	54,884,655	48,943,687	43,002,719	37,061,751	50%

RB GREENWICH LOCAL PLAN Sales value £9,149 psm AH tenure Rented 70% SO 30% First Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	541,931	512,052	482,172	452,292	422,413	392,533	362,653	£332,774	302,894	273,014	£243,136	0%
2	Residential Small site - low density - 2 flats	2	£614,877	235,083	211,391	187,698	164,006	140,314	116,621	92,930	£69,237	45,545	21,853	-£1,870	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	546,491	491,322	436,154	380,984	325,815	270,646	215,477	£160,308	105,139	49,970	-£5,283	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	875,985	785,966	695,947	605,928	515,909	425,889	335,870	£245,851	155,832	65,813	-£24,601	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,713,487	2,434,477	2,155,467	1,876,457	1,597,447	1,318,437	1,039,427	£760,417	481,407	202,398	-£77,867	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	4,904,450	4,378,395	3,852,341	3,326,287	2,800,232	2,274,178	1,748,124	£1,222,069	696,015	169,960	-£361,918	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	8,588,768	7,940,166	7,291,564	6,642,961	5,994,359	5,345,757	4,697,155	£4,048,553	3,399,951	2,751,349	£2,102,748	5%
8	Residential Large site - high density - 150 flats	150	£6,456,206	6,440,091	4,970,749	3,501,407	2,032,066	558,802	947,609	2,463,160	-£3,978,709	5,494,259	7,009,810	-£8,525,360	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	20,794,805	18,460,238	16,122,597	13,784,956	11,447,315	9,109,674	6,772,033	£4,434,393	2,072,455	300,447	-£2,707,244	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	12,753,958	8,604,040	4,454,123	299,033	3,978,589	8,261,102	12,612,512	-£16,992,724	21,436,701	25,880,678	-£30,324,655	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	2,511,576	1,503,996	5,580,267	9,668,683	13,816,697	17,985,530	22,215,618	-£26,445,706	30,675,794	34,905,882	-£39,135,971	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	12,383,360	6,180,134	108,746	6,544,098	13,046,321	19,652,845	26,375,699	-£33,235,961	40,101,881	46,967,800	-£53,833,719	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	47,482,898	37,172,036	26,645,474	15,898,544	5,033,235	6,085,006	17,481,176	-£29,147,883	41,139,838	53,473,673	-£65,813,213	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	31,665,588	18,157,377	4,386,840	9,764,563	24,258,492	39,067,551	54,320,959	-£70,041,263	85,843,939	101,646,615	-£117,449,291	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	3,922,079	3,394,515	2,866,952	2,339,389	1,811,826	1,284,262	756,699	£229,135	303,309	839,501	-£1,375,693	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	147,257	880,003	1,909,671	2,939,339	3,969,006	4,998,674	6,028,342	-£7,058,010	8,087,677	9,117,345	-£10,147,013	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	29,453,292	25,648,825	21,844,358	18,039,890	14,235,423	10,393,397	6,544,380	£2,695,363	1,227,259	5,196,226	-£9,231,882	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	25,720,731	19,548,360	13,339,081	7,084,691	765,747	5,700,727	12,265,680	-£18,946,483	25,773,699	32,704,108	-£39,634,518	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	72,379,679	54,631,850	36,368,995	18,043,836	376,558	19,430,072	38,896,363	-£58,948,609	79,724,037	100,784,685	-£121,845,334	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	171,550,889	120,185,264	67,376,070	12,662,229	45,154,741	106,393,459	172,101,859	-£243,813,954	317,615,811	391,417,668	-£465,219,525	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	31,362,321	27,119,415	22,876,509	18,633,603	14,390,697	10,147,790	5,904,885	£1,661,979	2,623,139	6,935,439	-£11,247,738	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	93,419,890	87,587,428	81,754,964	75,922,502	70,090,039	64,257,576	58,425,113	£52,592,651	46,760,187	40,927,725	£35,095,262	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	541,931	512,052	482,172	452,292	422,413	392,533	362,653	332,774	302,894	273,014	243,136	20%
2	Residential Small site - low density - 2 flats	2	£324,764	235,083	211,391	187,698	164,006	140,314	116,621	92,930	69,237	45,545	21,853	1,870	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	546,491	491,322	436,154	380,984	325,815	270,646	215,477	160,308	105,139	49,970	5,283	10%
4	Residential Small site - medium density - 9 flats	9	£811,909	875,985	785,966	695,947	605,928	515,909	425,889	335,870	245,851	155,832	65,813	24,601	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,713,487	2,434,477	2,155,467	1,876,457	1,597,447	1,318,437	1,039,427	760,417	481,407	202,396	77,867	20%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	4,904,450	4,378,395	3,852,341	3,326,287	2,800,232	2,274,178	1,748,124	1,222,069	696,015	169,960	361,918	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	8,588,768	7,940,166	7,291,564	6,642,961	5,994,359	5,345,757	4,697,155	4,048,553	3,399,951	2,751,349	2,102,748	30%
8	Residential Large site - high density - 150 flats	150	£3,410,017	6,440,091	4,970,749	3,501,407	2,032,066	558,802	947,609	2,463,160	3,978,709	5,494,259	7,009,810	8,525,360	10%
9	Residential Large site - high density - 250 flats	250	£12,178,631	20,794,805	18,460,238	16,122,597	13,784,956	11,447,315	9,109,674	6,772,033	4,434,393	2,072,455	300,447	2,707,244	15%
10	Residential Large site - high density - 500 flats	500	£12,422,204	12,753,958	8,604,040	4,454,123	299,033	3,978,589	8,261,102	12,612,512	16,992,724	21,436,701	25,880,678	30,324,655	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	2,511,576	1,503,996	5,580,267	9,668,683	13,816,697	17,985,530	22,215,618	26,445,706	30,675,794	34,905,882	39,135,971	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	12,383,360	6,180,134	108,746	6,544,098	13,046,321	19,652,845	26,375,699	33,235,961	40,101,881	46,967,800	53,833,719	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	47,482,898	37,172,036	26,645,474	15,898,544	5,033,235	6,085,006	17,481,176	29,147,883	41,139,838	53,473,673	65,813,213	5%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	31,665,588	18,157,377	4,386,840	9,764,563	24,258,492	39,067,551	54,320,959	70,041,263	85,843,939	101,646,615	117,449,291	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	3,922,079	3,394,515	2,866,952	2,339,389	1,811,826	1,284,262	756,699	229,135	303,309	839,501	1,375,693	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	147,257	880,003	1,909,671	2,939,339	3,969,006	4,998,674	6,028,342	7,058,010	8,087,677	9,117,345	10,147,013	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	29,453,292	25,648,825	21,844,358	18,039,890	14,235,423	10,393,397	6,544,380	2,695,363	1,227,259	5,196,226	9,231,882	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	25,720,731	19,548,360	13,339,081	7,084,691	765,747	5,700,727	12,265,680	18,946,483	25,773,699	32,704,108	39,634,518	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	72,379,679	54,631,850	36,368,995	18,043,836	376,558	19,430,072	38,896,363	58,948,609	79,724,037	100,784,685	121,845,334	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	171,550,889	120,185,264	67,376,070	12,662,229	45,154,741	106,393,459	172,101,859	243,813,954	317,615,811	391,417,668	465,219,525	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	31,362,321	27,119,415	22,876,509	18,633,603	14,390,697	10,147,790	5,904,885	1,661,979	2,623,139	6,935,439	11,247,738	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	93,419,890	87,587,428	81,754,964	75,922,502	70,090,039	64,257,576	58,425,113	52,592,651	46,760,187	40,927,725	35,095,262	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	541,931	512,052	482,172	452,292	422,413	392,533	362,653	332,774	302,894	273,014	243,136	50%
2	Residential Small site - low density - 2 flats	2	£172,359	235,083	211,391	187,698	164,006	140,314	116,621	92,930	69,237	45,545	21,853	1,870	10%
3	Residential Small site - medium density - 5 flats	5	£215,449	546,491	491,322	436,154	380,984	325,815	270,646	215,477	160,308	105,139	49,970	5,283	30%
4	Residential Small site - medium density - 9 flats	9	£430,899	875,985	785,966	695,947	605,928	515,909	425,889	335,870	245,851	155,832	65,813	24,601	20%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,713,487	2,434,477	2,155,467	1,876,457	1,597,447	1,318,437	1,039,427	760,417	481,407	202,396	77,867	30%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	4,904,450	4,378,395	3,852,341	3,326,287	2,800,232	2,274,178	1,748,124	1,222,069	696,015	169,960	361,918	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	8,588,768	7,940,166	7,291,564	6,642,961	5,994,359	5,345,757	4,697,155	4,048,553	3,399,951	2,751,349	2,102,748	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	6,440,091	4,970,749	3,501,407	2,032,066	558,802	947,609	2,463,160	3,978,709	5,494,259	7,009,810	8,525,360	15%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	20,794,805	18,460,238	16,122,597	13,784,956	11,447,315	9,109,674	6,772,033	4,434,393	2,072,455	300,447	2,707,244	30%
10	Residential Large site - high density - 500 flats	500	£6,592,749	12,753,958	8,604,040	4,454,123	299,033	3,978,589	8,261,102	12,612,512	16,992,724	21,436,701	25,880,678	30,324,655	5%
11	Residential Large site - high density - 500 flats	500	£4,739,885	2,511,576	1,503,996	5,580,267	9,668,683	13,816,697	17,985,530	22,215,618	26,445,706	30,675,794	34,905,882	39,135,971	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	12,383,360	6,180,134	108,746	6,544,098	13,046,321	19,652,845	26,375,699	33,235,961	40,101,881	46,967,800	53,833,719	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	47,482,898	37,172,036	26,645,474	15,898,544	5,033,235	6,085,006	17,481,176	29,147,883	41,139,838	53,473,673	65,813,213	10%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	31,665,588	18,157,377	4,386,840	9,764,563	24,258,492	39,067,551	54,320,959	70,041,263	85,843,939	101,646,615	117,449,291	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	3,922,079	3,394,515	2,866,952	2,339,389	1,811,826	1,284,262	756,699	229,135	303,309	839,501	1,375,693	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	147,257	880,003	1,909,671	2,939,339	3,969,006	4,998,674	6,028,342	7,058,010	8,087,677	9,117,345	10,147,013	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	29,453,292	25,648,825	21,844,358	18,039,890	14,235,423	10,393,397	6,544,380	2,695,363	1,227,259	5,196,226	9,231,882	15%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	25,720,731	19,548,360	13,339,081	7,084,691	765,747	5,700,727	12,265,680	18,946,483	25,773,699	32,704,108	39,634,518	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	72,379,679	54,631,850	36,368,995	18,043,836	376,558	19,430,072	38,896,363	58,948,609	79,724,037	100,784,685	121,845,334	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	171,550,889	120,185,264	67,376,070	12,662,229	45,154,741	106,393,459	172,101,859	243,813,954	317,615,811	391,417,668	465,219,525	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,810	1,090,192	358,551	376,192	1,122,799	1,869,405	2,616,013	3,353,619	4,097,227	4,840,833	5,584,441	6,328,047	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	93,419,890	87,587,428	81,754,964	75,922,502	70,090,039	64,257,576	58,425,113	52,592,651	46,760,187	40,927,725	35,095,262	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	541,931	512,052	482,172	452,292	422,413	392,533	362,653	332,774	302,894	273,014	243,136	50%
2	Residential Small site - low density - 2 flats	2	£163,244	235,083	211,391	187,698	164,006	140,314	116,621	92,930	69,237	45,545	21,853	1,870	15%
3	Residential Small site - medium density - 5 flats	5	£204,055	546,491	491,322	436,154	380,984	325,815	270,646	215,477	160,308	105,139	49,970	5,283	30%
4	Residential Small site - medium density - 9 flats	9	£408,110	875,985	785,966	695,947	605,928	515,909	425,889	335,870	245,851	155,832	65,813	24,601	25%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,713,487	2,434,477	2,155,467	1,876,457	1,597,447	1,318,437	1,039,427	760,417	481,407	202,396	77,867	30%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	4,904,450	4,378,395	3,852,341	3,326,287	2,800,232	2,274,178	1,748,124	1,222,069	696,015	169,960	361,918	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	8,588,768	7,940,166	7,291,564	6,642,961	5,994,359	5,345,757	4,697,155	4,048,553	3,399,951	2,751,349	2,102,748	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	6,440,091	4,970,749	3,501,407	2,032,066	558,802	947,609	2,463,160	3,978,709	5,494,259	7,009,810	8,525,360	15%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	20,794,805	18,460,238	16,122,597	13,784,956	11,447,315	9,109,674	6,772,033	4,434,393	2,072,455	300,447	2,707,244	30%
10	Residential Large site - high density - 500 flats	500	£6,244,077	12,753,958	8,604,040	4,454,123	299,033	3,978,589	8,261,102	12,612,512	16,992,724	21,436,701	25,880,678	30,324,655	5%
11	Residential Large site - high density - 500 flats	500	£4,489,206	2,511,576	1,503,996	5,580,267	9,668,683	13,816,697	17,985,530	22,215,618	26,445,706	30,675,794	34,905,882	39,135,971	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	12,383,360	6,180,134	108,746	6,544,098	13,046,321	19,652,845	26,375,699	33,235,961	40,101,881	46,967,800	53,833,719	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	47,482,898	37,172,036	26,645,474	15,898,544	5,033,235	6,085,006	17,481,176	29,147,883	41,139,838	53,473,673	65,813,213	10%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	31,665,588	18,157,377	4,386,840	9,764,563	24,258,492	39,067,551	54,320,959	70,041,263	85,843,939	101,646,615	117,449,291	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	3,922,079	3,394,515	2,866,952	2,339,389	1,811,826	1,284,262	756,699	229,135	303,309	839,501	1,375,693	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	147,257	880,003	1,909,671	2,939,339	3,969,006	4,998,674	6,028,342	7,058,010	8,087,677	9,117,345	10,147,013	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	29,453,292	25,648,825	21,844,358	18,039,890	14,235,423	10,393,397	6,544,380	2,695,363	1,227,259	5,196,226	9,231,882	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	25,720,731	19,548,360	13,339,081	7,084,691	765,747	5,700,727	12,265,680	18,946,483	25,773,699	32,704,108	39,634,518	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	72,379,679	54,631,850	36,368,995	18,043,836	376,558	19,430,072	38,896,363	58,948,609	79,724,037	100,784,685	121,845,334	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	171,550,889	120,185,264	67,376,070	12,662,229	45,154,741	106,393,459	172,101,859	243,813,954	317,615,811	391,417,668	465,219,525	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	31,362,321	27,119,415	22,876,509	18,633,603	14,390,697	10,147,790	5,904,885	1,661,979	2,623,139	6,935,439	11,247,738	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	93,419,890	87,587,428	81,754,964	75,922,502	70,090,039	64,257,576	58,425,113	52,592,651	46,760,187	40,927,725	35,095,262	50%

RB GREENWICH LOCAL PLAN Sales value £8,611 psm AH tenure Rented 70% SO 30% First Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	479,929	453,149	426,370	399,590	372,810	346,031	319,252	£292,472	265,693	238,914	£212,133	0%
2	Residential Small site - low density - 2 flats	2	£614,877	184,615	163,447	142,277	121,109	99,940	78,771	57,602	£36,433	15,264	6,001	-£27,516	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	428,974	379,681	330,387	281,095	231,801	182,508	133,215	£83,922	34,628	14,905	-£65,003	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	682,760	602,402	522,044	441,686	361,328	280,971	200,613	£120,255	39,897	41,123	-£122,795	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,109,902	1,861,071	1,612,241	1,363,410	1,114,579	865,748	616,917	£368,086	119,255	131,695	-£384,595	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	3,740,729	3,272,862	2,804,993	2,337,124	1,869,256	1,401,388	933,519	£465,650	2,254	477,774	-£953,294	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	7,168,989	6,591,376	6,013,763	5,436,150	4,858,536	4,280,924	3,703,310	£3,125,698	2,548,084	1,970,472	£1,392,858	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	3,130,411	1,826,553	514,860	821,394	2,166,069	3,510,743	4,855,418	-£6,200,093	7,544,767	8,889,442	-£10,234,117	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	15,506,792	13,433,705	11,360,620	9,287,533	7,214,446	5,141,359	3,049,237	£949,695	1,168,652	3,302,533	-£5,462,084	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	2,962,852	738,055	4,514,935	8,291,817	12,127,142	15,970,596	19,882,857	-£23,802,970	27,723,082	31,643,193	-£35,563,305	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	7,117,893	10,737,871	14,392,979	18,059,013	21,787,121	25,515,229	29,243,337	-£32,971,445	36,699,553	40,427,661	-£44,155,769	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	2,043,278	7,768,651	13,528,391	19,374,076	25,305,986	31,337,396	37,414,431	-£43,491,466	49,568,500	55,645,534	-£61,722,570	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	23,659,921	14,122,239	4,448,066	5,419,331	15,502,204	25,763,575	36,250,869	-£47,053,403	57,988,418	68,923,434	-£79,858,449	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	228,255	12,415,991	25,269,943	38,370,586	51,763,641	65,580,535	79,573,569	-£93,566,603	107,559,638	121,552,672	-£135,545,706	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,755,021	2,285,810	1,816,600	1,347,390	878,179	408,969	61,227	-£538,112	1,014,996	1,491,880	-£1,968,765	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	2,155,927	3,070,315	3,984,703	4,899,091	5,813,480	6,727,868	7,642,256	-£8,556,644	9,471,032	10,385,420	-£11,299,808	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	20,630,507	17,267,178	13,885,772	10,484,237	7,082,701	3,681,167	237,862	-£3,264,460	6,798,580	10,364,217	-£13,983,234	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	11,558,739	6,015,151	394,462	5,340,350	11,144,734	17,039,515	23,023,765	-£29,125,829	35,265,274	41,404,720	-£47,544,164	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	31,247,265	15,010,707	1,383,178	18,276,474	35,476,974	53,070,745	71,175,892	-£89,792,934	108,459,002	127,125,070	-£145,791,138	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	25,121,610	23,974,528	75,430,864	129,457,965	186,806,664	248,821,101	312,262,234	-£375,903,367	439,544,500	503,185,632	-£566,826,766	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	29,106,536	24,976,420	20,846,303	16,716,186	12,586,069	8,455,952	4,325,835	£195,718	3,998,746	8,196,412	-£12,394,077	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	92,277,727	86,502,373	80,727,018	74,951,664	69,176,309	63,400,954	57,625,599	£51,850,245	46,074,890	40,299,536	-£34,524,180	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	479,929	453,149	426,370	399,590	372,810	346,031	319,252	292,472	265,693	238,914	212,133	10%
2	Residential Small site - low density - 2 flats	2	£324,764	184,615	163,447	142,277	121,109	99,940	78,771	57,602	36,433	15,264	6,001	-27,516	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	428,974	379,681	330,387	281,095	231,801	182,508	133,215	83,922	34,628	14,905	65,003	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	682,760	602,402	522,044	441,686	361,328	280,971	200,613	120,255	39,897	41,123	122,795	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,109,902	1,861,071	1,612,241	1,363,410	1,114,579	865,748	616,917	368,086	119,255	131,695	384,595	10%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	3,740,729	3,272,862	2,804,993	2,337,124	1,869,256	1,401,388	933,519	465,650	2,254	477,774	953,294	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	7,168,989	6,591,376	6,013,763	5,436,150	4,858,536	4,280,924	3,703,310	3,125,698	2,548,084	1,970,472	1,392,858	25%
8	Residential Large site - high density - 150 flats	150	£3,410,017	3,130,411	1,826,553	514,860	821,394	2,166,069	3,510,743	4,855,418	6,200,093	7,544,767	8,889,442	10,234,117	0%
9	Residential Large site - high density - 250 flats	250	£12,178,631	15,506,792	13,433,705	11,360,620	9,287,533	7,214,446	5,141,359	3,049,237	949,695	1,168,652	3,302,533	5,462,084	5%
10	Residential Large site - high density - 500 flats	500	£12,422,204	2,962,852	738,055	4,514,935	8,291,817	12,127,142	15,970,596	19,882,857	23,802,970	27,723,082	31,643,193	35,563,305	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	7,117,893	10,737,871	14,392,979	18,059,013	21,787,121	25,515,229	29,243,337	32,971,445	36,699,553	40,427,661	44,155,769	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	2,043,278	7,768,651	13,528,391	19,374,076	25,305,986	31,337,396	37,414,431	43,491,466	49,568,500	55,645,534	61,722,570	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	23,659,921	14,122,239	4,448,066	5,419,331	15,502,204	25,763,575	36,250,869	47,053,403	57,988,418	68,923,434	79,858,449	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	228,255	12,415,991	25,269,943	38,370,586	51,763,641	65,580,535	79,573,569	93,566,603	107,559,638	121,552,672	135,545,706	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,755,021	2,285,810	1,816,600	1,347,390	878,179	408,969	61,227	538,112	1,014,996	1,491,880	1,968,765	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	2,155,927	3,070,315	3,984,703	4,899,091	5,813,480	6,727,868	7,642,256	8,556,644	9,471,032	10,385,420	11,299,808	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	20,630,507	17,267,178	13,885,772	10,484,237	7,082,701	3,681,167	237,862	3,264,460	6,798,580	10,364,217	13,983,234	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	11,558,739	6,015,151	394,462	5,340,350	11,144,734	17,039,515	23,023,765	29,125,829	35,265,274	41,404,720	47,544,164	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	31,247,265	15,010,707	1,383,178	18,276,474	35,476,974	53,070,745	71,175,892	89,792,934	108,459,002	127,125,070	145,791,138	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	25,121,610	23,974,528	75,430,864	129,457,965	186,806,664	248,821,101	312,262,234	375,903,367	439,544,500	503,185,632	566,826,766	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	29,106,536	24,976,420	20,846,303	16,716,186	12,586,069	8,455,952	4,325,835	195,718	3,998,746	8,196,412	12,394,077	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	92,277,727	86,502,373	80,727,018	74,951,664	69,176,309	63,400,954	57,625,599	51,850,245	46,074,890	40,299,536	34,524,180	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	479,929	453,149	426,370	399,590	372,810	346,031	319,252	292,472	265,693	238,914	212,133	45%
2	Residential Small site - low density - 2 flats	2	£172,359	184,615	163,447	142,277	121,109	99,940	78,771	57,602	36,433	15,264	6,001	-27,516	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	428,974	379,681	330,387	281,095	231,801	182,508	133,215	83,922	34,628	14,905	65,003	20%
4	Residential Small site - medium density - 9 flats	9	£430,899	682,760	602,402	522,044	441,686	361,328	280,971	200,613	120,255	39,897	41,123	122,795	15%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,109,902	1,861,071	1,612,241	1,363,410	1,114,579	865,748	616,917	368,086	119,255	131,695	384,595	25%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	3,740,729	3,272,862	2,804,993	2,337,124	1,869,256	1,401,388	933,519	465,650	2,254	477,774	953,294	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	7,168,989	6,591,376	6,013,763	5,436,150	4,858,536	4,280,924	3,703,310	3,125,698	2,548,084	1,970,472	1,392,858	40%
8	Residential Large site - high density - 150 flats	150	£1,809,774	3,130,411	1,826,553	514,860	821,394	2,166,069	3,510,743	4,855,418	6,200,093	7,544,767	8,889,442	10,234,117	5%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	15,506,792	13,433,705	11,360,620	9,287,533	7,214,446	5,141,359	3,049,237	949,695	1,168,652	3,302,533	5,462,084	20%
10	Residential Large site - high density - 500 flats	500	£6,592,749	2,962,852	738,055	4,514,935	8,291,817	12,127,142	15,970,596	19,882,857	23,802,970	27,723,082	31,643,193	35,563,305	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	7,117,893	10,737,871	14,392,979	18,059,013	21,787,121	25,515,229	29,243,337	32,971,445	36,699,553	40,427,661	44,155,769	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	2,043,278	7,768,651	13,528,391	19,374,076	25,305,986	31,337,396	37,414,431	43,491,466	49,568,500	55,645,534	61,722,570	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	23,659,921	14,122,239	4,448,066	5,419,331	15,502,204	25,763,575	36,250,869	47,053,403	57,988,418	68,923,434	79,858,449	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	228,255	12,415,991	25,269,943	38,370,586	51,763,641	65,580,535	79,573,569	93,566,603	107,559,638	121,552,672	135,545,706	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,755,021	2,285,810	1,816,600	1,347,390	878,179	408,969	61,227	538,112	1,014,996	1,491,880	1,968,765	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	2,155,927	3,070,315	3,984,703	4,899,091	5,813,480	6,727,868	7,642,256	8,556,644	9,471,032	10,385,420	11,299,808	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	20,630,507	17,267,178	13,885,772	10,484,237	7,082,701	3,681,167	237,862	3,264,460	6,798,580	10,364,217	13,983,234	5%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	11,558,739	6,015,151	394,462	5,340,350	11,144,734	17,039,515	23,023,765	29,125,829	35,265,274	41,404,720	47,544,164	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	31,247,265	15,010,707	1,383,178	18,276,474	35,476,974	53,070,745	71,175,892	89,792,934	108,459,002	127,125,070	145,791,138	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	25,121,610	23,974,528	75,430,864	129,457,965	186,806,664	248,821,101	312,262,234	375,903,367	439,544,500	503,185,632	566,826,766	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,810	1,090,192	358,551	378,192	1,122,299	1,866,405	2,610,513	3,353,619	4,097,227	4,840,833	5,584,441	6,328,047	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	92,277,727	86,502,373	80,727,018	74,951,664	69,176,309	63,400,954	57,625,599	51,850,245	46,074,890	40,299,536	34,524,180	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	479,929	453,149	426,370	399,590	372,810	346,031	319,252	292,472	265,693	238,914	212,133	50%
2	Residential Small site - low density - 2 flats	2	£163,244	184,615	163,447	142,277	121,109	99,940	78,771	57,602	36,433	15,264	6,001	27,516	5%
3	Residential Small site - medium density - 5 flats	5	£204,055	428,974	379,681	330,387	281,095	231,801	182,508	133,215	83,922	34,628	14,905	65,003	20%
4	Residential Small site - medium density - 9 flats	9	£408,110	682,760	602,402	522,044	441,686	361,328	280,971	200,613	120,255	39,897	41,123	122,795	15%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,109,902	1,861,071	1,612,241	1,363,410	1,114,579	865,748	616,917	368,086	119,255	131,695	384,595	25%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	3,740,729	3,272,862	2,804,993	2,337,124	1,869,256	1,401,388	933,519	465,650	2,254	477,774	953,294	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	7,168,989	6,591,376	6,013,763	5,436,150	4,858,536	4,280,924	3,703,310	3,125,698	2,548,084	1,970,472	1,392,858	40%
8	Residential Large site - high density - 150 flats	150	£1,714,060	3,130,411	1,826,553	514,860	821,394	2,166,069	3,510,743	4,855,418	6,200,093	7,544,767	8,889,442	10,234,117	5%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	15,506,792	13,433,705	11,360,620	9,287,533	7,214,446	5,141,359	3,049,237	949,695	1,168,652	3,302,533	5,462,084	20%
10	Residential Large site - high density - 500 flats	500	£6,244,077	2,962,852	738,055	4,514,935	8,291,817	12,127,142	15,970,596	19,882,857	23,802,970	27,723,082	31,643,193	35,563,305	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	7,117,893	10,737,871	14,392,979	18,059,013	21,787,121	25,515,229	29,243,337	32,971,445	36,699,553	40,427,661	44,155,769	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	2,043,278	7,768,651	13,528,391	19,374,076	25,305,986	31,337,396	37,414,431	43,491,466	49,568,500	55,645,534	61,722,570	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	23,659,921	14,122,239	4,448,066	5,419,331	15,502,204	25,763,575	36,250,869	47,053,403	57,988,418	68,923,434	79,858,449	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	228,255	12,415,991	25,269,943	38,370,586	51,763,641	65,580,535	79,573,569	93,566,603	107,559,638	121,552,672	135,545,706	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,755,021	2,285,810	1,816,600	1,347,390	878,179	408,969	61,227	538,112	1,014,996	1,491,880	1,968,765	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	2,155,927	3,070,315	3,984,703	4,899,091	5,813,480	6,727,868	7,642,256	8,556,644	9,471,032	10,385,420	11,299,808	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	20,630,507	17,267,178	13,885,772	10,484,237	7,082,701	3,681,167	237,862	3,264,460	6,798,580	10,364,217	13,983,234	5%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	11,558,739	6,015,151	394,462	5,340,350	11,144,734	17,039,515	23,023,765	29,125,829	35,265,274	41,404,720	47,544,164	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	31,247,265	15,010,707	1,383,178	18,276,474	35,476,974	53,070,745	71,175,892	89,792,934	108,459,002	127,125,070	145,791,138	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	25,121,610	23,974,528	75,430,864	129,457,965	186,806,664	248,821,101	312,262,234	375,903,367	439,544,500	503,185,632	566,826,766	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	29,106,536	24,976,420	20,846,303	16,716,186	12,586,069	8,455,952	4,325,835	195,718	3,998,746	8,196,412	12,394,077	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	92,277,727	86,502,373	80,727,018	74,951,664	69,176,309	63,400,954	57,625,599	51,850,245	46,074,890	40,299,536	34,524,180	50%

RB GREENWICH LOCAL PLAN Sales value £7,965 psm AH tenure Rented 70% SO 30%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	405,524	382,466	359,406	336,347	313,288	290,229	267,169	244,109	221,051	197,991	£174,932	0%
2	Residential Small site - low density - 2 flats	2	£614,877	124,054	105,913	87,773	69,632	51,491	33,350	15,209	-£2,980	-£21,416	-£39,854	-£58,292	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	287,954	245,712	203,470	161,227	118,985	76,743	34,501	-£7,868	-£50,801	-£93,734	-£136,667	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	450,890	382,125	313,361	244,596	175,832	107,068	38,303	-£30,959	-£100,848	-£170,737	-£240,626	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,385,600	1,172,983	960,368	747,752	535,137	322,520	109,905	-£104,391	-£320,484	-£536,577	-£752,670	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,344,266	1,946,220	1,548,175	1,150,130	752,085	354,040	44,725	-£449,280	-£853,836	-£1,258,391	-£1,662,946	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,465,255	4,972,829	4,480,403	3,987,976	3,495,550	3,003,123	2,510,697	£2,018,270	£1,525,844	£1,033,417	£540,992	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	888,386	2,028,011	3,167,634	4,307,258	5,446,882	6,586,506	7,726,129	-£8,665,753	-£10,005,377	-£11,145,001	-£12,284,625	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	9,157,489	7,401,868	5,646,246	3,869,949	2,092,637	315,325	1,485,897	-£3,292,277	-£5,117,374	-£6,955,715	-£8,794,056	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	9,098,818	12,324,998	15,551,178	18,809,369	22,100,842	25,392,317	28,683,790	-£31,975,264	-£35,266,738	-£38,558,212	-£41,849,685	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	18,922,207	22,047,939	25,173,671	28,299,404	31,425,136	34,550,868	37,676,601	-£40,802,333	-£43,928,065	-£47,053,796	-£50,179,529	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	20,097,180	25,095,498	30,146,209	35,276,581	40,406,954	45,537,326	50,667,699	-£55,798,071	-£60,928,444	-£66,058,816	-£71,189,189	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	6,350,982	14,888,697	23,535,882	32,325,223	41,290,142	50,464,799	59,714,385	-£68,963,972	-£78,213,559	-£87,463,146	-£96,712,733	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	39,896,948	51,184,301	62,709,430	74,511,154	86,332,619	98,154,082	109,975,547	-£121,797,012	-£133,618,476	-£145,439,940	-£157,261,405	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,354,551	955,364	556,178	156,991	-246,158	-651,873	-1,057,590	-£1,463,305	-£1,869,021	-£2,274,737	-£2,680,453	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	4,922,636	5,098,689	6,474,741	7,250,794	8,026,846	8,802,899	9,578,952	-£10,355,005	-£11,131,058	-£11,907,111	-£12,683,163	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	9,949,273	7,084,716	4,219,446	1,315,077	-1,615,286	-4,567,158	-7,560,237	-£10,562,093	-£13,601,124	-£16,662,644	-£19,724,163	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	5,924,623	10,829,136	15,798,968	20,812,115	25,897,913	31,084,304	36,274,591	-£41,464,878	-£46,655,165	-£51,845,453	-£57,035,740	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	19,835,154	34,386,883	49,185,302	64,280,109	79,770,674	95,563,246	111,355,818	-£127,148,389	-£142,940,961	-£158,733,532	-£174,526,104	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	178,513,002	226,429,103	277,169,342	328,617,606	380,065,870	431,514,134	482,962,398	-£534,410,662	-£585,858,926	-£637,307,190	-£688,755,454	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	26,399,595	22,404,825	18,410,055	14,415,286	10,420,516	6,425,746	2,430,976	-£1,589,369	-£5,649,475	-£9,709,580	-£13,769,684	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,907,132	85,200,307	79,493,482	73,786,657	68,079,832	62,373,008	56,666,183	£50,959,357	45,252,533	39,545,708	£33,838,883	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	405,524	382,466	359,406	336,347	313,288	290,229	267,169	244,109	221,051	197,991	174,932	0%
2	Residential Small site - low density - 2 flats	2	£324,764	124,054	105,913	87,773	69,632	51,491	33,350	15,209	-£2,980	-£21,416	-£39,854	-£58,292	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	287,954	245,712	203,470	161,227	118,985	76,743	34,501	-£7,868	-£50,801	-£93,734	-£136,667	0%
4	Residential Small site - medium density - 9 flats	9	£811,908	450,890	382,125	313,361	244,596	175,832	107,068	38,303	-£30,959	-£100,848	-£170,737	-£240,626	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,385,600	1,172,983	960,368	747,752	535,137	322,520	109,905	-£104,391	-£320,484	-£536,577	-£752,670	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,344,266	1,946,220	1,548,175	1,150,130	752,085	354,040	44,725	-£449,280	-£853,836	-£1,258,391	-£1,662,946	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,465,255	4,972,829	4,480,403	3,987,976	3,495,550	3,003,123	2,510,697	2,018,270	1,525,844	1,033,417	540,992	10%
8	Residential Large site - high density - 150 flats	150	£3,410,017	888,386	2,028,011	3,167,634	4,307,258	5,446,882	6,586,506	7,726,129	8,865,753	10,005,377	11,145,001	12,284,625	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	9,157,489	7,401,868	5,646,246	3,869,949	2,092,637	315,325	1,485,897	3,292,277	5,117,374	6,955,715	8,794,056	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	9,098,818	12,324,998	15,551,178	18,809,369	22,100,842	25,392,317	28,683,790	31,975,264	35,266,738	38,558,212	41,849,685	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	18,922,207	22,047,939	25,173,671	28,299,404	31,425,136	34,550,868	37,676,601	40,802,333	43,928,065	47,053,796	50,179,529	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	20,097,180	25,095,498	30,146,209	35,276,581	40,406,954	45,537,326	50,667,699	55,798,071	60,928,444	66,058,816	71,189,189	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	6,350,982	14,888,697	23,535,882	32,325,223	41,290,142	50,464,799	59,714,385	68,963,972	78,213,559	87,463,146	96,712,733	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	39,896,948	51,184,301	62,709,430	74,511,154	86,332,619	98,154,082	109,975,547	121,797,012	133,618,476	145,439,940	157,261,405	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,354,551	955,364	556,178	156,991	-246,158	-651,873	-1,057,590	-1,463,305	-1,869,021	-2,274,737	-2,680,453	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	4,922,636	5,098,689	6,474,741	7,250,794	8,026,846	8,802,899	9,578,952	10,355,005	11,131,058	11,907,111	12,683,163	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	9,949,273	7,084,716	4,219,446	1,315,077	-1,615,286	-4,567,158	-7,560,237	-10,562,093	-13,601,124	-16,662,644	-19,724,163	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	5,924,623	10,829,136	15,798,968	20,812,115	25,897,913	31,084,304	36,274,591	41,464,878	46,655,165	51,845,453	57,035,740	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	19,835,154	34,386,883	49,185,302	64,280,109	79,770,674	95,563,246	111,355,818	127,148,389	142,940,961	158,733,532	174,526,104	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	178,513,002	226,429,103	277,169,342	328,617,606	380,065,870	431,514,134	482,962,398	534,410,662	585,858,926	637,307,190	688,755,454	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	26,399,595	22,404,825	18,410,055	14,415,286	10,420,516	6,425,746	2,430,976	1,589,369	5,649,475	9,709,580	13,769,684	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,907,132	85,200,307	79,493,482	73,786,657	68,079,832	62,373,008	56,666,183	50,959,357	45,252,533	39,545,708	33,838,883	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	405,524	382,466	359,406	336,347	313,288	290,229	267,169	244,109	221,051	197,991	174,932	40%
2	Residential Small site - low density - 2 flats	2	£172,359	124,054	105,913	87,773	69,632	51,491	33,350	15,209	-£2,980	-£21,416	-£39,854	-£58,292	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	287,954	245,712	203,470	161,227	118,985	76,743	34,501	-£7,868	-£50,801	-£93,734	-£136,667	5%
4	Residential Small site - medium density - 9 flats	9	£430,899	450,890	382,125	313,361	244,596	175,832	107,068	38,303	-£30,959	-£100,848	-£170,737	-£240,626	5%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,385,600	1,172,983	960,368	747,752	535,137	322,520	109,905	-£104,391	-£320,484	-£536,577	-£752,670	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,344,266	1,946,220	1,548,175	1,150,130	752,085	354,040	44,725	-£449,280	-£853,836	-£1,258,391	-£1,662,946	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,465,255	4,972,829	4,480,403	3,987,976	3,495,550	3,003,123	2,510,697	2,018,270	1,525,844	1,033,417	540,992	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	888,386	2,028,011	3,167,634	4,307,258	5,446,882	6,586,506	7,726,129	8,865,753	10,005,377	11,145,001	12,284,625	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	9,157,489	7,401,868	5,646,246	3,869,949	2,092,637	315,325	1,485,897	3,292,277	5,117,374	6,955,715	8,794,056	5%
10	Residential Large site - high density - 500 flats	500	£6,592,745	9,098,818	12,324,998	15,551,178	18,809,369	22,100,842	25,392,317	28,683,790	31,975,264	35,266,738	38,558,212	41,849,685	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	18,922,207	22,047,939	25,173,671	28,299,404	31,425,136	34,550,868	37,676,601	40,802,333	43,928,065	47,053,796	50,179,529	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	20,097,180	25,095,498	30,146,209	35,276,581	40,406,954	45,537,326	50,667,699	55,798,071	60,928,444	66,058,816	71,189,189	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	6,350,982	14,888,697	23,535,882	32,325,223	41,290,142	50,464,799	59,714,385	68,963,972	78,213,559	87,463,146	96,712,733	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	39,896,948	51,184,301	62,709,430	74,511,154	86,332,619	98,154,082	109,975,547	121,797,012	133,618,476	145,439,940	157,261,405	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,354,551	955,364	556,178	156,991	-246,158	-651,873	-1,057,590	-1,463,305	-1,869,021	-2,274,737	-2,680,453	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	4,922,636	5,098,689	6,474,741	7,250,794	8,026,846	8,802,899	9,578,952	10,355,005	11,131,058	11,907,111	12,683,163	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	9,949,273	7,084,716	4,219,446	1,315,077	-1,615,286	-4,567,158	-7,560,237	-10,562,093	-13,601,124	-16,662,644	-19,724,163	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	5,924,623	10,829,136	15,798,968	20,812,115	25,897,913	31,084,304	36,274,591	41,464,878	46,655,165	51,845,453	57,035,740	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	19,835,154	34,386,883	49,185,302	64,280,109	79,770,674	95,563,246	111,355,818	127,148,389	142,940,961	158,733,532	174,526,104	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	178,513,002	226,429,103	277,169,342	328,617,606	380,065,870	431,514,134	482,962,398	534,410,662	585,858,926	637,307,190	688,755,454	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	358,551	-379,182	-1,122,799	-1,866,405	-2,610,013	-3,353,619	-4,097,227	-4,840,833	-5,584,441	-6,328,047	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,906	90,907,132	85,200,307	79,493,482	73,786,657	68,079,832	62,373,008	56,666,183	50,959,357	45,252,533	39,545,708	33,838,883	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	405,524	382,466	359,406	336,347	313,288	290,229	267,169	244,109	221,051	197,991	174,932	40%
2	Residential Small site - low density - 2 flats	2	£163,244	124,054	105,913	87,773	69,632	51,491	33,350	15,209	-£2,980	-£21,416	-£39,854	-£58,292	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	287,954	245,712	203,470	161,227	118,985	76,743	34,501	-£7,868	-£50,801	-£93,734	-£136,667	5%
4	Residential Small site - medium density - 9 flats	9	£408,110	450,890	382,125	313,361	244,596	175,832	107,068	38,303	-£30,959	-£100,848	-£170,737	-£240,626	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,385,600	1,172,983	960,368	747,752	535,137	322,520	109,905	-£104,391	-£320,484	-£536,577	-£752,670	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,344,266	1,946,220	1,548,175	1,150,130	752,085	354,040	44,725	-£449,280	-£853,836	-£1,258,391	-£1,662,946	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,465,255	4,972,829	4,480,403	3,987,976	3,495,550	3,003,123	2,510,697	2,018,270	1,525,844	1,033,417	540,992	30%
8	Residential Large site - high density - 150 flats	150	£1,714,060	888,386	2,028,011	3,167,634	4,307,258	5,446,882	6,586,506	7,726,129	8,865,753	10,005,377	11,145,001	12,284,625	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	9,157,489	7,401,868	5,646,246	3,869,949	2,092,637	315,325	1,485,897	3,292,277	5,117,374	6,955,715	8,794,056	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	9,098,818	12,324,998	15,551,178	18,809,369	22,100,842	25,392,317	28,683,790	31,975,264	35,266,738	38,558,212	41,849,685	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	18,922,207	22,047,939	25,173,671	28,299,404	31,425,136	34,550,868	37,676,601	40,802,333	43,928,065	47,053,796	50,179,529	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	20,097,180	25,095,498	30,146,209	35,276,581	40,406,954	45,537,326	50,667,699	55,798,071	60,928,444	66,058,816	71,189,189	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	6,350,982	14,888,697	23,535,882	32,325,223	41,290,142	50,464,799	59,714,385	68,963,972	78,213,559	87,463,146	96,712,733	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	39,896,948	51,184,301	62,709,430	74,511,154	86,332,619	98,154,082	109,975,547	121,797,012	133,618,476	145,439,940	157,261,405	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,354,551	955,364	556,178	156,991	-246,158	-651,873	-1,057,590	-1,463,305	-1,869,021	-2,274,737	-2,680,453	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	4,922,636	5,098,689	6,474,741	7,250,794	8,026,846	8,802,899	9,578,952	10,355,005	11,131,058	11,907,111	12,683,163	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	9,949,273	7,084,716	4,219,446	1,315,077	-1,615,286	-4,567,158	-7,560,237	-10,562,093	-13,601,124	-16,662,644	-19,724,163	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	5,924,623	10,829,136	15,798,968	20,812,115	25,897,913	31,084,304	36,274,591	41,464,878	46,655,165	51,845,453	57,035,740	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	19,835,154	34,386,883	49,185,302	64,280,109	79,770,674	95,563,246	111,355,818	127,148,389	142,940,961	158,733,532	174,526,104	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	178,513,002	226,429,103	277,169,342	328,617,606	380,065,870	431,514,134	482,962,398	534,410,662	585,858,926	637,307,190	688,755,454	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	26,399,595	22,404,825	18,410,055	14,415,286	10,420,516	6,425,746	2,430,976	1,589,369	5,649,475	9,709,580	13,769,684	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,907,132	85,200,307	79,493,482	73,786,657	68,079,832	62,373,008	56,666,183	50,959,357	45,252,533	39,545,708	33,838,883	50%

RB GREENWICH LOCAL PLAN Sales value £7,266 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	324,921	305,892	286,863	267,833	248,805	229,775	210,747	191,717	172,688	153,659	£134,630	0%
2	Residential Small site - low density - 2 flats	2	£614,877	126,341	111,481	96,620	81,760	66,900	52,039	37,178	22,319	7,458	7,523	-£22,627	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	293,279	258,676	224,072	189,468	154,865	120,262	85,658	51,055	16,451	18,449	-£53,619	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	461,788	405,584	349,380	293,175	236,970	180,765	124,561	£68,357	12,151	44,773	-£101,897	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,535,099	1,356,282	1,177,465	998,648	819,831	641,015	462,197	£283,380	104,564	75,468	-£257,210	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,677,533	2,344,238	2,010,944	1,677,649	1,344,355	1,011,060	677,765	£344,471	11,177	327,386	-£666,132	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,116,406	4,703,962	4,291,517	3,879,073	3,466,629	3,054,184	2,641,741	£2,229,296	1,816,852	1,404,408	£991,964	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	63,768	885,267	1,835,345	2,785,424	3,735,502	4,685,580	5,635,658	-£8,585,737	7,535,815	8,485,893	-£9,435,972	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	10,871,124	9,408,022	7,944,920	6,481,818	5,018,717	3,550,448	2,069,978	£589,507	905,536	2,410,220	-£3,922,786	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	5,563,339	8,183,625	10,846,363	13,509,099	16,195,734	18,913,177	21,630,618	-£24,348,061	27,065,503	29,782,945	-£32,500,388	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	14,401,120	16,945,865	19,528,381	22,110,898	24,693,414	27,275,931	29,858,447	-£32,440,963	35,023,479	37,605,996	-£40,188,512	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	13,921,778	18,040,089	22,218,874	26,439,154	30,724,465	35,009,775	39,295,085	-£43,580,396	47,865,705	52,151,016	-£56,436,326	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	1,299,625	5,737,370	12,872,669	20,093,910	27,430,495	34,912,487	42,570,617	-£50,310,493	58,050,369	65,790,245	-£73,530,120	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	26,208,138	35,510,595	44,976,506	54,639,968	64,535,835	74,449,800	84,363,767	-£94,277,732	104,191,698	114,105,664	-£124,019,630	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,339,104	1,004,854	670,603	336,352	2,102	337,582	677,299	-£1,017,016	1,356,734	1,696,452	-£2,036,168	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	4,930,322	5,579,672	6,229,024	6,878,374	7,527,726	8,177,076	8,826,428	-£9,475,778	10,125,130	10,774,481	-£11,423,832	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	11,155,654	8,782,378	6,409,100	4,035,824	1,639,967	777,975	3,222,739	-£5,685,390	8,171,442	10,670,705	-£13,206,801	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	1,436,821	5,506,647	9,597,893	13,742,095	17,919,365	22,162,595	26,484,380	-£30,816,067	35,147,755	39,479,442	-£43,811,129	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	9,490,368	21,539,820	33,780,710	46,222,354	58,925,044	71,971,360	85,203,058	-£98,434,755	111,666,453	124,898,151	-£138,129,849	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	80,165,628	115,166,516	151,717,836	190,160,187	230,891,408	272,158,471	313,425,536	-£354,692,599	395,959,662	437,226,727	-£478,493,790	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	26,762,042	22,892,518	19,022,996	15,153,474	11,283,950	7,414,428	3,544,906	-£329,926	4,262,736	8,195,545	-£12,128,354	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,602,098	84,958,824	79,315,550	73,672,276	68,029,003	62,385,729	56,742,455	£51,099,181	45,455,908	39,812,634	£34,169,360	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£405,954	324,921	305,892	286,863	267,833	248,805	229,775	210,747	191,717	172,688	153,659	134,630	0%
2	Residential Small site - low density - 2 flats	2	£324,764	126,341	111,481	96,620	81,760	66,900	52,039	37,178	22,319	7,458	7,523	22,627	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	293,279	258,676	224,072	189,468	154,865	120,262	85,658	51,055	16,451	18,449	53,619	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	461,788	405,584	349,380	293,175	236,970	180,765	124,561	68,357	12,151	44,773	101,897	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,535,099	1,356,282	1,177,465	998,648	819,831	641,015	462,197	283,380	104,564	75,468	257,210	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,677,533	2,344,238	2,010,944	1,677,649	1,344,355	1,011,060	677,765	344,471	11,177	327,386	666,132	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,116,406	4,703,962	4,291,517	3,879,073	3,466,629	3,054,184	2,641,741	2,229,296	1,816,852	1,404,408	991,964	10%
8	Residential Large site - high density - 150 flats	150	£3,410,017	63,768	885,267	1,835,345	2,785,424	3,735,502	4,685,580	5,635,658	6,585,737	7,535,815	8,485,893	9,435,972	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	10,871,124	9,408,022	7,944,920	6,481,818	5,018,717	3,550,448	2,069,978	589,507	905,536	2,410,220	3,922,786	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	5,563,339	8,183,625	10,846,363	13,509,099	16,195,734	18,913,177	21,630,618	24,348,061	27,065,503	29,782,945	32,500,388	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	14,401,120	16,945,865	19,528,381	22,110,898	24,693,414	27,275,931	29,858,447	32,440,963	35,023,479	37,605,996	40,188,512	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	13,921,778	18,040,089	22,218,874	26,439,154	30,724,465	35,009,775	39,295,085	43,580,396	47,865,705	52,151,016	56,436,326	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	1,299,625	5,737,370	12,872,669	20,093,910	27,430,495	34,912,487	42,570,617	50,310,493	58,050,369	65,790,245	73,530,120	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	26,208,138	35,510,595	44,976,506	54,639,968	64,535,835	74,449,800	84,363,767	94,277,732	104,191,698	114,105,664	124,019,630	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,339,104	1,004,854	670,603	336,352	2,102	337,582	677,299	1,017,016	1,356,734	1,696,452	2,036,168	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	4,930,322	5,579,672	6,229,024	6,878,374	7,527,726	8,177,076	8,826,428	9,475,778	10,125,130	10,774,481	11,423,832	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	11,155,654	8,782,378	6,409,100	4,035,824	1,639,967	777,975	3,222,739	5,685,390	8,171,442	10,670,705	13,206,801	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	1,436,821	5,506,647	9,597,893	13,742,095	17,919,365	22,162,595	26,484,380	30,816,067	35,147,755	39,479,442	43,811,129	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	9,490,368	21,539,820	33,780,710	46,222,354	58,925,044	71,971,360	85,203,058	98,434,755	111,666,453	124,898,151	138,129,849	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	80,165,628	115,166,516	151,717,836	190,160,187	230,891,408	272,158,471	313,425,536	354,692,599	395,959,662	437,226,727	478,493,790	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	26,762,042	22,892,518	19,022,996	15,153,474	11,283,950	7,414,428	3,544,906	329,926	4,262,736	8,195,545	12,128,354	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,602,098	84,958,824	79,315,550	73,672,276	68,029,003	62,385,729	56,742,455	51,099,181	45,455,908	39,812,634	34,169,360	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£215,449	324,921	305,892	286,863	267,833	248,805	229,775	210,747	191,717	172,688	153,659	134,630	25%
2	Residential Small site - low density - 2 flats	2	£172,359	126,341	111,481	96,620	81,760	66,900	52,039	37,178	22,319	7,458	7,523	22,627	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	293,279	258,676	224,072	189,468	154,865	120,262	85,658	51,055	16,451	18,449	53,619	10%
4	Residential Small site - medium density - 9 flats	9	£430,899	461,788	405,584	349,380	293,175	236,970	180,765	124,561	68,357	12,151	44,773	101,897	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,535,099	1,356,282	1,177,465	998,648	819,831	641,015	462,197	283,380	104,564	75,468	257,210	20%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,677,533	2,344,238	2,010,944	1,677,649	1,344,355	1,011,060	677,765	344,471	11,177	327,386	666,132	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,116,406	4,703,962	4,291,517	3,879,073	3,466,629	3,054,184	2,641,741	2,229,296	1,816,852	1,404,408	991,964	35%
8	Residential Large site - high density - 150 flats	150	£1,809,774	63,768	885,267	1,835,345	2,785,424	3,735,502	4,685,580	5,635,658	6,585,737	7,535,815	8,485,893	9,435,972	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	10,871,124	9,408,022	7,944,920	6,481,818	5,018,717	3,550,448	2,069,978	589,507	905,536	2,410,220	3,922,786	15%
10	Residential Large site - high density - 500 flats	500	£6,592,745	5,563,339	8,183,625	10,846,363	13,509,099	16,195,734	18,913,177	21,630,618	24,348,061	27,065,503	29,782,945	32,500,388	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	14,401,120	16,945,865	19,528,381	22,110,898	24,693,414	27,275,931	29,858,447	32,440,963	35,023,479	37,605,996	40,188,512	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	13,921,778	18,040,089	22,218,874	26,439,154	30,724,465	35,009,775	39,295,085	43,580,396	47,865,705	52,151,016	56,436,326	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	1,299,625	5,737,370	12,872,669	20,093,910	27,430,495	34,912,487	42,570,617	50,310,493	58,050,369	65,790,245	73,530,120	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	26,208,138	35,510,595	44,976,506	54,639,968	64,535,835	74,449,800	84,363,767	94,277,732	104,191,698	114,105,664	124,019,630	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,339,104	1,004,854	670,603	336,352	2,102	337,582	677,299	1,017,016	1,356,734	1,696,452	2,036,168	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	4,930,322	5,579,672	6,229,024	6,878,374	7,527,726	8,177,076	8,826,428	9,475,778	10,125,130	10,774,481	11,423,832	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	11,155,654	8,782,378	6,409,100	4,035,824	1,639,967	777,975	3,222,739	5,685,390	8,171,442	10,670,705	13,206,801	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	1,436,821	5,506,647	9,597,893	13,742,095	17,919,365	22,162,595	26,484,380	30,816,067	35,147,755	39,479,442	43,811,129	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	9,490,368	21,539,820	33,780,710	46,222,354	58,925,044	71,971,360	85,203,058	98,434,755	111,666,453	124,898,151	138,129,849	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	80,165,628	115,166,516	151,717,836	190,160,187	230,891,408	272,158,471	313,425,536	354,692,599	395,959,662	437,226,727	478,493,790	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	395,320	341,821	1,085,428	1,829,035	2,572,642	3,316,249	4,059,855	4,803,463	5,547,069	6,290,677	7,034,283	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,602,098	84,958,824	79,315,550	73,672,276	68,029,003	62,385,729	56,742,455	51,099,181	45,455,908	39,812,634	34,169,360	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£204,055	324,921	305,892	286,863	267,833	248,805	229,775	210,747	191,717	172,688	153,659	134,630	30%
2	Residential Small site - low density - 2 flats	2	£163,244	126,341	111,481	96,620	81,760	66,900	52,039	37,178	22,319	7,458	7,523	22,627	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	293,279	258,676	224,072	189,468	154,865	120,262	85,658	51,055	16,451	18,449	53,619	10%
4	Residential Small site - medium density - 9 flats	9	£408,110	461,788	405,584	349,380	293,175	236,970	180,765	124,561	68,357	12,151	44,773	101,897	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,535,099	1,356,282	1,177,465	998,648	819,831	641,015	462,197	283,380	104,564	75,468	257,210	20%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,677,533	2,344,238	2,010,944	1,677,649	1,344,355	1,011,060	677,765	344,471	11,177	327,386	666,132	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,116,406	4,703,962	4,291,517	3,879,073	3,466,629	3,054,184	2,641,741	2,229,296	1,816,852	1,404,408	991,964	35%
8	Residential Large site - high density - 150 flats	150	£1,714,060	63,768	885,267	1,835,345	2,785,424	3,735,502	4,685,580	5,635,658	6,585,737	7,535,815	8,485,893	9,435,972	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	10,871,124	9,408,022	7,944,920	6,481,818	5,018,717	3,550,448	2,069,978	589,507	905,536	2,410,220	3,922,786	15%
10	Residential Large site - high density - 500 flats	500	£6,244,077	5,563,339	8,183,625	10,846,363	13,509,099	16,195,734	18,913,177	21,630,618	24,348,061	27,065,503	29,782,945	32,500,388	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	14,401,120	16,945,865	19,528,381	22,110,898	24,693,414	27,275,931	29,858,447	32,440,963	35,023,479	37,605,996	40,188,512	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	13,921,778	18,040,089	22,218,874	26,439,154	30,724,465	35,009,775	39,295,085	43,580,396	47,865,705	52,151,016	56,436,326	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	1,299,625	5,737,370	12,872,669	20,093,910	27,430,495	34,912,487	42,570,617	50,310,493	58,050,369	65,790,245	73,530,120	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	26,208,138	35,510,595	44,976,506	54,639,968	64,535,835	74,449,800	84,363,767	94,277,732	104,191,698	114,105,664	124,019,630	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,339,104	1,004,854	670,603	336,352	2,102	337,582	677,299	1,017,016	1,356,734	1,696,452	2,036,168	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	4,930,322	5,579,672	6,229,024	6,878,374	7,527,726	8,177,076	8,826,428	9,475,778	10,125,130	10,774,481	11,423,832	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	11,155,654	8,782,378	6,409,100	4,035,824	1,639,967	777,975	3,222,739	5,685,390	8,171,442	10,670,705	13,206,801	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	1,436,821	5,506,647	9,597,893	13,742,095	17,919,365	22,162,595	26,484,380	30,816,067	35,147,755	39,479,442	43,811,129	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	9,490,368	21,539,820	33,780,710	46,222,354	58,925,044	71,971,360	85,203,058	98,434,755	111,666,453	124,898,151	138,129,849	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	80,165,628	115,166,516	151,717,836	190,160,187	230,891,408	272,158,471	313,425,536	354,692,599	395,959,662	437,226,727	478,493,790	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	26,762,042	22,892,518	19,022,996	15,153,474	11,283,950	7,414,428	3,544,906	329,926	4,262,736	8,195,545	12,128,354	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,602,098	84,958,824	79,315,550	73,672,276	68,029,003	62,385,729	56,742,455	51,099,181	45,455,908	39,812,634	34,169,360	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	293,919	276,441	258,962	241,482	224,003	206,525	189,045	£171,566	154,088	136,609	£119,129	0%
2	Residential Small site - low density - 2 flats	2	£614,877	101,107	87,508	73,910	60,312	46,713	33,114	19,515	£5,916	7,808	21,629	-£35,451	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	234,520	202,854	171,189	139,524	107,859	76,193	44,527	£12,862	19,112	51,295	-£83,478	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	365,176	313,802	262,428	211,054	159,680	108,306	56,932	£5,558	46,566	98,780	-£150,993	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,233,306	1,069,579	905,852	742,125	578,397	414,670	250,943	£87,215	77,763	244,168	-£410,574	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,095,673	1,791,472	1,487,270	1,183,069	878,867	574,666	270,464	-£34,290	343,466	652,643	-£961,820	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,406,517	4,029,567	3,652,617	3,275,668	2,898,718	2,521,768	2,144,818	£1,767,869	1,390,919	1,013,969	£637,019	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	1,643,946	2,508,585	3,373,226	4,237,866	5,102,507	5,967,148	6,831,787	-£7,696,428	8,561,069	9,425,709	-£10,290,350	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	8,225,581	6,894,756	5,563,931	4,228,926	2,882,718	1,536,509	190,301	-£1,174,812	2,543,037	3,918,598	-£5,311,107	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	10,664,844	13,070,384	15,475,923	17,931,145	20,386,655	22,842,164	25,297,674	-£27,753,184	30,208,693	32,664,203	-£35,119,713	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	19,383,148	21,714,675	24,046,201	26,377,727	28,709,253	31,040,780	33,372,307	-£35,703,832	38,035,359	40,366,886	-£42,698,411	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	21,568,482	25,378,885	29,253,809	33,144,677	37,035,545	40,926,412	44,817,280	-£48,708,148	52,599,016	56,489,884	-£60,380,751	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	11,609,395	18,139,562	24,772,766	31,507,817	38,362,073	45,364,669	52,402,283	-£59,439,897	66,477,511	73,515,126	-£80,552,740	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	43,382,349	52,095,264	60,994,678	70,003,822	79,012,967	88,022,112	97,031,257	-£106,040,403	115,049,547	124,058,692	-£133,067,837	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	695,502	390,428	85,353	223,314	533,376	843,441	1,153,506	-£1,463,569	1,773,633	2,083,697	-£2,393,760	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	6,205,091	6,796,802	7,388,513	7,980,224	8,571,936	9,163,647	9,755,358	-£10,347,069	10,938,781	11,530,492	-£12,122,202	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,508,718	4,359,182	2,185,225	7,060	2,206,613	4,420,401	6,668,760	-£8,919,903	11,188,726	13,485,619	-£15,782,510	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	8,914,327	12,662,873	16,444,578	20,276,660	24,148,724	28,084,928	32,021,133	-£35,957,338	39,893,543	43,829,747	-£47,765,953	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	32,039,417	43,302,115	54,753,273	66,435,852	78,393,774	90,428,181	102,462,589	-£114,496,996	126,531,404	138,565,811	-£150,600,219	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	173,510,793	207,606,902	243,451,634	279,638,336	315,825,038	352,011,739	388,198,441	-£424,385,142	460,571,845	496,758,546	-£532,945,248	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,575,048	21,761,920	17,948,792	14,135,664	10,322,536	6,509,408	2,696,280	-£1,135,114	5,010,606	8,886,099	-£12,761,591	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,031,015	84,416,296	78,801,577	73,186,856	67,572,137	61,957,418	56,342,697	£50,727,978	45,113,259	39,498,538	£33,883,819	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	293,919	276,441	258,962	241,482	224,003	206,525	189,045	171,566	154,088	136,609	119,129	0%
2	Residential Small site - low density - 2 flats	2	£324,764	101,107	87,508	73,910	60,312	46,713	33,114	19,515	5,916	7,808	21,629	35,451	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	234,520	202,854	171,189	139,524	107,859	76,193	44,527	12,862	19,112	51,295	83,478	0%
4	Residential Small site - medium density - 9 flats	9	£811,908	365,176	313,802	262,428	211,054	159,680	108,306	56,932	5,558	46,566	98,780	150,993	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,233,306	1,069,579	905,852	742,125	578,397	414,670	250,943	87,215	77,763	244,168	410,574	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,095,673	1,791,472	1,487,270	1,183,069	878,867	574,666	270,464	34,290	343,466	652,643	961,820	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,406,517	4,029,567	3,652,617	3,275,668	2,898,718	2,521,768	2,144,818	1,767,869	1,390,919	1,013,969	637,019	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	1,643,946	2,508,585	3,373,226	4,237,866	5,102,507	5,967,148	6,831,787	7,696,428	8,561,069	9,425,709	10,290,350	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	8,225,581	6,894,756	5,563,931	4,228,926	2,882,718	1,536,509	190,301	1,174,812	2,543,037	3,918,598	5,311,107	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	10,664,844	13,070,384	15,475,923	17,931,145	20,386,655	22,842,164	25,297,674	27,753,184	30,208,693	32,664,203	35,119,713	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	19,383,148	21,714,675	24,046,201	26,377,727	28,709,253	31,040,780	33,372,307	35,703,832	38,035,359	40,366,886	42,698,411	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	21,568,482	25,378,885	29,253,809	33,144,677	37,035,545	40,926,412	44,817,280	48,708,148	52,599,016	56,489,884	60,380,751	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	11,609,395	18,139,562	24,772,766	31,507,817	38,362,073	45,364,669	52,402,283	59,439,897	66,477,511	73,515,126	80,552,740	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	43,382,349	52,095,264	60,994,678	70,003,822	79,012,967	88,022,112	97,031,257	106,040,403	115,049,547	124,058,692	133,067,837	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	695,502	390,428	85,353	223,314	533,376	843,441	1,153,506	1,463,569	1,773,633	2,083,697	2,393,760	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	6,205,091	6,796,802	7,388,513	7,980,224	8,571,936	9,163,647	9,755,358	10,347,069	10,938,781	11,530,492	12,122,202	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,508,718	4,359,182	2,185,225	7,060	2,206,613	4,420,401	6,668,760	8,919,903	11,188,726	13,485,619	15,782,510	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	8,914,327	12,662,873	16,444,578	20,276,660	24,148,724	28,084,928	32,021,133	35,957,338	39,893,543	43,829,747	47,765,953	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	32,039,417	43,302,115	54,753,273	66,435,852	78,393,774	90,428,181	102,462,589	114,496,996	126,531,404	138,565,811	150,600,219	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	173,510,793	207,606,902	243,451,634	279,638,336	315,825,038	352,011,739	388,198,441	424,385,142	460,571,845	496,758,546	532,945,248	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,575,048	21,761,920	17,948,792	14,135,664	10,322,536	6,509,408	2,696,280	1,135,114	5,010,606	8,886,099	12,761,591	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,031,015	84,416,296	78,801,577	73,186,856	67,572,137	61,957,418	56,342,697	50,727,978	45,113,259	39,498,538	33,883,819	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	293,919	276,441	258,962	241,482	224,003	206,525	189,045	171,566	154,088	136,609	119,129	20%
2	Residential Small site - low density - 2 flats	2	£172,359	101,107	87,508	73,910	60,312	46,713	33,114	19,515	5,916	7,808	21,629	35,451	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	234,520	202,854	171,189	139,524	107,859	76,193	44,527	12,862	19,112	51,295	83,478	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	365,176	313,802	262,428	211,054	159,680	108,306	56,932	5,558	46,566	98,780	150,993	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,233,306	1,069,579	905,852	742,125	578,397	414,670	250,943	87,215	77,763	244,168	410,574	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,095,673	1,791,472	1,487,270	1,183,069	878,867	574,666	270,464	34,290	343,466	652,643	961,820	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,406,517	4,029,567	3,652,617	3,275,668	2,898,718	2,521,768	2,144,818	1,767,869	1,390,919	1,013,969	637,019	25%
8	Residential Large site - high density - 150 flats	150	£1,809,774	1,643,946	2,508,585	3,373,226	4,237,866	5,102,507	5,967,148	6,831,787	7,696,428	8,561,069	9,425,709	10,290,350	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	8,225,581	6,894,756	5,563,931	4,228,926	2,882,718	1,536,509	190,301	1,174,812	2,543,037	3,918,598	5,311,107	5%
10	Residential Large site - high density - 500 flats	500	£6,592,745	10,664,844	13,070,384	15,475,923	17,931,145	20,386,655	22,842,164	25,297,674	27,753,184	30,208,693	32,664,203	35,119,713	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	19,383,148	21,714,675	24,046,201	26,377,727	28,709,253	31,040,780	33,372,307	35,703,832	38,035,359	40,366,886	42,698,411	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	21,568,482	25,378,885	29,253,809	33,144,677	37,035,545	40,926,412	44,817,280	48,708,148	52,599,016	56,489,884	60,380,751	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	11,609,395	18,139,562	24,772,766	31,507,817	38,362,073	45,364,669	52,402,283	59,439,897	66,477,511	73,515,126	80,552,740	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	43,382,349	52,095,264	60,994,678	70,003,822	79,012,967	88,022,112	97,031,257	106,040,403	115,049,547	124,058,692	133,067,837	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	695,502	390,428	85,353	223,314	533,376	843,441	1,153,506	1,463,569	1,773,633	2,083,697	2,393,760	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	6,205,091	6,796,802	7,388,513	7,980,224	8,571,936	9,163,647	9,755,358	10,347,069	10,938,781	11,530,492	12,122,202	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,508,718	4,359,182	2,185,225	7,060	2,206,613	4,420,401	6,668,760	8,919,903	11,188,726	13,485,619	15,782,510	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	8,914,327	12,662,873	16,444,578	20,276,660	24,148,724	28,084,928	32,021,133	35,957,338	39,893,543	43,829,747	47,765,953	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	32,039,417	43,302,115	54,753,273	66,435,852	78,393,774	90,428,181	102,462,589	114,496,996	126,531,404	138,565,811	150,600,219	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	173,510,793	207,606,902	243,451,634	279,638,336	315,825,038	352,011,739	388,198,441	424,385,142	460,571,845	496,758,546	532,945,248	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	334,126	404,015	1,147,622	1,891,228	2,634,830	3,378,442	4,122,050	4,865,656	5,609,263	6,352,870	7,096,477	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,031,015	84,416,296	78,801,577	73,186,856	67,572,137	61,957,418	56,342,697	50,727,978	45,113,259	39,498,538	33,883,819	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	293,919	276,441	258,962	241,482	224,003	206,525	189,045	171,566	154,088	136,609	119,129	25%
2	Residential Small site - low density - 2 flats	2	£163,244	101,107	87,508	73,910	60,312	46,713	33,114	19,515	5,916	7,808	21,629	35,451	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	234,520	202,854	171,189	139,524	107,859	76,193	44,527	12,862	19,112	51,295	83,478	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	365,176	313,802	262,428	211,054	159,680	108,306	56,932	5,558	46,566	98,780	150,993	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,233,306	1,069,579	905,852	742,125	578,397	414,670	250,943	87,215	77,763	244,168	410,574	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,095,673	1,791,472	1,487,270	1,183,069	878,867	574,666	270,464	34,290	343,466	652,643	961,820	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,406,517	4,029,567	3,652,617	3,275,668	2,898,718	2,521,768	2,144,818	1,767,869	1,390,919	1,013,969	637,019	30%
8	Residential Large site - high density - 150 flats	150	£1,714,060	1,643,946	2,508,585	3,373,226	4,237,866	5,102,507	5,967,148	6,831,787	7,696,428	8,561,069	9,425,709	10,290,350	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	8,225,581	6,894,756	5,563,931	4,228,926	2,882,718	1,536,509	190,301	1,174,812	2,543,037	3,918,598	5,311,107	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	10,664,844	13,070,384	15,475,923	17,931,145	20,386,655	22,842,164	25,297,674	27,753,184	30,208,693	32,664,203	35,119,713	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	19,383,148	21,714,675	24,046,201	26,377,727	28,709,253	31,040,780	33,372,307	35,703,832	38,035,359	40,366,886	42,698,411	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	21,568,482	25,378,885	29,253,809	33,144,677	37,035,545	40,926,412	44,817,280	48,708,148	52,599,016	56,489,884	60,380,751	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	11,609,395	18,139,562	24,772,766	31,507,817	38,362,073	45,364,669	52,402,283	59,439,897	66,477,511	73,515,126	80,552,740	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	43,382,349	52,095,264	60,994,678	70,003,822	79,012,967	88,022,112	97,031,257	106,040,403	115,049,547	124,058,692	133,067,837	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	695,502	390,428	85,353	223,314	533,376	843,441	1,153,506	1,463,569	1,773,633	2,083,697	2,393,760	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	6,205,091	6,796,802	7,388,513	7,980,224	8,571,936	9,163,647	9,755,358	10,347,069	10,938,781	11,530,492	12,122,202	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,508,718	4,359,182	2,185,225	7,060	2,206,613	4,420,401	6,668,760	8,919,903	11,188,726	13,485,619	15,782,510	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	8,914,327	12,662,873	16,444,578	20,276,660	24,148,724	28,084,928	32,021,133	35,957,338	39,893,543	43,829,747	47,765,953	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	32,039,417	43,302,115	54,753,273	66,435,852	78,393,774	90,428,181	102,462,589	114,496,996	126,531,404	138,565,811	150,600,219	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	173,510,793	207,606,902	243,451,634	279,638,336	315,825,038	352,011,739	388,198,441	424,385,142	460,571,845	496,758,546	532,945,248	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,575,048	21,761,920	17,948,792	14,135,664	10,322,536	6,509,408	2,696,280	1,135,114	5,010,606	8,886,099	12,761,591	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,031,015	84,416,296	78,801,577	73,186,856	67,572,137	61,957,418	56,342,697	50,727,978	45,113,259	39,498,538	33,883,819	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Charlton AH tenure Rented 70% SO 30% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0%AH	5%AH	10%AH	15%AH	20%AH	25%AH	30%AH	35%AH	40%AH	45%AH	50%AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	288,798	271,319	253,839	236,361	218,882	201,402	183,924	£166,445	148,966	131,487	£114,008	0%
2	Residential Small site - low density - 2 flats	2	£614,877	95,986	82,387	68,788	55,189	41,591	27,993	14,394	£795	-13,014	-26,834	-£40,656	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	221,716	190,051	158,385	126,719	95,054	63,388	31,723	£58	-32,125	-64,309	-£96,492	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	342,155	290,780	239,407	188,033	136,658	85,285	33,911	-£17,749	-69,963	-122,178	-£174,391	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,169,430	1,005,703	841,975	678,248	514,521	350,794	187,066	£23,339	-142,685	-309,089	-£475,494	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,968,351	1,664,150	1,359,948	1,055,747	751,545	447,344	143,142	-£163,694	-472,871	-782,047	-£1,091,224	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,279,195	3,902,246	3,525,296	3,148,346	2,771,396	2,394,447	2,017,497	-£1,640,547	-1,263,597	-886,648	-£509,698	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	2,030,848	2,895,488	3,760,129	4,624,769	5,489,409	6,354,050	7,218,690	-£8,083,331	-8,947,971	-9,812,611	-£10,677,252	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,613,447	6,282,621	4,951,796	3,606,779	2,260,572	914,364	438,908	-£1,807,133	-3,175,358	-4,561,261	-£5,953,771	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	11,918,148	14,323,688	16,749,437	19,204,947	21,660,456	24,115,966	26,571,476	-£29,026,985	-31,482,496	-33,938,006	-£36,393,515	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	20,656,951	22,988,476	25,320,003	27,651,529	29,983,056	32,314,582	34,646,108	-£36,977,635	-39,309,161	-41,640,687	-£43,972,214	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	23,555,789	27,382,751	31,273,619	35,164,487	39,055,355	42,946,223	46,837,090	-£50,727,958	-54,618,825	-58,509,693	-£62,400,561	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	15,126,767	21,714,462	28,383,599	35,162,531	42,080,244	49,117,858	56,155,472	-£63,193,086	-70,230,700	-77,268,314	-£84,305,928	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	48,205,074	56,996,865	65,976,443	74,985,588	83,994,734	93,003,878	102,013,024	-£111,022,169	-120,031,314	-129,040,459	-£138,049,603	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	835,433	530,358	225,284	-81,095	-391,159	-701,223	-1,011,286	-£1,321,350	-1,631,414	-1,941,478	-£2,251,541	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	5,882,397	6,474,108	7,065,819	7,657,531	8,249,242	8,840,953	9,432,664	-£10,024,376	-10,616,087	-11,207,798	-£11,799,510	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,502,802	4,353,266	2,179,212	1,048	-2,212,725	-4,426,513	-6,674,971	-8,926,114	-11,195,040	-13,491,932	-£15,788,823	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	10,838,190	14,618,201	18,409,005	22,263,967	26,168,534	30,104,738	34,040,943	-£37,977,148	-41,913,353	-45,849,557	-£49,785,762	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	36,034,723	47,362,765	58,880,335	70,630,413	82,656,937	94,691,344	106,725,753	-£118,760,160	-130,794,568	-142,828,975	-£154,863,383	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	193,689,268	228,630,614	264,817,316	301,004,017	337,190,719	373,377,421	409,564,122	-£445,750,825	-481,937,526	-518,124,228	-£554,310,929	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,528,117	21,714,990	17,901,862	14,088,734	10,275,606	6,462,478	2,649,349	-£1,182,812	-5,058,305	-8,933,797	-£12,809,290	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,058,862	84,444,141	78,829,422	73,214,703	67,599,982	61,985,263	56,370,544	£50,755,823	45,141,104	39,526,385	£33,911,664	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0%AH	5%AH	10%AH	15%AH	20%AH	25%AH	30%AH	35%AH	40%AH	45%AH	50%AH	
1	Residential Small site - 2 houses	2	£405,954	288,798	271,319	253,839	236,361	218,882	201,402	183,924	166,445	148,966	131,487	114,008	0%
2	Residential Small site - low density - 2 flats	2	£324,764	95,986	82,387	68,788	55,189	41,591	27,993	14,394	795	-13,014	-26,834	-40,656	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	221,716	190,051	158,385	126,719	95,054	63,388	31,723	58	-32,125	-64,309	-96,492	0%
4	Residential Small site - medium density - 9 flats	9	£811,908	342,155	290,780	239,407	188,033	136,658	85,285	33,911	-17,749	-69,963	-122,178	-174,391	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,169,430	1,005,703	841,975	678,248	514,521	350,794	187,066	23,339	-142,685	-309,089	-475,494	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,968,351	1,664,150	1,359,948	1,055,747	751,545	447,344	143,142	-163,694	-472,871	-782,047	-1,091,224	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,279,195	3,902,246	3,525,296	3,148,346	2,771,396	2,394,447	2,017,497	-1,640,547	-1,263,597	-886,648	-509,698	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	2,030,848	2,895,488	3,760,129	4,624,769	5,489,409	6,354,050	7,218,690	-8,083,331	-8,947,971	-9,812,611	-10,677,252	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	7,613,447	6,282,621	4,951,796	3,606,779	2,260,572	914,364	438,908	-1,807,133	-3,175,358	-4,561,261	-5,953,771	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	11,918,148	14,323,688	16,749,437	19,204,947	21,660,456	24,115,966	26,571,476	-29,026,985	-31,482,496	-33,938,006	-36,393,515	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	20,656,951	22,988,476	25,320,003	27,651,529	29,983,056	32,314,582	34,646,108	-36,977,635	-39,309,161	-41,640,687	-43,972,214	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	23,555,789	27,382,751	31,273,619	35,164,487	39,055,355	42,946,223	46,837,090	-50,727,958	-54,618,825	-58,509,693	-62,400,561	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	15,126,767	21,714,462	28,383,599	35,162,531	42,080,244	49,117,858	56,155,472	-63,193,086	-70,230,700	-77,268,314	-84,305,928	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	48,205,074	56,996,865	65,976,443	74,985,588	83,994,734	93,003,878	102,013,024	-111,022,169	-120,031,314	-129,040,459	-138,049,603	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	835,433	530,358	225,284	-81,095	-391,159	-701,223	-1,011,286	-1,321,350	-1,631,414	-1,941,478	-2,251,541	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	5,882,397	6,474,108	7,065,819	7,657,531	8,249,242	8,840,953	9,432,664	-10,024,376	-10,616,087	-11,207,798	-11,799,510	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,502,802	4,353,266	2,179,212	1,048	-2,212,725	-4,426,513	-6,674,971	-8,926,114	-11,195,040	-13,491,932	-15,788,823	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	10,838,190	14,618,201	18,409,005	22,263,967	26,168,534	30,104,738	34,040,943	-37,977,148	-41,913,353	-45,849,557	-49,785,762	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	36,034,723	47,362,765	58,880,335	70,630,413	82,656,937	94,691,344	106,725,753	-118,760,160	-130,794,568	-142,828,975	-154,863,383	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	193,689,268	228,630,614	264,817,316	301,004,017	337,190,719	373,377,421	409,564,122	-445,750,825	-481,937,526	-518,124,228	-554,310,929	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,528,117	21,714,990	17,901,862	14,088,734	10,275,606	6,462,478	2,649,349	-1,182,812	-5,058,305	-8,933,797	-12,809,290	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,058,862	84,444,141	78,829,422	73,214,703	67,599,982	61,985,263	56,370,544	50,755,823	45,141,104	39,526,385	33,911,664	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0%AH	5%AH	10%AH	15%AH	20%AH	25%AH	30%AH	35%AH	40%AH	45%AH	50%AH	
1	Residential Small site - 2 houses	2	£215,449	288,798	271,319	253,839	236,361	218,882	201,402	183,924	166,445	148,966	131,487	114,008	20%
2	Residential Small site - low density - 2 flats	2	£172,359	95,986	82,387	68,788	55,189	41,591	27,993	14,394	795	-13,014	-26,834	-40,656	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	221,716	190,051	158,385	126,719	95,054	63,388	31,723	58	-32,125	-64,309	-96,492	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	342,155	290,780	239,407	188,033	136,658	85,285	33,911	-17,749	-69,963	-122,178	-174,391	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,169,430	1,005,703	841,975	678,248	514,521	350,794	187,066	23,339	-142,685	-309,089	-475,494	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,968,351	1,664,150	1,359,948	1,055,747	751,545	447,344	143,142	-163,694	-472,871	-782,047	-1,091,224	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,279,195	3,902,246	3,525,296	3,148,346	2,771,396	2,394,447	2,017,497	1,640,547	1,263,597	886,648	509,698	25%
8	Residential Large site - high density - 150 flats	150	£1,809,774	2,030,848	2,895,488	3,760,129	4,624,769	5,489,409	6,354,050	7,218,690	8,083,331	8,947,971	9,812,611	10,677,252	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,613,447	6,282,621	4,951,796	3,606,779	2,260,572	914,364	438,908	1,807,133	3,175,358	4,561,261	5,953,771	0%
10	Residential Large site - high density - 500 flats	500	£6,592,745	11,918,148	14,323,688	16,749,437	19,204,947	21,660,456	24,115,966	26,571,476	29,026,985	31,482,496	33,938,006	36,393,515	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	20,656,951	22,988,476	25,320,003	27,651,529	29,983,056	32,314,582	34,646,108	36,977,635	39,309,161	41,640,687	43,972,214	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	23,555,789	27,382,751	31,273,619	35,164,487	39,055,355	42,946,223	46,837,090	50,727,958	54,618,825	58,509,693	62,400,561	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	15,126,767	21,714,462	28,383,599	35,162,531	42,080,244	49,117,858	56,155,472	63,193,086	70,230,700	77,268,314	84,305,928	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	48,205,074	56,996,865	65,976,443	74,985,588	83,994,734	93,003,878	102,013,024	111,022,169	120,031,314	129,040,459	138,049,603	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	835,433	530,358	225,284	-81,095	-391,159	-701,223	-1,011,286	-1,321,350	-1,631,414	-1,941,478	-2,251,541	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	5,882,397	6,474,108	7,065,819	7,657,531	8,249,242	8,840,953	9,432,664	10,024,376	10,616,087	11,207,798	11,799,510	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,502,802	4,353,266	2,179,212	1,048	-2,212,725	-4,426,513	-6,674,971	-8,926,114	-11,195,040	-13,491,932	-15,788,823	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	10,838,190	14,618,201	18,409,005	22,263,967	26,168,534	30,104,738	34,040,943	37,977,148	41,913,353	45,849,557	49,785,762	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	36,034,723	47,362,765	58,880,335	70,630,413	82,656,937	94,691,344	106,725,753	118,760,160	130,794,568	142,828,975	154,863,383	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	193,689,268	228,630,614	264,817,316	301,004,017	337,190,719	373,377,421	409,564,122	445,750,825	481,937,526	518,124,228	554,310,929	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	703,129	28,979	-772,586	-1,516,162	-2,259,800	-3,003,436	-3,747,014	-4,490,620	-5,234,229	-5,977,834	-6,721,441	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,058,862	84,444,141	78,829,422	73,214,703	67,599,982	61,985,263	56,370,544	50,755,823	45,141,104	39,526,385	33,911,664	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0%AH	5%AH	10%AH	15%AH	20%AH	25%AH	30%AH	35%AH	40%AH	45%AH	50%AH	
1	Residential Small site - 2 houses	2	£204,055	288,798	271,319	253,839	236,361	218,882	201,402	183,924	166,445	148,966	131,487	114,008	20%
2	Residential Small site - low density - 2 flats	2	£163,244	95,986	82,387	68,788	55,189	41,591	27,993	14,394	795	-13,014	-26,834	-40,656	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	221,716	190,051	158,385	126,719	95,054	63,388	31,723	58	-32,125	-64,309	-96,492	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	342,155	290,780	239,407	188,033	136,658	85,285	33,911	-17,749	-69,963	-122,178	-174,391	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,169,430	1,005,703	841,975	678,248	514,521	350,794	187,066	23,339	-142,685	-309,089	-475,494	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,968,351	1,664,150	1,359,948	1,055,747	751,545	447,344	143,142	-163,694	-472,871	-782,047	-1,091,224	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,279,195	3,902,246	3,525,296	3,148,346	2,771,396	2,394,447	2,017,497	1,640,547	1,263,597	886,648	509,698	25%
8	Residential Large site - high density - 150 flats	150	£1,714,060	2,030,848	2,895,488	3,760,129	4,624,769	5,489,409	6,354,050	7,218,690	8,083,331	8,947,971	9,812,611	10,677,252	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,613,447	6,282,621	4,951,796	3,606,779	2,260,572	914,364	438,908	1,807,133	3,175,358	4,561,261	5,953,771	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	11,918,148	14,323,688	16,749,437	19,204,947	21,660,456	24,115,966	26,571,476	29,026,985	31,482,496	33,938,006	36,393,515	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	20,656,951	22,988,476	25,320,003	27,651,529	29,983,056	32,314,582	34,646,108	36,977,635	39,309,161	41,640,687	43,972,214	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	23,555,789	27,382,751	31,273,619	35,164,487	39,055,355	42,946,223	46,837,090	50,727,958	54,618,825	58,509,693	62,400,561	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	15,126,767	21,714,462	28,383,599	35,162,531	42,080,244	49,117,858	56,155,472	63,193,086	70,230,700	77,268,314	84,305,928	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	48,205,074	56,996,865	65,976,443	74,985,588	83,994,734	93,003,878	102,013,024	111,022,169	120,031,314	129,040,459	138,049,603	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	835,433	530,358	225,284	-81,095	-391,159	-701,223	-1,011,286	-1,321,350	-1,631,414	-1,941,478	-2,251,541	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	5,882,397	6,474,108	7,065,819	7,657,531	8,249,242	8,840,953	9,432,664	10,024,376	10,616,087	11,207,798	11,799,510	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,502,802	4,353,266	2,179,212	1,048	-2,212,725	-4,426,513	-6,674,971	-8,926,114	-11,195,040	-13,491,932	-15,788,823	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	10,838,190	14,618,201	18,409,005	22,263,967	26,168,534	30,104,738	34,040,943	37,977,148	41,913,353	45,849,557	49,785,762	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	36,034,723	47,362,765	58,880,335	70,630,413	82,656,937	94,691,344	106,725,753	118,760,160	130,794,568	142,828,975	154,863,383	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	193,689,268	228,630,614	264,817,316	301,004,017	337,190,719	373,377,421	409,564,122	445,750,825	481,937,526	518,124,228	554,310,929	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,528,117	21,714,990	17,901,862	14,088,734	10,275,606	6,462,478	2,649,349	1,182,812	5,058,305	8,933,797	12,809,290	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,058,862	84,444,141	78,829,422	73,214,703	67,599,982	61,985,263	56,370,544	50,755,823	45,141,104	39,526,385	33,911,664	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Thamesmead AH tenure Rented 70% SO 30% First Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	287,944	270,465	252,987	235,507	218,028	200,550	183,070	£165,591	148,113	130,633	£113,154	0%
2	Residential Small site - low density - 2 flats	2	£614,877	95,132	81,533	67,934	54,337	40,738	27,139	13,540	-60	13,881	27,702	-£41,523	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	219,582	187,917	156,252	124,586	92,920	61,255	29,589	-£2,111	34,294	66,478	-£98,661	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	338,318	286,943	235,570	184,196	132,822	81,447	30,074	-£21,648	73,863	126,077	-£178,292	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,158,784	995,056	831,329	667,602	503,875	340,147	176,420	£12,693	153,504	319,909	-£486,315	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,947,132	1,642,930	1,338,729	1,034,527	730,325	426,123	121,922	-£185,261	494,437	803,614	-£1,112,791	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,257,975	3,881,025	3,504,076	3,127,126	2,750,176	2,373,226	1,996,277	£1,619,327	1,242,377	865,427	£488,478	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	2,095,331	2,959,971	3,824,612	4,689,253	5,553,893	6,418,533	7,283,174	-£8,147,814	9,012,455	9,877,096	-£10,741,735	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,511,424	6,180,599	4,849,297	3,503,089	2,156,880	810,672	544,295	-£1,912,520	3,280,746	4,668,372	-£6,060,882	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	12,127,033	14,532,573	16,961,737	19,417,247	21,872,757	24,328,266	26,783,776	-£29,239,287	31,694,796	34,150,306	-£36,605,815	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	20,869,251	23,200,776	25,532,303	27,863,830	30,195,356	32,526,882	34,858,409	-£37,189,935	39,521,462	41,852,988	-£44,184,514	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	23,887,007	27,719,387	31,610,253	35,501,121	39,391,989	43,282,857	47,173,725	-£51,064,593	54,955,460	58,846,328	-£62,737,196	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	15,712,996	22,310,278	28,989,160	35,777,995	42,705,775	49,743,389	56,781,003	-£63,818,617	70,856,231	77,893,845	-£84,931,459	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	49,008,860	57,813,798	66,806,738	75,815,883	84,825,028	93,834,173	102,843,318	-£111,852,463	120,861,608	129,870,753	-£138,879,898	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	956,704	651,630	346,556	41,481	267,904	577,968	888,031	-£1,198,095	1,508,159	1,818,223	-£2,128,286	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	5,539,725	6,131,436	6,723,147	7,314,858	7,906,570	8,498,281	9,089,992	-£9,681,703	10,273,415	10,865,126	-£11,456,836	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	7,494,561	5,345,025	3,187,191	1,009,027	1,188,259	3,402,048	5,633,751	-£7,884,893	10,136,791	12,433,682	-£14,730,573	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	11,162,384	14,944,089	18,740,223	22,595,185	26,505,169	30,441,374	34,377,578	-£38,313,783	42,249,988	46,186,193	-£50,122,397	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	35,940,439	47,266,939	58,782,943	70,531,428	82,556,333	94,590,741	106,625,148	-£118,659,556	130,693,964	142,728,371	-£154,762,779	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	196,031,021	231,089,156	267,275,857	303,462,559	339,649,260	375,835,962	412,022,665	-£448,209,366	484,396,068	520,582,769	-£556,769,471	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,485,821	21,672,692	17,859,564	14,046,436	10,233,308	6,420,180	2,607,052	-£1,225,802	5,101,294	8,976,786	-£12,852,278	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,424,558	84,809,838	79,195,118	73,580,398	67,965,679	62,350,959	56,736,239	£51,121,520	45,506,800	39,892,080	£34,277,361	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	287,944	270,465	252,987	235,507	218,028	200,550	183,070	165,591	148,113	130,633	113,154	0%
2	Residential Small site - low density - 2 flats	2	£324,764	95,132	81,533	67,934	54,337	40,738	27,139	13,540	-60	13,881	27,702	-41,523	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	219,582	187,917	156,252	124,586	92,920	61,255	29,589	-2,111	34,294	66,478	-98,661	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	338,318	286,943	235,570	184,196	132,822	81,447	30,074	-21,648	73,863	126,077	-178,292	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,158,784	995,056	831,329	667,602	503,875	340,147	176,420	12,693	153,504	319,909	-486,315	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,947,132	1,642,930	1,338,729	1,034,527	730,325	426,123	121,922	-185,261	494,437	803,614	-1,112,791	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,257,975	3,881,025	3,504,076	3,127,126	2,750,176	2,373,226	1,996,277	1,619,327	1,242,377	865,427	488,478	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	2,095,331	2,959,971	3,824,612	4,689,253	5,553,893	6,418,533	7,283,174	8,147,814	9,012,455	9,877,096	10,741,735	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	7,511,424	6,180,599	4,849,297	3,503,089	2,156,880	810,672	544,295	1,912,520	3,280,746	4,668,372	6,060,882	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	12,127,033	14,532,573	16,961,737	19,417,247	21,872,757	24,328,266	26,783,776	29,239,287	31,694,796	34,150,306	36,605,815	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	20,869,251	23,200,776	25,532,303	27,863,830	30,195,356	32,526,882	34,858,409	37,189,935	39,521,462	41,852,988	44,184,514	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	23,887,007	27,719,387	31,610,253	35,501,121	39,391,989	43,282,857	47,173,725	51,064,593	54,955,460	58,846,328	62,737,196	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	15,712,996	22,310,278	28,989,160	35,777,995	42,705,775	49,743,389	56,781,003	63,818,617	70,856,231	77,893,845	84,931,459	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	49,008,860	57,813,798	66,806,738	75,815,883	84,825,028	93,834,173	102,843,318	111,852,463	120,861,608	129,870,753	138,879,898	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	956,704	651,630	346,556	41,481	267,904	577,968	888,031	1,198,095	1,508,159	1,818,223	2,128,286	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	5,539,725	6,131,436	6,723,147	7,314,858	7,906,570	8,498,281	9,089,992	9,681,703	10,273,415	10,865,126	11,456,836	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	7,494,561	5,345,025	3,187,191	1,009,027	1,188,259	3,402,048	5,633,751	7,884,893	10,136,791	12,433,682	14,730,573	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	11,162,384	14,944,089	18,740,223	22,595,185	26,505,169	30,441,374	34,377,578	38,313,783	42,249,988	46,186,193	50,122,397	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	35,940,439	47,266,939	58,782,943	70,531,428	82,556,333	94,590,741	106,625,148	118,659,556	130,693,964	142,728,371	154,762,779	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	196,031,021	231,089,156	267,275,857	303,462,559	339,649,260	375,835,962	412,022,665	448,209,366	484,396,068	520,582,769	556,769,471	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,485,821	21,672,692	17,859,564	14,046,436	10,233,308	6,420,180	2,607,052	1,225,802	5,101,294	8,976,786	12,852,278	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,424,558	84,809,838	79,195,118	73,580,398	67,965,679	62,350,959	56,736,239	51,121,520	45,506,800	39,892,080	34,277,361	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	287,944	270,465	252,987	235,507	218,028	200,550	183,070	165,591	148,113	130,633	113,154	20%
2	Residential Small site - low density - 2 flats	2	£172,359	95,132	81,533	67,934	54,337	40,738	27,139	13,540	60	13,881	27,702	41,523	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	219,582	187,917	156,252	124,586	92,920	61,255	29,589	2,111	34,294	66,478	98,661	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	338,318	286,943	235,570	184,196	132,822	81,447	30,074	21,648	73,863	126,077	178,292	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,158,784	995,056	831,329	667,602	503,875	340,147	176,420	12,693	153,504	319,909	486,315	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,947,132	1,642,930	1,338,729	1,034,527	730,325	426,123	121,922	185,261	494,437	803,614	1,112,791	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,257,975	3,881,025	3,504,076	3,127,126	2,750,176	2,373,226	1,996,277	1,619,327	1,242,377	865,427	488,478	25%
8	Residential Large site - high density - 150 flats	150	£1,809,774	2,095,331	2,959,971	3,824,612	4,689,253	5,553,893	6,418,533	7,283,174	8,147,814	9,012,455	9,877,096	10,741,735	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,511,424	6,180,599	4,849,297	3,503,089	2,156,880	810,672	544,295	1,912,520	3,280,746	4,668,372	6,060,882	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	12,127,033	14,532,573	16,961,737	19,417,247	21,872,757	24,328,266	26,783,776	29,239,287	31,694,796	34,150,306	36,605,815	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	20,869,251	23,200,776	25,532,303	27,863,830	30,195,356	32,526,882	34,858,409	37,189,935	39,521,462	41,852,988	44,184,514	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	23,887,007	27,719,387	31,610,253	35,501,121	39,391,989	43,282,857	47,173,725	51,064,593	54,955,460	58,846,328	62,737,196	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	15,712,996	22,310,278	28,989,160	35,777,995	42,705,775	49,743,389	56,781,003	63,818,617	70,856,231	77,893,845	84,931,459	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	49,008,860	57,813,798	66,806,738	75,815,883	84,825,028	93,834,173	102,843,318	111,852,463	120,861,608	129,870,753	138,879,898	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	956,704	651,630	346,556	41,481	267,904	577,968	888,031	1,198,095	1,508,159	1,818,223	2,128,286	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	5,539,725	6,131,436	6,723,147	7,314,858	7,906,570	8,498,281	9,089,992	9,681,703	10,273,415	10,865,126	11,456,836	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	7,494,561	5,345,025	3,187,191	1,009,027	1,188,259	3,402,048	5,633,751	7,884,893	10,136,791	12,433,682	14,730,573	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	11,162,384	14,944,089	18,740,223	22,595,185	26,505,169	30,441,374	34,377,578	38,313,783	42,249,988	46,186,193	50,122,397	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	35,940,439	47,266,939	58,782,943	70,531,428	82,556,333	94,590,741	106,625,148	118,659,556	130,693,964	142,728,371	154,762,779	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	196,031,021	231,089,156	267,275,857	303,462,559	339,649,260	375,835,962	412,022,665	448,209,366	484,396,068	520,582,769	556,769,471	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,919	1,090,192	358,551	378,192	1,122,799	1,866,405	2,610,013	3,353,619	4,097,227	4,840,833	5,584,441	6,328,047	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,424,558	84,809,838	79,195,118	73,580,398	67,965,679	62,350,959	56,736,239	51,121,520	45,506,800	39,892,080	34,277,361	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	287,944	270,465	252,987	235,507	218,028	200,550	183,070	165,591	148,113	130,633	113,154	20%
2	Residential Small site - low density - 2 flats	2	£163,244	95,132	81,533	67,934	54,337	40,738	27,139	13,540	60	13,881	27,702	41,523	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	219,582	187,917	156,252	124,586	92,920	61,255	29,589	2,111	34,294	66,478	98,661	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	338,318	286,943	235,570	184,196	132,822	81,447	30,074	21,648	73,863	126,077	178,292	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,158,784	995,056	831,329	667,602	503,875	340,147	176,420	12,693	153,504	319,909	486,315	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,947,132	1,642,930	1,338,729	1,034,527	730,325	426,123	121,922	185,261	494,437	803,614	1,112,791	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,257,975	3,881,025	3,504,076	3,127,126	2,750,176	2,373,226	1,996,277	1,619,327	1,242,377	865,427	488,478	25%
8	Residential Large site - high density - 150 flats	150	£1,714,060	2,095,331	2,959,971	3,824,612	4,689,253	5,553,893	6,418,533	7,283,174	8,147,814	9,012,455	9,877,096	10,741,735	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,511,424	6,180,599	4,849,297	3,503,089	2,156,880	810,672	544,295	1,912,520	3,280,746	4,668,372	6,060,882	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	12,127,033	14,532,573	16,961,737	19,417,247	21,872,757	24,328,266	26,783,776	29,239,287	31,694,796	34,150,306	36,605,815	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	20,869,251	23,200,776	25,532,303	27,863,830	30,195,356	32,526,882	34,858,409	37,189,935	39,521,462	41,852,988	44,184,514	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	23,887,007	27,719,387	31,610,253	35,501,121	39,391,989	43,282,857	47,173,725	51,064,593	54,955,460	58,846,328	62,737,196	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	15,712,996	22,310,278	28,989,160	35,777,995	42,705,775	49,743,389	56,781,003	63,818,617	70,856,231	77,893,845	84,931,459	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	49,008,860	57,813,798	66,806,738	75,815,883	84,825,028	93,834,173	102,843,318	111,852,463	120,861,608	129,870,753	138,879,898	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	956,704	651,630	346,556	41,481	267,904	577,968	888,031	1,198,095	1,508,159	1,818,223	2,128,286	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	5,539,725	6,131,436	6,723,147	7,314,858	7,906,570	8,498,281	9,089,992	9,681,703	10,273,415	10,865,126	11,456,836	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	7,494,561	5,345,025	3,187,191	1,009,027	1,188,259	3,402,048	5,633,751	7,884,893	10,136,791	12,433,682	14,730,573	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	11,162,384	14,944,089	18,740,223	22,595,185	26,505,169	30,441,374	34,377,578	38,313,783	42,249,988	46,186,193	50,122,397	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	35,940,439	47,266,939	58,782,943	70,531,428	82,556,333	94,590,741	106,625,148	118,659,556	130,693,964	142,728,371	154,762,779	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	196,031,021	231,089,156	267,275,857	303,462,559	339,649,260	375,835,962	412,022,665	448,209,366	484,396,068	520,582,769	556,769,471	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,485,821	21,672,692	17,859,564	14,046,436	10,233,308	6,420,180	2,607,052	1,225,802	5,101,294	8,976,786	12,852,278	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,424,558	84,809,838	79,195,118	73,580,398	67,965,679	62,350,959	56,736,239	51,121,520	45,506,800	39,892,080	34,277,361	50%

RB GREENWICH LOCAL PLAN Sales value £6,458 psm AH tenure Rented 70% SO 30% First Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	231,917	217,538	203,159	188,780	174,401	160,023	145,644	£131,265	116,886	102,507	£88,128	0%
2	Residential Small site - low density - 2 flats	2	£614,877	50,640	39,564	28,489	17,413	6,339	4,814	16,070	-£27,327	38,584	49,841	-£61,096	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	117,003	91,214	65,424	39,634	13,844	12,140	38,352	-£64,563	90,775	116,986	-£143,198	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	171,950	130,238	88,525	46,813	5,100	37,212	79,607	-£122,002	164,396	206,792	-£249,187	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	629,721	496,173	362,624	229,076	95,528	38,642	174,373	-£310,105	445,838	581,570	-£717,303	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	931,953	685,938	439,922	193,906	52,961	303,001	553,039	-£803,079	1,053,118	1,303,157	-£1,553,197	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	2,986,738	2,680,778	2,374,817	2,068,855	1,762,895	1,456,934	1,150,973	£845,013	539,052	233,091	-£74,061	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	5,061,458	5,755,223	6,448,988	7,142,753	7,836,517	8,530,282	9,224,047	-£9,917,812	10,611,577	11,305,342	-£11,999,106	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	2,897,047	1,819,365	741,682	341,497	1,436,806	2,532,114	3,628,369	-£4,743,215	5,858,060	6,972,905	-£8,087,751	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	21,041,916	22,973,560	24,905,206	26,836,851	28,768,495	30,700,140	32,631,784	-£34,563,429	36,495,074	38,426,719	-£40,358,363	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	29,422,747	31,252,293	33,081,840	34,911,386	36,740,932	38,570,479	40,400,026	-£42,229,571	44,059,118	45,888,665	-£47,718,211	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	37,249,773	40,351,755	43,453,739	46,555,722	49,657,704	52,759,687	55,861,670	-£58,963,653	62,065,635	65,167,618	-£68,269,601	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	38,371,186	43,900,163	49,533,253	55,166,344	60,799,434	66,432,524	72,065,615	-£77,698,705	83,331,795	88,964,886	-£94,597,976	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	79,169,218	86,368,721	93,568,225	100,767,728	107,967,231	115,166,736	122,366,239	-£129,565,742	136,765,246	143,964,749	-£151,164,253	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	62,823	313,580	564,336	815,093	1,065,849	1,316,606	1,567,362	-£1,818,119	2,068,875	2,319,631	-£2,570,388	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	7,543,713	8,020,145	8,496,577	8,973,008	9,449,440	9,925,872	10,402,304	-£10,878,735	11,355,166	11,831,598	-£12,308,030	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	274,418	2,026,256	3,778,093	5,548,281	7,329,606	9,110,932	10,900,254	-£12,718,734	14,537,213	16,355,693	-£18,174,173	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	24,242,415	27,368,437	30,513,677	33,658,918	36,804,158	39,949,398	43,094,638	-£46,239,878	49,385,119	52,530,359	-£55,675,599	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	74,757,277	84,394,460	94,034,287	103,674,114	113,313,941	122,953,768	132,593,596	-£142,233,423	151,873,250	161,513,077	-£171,152,904	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	356,679,814	382,705,792	408,731,770	434,757,747	460,783,725	486,809,703	512,835,680	-£538,861,657	564,887,635	590,913,613	-£616,939,591	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	23,526,117	19,825,778	16,125,440	12,425,101	8,724,761	5,024,423	1,324,084	-£2,415,119	6,175,977	9,936,835	-£13,697,693	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	89,430,436	83,872,824	78,315,213	72,757,601	67,199,989	61,642,377	56,084,766	£50,527,154	44,969,543	39,411,931	£33,854,320	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	231,917	217,538	203,159	188,780	174,401	160,023	145,644	131,265	116,886	102,507	88,128	0%
2	Residential Small site - low density - 2 flats	2	£324,764	50,640	39,564	28,489	17,413	6,339	4,814	16,070	27,327	38,584	49,841	61,096	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	117,003	91,214	65,424	39,634	13,844	12,140	38,352	64,563	90,775	116,986	143,198	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	171,950	130,238	88,525	46,813	5,100	37,212	79,607	122,002	164,396	206,792	249,187	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	629,721	496,173	362,624	229,076	95,528	38,642	174,373	310,105	445,838	581,570	717,303	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	931,953	685,938	439,922	193,906	52,961	303,001	553,039	803,079	1,053,118	1,303,157	1,553,197	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	2,986,738	2,680,778	2,374,817	2,068,855	1,762,895	1,456,934	1,150,973	845,013	539,052	233,091	74,061	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	5,061,458	5,755,223	6,448,988	7,142,753	7,836,517	8,530,282	9,224,047	9,917,812	10,611,577	11,305,342	11,999,106	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	2,897,047	1,819,365	741,682	341,497	1,436,806	2,532,114	3,628,369	4,743,215	5,858,060	6,972,905	8,087,751	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	21,041,916	22,973,560	24,905,206	26,836,851	28,768,495	30,700,140	32,631,784	34,563,429	36,495,074	38,426,719	40,358,363	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	29,422,747	31,252,293	33,081,840	34,911,386	36,740,932	38,570,479	40,400,026	42,229,571	44,059,118	45,888,665	47,718,211	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	37,249,773	40,351,755	43,453,739	46,555,722	49,657,704	52,759,687	55,861,670	58,963,653	62,065,635	65,167,618	68,269,601	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	38,371,186	43,900,163	49,533,253	55,166,344	60,799,434	66,432,524	72,065,615	77,698,705	83,331,795	88,964,886	94,597,976	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	79,169,218	86,368,721	93,568,225	100,767,728	107,967,231	115,166,736	122,366,239	129,565,742	136,765,246	143,964,749	151,164,253	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	62,823	313,580	564,336	815,093	1,065,849	1,316,606	1,567,362	1,818,119	2,068,875	2,319,631	2,570,388	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	7,543,713	8,020,145	8,496,577	8,973,008	9,449,440	9,925,872	10,402,304	10,878,735	11,355,166	11,831,598	12,308,030	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	274,418	2,026,256	3,778,093	5,548,281	7,329,606	9,110,932	10,900,254	12,718,734	14,537,213	16,355,693	18,174,173	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	24,242,415	27,368,437	30,513,677	33,658,918	36,804,158	39,949,398	43,094,638	46,239,878	49,385,119	52,530,359	55,675,599	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	74,757,277	84,394,460	94,034,287	103,674,114	113,313,941	122,953,768	132,593,596	142,233,423	151,873,250	161,513,077	171,152,904	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	356,679,814	382,705,792	408,731,770	434,757,747	460,783,725	486,809,703	512,835,680	538,861,657	564,887,635	590,913,613	616,939,591	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	23,526,117	19,825,778	16,125,440	12,425,101	8,724,761	5,024,423	1,324,084	2,415,119	6,175,977	9,936,835	13,697,693	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	89,430,436	83,872,824	78,315,213	72,757,601	67,199,989	61,642,377	56,084,766	50,527,154	44,969,543	39,411,931	33,854,320	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	231,917	217,538	203,159	188,780	174,401	160,023	145,644	131,265	116,886	102,507	88,128	5%
2	Residential Small site - low density - 2 flats	2	£172,359	50,640	39,564	28,489	17,413	6,339	4,814	16,070	27,327	38,584	49,841	61,096	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	117,003	91,214	65,424	39,634	13,844	12,140	38,352	64,563	90,775	116,986	143,198	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	171,950	130,238	88,525	46,813	5,100	37,212	79,607	122,002	164,396	206,792	249,187	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	629,721	496,173	362,624	229,076	95,528	38,642	174,373	310,105	445,838	581,570	717,303	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	931,953	685,938	439,922	193,906	52,961	303,001	553,039	803,079	1,053,118	1,303,157	1,553,197	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	2,986,738	2,680,778	2,374,817	2,068,855	1,762,895	1,456,934	1,150,973	845,013	539,052	233,091	74,061	10%
8	Residential Large site - high density - 150 flats	150	£1,809,774	5,061,458	5,755,223	6,448,988	7,142,753	7,836,517	8,530,282	9,224,047	9,917,812	10,611,577	11,305,342	11,999,106	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	2,897,047	1,819,365	741,682	341,497	1,436,806	2,532,114	3,628,369	4,743,215	5,858,060	6,972,905	8,087,751	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	21,041,916	22,973,560	24,905,206	26,836,851	28,768,495	30,700,140	32,631,784	34,563,429	36,495,074	38,426,719	40,358,363	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	29,422,747	31,252,293	33,081,840	34,911,386	36,740,932	38,570,479	40,400,026	42,229,571	44,059,118	45,888,665	47,718,211	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	37,249,773	40,351,755	43,453,739	46,555,722	49,657,704	52,759,687	55,861,670	58,963,653	62,065,635	65,167,618	68,269,601	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	38,371,186	43,900,163	49,533,253	55,166,344	60,799,434	66,432,524	72,065,615	77,698,705	83,331,795	88,964,886	94,597,976	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	79,169,218	86,368,721	93,568,225	100,767,728	107,967,231	115,166,736	122,366,239	129,565,742	136,765,246	143,964,749	151,164,253	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	62,823	313,580	564,336	815,093	1,065,849	1,316,606	1,567,362	1,818,119	2,068,875	2,319,631	2,570,388	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	7,543,713	8,020,145	8,496,577	8,973,008	9,449,440	9,925,872	10,402,304	10,878,735	11,355,166	11,831,598	12,308,030	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	274,418	2,026,256	3,778,093	5,548,281	7,329,606	9,110,932	10,900,254	12,718,734	14,537,213	16,355,693	18,174,173	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	24,242,415	27,368,437	30,513,677	33,658,918	36,804,158	39,949,398	43,094,638	46,239,878	49,385,119	52,530,359	55,675,599	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	74,757,277	84,394,460	94,034,287	103,674,114	113,313,941	122,953,768	132,593,596	142,233,423	151,873,250	161,513,077	171,152,904	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	356,679,814	382,705,792	408,731,770	434,757,747	460,783,725	486,809,703	512,835,680	538,861,657	564,887,635	590,913,613	616,939,591	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,597,610	1,090,192	358,551	378,192	1,122,299	1,866,405	2,610,513	3,353,619	4,097,227	4,840,833	5,584,441	6,328,047	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	89,430,436	83,872,824	78,315,213	72,757,601	67,199,989	61,642,377	56,084,766	50,527,154	44,969,543	39,411,931	33,854,320	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	231,917	217,538	203,159	188,780	174,401	160,023	145,644	131,265	116,886	102,507	88,128	5%
2	Residential Small site - low density - 2 flats	2	£163,244	50,640	39,564	28,489	17,413	6,339	4,814	16,070	27,327	38,584	49,841	61,096	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	117,003	91,214	65,424	39,634	13,844	12,140	38,352	64,563	90,775	116,986	143,198	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	171,950	130,238	88,525	46,813	5,100	37,212	79,607	122,002	164,396	206,792	249,187	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	629,721	496,173	362,624	229,076	95,528	38,642	174,373	310,105	445,838	581,570	717,303	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	931,953	685,938	439,922	193,906	52,961	303,001	553,039	803,079	1,053,118	1,303,157	1,553,197	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	2,986,738	2,680,778	2,374,817	2,068,855	1,762,895	1,456,934	1,150,973	845,013	539,052	233,091	74,061	15%
8	Residential Large site - high density - 150 flats	150	£1,714,060	5,061,458	5,755,223	6,448,988	7,142,753	7,836,517	8,530,282	9,224,047	9,917,812	10,611,577	11,305,342	11,999,106	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	2,897,047	1,819,365	741,682	341,497	1,436,806	2,532,114	3,628,369	4,743,215	5,858,060	6,972,905	8,087,751	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	21,041,916	22,973,560	24,905,206	26,836,851	28,768,495	30,700,140	32,631,784	34,563,429	36,495,074	38,426,719	40,358,363	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	29,422,747	31,252,293	33,081,840	34,911,386	36,740,932	38,570,479	40,400,026	42,229,571	44,059,118	45,888,665	47,718,211	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	37,249,773	40,351,755	43,453,739	46,555,722	49,657,704	52,759,687	55,861,670	58,963,653	62,065,635	65,167,618	68,269,601	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	38,371,186	43,900,163	49,533,253	55,166,344	60,799,434	66,432,524	72,065,615	77,698,705	83,331,795	88,964,886	94,597,976	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	79,169,218	86,368,721	93,568,225	100,767,728	107,967,231	115,166,736	122,366,239	129,565,742	136,765,246	143,964,749	151,164,253	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	62,823	313,580	564,336	815,093	1,065,849	1,316,606	1,567,362	1,818,119	2,068,875	2,319,631	2,570,388	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	7,543,713	8,020,145	8,496,577	8,973,008	9,449,440	9,925,872	10,402,304	10,878,735	11,355,166	11,831,598	12,308,030	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	274,418	2,026,256	3,778,093	5,548,281	7,329,606	9,110,932	10,900,254	12,718,734	14,537,213	16,355,693	18,174,173	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	24,242,415	27,368,437	30,513,677	33,658,918	36,804,158	39,949,398	43,094,638	46,239,878	49,385,119	52,530,359	55,675,599	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	74,757,277	84,394,460	94,034,287	103,674,114	113,313,941	122,953,768	132,593,596	142,233,423	151,873,250	161,513,077	171,152,904	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	356,679,814	382,705,792	408,731,770	434,757,747	460,783,725	486,809,703	512,835,680	538,861,657	564,887,635	590,913,613	616,939,591	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	23,526,117	19,825,778	16,125,440	12,425,101	8,724,761	5,024,423	1,324,084	2,415,119	6,175,977	9,936,835	13,697,693	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	89,430,436	83,872,824	78,315,213	72,757,601	67,199,989	61,642,377	56,084,766	50,527,154	44,969,543	39,411,931	33,854,320	50%

RB GREENWICH LOCAL PLAN Sales value £10,172 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	659,737	627,490	595,244	562,998	530,752	498,505	466,259	£434,013	401,767	369,520	£337,274	0%
2	Residential Small site - low density - 2 flats	2	£614,877	330,971	305,352	279,733	254,115	228,497	202,878	177,259	£151,641	126,022	100,403	£74,785	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	769,774	710,119	650,464	590,810	531,155	471,500	411,845	£352,191	292,536	232,881	£173,226	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	1,243,114	1,145,815	1,048,517	951,218	853,919	756,621	659,322	£562,023	464,725	367,426	£270,127	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	3,860,300	3,558,854	3,257,407	2,955,961	2,654,515	2,353,069	2,051,623	£1,750,177	1,448,731	1,147,285	£845,838	15%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	7,115,517	6,547,893	5,980,268	5,412,645	4,845,021	4,277,396	3,709,773	£3,142,149	2,574,524	2,006,901	£1,439,278	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	11,271,589	10,574,627	9,877,664	9,180,700	8,483,738	7,786,775	7,089,812	£6,391,116	5,691,799	4,992,480	£4,293,161	25%
8	Residential Large site - high density - 150 flats	150	£6,456,206	12,728,484	11,144,943	9,561,400	7,977,858	6,394,315	4,810,773	3,227,231	£1,643,688	56,844	1,575,432	-£3,208,638	15%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	30,723,157	28,224,301	25,725,445	23,226,589	20,727,733	18,228,877	15,730,021	£13,218,317	10,699,371	8,180,425	£5,661,479	15%
10	Residential Large site - high density - 500 flats	500	£23,519,037	31,019,099	26,661,547	22,276,839	17,873,749	13,470,658	9,057,918	4,598,090	£138,262	4,450,546	9,065,297	-£13,748,289	5%
11	Residential Large site - high density - 500 flats	500	£16,909,112	20,231,165	16,038,056	11,843,407	7,596,355	3,349,305	928,471	5,310,883	-£9,711,209	14,170,781	18,693,415	-£23,241,589	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	39,027,333	32,505,718	25,951,792	19,354,413	12,725,066	6,041,005	727,945	-£7,669,401	14,717,094	21,904,281	-£29,264,953	5%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	89,944,604	79,355,122	68,707,704	57,985,962	47,164,302	36,181,683	24,989,934	£13,481,069	1,781,836	10,290,191	-£22,719,720	5%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	86,263,698	72,953,653	59,597,695	45,854,837	31,930,245	17,588,142	2,775,176	-£12,544,024	28,257,399	44,483,722	-£61,368,259	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	6,464,160	5,894,907	5,325,656	4,756,403	4,187,151	3,617,898	3,048,647	£2,479,394	1,910,141	1,340,889	£771,637	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	5,322,202	4,229,044	3,135,887	2,042,731	949,574	145,932	1,256,968	-£2,368,003	3,479,040	4,590,075	-£5,701,111	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	48,580,148	44,541,668	40,483,586	36,425,503	32,367,421	28,309,340	24,251,258	£20,187,660	16,094,139	12,000,617	£7,904,752	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	52,016,506	45,519,076	38,974,162	32,394,612	25,815,061	19,184,556	12,528,376	£5,790,811	1,024,719	8,029,695	-£15,162,381	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	146,322,602	128,686,800	110,877,155	92,833,455	74,465,409	55,611,732	36,042,563	£16,258,391	3,644,403	24,237,713	-£45,490,576	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	423,493,480	374,225,561	324,447,430	274,024,477	222,792,806	170,547,263	117,028,800	£61,728,951	4,116,584	57,831,253	-£124,942,962	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	35,648,312	31,322,317	26,996,321	22,670,326	18,344,330	14,018,335	9,692,341	£5,366,345	1,040,350	3,339,383	-£7,736,131	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	96,471,434	90,595,945	84,720,456	78,844,968	72,969,480	67,093,991	61,218,502	£55,343,014	49,467,525	43,592,036	£37,716,548	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	659,737	627,490	595,244	562,998	530,752	498,505	466,259	434,013	401,767	369,520	337,274	35%
2	Residential Small site - low density - 2 flats	2	£324,764	330,971	305,352	279,733	254,115	228,497	202,878	177,259	151,641	126,022	100,403	74,785	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	769,774	710,119	650,464	590,810	531,155	471,500	411,845	352,191	292,536	232,881	173,226	30%
4	Residential Small site - medium density - 9 flats	9	£811,909	1,243,114	1,145,815	1,048,517	951,218	853,919	756,621	659,322	562,023	464,725	367,426	270,127	20%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	3,860,300	3,558,854	3,257,407	2,955,961	2,654,515	2,353,069	2,051,623	1,750,177	1,448,731	1,147,285	845,838	35%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	7,115,517	6,547,893	5,980,268	5,412,645	4,845,021	4,277,396	3,709,773	3,142,149	2,574,524	2,006,901	1,439,276	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	11,271,589	10,574,627	9,877,664	9,180,700	8,483,738	7,786,775	7,089,812	6,391,116	5,691,799	4,992,480	4,293,161	50%
8	Residential Large site - high density - 150 flats	150	£3,410,017	12,728,484	11,144,943	9,561,400	7,977,858	6,394,315	4,810,773	3,227,231	1,643,688	56,844	1,575,432	3,208,638	25%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	30,723,157	28,224,301	25,725,445	23,226,589	20,727,733	18,228,877	15,730,021	13,218,317	10,699,371	8,180,425	5,661,479	35%
10	Residential Large site - high density - 500 flats	500	£12,422,204	31,019,099	26,661,547	22,276,839	17,873,749	13,470,658	9,057,918	4,598,090	138,262	4,450,546	9,065,297	13,748,289	20%
11	Residential Large site - high density - 500 flats	500	£8,930,996	20,231,165	16,038,056	11,843,407	7,596,355	3,349,305	928,471	5,310,883	9,711,209	14,170,781	18,693,415	23,241,589	10%
12	Residential Large site - high density - 800 flats	800	£16,238,175	39,027,333	32,505,718	25,951,792	19,354,413	12,725,066	6,041,005	727,945	7,669,401	14,717,094	21,904,281	29,264,953	15%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	89,944,604	79,355,122	68,707,704	57,985,962	47,164,302	36,181,683	24,989,934	13,481,069	1,781,836	10,290,191	22,719,720	20%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	86,263,698	72,953,653	59,597,695	45,854,837	31,930,245	17,588,142	2,775,176	12,544,024	28,257,399	44,483,722	61,368,259	15%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	6,464,160	5,894,907	5,325,656	4,756,403	4,187,151	3,617,898	3,048,647	2,479,394	1,910,141	1,340,889	771,637	35%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	5,322,202	4,229,044	3,135,887	2,042,731	949,574	145,932	1,256,968	2,368,003	3,479,040	4,590,075	5,701,111	10%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	48,580,148	44,541,668	40,483,586	36,425,503	32,367,421	28,309,340	24,251,258	20,187,660	16,094,139	12,000,617	7,904,752	25%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	52,016,506	45,519,076	38,974,162	32,394,612	25,815,061	19,184,556	12,528,376	5,790,811	1,024,719	8,029,695	15,162,381	10%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	146,322,602	128,686,800	110,877,155	92,833,455	74,465,409	55,611,732	36,042,563	16,258,391	3,644,403	24,237,713	45,490,576	5%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	423,493,480	374,225,561	324,447,430	274,024,477	222,792,806	170,547,263	117,028,800	61,728,951	4,116,584	57,831,253	124,942,962	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	35,648,312	31,322,317	26,996,321	22,670,326	18,344,330	14,018,335	9,692,341	5,366,345	1,040,350	3,339,383	7,736,131	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	96,471,434	90,595,945	84,720,456	78,844,968	72,969,480	67,093,991	61,218,502	55,343,014	49,467,525	43,592,036	37,716,548	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	659,737	627,490	595,244	562,998	530,752	498,505	466,259	434,013	401,767	369,520	337,274	50%
2	Residential Small site - low density - 2 flats	2	£172,359	330,971	305,352	279,733	254,115	228,497	202,878	177,259	151,641	126,022	100,403	74,785	30%
3	Residential Small site - medium density - 5 flats	5	£215,449	769,774	710,119	650,464	590,810	531,155	471,500	411,845	352,191	292,536	232,881	173,226	45%
4	Residential Small site - medium density - 9 flats	9	£430,899	1,243,114	1,145,815	1,048,517	951,218	853,919	756,621	659,322	562,023	464,725	367,426	270,127	40%
5	Residential Medium site - medium density - 25 flats	25	£818,707	3,860,300	3,558,854	3,257,407	2,955,961	2,654,515	2,353,069	2,051,623	1,750,177	1,448,731	1,147,285	845,838	50%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	7,115,517	6,547,893	5,980,268	5,412,645	4,845,021	4,277,396	3,709,773	3,142,149	2,574,524	2,006,901	1,439,276	40%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	11,271,589	10,574,627	9,877,664	9,180,700	8,483,738	7,786,775	7,089,812	6,391,116	5,691,799	4,992,480	4,293,161	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	12,728,484	11,144,943	9,561,400	7,977,858	6,394,315	4,810,773	3,227,231	1,643,688	56,844	1,575,432	3,208,638	30%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	30,723,157	28,224,301	25,725,445	23,226,589	20,727,733	18,228,877	15,730,021	13,218,317	10,699,371	8,180,425	5,661,479	45%
10	Residential Large site - high density - 500 flats	500	£6,592,749	31,019,099	26,661,547	22,276,839	17,873,749	13,470,658	9,057,918	4,598,090	138,262	4,450,546	9,065,297	13,748,289	25%
11	Residential Large site - high density - 500 flats	500	£4,739,885	20,231,165	16,038,056	11,843,407	7,596,355	3,349,305	928,471	5,310,883	9,711,209	14,170,781	18,693,415	23,241,589	15%
12	Residential Large site - high density - 800 flats	800	£8,617,973	39,027,333	32,505,718	25,951,792	19,354,413	12,725,066	6,041,005	727,945	7,669,401	14,717,094	21,904,281	29,264,953	20%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	89,944,604	79,355,122	68,707,704	57,985,962	47,164,302	36,181,683	24,989,934	13,481,069	1,781,836	10,290,191	22,719,720	30%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	86,263,698	72,953,653	59,597,695	45,854,837	31,930,245	17,588,142	2,775,176	12,544,024	28,257,399	44,483,722	61,368,259	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	6,464,160	5,894,907	5,325,656	4,756,403	4,187,151	3,617,898	3,048,647	2,479,394	1,910,141	1,340,889	771,637	45%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	5,322,202	4,229,044	3,135,887	2,042,731	949,574	145,932	1,256,968	2,368,003	3,479,040	4,590,075	5,701,111	15%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	48,580,148	44,541,668	40,483,586	36,425,503	32,367,421	28,309,340	24,251,258	20,187,660	16,094,139	12,000,617	7,904,752	40%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	52,016,506	45,519,076	38,974,162	32,394,612	25,815,061	19,184,556	12,528,376	5,790,811	1,024,719	8,029,695	15,162,381	25%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	146,322,602	128,686,800	110,877,155	92,833,455	74,465,409	55,611,732	36,042,563	16,258,391	3,644,403	24,237,713	45,490,576	20%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	423,493,480	374,225,561	324,447,430	274,024,477	222,792,806	170,547,263	117,028,800	61,728,951	4,116,584	57,831,253	124,942,962	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,972,124	1,340,484	708,842	226,462	670,080	1,713,656	2,457,263	3,200,870	3,944,477	4,688,084	5,431,690	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	96,471,434	90,595,945	84,720,456	78,844,968	72,969,480	67,093,991	61,218,502	55,343,014	49,467,525	43,592,036	37,716,548	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	659,737	627,490	595,244	562,998	530,752	498,505	466,259	434,013	401,767	369,520	337,274	50%
2	Residential Small site - low density - 2 flats	2	£163,244	330,971	305,352	279,733	254,115	228,497	202,878	177,259	151,641	126,022	100,403	74,785	30%
3	Residential Small site - medium density - 5 flats	5	£204,055	769,774	710,119	650,464	590,810	531,155	471,500	411,845	352,191	292,536	232,881	173,226	45%
4	Residential Small site - medium density - 9 flats	9	£408,110	1,243,114	1,145,815	1,048,517	951,218	853,919	756,621	659,322	562,023	464,725	367,426	270,127	40%
5	Residential Medium site - medium density - 25 flats	25	£775,408	3,860,300	3,558,854	3,257,407	2,955,961	2,654,515	2,353,069	2,051,623	1,750,177	1,448,731	1,147,285	845,838	50%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	7,115,517	6,547,893	5,980,268	5,412,645	4,845,021	4,277,396	3,709,773	3,142,149	2,574,524	2,006,901	1,439,276	40%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	11,271,589	10,574,627	9,877,664	9,180,700	8,483,738	7,786,775	7,089,812	6,391,116	5,691,799	4,992,480	4,293,161	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	12,728,484	11,144,943	9,561,400	7,977,858	6,394,315	4,810,773	3,227,231	1,643,688	56,844	1,575,432	3,208,638	30%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	30,723,157	28,224,301	25,725,445	23,226,589	20,727,733	18,228,877	15,730,021	13,218,317	10,699,371	8,180,425	5,661,479	45%
10	Residential Large site - high density - 500 flats	500	£6,244,077	31,019,099	26,661,547	22,276,839	17,873,749	13,470,658	9,057,918	4,598,090	138,262	4,450,546	9,065,297	13,748,289	25%
11	Residential Large site - high density - 500 flats	500	£4,489,206	20,231,165	16,038,056	11,843,407	7,596,355	3,349,305	928,471	5,310,883	9,711,209	14,170,781	18,693,415	23,241,589	15%
12	Residential Large site - high density - 800 flats	800	£8,162,192	39,027,333	32,505,718	25,951,792	19,354,413	12,725,066	6,041,005	727,945	7,669,401	14,717,094	21,904,281	29,264,953	20%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	89,944,604	79,355,122	68,707,704	57,985,962	47,164,302	36,181,683	24,989,934	13,481,069	1,781,836	10,290,191	22,719,720	30%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	86,263,698	72,953,653	59,597,695	45,854,837	31,930,245	17,588,142	2,775,176	12,544,024	28,257,399	44,483,722	61,368,259	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	6,464,160	5,894,907	5,325,656	4,756,403	4,187,151	3,617,898	3,048,647	2,479,394	1,910,141	1,340,889	771,637	45%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	5,322,202	4,229,044	3,135,887	2,042,731	949,574	145,932	1,256,968	2,368,003	3,479,040	4,590,075	5,701,111	15%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	48,580,148	44,541,668	40,483,586	36,425,503	32,367,421	28,309,340	24,251,258	20,187,660	16,094,139	12,000,617	7,904,752	40%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	52,016,506	45,519,076	38,974,162	32,394,612	25,815,061	19,184,556	12,528,376	5,790,811	1,024,719	8,029,695	15,162,381	25%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	146,322,602	128,686,800	110,877,155	92,833,455	74,465,409	55,611,732	36,042,563	16,258,391	3,644,403	24,237,713	45,490,576	20%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	423,493,480	374,225,561	324,447,430	274,024,477	222,792,806	170,547,263	117,028,800	61,728,951	4,116,584	57,831,253	124,942,962	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	35,648,312	31,322,317	26,996,321	22,670,326	18,344,330	14,018,335	9,692,341	5,366,345	1,040,350	3,339,383	7,736,131	35%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	96,471,434	90,595,945	84,720,456	78,844,968	72,969,480	67,093,991	61,218,502	55,343,014	49,467,525	43,592,036	37,716,548	50%

RB GREENWICH LOCAL PLAN Sales value £9,149 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	541,931	515,575	489,219	462,863	436,507	410,151	383,795	£357,439	331,083	304,727	£278,371	0%
2	Residential Small site - low density - 2 flats	2	£614,877	235,083	214,258	193,434	172,610	151,785	130,962	110,137	£89,314	68,489	47,665	£26,841	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	546,491	498,000	449,510	401,019	352,529	304,038	255,548	£207,057	158,566	110,076	£61,585	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	875,985	797,043	718,100	639,158	560,217	481,275	402,332	£323,390	244,448	165,506	£86,563	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,713,487	2,469,382	2,225,277	1,981,171	1,737,065	1,492,960	1,248,854	£1,004,748	760,642	516,538	£272,432	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	4,904,450	4,447,376	3,990,308	3,533,237	3,076,167	2,619,096	2,162,026	£1,704,954	1,247,884	790,813	£333,743	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	8,588,768	8,024,328	7,459,888	6,895,449	6,331,009	5,766,569	5,202,130	£4,637,691	4,073,251	3,508,811	£2,944,372	5%
8	Residential Large site - high density - 150 flats	150	£6,456,206	6,440,091	5,170,969	3,901,846	2,632,723	1,363,601	86,026	1,221,108	-£2,529,650	3,838,192	5,146,733	-£6,455,275	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	20,794,805	18,781,586	16,765,292	14,748,999	12,732,706	10,716,413	8,700,119	£6,683,826	4,667,532	2,646,424	£605,250	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	12,753,958	9,224,285	5,694,611	2,164,939	1,413,744	5,055,046	8,699,247	-£12,404,887	16,129,579	19,910,166	-£23,690,752	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	2,511,576	889,573	4,351,418	7,813,265	11,316,841	14,839,891	18,401,560	-£21,995,972	25,590,383	29,184,795	-£32,779,207	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	12,383,360	7,053,196	1,654,335	3,813,495	9,395,390	15,022,737	20,724,425	-£26,529,994	32,437,919	38,345,844	-£44,253,767	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	47,482,898	38,577,875	29,550,878	20,331,377	11,044,749	1,627,850	8,033,486	-£17,875,462	27,939,217	38,273,308	-£48,903,529	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	31,665,588	20,053,740	8,200,903	3,847,992	16,205,785	28,780,322	41,650,911	-£54,879,287	68,485,665	82,118,556	-£95,751,448	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	3,922,079	3,463,697	3,005,315	2,546,933	2,088,551	1,630,170	1,171,788	£713,406	255,024	206,883	-£672,562	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	147,257	742,340	1,634,344	2,526,349	3,418,353	4,310,358	5,202,362	-£6,094,368	6,986,372	7,878,377	-£8,770,381	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	29,453,292	26,197,936	22,942,579	19,687,222	16,431,865	13,176,510	9,895,749	£6,605,293	3,314,837	1,681	-£3,388,997	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	25,720,731	20,401,787	15,075,257	9,688,955	4,297,697	1,184,862	6,778,084	-£12,435,287	18,185,756	24,059,422	-£30,029,311	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	72,379,679	57,091,678	41,387,661	25,571,835	9,756,008	6,316,207	22,814,967	-£39,680,274	56,999,742	74,944,480	-£93,133,995	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	171,550,889	130,276,395	88,189,538	45,081,866	729,505	46,044,286	95,009,019	-£146,973,797	203,171,524	262,667,845	-£322,164,166	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	31,362,321	27,250,626	23,138,930	19,027,234	14,915,538	10,803,842	6,692,147	£2,580,451	1,556,289	5,735,233	-£9,914,175	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	93,419,890	87,652,908	81,885,925	76,118,942	70,351,958	64,584,975	58,817,992	£53,051,009	47,284,026	41,517,043	£35,750,060	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	541,931	515,575	489,219	462,863	436,507	410,151	383,795	357,439	331,083	304,727	278,371	25%
2	Residential Small site - low density - 2 flats	2	£324,764	235,083	214,258	193,434	172,610	151,785	130,962	110,137	89,314	68,489	47,665	26,841	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	546,491	498,000	449,510	401,019	352,529	304,038	255,548	207,057	158,566	110,076	61,585	10%
4	Residential Small site - medium density - 9 flats	9	£811,909	875,985	797,043	718,100	639,158	560,217	481,275	402,332	323,390	244,448	165,506	86,563	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,713,487	2,469,382	2,225,277	1,981,171	1,737,065	1,492,960	1,248,854	1,004,748	760,642	516,538	272,432	20%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	4,904,450	4,447,376	3,990,308	3,533,237	3,076,167	2,619,096	2,162,026	1,704,954	1,247,884	790,813	333,743	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	8,588,768	8,024,328	7,459,888	6,895,449	6,331,009	5,766,569	5,202,130	4,637,691	4,073,251	3,508,811	2,944,372	40%
8	Residential Large site - high density - 150 flats	150	£3,410,017	6,440,091	5,170,969	3,901,846	2,632,723	1,363,601	86,026	1,221,108	2,529,650	3,838,192	5,146,733	6,455,275	10%
9	Residential Large site - high density - 250 flats	250	£12,178,631	20,794,805	18,781,586	16,765,292	14,748,999	12,732,706	10,716,413	8,700,119	6,683,826	4,667,532	2,646,424	605,250	20%
10	Residential Large site - high density - 500 flats	500	£12,422,204	12,753,958	9,224,285	5,694,611	2,164,939	1,413,744	5,055,046	8,699,247	12,404,887	16,129,579	19,910,166	23,690,752	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	2,511,576	889,573	4,351,418	7,813,265	11,316,841	14,839,891	18,401,560	21,995,972	25,590,383	29,184,795	32,779,207	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	12,383,360	7,053,196	1,654,335	3,813,495	9,395,390	15,022,737	20,724,425	26,529,994	32,437,919	38,345,844	44,253,767	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	47,482,898	38,577,875	29,550,878	20,331,377	11,044,749	1,627,850	8,033,486	17,875,462	27,939,217	38,273,308	48,903,529	5%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	31,665,588	20,053,740	8,200,903	3,847,992	16,205,785	28,780,322	41,650,911	54,879,287	68,485,665	82,118,556	95,751,448	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	3,922,079	3,463,697	3,005,315	2,546,933	2,088,551	1,630,170	1,171,788	713,406	255,024	206,883	672,562	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	147,257	742,340	1,634,344	2,526,349	3,418,353	4,310,358	5,202,362	6,094,368	6,986,372	7,878,377	8,770,381	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	29,453,292	26,197,936	22,942,579	19,687,222	16,431,865	13,176,510	9,895,749	6,605,293	3,314,837	1,681	3,388,997	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	25,720,731	20,401,787	15,075,257	9,688,955	4,297,697	1,184,862	6,778,084	12,435,287	18,185,756	24,059,422	30,029,311	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	72,379,679	57,091,678	41,387,661	25,571,835	9,756,008	6,316,207	22,814,967	39,680,274	56,999,742	74,944,480	93,133,995	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	171,550,889	130,276,395	88,189,538	45,081,866	729,505	46,044,286	95,009,019	146,973,797	203,171,524	262,667,845	322,164,166	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	31,362,321	27,250,626	23,138,930	19,027,234	14,915,538	10,803,842	6,692,147	2,580,451	1,556,289	5,735,233	9,914,175	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	93,419,890	87,652,908	81,885,925	76,118,942	70,351,958	64,584,975	58,817,992	53,051,009	47,284,026	41,517,043	35,750,060	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	541,931	515,575	489,219	462,863	436,507	410,151	383,795	357,439	331,083	304,727	278,371	50%
2	Residential Small site - low density - 2 flats	2	£172,359	235,083	214,258	193,434	172,610	151,785	130,962	110,137	89,314	68,489	47,665	26,841	15%
3	Residential Small site - medium density - 5 flats	5	£215,449	546,491	498,000	449,510	401,019	352,529	304,038	255,548	207,057	158,566	110,076	61,585	30%
4	Residential Small site - medium density - 9 flats	9	£430,899	875,985	797,043	718,100	639,158	560,217	481,275	402,332	323,390	244,448	165,506	86,563	25%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,713,487	2,469,382	2,225,277	1,981,171	1,737,065	1,492,960	1,248,854	1,004,748	760,642	516,538	272,432	35%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	4,904,450	4,447,376	3,990,308	3,533,237	3,076,167	2,619,096	2,162,026	1,704,954	1,247,884	790,813	333,743	30%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	8,588,768	8,024,328	7,459,888	6,895,449	6,331,009	5,766,569	5,202,130	4,637,691	4,073,251	3,508,811	2,944,372	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	6,440,091	5,170,969	3,901,846	2,632,723	1,363,601	86,026	1,221,108	2,529,650	3,838,192	5,146,733	6,455,275	15%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	20,794,805	18,781,586	16,765,292	14,748,999	12,732,706	10,716,413	8,700,119	6,683,826	4,667,532	2,646,424	605,250	35%
10	Residential Large site - high density - 500 flats	500	£6,592,749	12,753,958	9,224,285	5,694,611	2,164,939	1,413,744	5,055,046	8,699,247	12,404,887	16,129,579	19,910,166	23,690,752	5%
11	Residential Large site - high density - 500 flats	500	£4,739,885	2,511,576	889,573	4,351,418	7,813,265	11,316,841	14,839,891	18,401,560	21,995,972	25,590,383	29,184,795	32,779,207	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	12,383,360	7,053,196	1,654,335	3,813,495	9,395,390	15,022,737	20,724,425	26,529,994	32,437,919	38,345,844	44,253,767	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	47,482,898	38,577,875	29,550,878	20,331,377	11,044,749	1,627,850	8,033,486	17,875,462	27,939,217	38,273,308	48,903,529	15%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	31,665,588	20,053,740	8,200,903	3,847,992	16,205,785	28,780,322	41,650,911	54,879,287	68,485,665	82,118,556	95,751,448	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	3,922,079	3,463,697	3,005,315	2,546,933	2,088,551	1,630,170	1,171,788	713,406	255,024	206,883	672,562	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	147,257	742,340	1,634,344	2,526,349	3,418,353	4,310,358	5,202,362	6,094,368	6,986,372	7,878,377	8,770,381	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	29,453,292	26,197,936	22,942,579	19,687,222	16,431,865	13,176,510	9,895,749	6,605,293	3,314,837	1,681	3,388,997	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	25,720,731	20,401,787	15,075,257	9,688,955	4,297,697	1,184,862	6,778,084	12,435,287	18,185,756	24,059,422	30,029,311	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	72,379,679	57,091,678	41,387,661	25,571,835	9,756,008	6,316,207	22,814,967	39,680,274	56,999,742	74,944,480	93,133,995	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	171,550,889	130,276,395	88,189,538	45,081,866	729,505	46,044,286	95,009,019	146,973,797	203,171,524	262,667,845	322,164,166	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,810	1,090,192	558,551	379,192	1,122,299	1,866,405	2,610,513	3,353,619	4,097,227	4,840,833	5,584,441	6,328,047	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	93,419,890	87,652,908	81,885,925	76,118,942	70,351,958	64,584,975	58,817,992	53,051,009	47,284,026	41,517,043	35,750,060	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	541,931	515,575	489,219	462,863	436,507	410,151	383,795	357,439	331,083	304,727	278,371	50%
2	Residential Small site - low density - 2 flats	2	£163,244	235,083	214,258	193,434	172,610	151,785	130,962	110,137	89,314	68,489	47,665	26,841	15%
3	Residential Small site - medium density - 5 flats	5	£204,055	546,491	498,000	449,510	401,019	352,529	304,038	255,548	207,057	158,566	110,076	61,585	35%
4	Residential Small site - medium density - 9 flats	9	£408,110	875,985	797,043	718,100	639,158	560,217	481,275	402,332	323,390	244,448	165,506	86,563	25%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,713,487	2,469,382	2,225,277	1,981,171	1,737,065	1,492,960	1,248,854	1,004,748	760,642	516,538	272,432	35%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	4,904,450	4,447,376	3,990,308	3,533,237	3,076,167	2,619,096	2,162,026	1,704,954	1,247,884	790,813	333,743	30%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	8,588,768	8,024,328	7,459,888	6,895,449	6,331,009	5,766,569	5,202,130	4,637,691	4,073,251	3,508,811	2,944,372	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	6,440,091	5,170,969	3,901,846	2,632,723	1,363,601	86,026	1,221,108	2,529,650	3,838,192	5,146,733	6,455,275	15%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	20,794,805	18,781,586	16,765,292	14,748,999	12,732,706	10,716,413	8,700,119	6,683,826	4,667,532	2,646,424	605,250	35%
10	Residential Large site - high density - 500 flats	500	£6,244,077	12,753,958	9,224,285	5,694,611	2,164,939	1,413,744	5,055,046	8,699,247	12,404,887	16,129,579	19,910,166	23,690,752	5%
11	Residential Large site - high density - 500 flats	500	£4,489,206	2,511,576	889,573	4,351,418	7,813,265	11,316,841	14,839,891	18,401,560	21,995,972	25,590,383	29,184,795	32,779,207	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	12,383,360	7,053,196	1,654,335	3,813,495	9,395,390	15,022,737	20,724,425	26,529,994	32,437,919	38,345,844	44,253,767	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	47,482,898	38,577,875	29,550,878	20,331,377	11,044,749	1,627,850	8,033,486	17,875,462	27,939,217	38,273,308	48,903,529	15%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	31,665,588	20,053,740	8,200,903	3,847,992	16,205,785	28,780,322	41,650,911	54,879,287	68,485,665	82,118,556	95,751,448	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	3,922,079	3,463,697	3,005,315	2,546,933	2,088,551	1,630,170	1,171,788	713,406	255,024	206,883	672,562	30%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	147,257	742,340	1,634,344	2,526,349	3,418,353	4,310,358	5,202,362	6,094,368	6,986,372	7,878,377	8,770,381	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	29,453,292	26,197,936	22,942,579	19,687,222	16,431,865	13,176,510	9,895,749	6,605,293	3,314,837	1,681	3,388,997	20%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	25,720,731	20,401,787	15,075,257	9,688,955	4,297,697	1,184,862	6,778,084	12,435,287	18,185,756	24,059,422	30,029,311	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	72,379,679	57,091,678	41,387,661	25,571,835	9,756,008	6,316,207	22,814,967	39,680,274	56,999,742	74,944,480	93,133,995	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	171,550,889	130,276,395	88,189,538	45,081,866	729,505	46,044,286	95,009,019	146,973,797	203,171,524	262,667,845	322,164,166	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	31,362,321	27,250,626	23,138,930	19,027,234	14,915,538	10,803,842	6,692,147	2,580,451	1,556,289	5,735,233	9,914,175	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	93,419,890	87,652,908	81,885,925	76,118,942	70,351,958	64,584,975	58,817,992	53,051,009	47,284,026	41,517,043	35,750,060	50%

RB GREENWICH LOCAL PLAN Sales value £8,611 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	479,929	456,673	433,416	410,161	386,905	363,649	340,392	£317,137	293,881	270,625	£247,370	0%
2	Residential Small site - low density - 2 flats	2	£614,877	184,615	166,314	148,014	129,713	111,412	93,111	74,810	£56,509	38,208	19,908	£1,607	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	428,974	386,360	343,745	301,130	258,515	215,901	173,286	£130,671	88,056	45,442	£2,827	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	682,760	613,479	544,198	474,916	405,636	336,355	267,074	£197,793	128,513	59,231	-£10,214	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,109,902	1,895,976	1,682,049	1,468,123	1,254,197	1,040,270	826,344	£612,418	398,492	184,565	-£29,842	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	3,740,729	3,341,844	2,942,961	2,544,076	2,145,191	1,746,306	1,347,421	£948,536	549,652	150,768	-£252,175	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	7,168,989	6,675,539	6,182,087	5,688,637	5,195,187	4,701,736	4,208,286	£3,714,835	3,221,384	2,727,933	£2,234,483	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	3,130,411	2,026,772	922,214	200,369	1,338,035	2,475,701	3,613,368	£4,751,034	5,888,699	7,026,366	£8,164,032	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	15,506,792	13,755,053	12,003,315	10,251,576	8,499,836	6,748,098	4,996,359	£3,237,945	1,465,296	312,379	-£2,114,020	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	2,962,852	96,843	3,232,512	6,368,183	9,518,298	12,709,542	15,902,516	-£19,159,238	22,415,960	25,672,681	-£28,929,403	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	7,117,893	10,112,907	13,143,051	16,173,195	19,244,416	22,336,848	25,429,279	-£28,521,711	31,614,143	34,706,575	-£37,799,007	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	2,043,278	6,858,230	11,692,863	16,596,009	21,538,470	26,552,881	31,666,461	-£36,785,499	41,904,538	47,023,578	-£52,142,617	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	23,659,921	15,599,861	7,453,919	758,357	9,188,351	17,748,655	26,444,625	-£35,330,633	44,460,672	53,704,719	-£62,948,767	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	228,255	10,422,140	21,214,133	32,183,036	43,368,767	54,812,138	66,554,863	-£78,378,113	90,201,364	102,024,613	-£113,847,864	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,755,021	2,354,993	1,954,963	1,554,934	1,154,906	754,876	354,848	-£45,921	452,492	859,064	-£1,265,635	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	2,155,927	2,932,652	3,709,377	4,486,102	5,262,827	6,039,551	6,816,276	-£7,593,001	8,369,726	9,146,451	-£9,923,176	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	20,630,507	17,816,289	15,002,072	12,159,921	9,316,948	6,473,973	3,630,999	£765,236	2,151,002	5,079,755	-£8,056,047	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	11,558,739	6,886,892	2,160,437	2,619,415	7,493,453	12,397,199	17,374,740	-£22,430,869	27,581,109	32,760,034	-£37,938,958	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	31,247,265	17,520,041	3,743,588	10,361,475	24,745,319	39,393,190	54,364,277	-£69,711,253	85,489,931	101,284,865	-£117,079,799	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	25,121,610	12,471,136	51,592,031	92,072,642	134,313,096	178,819,096	226,429,019	-£275,764,616	325,100,212	374,435,809	-£423,771,406	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	29,106,536	25,107,630	21,108,724	17,109,817	13,110,910	9,112,004	5,113,097	£1,114,190	2,931,896	6,996,205	-£11,060,515	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	92,277,727	86,567,853	80,857,978	75,148,102	69,438,228	63,728,353	58,018,478	£52,308,602	46,598,728	40,888,853	£35,178,979	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	479,929	456,673	433,416	410,161	386,905	363,649	340,392	317,137	293,881	270,625	247,370	15%
2	Residential Small site - low density - 2 flats	2	£324,764	184,615	166,314	148,014	129,713	111,412	93,111	74,810	56,509	38,208	19,908	1,607	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	428,974	386,360	343,745	301,130	258,515	215,901	173,286	130,671	88,056	45,442	2,827	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	682,760	613,479	544,198	474,916	405,636	336,355	267,074	197,793	128,513	59,231	10,214	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,109,902	1,895,976	1,682,049	1,468,123	1,254,197	1,040,270	826,344	612,418	398,492	184,565	29,842	10%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	3,740,729	3,341,844	2,942,961	2,544,076	2,145,191	1,746,306	1,347,421	948,536	549,652	150,768	252,175	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	7,168,989	6,675,539	6,182,087	5,688,637	5,195,187	4,701,736	4,208,286	3,714,835	3,221,384	2,727,933	2,234,483	30%
8	Residential Large site - high density - 150 flats	150	£3,410,017	3,130,411	2,026,772	922,214	200,369	1,338,035	2,475,701	3,613,368	4,751,034	5,888,699	7,026,366	8,164,032	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	15,506,792	13,755,053	12,003,315	10,251,576	8,499,836	6,748,098	4,996,359	3,237,945	1,465,296	312,379	2,114,020	5%
10	Residential Large site - high density - 500 flats	500	£12,422,204	2,962,852	96,843	3,232,512	6,368,183	9,518,298	12,709,542	15,902,516	19,159,238	22,415,960	25,672,681	28,929,403	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	7,117,893	10,112,907	13,143,051	16,173,195	19,244,416	22,336,848	25,429,279	28,521,711	31,614,143	34,706,575	37,799,007	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	2,043,278	6,858,230	11,692,863	16,596,009	21,538,470	26,552,881	31,666,461	36,785,499	41,904,538	47,023,578	52,142,617	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	23,659,921	15,599,861	7,453,919	758,357	9,188,351	17,748,655	26,444,625	35,330,633	44,460,672	53,704,719	62,948,767	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	228,255	10,422,140	21,214,133	32,183,036	43,368,767	54,812,138	66,554,863	78,378,113	90,201,364	102,024,613	113,847,864	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,755,021	2,354,993	1,954,963	1,554,934	1,154,906	754,876	354,848	45,921	452,492	859,064	1,265,635	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	2,155,927	2,932,652	3,709,377	4,486,102	5,262,827	6,039,551	6,816,276	7,593,001	8,369,726	9,146,451	9,923,176	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	20,630,507	17,816,289	15,002,072	12,159,921	9,316,948	6,473,973	3,630,999	765,236	2,151,002	5,079,755	8,056,047	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	11,558,739	6,886,892	2,160,437	2,619,415	7,493,453	12,397,199	17,374,740	22,430,869	27,581,109	32,760,034	37,938,958	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	31,247,265	17,520,041	3,743,588	10,361,475	24,745,319	39,393,190	54,364,277	69,711,253	85,489,931	101,284,865	117,079,799	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	25,121,610	12,471,136	51,592,031	92,072,642	134,313,096	178,819,096	226,429,019	275,764,616	325,100,212	374,435,809	423,771,406	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	29,106,536	25,107,630	21,108,724	17,109,817	13,110,910	9,112,004	5,113,097	1,114,190	2,931,896	6,996,205	11,060,515	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	92,277,727	86,567,853	80,857,978	75,148,102	69,438,228	63,728,353	58,018,478	52,308,602	46,598,728	40,888,853	35,178,979	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	479,929	456,673	433,416	410,161	386,905	363,649	340,392	317,137	293,881	270,625	247,370	50%
2	Residential Small site - low density - 2 flats	2	£172,359	184,615	166,314	148,014	129,713	111,412	93,111	74,810	56,509	38,208	19,908	1,607	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	428,974	386,360	343,745	301,130	258,515	215,901	173,286	130,671	88,056	45,442	2,827	25%
4	Residential Small site - medium density - 9 flats	9	£430,899	682,760	613,479	544,198	474,916	405,636	336,355	267,074	197,793	128,513	59,231	10,214	15%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,109,902	1,895,976	1,682,049	1,468,123	1,254,197	1,040,270	826,344	612,418	398,492	184,565	29,842	30%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	3,740,729	3,341,844	2,942,961	2,544,076	2,145,191	1,746,306	1,347,421	948,536	549,652	150,768	252,175	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	7,168,989	6,675,539	6,182,087	5,688,637	5,195,187	4,701,736	4,208,286	3,714,835	3,221,384	2,727,933	2,234,483	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	3,130,411	2,026,772	922,214	200,369	1,338,035	2,475,701	3,613,368	4,751,034	5,888,699	7,026,366	8,164,032	5%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	15,506,792	13,755,053	12,003,315	10,251,576	8,499,836	6,748,098	4,996,359	3,237,945	1,465,296	312,379	2,114,020	25%
10	Residential Large site - high density - 500 flats	500	£6,592,745	2,962,852	96,843	3,232,512	6,368,183	9,518,298	12,709,542	15,902,516	19,159,238	22,415,960	25,672,681	28,929,403	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	7,117,893	10,112,907	13,143,051	16,173,195	19,244,416	22,336,848	25,429,279	28,521,711	31,614,143	34,706,575	37,799,007	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	2,043,278	6,858,230	11,692,863	16,596,009	21,538,470	26,552,881	31,666,461	36,785,499	41,904,538	47,023,578	52,142,617	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	23,659,921	15,599,861	7,453,919	758,357	9,188,351	17,748,655	26,444,625	35,330,633	44,460,672	53,704,719	62,948,767	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	228,255	10,422,140	21,214,133	32,183,036	43,368,767	54,812,138	66,554,863	78,378,113	90,201,364	102,024,613	113,847,864	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,755,021	2,354,993	1,954,963	1,554,934	1,154,906	754,876	354,848	45,921	452,492	859,064	1,265,635	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	2,155,927	2,932,652	3,709,377	4,486,102	5,262,827	6,039,551	6,816,276	7,593,001	8,369,726	9,146,451	9,923,176	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	20,630,507	17,816,289	15,002,072	12,159,921	9,316,948	6,473,973	3,630,999	765,236	2,151,002	5,079,755	8,056,047	10%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	11,558,739	6,886,892	2,160,437	2,619,415	7,493,453	12,397,199	17,374,740	22,430,869	27,581,109	32,760,034	37,938,958	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	31,247,265	17,520,041	3,743,588	10,361,475	24,745,319	39,393,190	54,364,277	69,711,253	85,489,931	101,284,865	117,079,799	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	25,121,610	12,471,136	51,592,031	92,072,642	134,313,096	178,819,096	226,429,019	275,764,616	325,100,212	374,435,809	423,771,406	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	368,851	379,192	1,122,799	1,866,405	2,610,013	3,353,619	4,097,227	4,840,833	5,584,441	6,328,047	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	92,277,727	86,567,853	80,857,978	75,148,102	69,438,228	63,728,353	58,018,478	52,308,602	46,598,728	40,888,853	35,178,979	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	479,929	456,673	433,416	410,161	386,905	363,649	340,392	317,137	293,881	270,625	247,370	50%
2	Residential Small site - low density - 2 flats	2	£163,244	184,615	166,314	148,014	129,713	111,412	93,111	74,810	56,509	38,208	19,908	1,607	5%
3	Residential Small site - medium density - 5 flats	5	£204,055	428,974	386,360	343,745	301,130	258,515	215,901	173,286	130,671	88,056	45,442	2,827	25%
4	Residential Small site - medium density - 9 flats	9	£408,110	682,760	613,479	544,198	474,916	405,636	336,355	267,074	197,793	128,513	59,231	10,214	15%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,109,902	1,895,976	1,682,049	1,468,123	1,254,197	1,040,270	826,344	612,418	398,492	184,565	29,842	30%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	3,740,729	3,341,844	2,942,961	2,544,076	2,145,191	1,746,306	1,347,421	948,536	549,652	150,768	252,175	20%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	7,168,989	6,675,539	6,182,087	5,688,637	5,195,187	4,701,736	4,208,286	3,714,835	3,221,384	2,727,933	2,234,483	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	3,130,411	2,026,772	922,214	200,369	1,338,035	2,475,701	3,613,368	4,751,034	5,888,699	7,026,366	8,164,032	5%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	15,506,792	13,755,053	12,003,315	10,251,576	8,499,836	6,748,098	4,996,359	3,237,945	1,465,296	312,379	2,114,020	25%
10	Residential Large site - high density - 500 flats	500	£6,244,077	2,962,852	96,843	3,232,512	6,368,183	9,518,298	12,709,542	15,902,516	19,159,238	22,415,960	25,672,681	28,929,403	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	7,117,893	10,112,907	13,143,051	16,173,195	19,244,416	22,336,848	25,429,279	28,521,711	31,614,143	34,706,575	37,799,007	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	2,043,278	6,858,230	11,692,863	16,596,009	21,538,470	26,552,881	31,666,461	36,785,499	41,904,538	47,023,578	52,142,617	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	23,659,921	15,599,861	7,453,919	758,357	9,188,351	17,748,655	26,444,625	35,330,633	44,460,672	53,704,719	62,948,767	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	228,255	10,422,140	21,214,133	32,183,036	43,368,767	54,812,138	66,554,863	78,378,113	90,201,364	102,024,613	113,847,864	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,755,021	2,354,993	1,954,963	1,554,934	1,154,906	754,876	354,848	45,921	452,492	859,064	1,265,635	20%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	2,155,927	2,932,652	3,709,377	4,486,102	5,262,827	6,039,551	6,816,276	7,593,001	8,369,726	9,146,451	9,923,176	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	20,630,507	17,816,289	15,002,072	12,159,921	9,316,948	6,473,973	3,630,999	765,236	2,151,002	5,079,755	8,056,047	10%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	11,558,739	6,886,892	2,160,437	2,619,415	7,493,453	12,397,199	17,374,740	22,430,869	27,581,109	32,760,034	37,938,958	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	31,247,265	17,520,041	3,743,588	10,361,475	24,745,319	39,393,190	54,364,277	69,711,253	85,489,931	101,284,865	117,079,799	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	25,121,610	12,471,136	51,592,031	92,072,642	134,313,096	178,819,096	226,429,019	275,764,616	325,100,212	374,435,809	423,771,406	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	29,106,536	25,107,630	21,108,724	17,109,817	13,110,910	9,112,004	5,113,097	1,114,190	2,931,896	6,996,205	11,060,515	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	92,277,727	86,567,853	80,857,978	75,148,102	69,438,228	63,728,353	58,018,478	52,308,602	46,598,728	40,888,853	35,178,979	50%

RB GREENWICH LOCAL PLAN Sales value £7,965 psm AH tenure Rented 50% SO 50%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	405,524	385,989	366,453	346,917	327,382	307,846	288,310	268,775	249,239	229,704	£210,168	0%
2	Residential Small site - low density - 2 flats	2	£614,877	124,054	108,781	93,508	78,236	62,963	47,690	32,418	£17,145	1,872	13,620	-£29,143	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	287,954	252,389	216,826	181,262	145,699	110,134	74,571	£39,007	3,444	32,645	-£68,781	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	450,890	393,201	335,514	277,826	220,139	162,452	104,764	£47,077	10,784	69,414	-£128,046	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,385,600	1,207,888	1,030,177	852,466	674,755	497,044	319,332	£141,621	36,680	217,298	-£397,916	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,344,266	2,015,204	1,686,143	1,357,081	1,028,019	698,958	369,897	£40,836	292,941	627,383	-£961,827	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,465,255	5,056,991	4,648,727	4,240,463	3,832,199	3,423,936	3,015,671	£2,607,408	2,199,143	1,790,880	£1,382,615	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	888,386	1,821,001	2,753,617	3,686,232	4,618,848	5,551,464	6,484,079	-£7,416,694	8,349,309	9,281,925	-£10,214,540	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	9,157,489	7,723,215	6,288,941	4,850,628	3,400,209	1,949,791	499,371	-£966,601	2,440,742	3,914,883	-£5,414,382	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	9,098,818	11,672,787	14,246,756	16,820,726	19,447,282	22,075,365	24,703,448	-£27,331,532	29,959,616	32,587,700	-£35,215,783	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	18,922,207	21,412,263	23,902,319	26,392,374	28,882,430	31,372,486	33,862,542	-£36,352,599	38,842,654	41,332,710	-£43,822,766	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	20,097,180	24,153,619	28,238,642	32,402,596	36,574,973	40,747,350	44,919,728	-£49,092,106	53,264,482	57,436,860	-£61,609,237	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	6,350,982	13,308,461	20,321,383	27,441,681	34,675,773	42,040,414	49,568,576	-£57,127,194	64,685,813	72,244,431	-£79,803,050	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	39,896,948	49,086,607	58,442,536	68,001,801	77,653,481	87,305,162	96,956,841	-£106,608,521	116,260,201	125,911,881	-£135,563,561	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,354,551	1,024,546	694,540	364,535	34,530	300,308	635,711	-£971,114	1,306,517	1,641,919	-£1,977,322	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	4,922,636	5,561,025	6,199,415	6,837,804	7,476,194	8,114,584	8,752,973	-£9,391,362	10,029,752	10,668,142	-£11,306,532	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	9,949,273	7,643,278	5,337,283	3,019,577	683,373	1,679,863	4,054,276	-£6,450,427	8,864,903	11,285,458	-£13,749,513	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	5,924,623	9,916,316	13,942,041	18,004,168	22,120,465	26,281,700	30,511,466	-£34,741,234	38,971,000	43,200,767	-£47,430,534	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	19,835,154	31,703,488	43,726,913	55,952,883	68,429,907	81,207,577	94,129,014	-£107,050,452	119,971,890	132,893,327	-£145,814,765	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	178,513,002	212,710,211	248,558,270	285,700,998	322,843,726	359,986,454	397,129,182	-£434,271,910	471,414,639	508,557,366	-£545,700,095	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	26,399,595	22,536,035	18,672,476	14,808,916	10,945,357	7,081,797	3,218,238	-£655,875	4,582,624	8,509,373	-£12,436,121	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,907,132	85,265,787	79,624,441	73,983,097	68,341,751	62,700,406	57,059,061	£51,417,716	45,776,370	40,135,025	£34,493,680	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	405,524	385,989	366,453	346,917	327,382	307,846	288,310	268,775	249,239	229,704	210,168	0%
2	Residential Small site - low density - 2 flats	2	£324,764	124,054	108,781	93,508	78,236	62,963	47,690	32,418	17,145	1,872	13,620	29,143	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	287,954	252,389	216,826	181,262	145,699	110,134	74,571	39,007	3,444	32,645	68,791	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	450,890	393,201	335,514	277,826	220,139	162,452	104,764	47,077	10,784	69,414	128,046	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,385,600	1,207,888	1,030,177	852,466	674,755	497,044	319,332	141,621	36,680	217,298	397,916	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,344,266	2,015,204	1,686,143	1,357,081	1,028,019	698,958	369,897	40,836	292,941	627,383	961,827	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,465,255	5,056,991	4,648,727	4,240,463	3,832,199	3,423,936	3,015,671	2,607,408	2,199,143	1,790,880	1,382,615	15%
8	Residential Large site - high density - 150 flats	150	£3,410,017	888,386	1,821,001	2,753,617	3,686,232	4,618,848	5,551,464	6,484,079	7,416,694	8,349,309	9,281,925	10,214,540	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	9,157,489	7,723,215	6,288,941	4,850,628	3,400,209	1,949,791	499,371	966,601	2,440,742	3,914,883	5,414,382	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	9,098,818	11,672,787	14,246,756	16,820,726	19,447,282	22,075,365	24,703,448	27,331,532	29,959,616	32,587,700	35,215,783	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	18,922,207	21,412,263	23,902,319	26,392,374	28,882,430	31,372,486	33,862,542	36,352,599	38,842,654	41,332,710	43,822,766	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	20,097,180	24,153,619	28,238,642	32,402,596	36,574,973	40,747,350	44,919,728	49,092,106	53,264,482	57,436,860	61,609,237	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	6,350,982	13,308,461	20,321,383	27,441,681	34,675,773	42,040,414	49,568,576	57,127,194	64,685,813	72,244,431	79,803,050	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	39,896,948	49,086,607	58,442,536	68,001,801	77,653,481	87,305,162	96,956,841	106,608,521	116,260,201	125,911,881	135,563,561	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,354,551	1,024,546	694,540	364,535	34,530	300,308	635,711	971,114	1,306,517	1,641,919	1,977,322	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	4,922,636	5,561,025	6,199,415	6,837,804	7,476,194	8,114,584	8,752,973	9,391,362	10,029,752	10,668,142	11,306,532	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	9,949,273	7,643,278	5,337,283	3,019,577	683,373	1,679,863	4,054,276	6,450,427	8,864,903	11,285,458	13,749,513	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	5,924,623	9,916,316	13,942,041	18,004,168	22,120,465	26,281,700	30,511,466	34,741,234	38,971,000	43,200,767	47,430,534	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	19,835,154	31,703,488	43,726,913	55,952,883	68,429,907	81,207,577	94,129,014	107,050,452	119,971,890	132,893,327	145,814,765	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	178,513,002	212,710,211	248,558,270	285,700,998	322,843,726	359,986,454	397,129,182	434,271,910	471,414,639	508,557,366	545,700,095	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	26,399,595	22,536,035	18,672,476	14,808,916	10,945,357	7,081,797	3,218,238	655,875	4,582,624	8,509,373	12,436,121	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,907,132	85,265,787	79,624,441	73,983,097	68,341,751	62,700,406	57,059,061	51,417,716	45,776,370	40,135,025	34,493,680	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	405,524	385,989	366,453	346,917	327,382	307,846	288,310	268,775	249,239	229,704	210,168	45%
2	Residential Small site - low density - 2 flats	2	£172,359	124,054	108,781	93,508	78,236	62,963	47,690	32,418	17,145	1,872	13,620	29,143	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	287,954	252,389	216,826	181,262	145,699	110,134	74,571	39,007	3,444	32,645	68,791	10%
4	Residential Small site - medium density - 9 flats	9	£430,899	450,890	393,201	335,514	277,826	220,139	162,452	104,764	47,077	10,784	69,414	128,046	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,385,600	1,207,888	1,030,177	852,466	674,755	497,044	319,332	141,621	36,680	217,298	397,916	15%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,344,266	2,015,204	1,686,143	1,357,081	1,028,019	698,958	369,897	40,836	292,941	627,383	961,827	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,465,255	5,056,991	4,648,727	4,240,463	3,832,199	3,423,936	3,015,671	2,607,408	2,199,143	1,790,880	1,382,615	40%
8	Residential Large site - high density - 150 flats	150	£1,809,774	888,386	1,821,001	2,753,617	3,686,232	4,618,848	5,551,464	6,484,079	7,416,694	8,349,309	9,281,925	10,214,540	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	9,157,489	7,723,215	6,288,941	4,850,628	3,400,209	1,949,791	499,371	966,601	2,440,742	3,914,883	5,414,382	5%
10	Residential Large site - high density - 500 flats	500	£6,592,745	9,098,818	11,672,787	14,246,756	16,820,726	19,447,282	22,075,365	24,703,448	27,331,532	29,959,616	32,587,700	35,215,783	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	18,922,207	21,412,263	23,902,319	26,392,374	28,882,430	31,372,486	33,862,542	36,352,599	38,842,654	41,332,710	43,822,766	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	20,097,180	24,153,619	28,238,642	32,402,596	36,574,973	40,747,350	44,919,728	49,092,106	53,264,482	57,436,860	61,609,237	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	6,350,982	13,308,461	20,321,383	27,441,681	34,675,773	42,040,414	49,568,576	57,127,194	64,685,813	72,244,431	79,803,050	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	39,896,948	49,086,607	58,442,536	68,001,801	77,653,481	87,305,162	96,956,841	106,608,521	116,260,201	125,911,881	135,563,561	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,354,551	1,024,546	694,540	364,535	34,530	300,308	635,711	971,114	1,306,517	1,641,919	1,977,322	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	4,922,636	5,561,025	6,199,415	6,837,804	7,476,194	8,114,584	8,752,973	9,391,362	10,029,752	10,668,142	11,306,532	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	9,949,273	7,643,278	5,337,283	3,019,577	683,373	1,679,863	4,054,276	6,450,427	8,864,903	11,285,458	13,749,513	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	5,924,623	9,916,316	13,942,041	18,004,168	22,120,465	26,281,700	30,511,466	34,741,234	38,971,000	43,200,767	47,430,534	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	19,835,154	31,703,488	43,726,913	55,952,883	68,429,907	81,207,577	94,129,014	107,050,452	119,971,890	132,893,327	145,814,765	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	178,513,002	212,710,211	248,558,270	285,700,998	322,843,726	359,986,454	397,129,182	434,271,910	471,414,639	508,557,366	545,700,095	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,193	908,551	729,192	1,122,799	1,866,495	2,610,913	3,353,619	4,097,227	4,840,853	5,584,441	6,328,047	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,907,132	85,265,787	79,624,441	73,983,097	68,341,751	62,700,406	57,059,061	51,417,716	45,776,370	40,135,025	34,493,680	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	405,524	385,989	366,453	346,917	327,382	307,846	288,310	268,775	249,239	229,704	210,168	50%
2	Residential Small site - low density - 2 flats	2	£163,244	124,054	108,781	93,508	78,236	62,963	47,690	32,418	17,145	1,872	13,620	29,143	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	287,954	252,389	216,826	181,262	145,699	110,134	74,571	39,007	3,444	32,645	68,791	10%
4	Residential Small site - medium density - 9 flats	9	£408,110	450,890	393,201	335,514	277,826	220,139	162,452	104,764	47,077	10,784	69,414	128,046	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,385,600	1,207,888	1,030,177	852,466	674,755	497,044	319,332	141,621	36,680	217,298	397,916	15%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,344,266	2,015,204	1,686,143	1,357,081	1,028,019	698,958	369,897	40,836	292,941	627,383	961,827	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,465,255	5,056,991	4,648,727	4,240,463	3,832,199	3,423,936	3,015,671	2,607,408	2,199,143	1,790,880	1,382,615	40%
8	Residential Large site - high density - 150 flats	150	£1,714,060	888,386	1,821,001	2,753,617	3,686,232	4,618,848	5,551,464	6,484,079	7,416,694	8,349,309	9,281,925	10,214,540	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	9,157,489	7,723,215	6,288,941	4,850,628	3,400,209	1,949,791	499,371	966,601	2,440,742	3,914,883	5,414,382	10%
10	Residential Large site - high density - 500 flats	500	£6,244,077	9,098,818	11,672,787	14,246,756	16,820,726	19,447,282	22,075,365	24,703,448	27,331,532	29,959,616	32,587,700	35,215,783	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	18,922,207	21,412,263	23,902,319	26,392,374	28,882,430	31,372,486	33,862,542	36,352,599	38,842,654	41,332,710	43,822,766	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	20,097,180	24,153,619	28,238,642	32,402,596	36,574,973	40,747,350	44,919,728	49,092,106	53,264,482	57,436,860	61,609,237	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	6,350,982	13,308,461	20,321,383	27,441,681	34,675,773	42,040,414	49,568,576	57,127,194	64,685,813	72,244,431	79,803,050	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	39,896,948	49,086,607	58,442,536	68,001,801	77,653,481	87,305,162	96,956,841	106,608,521	116,260,201	125,911,881	135,563,561	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,354,551	1,024,546	694,540	364,535	34,530	300,308	635,711	971,114	1,306,517	1,641,919	1,977,322	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	4,922,636	5,561,025	6,199,415	6,837,804	7,476,194	8,114,584	8,752,973	9,391,362	10,029,752	10,668,142	11,306,532	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	9,949,273	7,643,278	5,337,283	3,019,577	683,373	1,679,863	4,054,276	6,450,427	8,864,903	11,285,458	13,749,513	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	5,924,623	9,916,316	13,942,041	18,004,168	22,120,465	26,281,700	30,511,466	34,741,234	38,971,000	43,200,767	47,430,534	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	19,835,154	31,703,488	43,726,913	55,952,883	68,429,907	81,207,577	94,129,014	107,050,452	119,971,890	132,893,327	145,814,765	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	178,513,002	212,710,211	248,558,270	285,700,998	322,843,726	359,986,454	397,129,182	434,271,910	471,414,639	508,557,366	545,700,095	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	26,399,595	22,536,035	18,672,476	14,808,916	10,945,357	7,081,797	3,218,238	655,875	4,582,624	8,509,373	12,436,121	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,907,132	85,265,787	79,624,441	73,983,097	68,341,751	62,700,406	57,059,061	51,417,716	45,776,370	40,135,025	34,493,680	50%

RB GREENWICH LOCAL PLAN Sales value £7,266 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	324,921	309,416	293,910	278,404	262,899	247,394	231,888	£216,382	200,877	185,371	£169,865	0%
2	Residential Small site - low density - 2 flats	2	£614,877	126,341	114,349	102,356	90,364	78,372	66,379	54,387	£42,395	30,402	18,410	£6,418	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	293,279	265,353	237,429	209,503	181,579	153,653	125,729	£97,803	69,878	41,953	£14,028	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	461,788	416,661	371,533	326,405	281,278	236,150	191,022	£145,894	100,767	55,639	£10,511	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,535,099	1,391,186	1,247,274	1,103,361	959,449	815,537	671,624	£527,712	383,799	239,887	£95,976	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,677,533	2,413,222	2,148,911	1,884,600	1,620,289	1,355,979	1,091,667	£827,357	563,046	298,735	£34,424	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,116,406	4,788,124	4,459,842	4,131,561	3,803,279	3,474,997	3,146,715	£2,818,434	2,490,152	2,161,870	£1,833,589	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	63,768	678,258	1,421,328	2,164,398	2,907,467	3,650,538	4,393,607	£5,136,677	5,879,747	6,622,816	£7,365,887	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	10,871,124	9,729,370	8,587,616	7,445,861	6,304,107	5,162,353	4,020,599	£2,877,757	1,724,180	570,601	£592,512	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	5,563,339	7,538,506	9,541,941	11,552,466	13,562,992	15,596,225	17,650,278	£19,704,329	21,758,381	23,812,433	£25,866,485	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	14,401,120	16,310,188	18,257,029	20,203,869	22,150,709	24,097,549	26,044,389	£27,991,229	29,938,068	31,884,909	£33,831,749	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	13,921,778	17,114,067	20,335,115	23,590,885	26,892,483	30,219,799	33,547,114	£36,874,429	40,201,745	43,529,059	£46,856,375	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	1,299,625	4,183,712	9,712,197	15,305,131	20,963,532	26,691,744	32,518,635	£38,473,716	44,522,623	50,571,531	£56,620,438	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	26,208,138	33,448,078	40,781,118	48,239,627	55,856,698	63,600,879	71,345,060	£79,089,241	86,833,423	94,577,605	£102,321,786	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,339,104	1,074,035	808,966	543,897	278,827	13,758	255,421	£524,825	794,230	1,063,634	£1,333,038	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	4,930,322	5,442,010	5,953,697	6,465,386	6,977,073	7,488,761	8,000,448	£8,512,137	9,023,824	9,535,512	£10,047,199	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	11,155,654	9,340,939	7,526,223	5,711,508	3,896,793	2,075,377	238,119	£1,625,291	3,492,596	5,371,067	£7,269,738	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	1,436,821	4,593,827	7,772,254	10,956,706	14,191,370	17,440,785	20,739,653	£24,092,424	27,463,590	30,834,756	£34,205,923	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	9,490,368	18,901,487	28,413,920	38,034,772	47,806,409	57,772,144	67,976,254	£78,336,818	88,697,382	99,057,946	£109,418,509	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	80,165,628	102,633,306	125,711,581	149,602,180	174,462,991	200,630,792	227,592,320	£254,553,848	281,515,376	308,476,903	£335,438,431	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	26,762,042	23,023,729	19,285,417	15,547,105	11,808,792	8,070,480	4,332,167	£593,856	3,195,886	6,995,339	£10,794,791	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,602,098	85,024,303	79,446,510	73,868,715	68,290,922	62,713,127	57,135,333	£51,557,539	45,979,745	40,401,951	£34,824,157	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	324,921	309,416	293,910	278,404	262,899	247,394	231,888	216,382	200,877	185,371	169,865	0%
2	Residential Small site - low density - 2 flats	2	£324,764	126,341	114,349	102,356	90,364	78,372	66,379	54,387	42,395	30,402	18,410	6,418	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	293,279	265,353	237,429	209,503	181,579	153,653	125,729	97,803	69,878	41,953	14,028	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	461,788	416,661	371,533	326,405	281,278	236,150	191,022	145,894	100,767	55,639	10,511	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,535,099	1,391,186	1,247,274	1,103,361	959,449	815,537	671,624	527,712	383,799	239,887	95,976	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,677,533	2,413,222	2,148,911	1,884,600	1,620,289	1,355,979	1,091,667	827,357	563,046	298,735	34,424	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,116,406	4,788,124	4,459,842	4,131,561	3,803,279	3,474,997	3,146,715	2,818,434	2,490,152	2,161,870	1,833,589	15%
8	Residential Large site - high density - 150 flats	150	£3,410,017	63,768	678,258	1,421,328	2,164,398	2,907,467	3,650,538	4,393,607	5,136,677	5,879,747	6,622,816	7,365,887	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	10,871,124	9,729,370	8,587,616	7,445,861	6,304,107	5,162,353	4,020,599	2,877,757	1,724,180	570,601	592,512	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	5,563,339	7,538,506	9,541,941	11,552,466	13,562,992	15,596,225	17,650,278	19,704,329	21,758,381	23,812,433	25,866,485	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	14,401,120	16,310,188	18,257,029	20,203,869	22,150,709	24,097,549	26,044,389	27,991,229	29,938,068	31,884,909	33,831,749	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	13,921,778	17,114,067	20,335,115	23,590,885	26,892,483	30,219,799	33,547,114	36,874,429	40,201,745	43,529,059	46,856,375	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	1,299,625	4,183,712	9,712,197	15,305,131	20,963,532	26,691,744	32,518,635	38,473,716	44,522,623	50,571,531	56,620,438	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	26,208,138	33,448,078	40,781,118	48,239,627	55,856,698	63,600,879	71,345,060	79,089,241	86,833,423	94,577,605	102,321,786	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,339,104	1,074,035	808,966	543,897	278,827	13,758	255,421	524,825	794,230	1,063,634	1,333,038	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	4,930,322	5,442,010	5,953,697	6,465,386	6,977,073	7,488,761	8,000,448	8,512,137	9,023,824	9,535,512	10,047,199	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	11,155,654	9,340,939	7,526,223	5,711,508	3,896,793	2,075,377	238,119	1,625,291	3,492,596	5,371,067	7,269,738	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	1,436,821	4,593,827	7,772,254	10,956,706	14,191,370	17,440,785	20,739,653	24,092,424	27,463,590	30,834,756	34,205,923	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	9,490,368	18,901,487	28,413,920	38,034,772	47,806,409	57,772,144	67,976,254	78,336,818	88,697,382	99,057,946	109,418,509	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	80,165,628	102,633,306	125,711,581	149,602,180	174,462,991	200,630,792	227,592,320	254,553,848	281,515,376	308,476,903	335,438,431	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	26,762,042	23,023,729	19,285,417	15,547,105	11,808,792	8,070,480	4,332,167	593,856	3,195,886	6,995,339	10,794,791	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,602,098	85,024,303	79,446,510	73,868,715	68,290,922	62,713,127	57,135,333	51,557,539	45,979,745	40,401,951	34,824,157	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	324,921	309,416	293,910	278,404	262,899	247,394	231,888	216,382	200,877	185,371	169,865	35%
2	Residential Small site - low density - 2 flats	2	£172,359	126,341	114,349	102,356	90,364	78,372	66,379	54,387	42,395	30,402	18,410	6,418	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	293,279	265,353	237,429	209,503	181,579	153,653	125,729	97,803	69,878	41,953	14,028	10%
4	Residential Small site - medium density - 9 flats	9	£430,899	461,788	416,661	371,533	326,405	281,278	236,150	191,022	145,894	100,767	55,639	10,511	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,535,099	1,391,186	1,247,274	1,103,361	959,449	815,537	671,624	527,712	383,799	239,887	95,976	20%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,677,533	2,413,222	2,148,911	1,884,600	1,620,289	1,355,979	1,091,667	827,357	563,046	298,735	34,424	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,116,406	4,788,124	4,459,842	4,131,561	3,803,279	3,474,997	3,146,715	2,818,434	2,490,152	2,161,870	1,833,589	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	63,768	678,258	1,421,328	2,164,398	2,907,467	3,650,538	4,393,607	5,136,677	5,879,747	6,622,816	7,365,887	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	10,871,124	9,729,370	8,587,616	7,445,861	6,304,107	5,162,353	4,020,599	2,877,757	1,724,180	570,601	592,512	15%
10	Residential Large site - high density - 500 flats	500	£6,592,745	5,563,339	7,538,506	9,541,941	11,552,466	13,562,992	15,596,225	17,650,278	19,704,329	21,758,381	23,812,433	25,866,485	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	14,401,120	16,310,188	18,257,029	20,203,869	22,150,709	24,097,549	26,044,389	27,991,229	29,938,068	31,884,909	33,831,749	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	13,921,778	17,114,067	20,335,115	23,590,885	26,892,483	30,219,799	33,547,114	36,874,429	40,201,745	43,529,059	46,856,375	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	1,299,625	4,183,712	9,712,197	15,305,131	20,963,532	26,691,744	32,518,635	38,473,716	44,522,623	50,571,531	56,620,438	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	26,208,138	33,448,078	40,781,118	48,239,627	55,856,698	63,600,879	71,345,060	79,089,241	86,833,423	94,577,605	102,321,786	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,339,104	1,074,035	808,966	543,897	278,827	13,758	255,421	524,825	794,230	1,063,634	1,333,038	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	4,930,322	5,442,010	5,953,697	6,465,386	6,977,073	7,488,761	8,000,448	8,512,137	9,023,824	9,535,512	10,047,199	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	11,155,654	9,340,939	7,526,223	5,711,508	3,896,793	2,075,377	238,119	1,625,291	3,492,596	5,371,067	7,269,738	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	1,436,821	4,593,827	7,772,254	10,956,706	14,191,370	17,440,785	20,739,653	24,092,424	27,463,590	30,834,756	34,205,923	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	9,490,368	18,901,487	28,413,920	38,034,772	47,806,409	57,772,144	67,976,254	78,336,818	88,697,382	99,057,946	109,418,509	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	80,165,628	102,633,306	125,711,581	149,602,180	174,462,991	200,630,792	227,592,320	254,553,848	281,515,376	308,476,903	335,438,431	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	395,320	941,821	1,088,428	1,829,035	2,572,642	3,316,249	4,059,855	4,803,463	5,547,069	6,290,677	7,034,283	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,602,098	85,024,303	79,446,510	73,868,715	68,290,922	62,713,127	57,135,333	51,557,539	45,979,745	40,401,951	34,824,157	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	324,921	309,416	293,910	278,404	262,899	247,394	231,888	216,382	200,877	185,371	169,865	35%
2	Residential Small site - low density - 2 flats	2	£163,244	126,341	114,349	102,356	90,364	78,372	66,379	54,387	42,395	30,402	18,410	6,418	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	293,279	265,353	237,429	209,503	181,579	153,653	125,729	97,803	69,878	41,953	14,028	15%
4	Residential Small site - medium density - 9 flats	9	£408,110	461,788	416,661	371,533	326,405	281,278	236,150	191,022	145,894	100,767	55,639	10,511	5%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,535,099	1,391,186	1,247,274	1,103,361	959,449	815,537	671,624	527,712	383,799	239,887	95,976	25%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,677,533	2,413,222	2,148,911	1,884,600	1,620,289	1,355,979	1,091,667	827,357	563,046	298,735	34,424	10%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,116,406	4,788,124	4,459,842	4,131,561	3,803,279	3,474,997	3,146,715	2,818,434	2,490,152	2,161,870	1,833,589	45%
8	Residential Large site - high density - 150 flats	150	£1,714,060	63,768	678,258	1,421,328	2,164,398	2,907,467	3,650,538	4,393,607	5,136,677	5,879,747	6,622,816	7,365,887	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	10,871,124	9,729,370	8,587,616	7,445,861	6,304,107	5,162,353	4,020,599	2,877,757	1,724,180	570,601	592,512	20%
10	Residential Large site - high density - 500 flats	500	£6,244,077	5,563,339	7,538,506	9,541,941	11,552,466	13,562,992	15,596,225	17,650,278	19,704,329	21,758,381	23,812,433	25,866,485	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	14,401,120	16,310,188	18,257,029	20,203,869	22,150,709	24,097,549	26,044,389	27,991,229	29,938,068	31,884,909	33,831,749	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	13,921,778	17,114,067	20,335,115	23,590,885	26,892,483	30,219,799	33,547,114	36,874,429	40,201,745	43,529,059	46,856,375	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	1,299,625	4,183,712	9,712,197	15,305,131	20,963,532	26,691,744	32,518,635	38,473,716	44,522,623	50,571,531	56,620,438	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	26,208,138	33,448,078	40,781,118	48,239,627	55,856,698	63,600,879	71,345,060	79,089,241	86,833,423	94,577,605	102,321,786	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,339,104	1,074,035	808,966	543,897	278,827	13,758	255,421	524,825	794,230	1,063,634	1,333,038	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	4,930,322	5,442,010	5,953,697	6,465,386	6,977,073	7,488,761	8,000,448	8,512,137	9,023,824	9,535,512	10,047,199	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	11,155,654	9,340,939	7,526,223	5,711,508	3,896,793	2,075,377	238,119	1,625,291	3,492,596	5,371,067	7,269,738	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	1,436,821	4,593,827	7,772,254	10,956,706	14,191,370	17,440,785	20,739,653	24,092,424	27,463,590	30,834,756	34,205,923	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	9,490,368	18,901,487	28,413,920	38,034,772	47,806,409	57,772,144	67,976,254	78,336,818	88,697,382	99,057,946	109,418,509	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	80,165,628	102,633,306	125,711,581	149,602,180	174,462,991	200,630,792	227,592,320	254,553,848	281,515,376	308,476,903	335,438,431	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	26,762,042	23,023,729	19,285,417	15,547,105	11,808,792	8,070,480	4,332,167	593,856	3,195,886	6,995,339	10,794,791	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,602,098	85,024,303	79,446,510	73,868,715	68,290,922	62,713,127	57,135,333	51,557,539	45,979,745	40,401,951	34,824,157	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm AH tenure Rented 50% SO 50% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	293,919	279,964	266,009	252,053	238,098	224,142	210,186	£196,232	182,276	168,320	£154,365	0%
2	Residential Small site - low density - 2 flats	2	£614,877	101,107	90,377	79,646	68,916	58,185	47,454	36,724	£25,993	15,261	4,531	-£6,301	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	234,520	209,533	184,546	159,558	134,571	109,585	84,598	£59,610	34,623	9,636	-£15,603	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	365,176	324,878	284,582	244,285	203,988	163,690	123,393	£83,096	42,799	2,501	-£38,413	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,233,306	1,104,483	975,660	846,838	718,015	589,193	460,370	£331,547	202,724	73,902	-£55,819	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,095,673	1,860,456	1,625,237	1,390,019	1,154,801	919,584	684,366	£449,148	213,930	21,636	-£260,701	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,406,517	4,113,730	3,820,942	3,528,155	3,235,367	2,942,580	2,649,793	£2,357,006	2,064,219	1,771,431	£1,478,644	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	1,643,946	2,301,577	2,959,209	3,616,841	4,274,473	4,932,105	5,589,737	-£6,247,368	6,905,001	7,562,633	-£8,220,265	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	8,225,581	7,216,104	6,206,627	5,197,150	4,187,673	3,170,974	2,151,659	£1,132,344	113,028	921,110	-£1,957,096	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	10,664,844	12,418,173	14,171,502	15,940,974	17,733,093	19,525,213	21,317,332	£23,109,452	24,901,571	26,693,691	-£28,485,810	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	19,383,148	21,078,998	22,774,848	24,470,698	26,166,549	27,862,398	29,558,249	-£31,254,098	32,949,949	34,645,798	-£36,341,648	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	21,568,482	24,437,006	27,337,818	30,270,691	33,203,563	36,136,436	39,069,309	-£42,002,181	44,935,054	47,867,926	-£50,800,799	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	11,609,395	16,548,174	21,558,267	26,603,705	31,726,589	36,941,366	42,256,474	-£47,603,119	52,949,765	58,296,411	-£63,643,056	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	43,382,349	49,961,817	56,655,108	63,494,469	70,333,830	77,173,190	84,012,551	-£90,851,912	97,691,273	104,530,633	-£111,369,994	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	695,502	459,609	223,716	12,375	252,126	491,876	731,627	-£971,378	1,211,128	1,450,879	-£1,690,630	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	6,205,091	6,659,139	7,113,187	7,567,235	8,021,283	8,475,331	8,929,379	-£9,383,427	9,837,475	10,291,523	-£10,745,571	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,508,718	4,917,744	3,321,558	1,711,559	101,562	1,533,106	3,169,437	-£4,808,236	6,471,999	8,135,762	-£9,807,859	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	8,914,327	11,734,410	14,587,652	17,443,575	20,354,176	23,282,326	26,258,010	-£29,233,694	32,209,378	35,185,062	-£38,160,746	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	32,039,417	40,572,921	49,201,789	57,981,232	66,930,491	76,072,511	85,235,785	-£94,399,059	103,562,333	112,725,606	-£121,888,880	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	173,510,793	193,767,932	214,875,097	236,721,728	258,602,894	280,484,060	302,365,226	-£324,246,391	346,127,557	368,008,723	-£389,889,889	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,575,048	21,893,130	18,211,213	14,529,295	10,847,377	7,165,459	3,483,542	-£201,620	3,943,756	7,685,893	-£11,428,028	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,031,015	84,481,776	78,932,536	73,383,296	67,834,056	62,284,816	56,735,576	£51,186,337	45,637,096	40,087,856	£34,538,616	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	293,919	279,964	266,009	252,053	238,098	224,142	210,186	196,232	182,276	168,320	154,365	0%
2	Residential Small site - low density - 2 flats	2	£324,764	101,107	90,377	79,646	68,916	58,185	47,454	36,724	25,993	15,261	4,531	6,301	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	234,520	209,533	184,546	159,558	134,571	109,585	84,598	59,610	34,623	9,636	15,603	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	365,176	324,878	284,582	244,285	203,988	163,690	123,393	83,096	42,799	2,501	38,413	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,233,306	1,104,483	975,660	846,838	718,015	589,193	460,370	331,547	202,724	73,902	55,819	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,095,673	1,860,456	1,625,237	1,390,019	1,154,801	919,584	684,366	449,148	213,930	21,636	260,701	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,406,517	4,113,730	3,820,942	3,528,155	3,235,367	2,942,580	2,649,793	2,357,006	2,064,219	1,771,431	1,478,644	5%
8	Residential Large site - high density - 150 flats	150	£3,410,017	1,643,946	2,301,577	2,959,209	3,616,841	4,274,473	4,932,105	5,589,737	6,247,368	6,905,001	7,562,633	8,220,265	0%
9	Residential Large site - high density - 250 flats	250	£12,178,631	8,225,581	7,216,104	6,206,627	5,197,150	4,187,673	3,170,974	2,151,659	1,132,344	113,028	921,110	1,957,096	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	10,664,844	12,418,173	14,171,502	15,940,974	17,733,093	19,525,213	21,317,332	23,109,452	24,901,571	26,693,691	28,485,810	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	19,383,148	21,078,998	22,774,848	24,470,698	26,166,549	27,862,398	29,558,249	31,254,098	32,949,949	34,645,798	36,341,648	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	21,568,482	24,437,006	27,337,818	30,270,691	33,203,563	36,136,436	39,069,309	42,002,181	44,935,054	47,867,926	50,800,799	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	11,609,395	16,548,174	21,558,267	26,603,705	31,726,589	36,941,366	42,256,474	47,603,119	52,949,765	58,296,411	63,643,056	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	43,382,349	49,961,817	56,655,108	63,494,469	70,333,830	77,173,190	84,012,551	90,851,912	97,691,273	104,530,633	111,369,994	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	695,502	459,609	223,716	12,375	252,126	491,876	731,627	971,378	1,211,128	1,450,879	1,690,630	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	6,205,091	6,659,139	7,113,187	7,567,235	8,021,283	8,475,331	8,929,379	9,383,427	9,837,475	10,291,523	10,745,571	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,508,718	4,917,744	3,321,558	1,711,559	101,562	1,533,106	3,169,437	4,808,236	6,471,999	8,135,762	9,807,859	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	8,914,327	11,734,410	14,587,652	17,443,575	20,354,176	23,282,326	26,258,010	29,233,694	32,209,378	35,185,062	38,160,746	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	32,039,417	40,572,921	49,201,789	57,981,232	66,930,491	76,072,511	85,235,785	94,399,059	103,562,333	112,725,606	121,888,880	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	173,510,793	193,767,932	214,875,097	236,721,728	258,602,894	280,484,060	302,365,226	324,246,391	346,127,557	368,008,723	389,889,889	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,575,048	21,893,130	18,211,213	14,529,295	10,847,377	7,165,459	3,483,542	201,620	3,943,756	7,685,893	11,428,028	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,031,015	84,481,776	78,932,536	73,383,296	67,834,056	62,284,816	56,735,576	51,186,337	45,637,096	40,087,856	34,538,616	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	293,919	279,964	266,009	252,053	238,098	224,142	210,186	196,232	182,276	168,320	154,365	25%
2	Residential Small site - low density - 2 flats	2	£172,359	101,107	90,377	79,646	68,916	58,185	47,454	36,724	25,993	15,261	4,531	6,301	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	234,520	209,533	184,546	159,558	134,571	109,585	84,598	59,610	34,623	9,636	15,603	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	365,176	324,878	284,582	244,285	203,988	163,690	123,393	83,096	42,799	2,501	38,413	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,233,306	1,104,483	975,660	846,838	718,015	589,193	460,370	331,547	202,724	73,902	55,819	15%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,095,673	1,860,456	1,625,237	1,390,019	1,154,801	919,584	684,366	449,148	213,930	21,636	260,701	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,406,517	4,113,730	3,820,942	3,528,155	3,235,367	2,942,580	2,649,793	2,357,006	2,064,219	1,771,431	1,478,644	35%
8	Residential Large site - high density - 150 flats	150	£1,809,774	1,643,946	2,301,577	2,959,209	3,616,841	4,274,473	4,932,105	5,589,737	6,247,368	6,905,001	7,562,633	8,220,265	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	8,225,581	7,216,104	6,206,627	5,197,150	4,187,673	3,170,974	2,151,659	1,132,344	113,028	921,110	1,957,096	5%
10	Residential Large site - high density - 500 flats	500	£6,592,749	10,664,844	12,418,173	14,171,502	15,940,974	17,733,093	19,525,213	21,317,332	23,109,452	24,901,571	26,693,691	28,485,810	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	19,383,148	21,078,998	22,774,848	24,470,698	26,166,549	27,862,398	29,558,249	31,254,098	32,949,949	34,645,798	36,341,648	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	21,568,482	24,437,006	27,337,818	30,270,691	33,203,563	36,136,436	39,069,309	42,002,181	44,935,054	47,867,926	50,800,799	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	11,609,395	16,548,174	21,558,267	26,603,705	31,726,589	36,941,366	42,256,474	47,603,119	52,949,765	58,296,411	63,643,056	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	43,382,349	49,961,817	56,655,108	63,494,469	70,333,830	77,173,190	84,012,551	90,851,912	97,691,273	104,530,633	111,369,994	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	695,502	459,609	223,716	12,375	252,126	491,876	731,627	971,378	1,211,128	1,450,879	1,690,630	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	6,205,091	6,659,139	7,113,187	7,567,235	8,021,283	8,475,331	8,929,379	9,383,427	9,837,475	10,291,523	10,745,571	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,508,718	4,917,744	3,321,558	1,711,559	101,562	1,533,106	3,169,437	4,808,236	6,471,999	8,135,762	9,807,859	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	8,914,327	11,734,410	14,587,652	17,443,575	20,354,176	23,282,326	26,258,010	29,233,694	32,209,378	35,185,062	38,160,746	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	32,039,417	40,572,921	49,201,789	57,981,232	66,930,491	76,072,511	85,235,785	94,399,059	103,562,333	112,725,606	121,888,880	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	173,510,793	193,767,932	214,875,097	236,721,728	258,602,894	280,484,060	302,365,226	324,246,391	346,127,557	368,008,723	389,889,889	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	334,128	404,015	1,147,622	1,891,228	2,634,836	3,378,442	4,122,050	4,865,656	5,609,263	6,352,870	7,096,477	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,031,015	84,481,776	78,932,536	73,383,296	67,834,056	62,284,816	56,735,576	51,186,337	45,637,096	40,087,856	34,538,616	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	293,919	279,964	266,009	252,053	238,098	224,142	210,186	196,232	182,276	168,320	154,365	30%
2	Residential Small site - low density - 2 flats	2	£163,244	101,107	90,377	79,646	68,916	58,185	47,454	36,724	25,993	15,261	4,531	6,301	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	234,520	209,533	184,546	159,558	134,571	109,585	84,598	59,610	34,623	9,636	15,603	5%
4	Residential Small site - medium density - 9 flats	9	£408,110	365,176	324,878	284,582	244,285	203,988	163,690	123,393	83,096	42,799	2,501	38,413	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,233,306	1,104,483	975,660	846,838	718,015	589,193	460,370	331,547	202,724	73,902	55,819	15%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,095,673	1,860,456	1,625,237	1,390,019	1,154,801	919,584	684,366	449,148	213,930	21,636	260,701	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,406,517	4,113,730	3,820,942	3,528,155	3,235,367	2,942,580	2,649,793	2,357,006	2,064,219	1,771,431	1,478,644	40%
8	Residential Large site - high density - 150 flats	150	£1,714,060	1,643,946	2,301,577	2,959,209	3,616,841	4,274,473	4,932,105	5,589,737	6,247,368	6,905,001	7,562,633	8,220,265	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	8,225,581	7,216,104	6,206,627	5,197,150	4,187,673	3,170,974	2,151,659	1,132,344	113,028	921,110	1,957,096	10%
10	Residential Large site - high density - 500 flats	500	£6,244,077	10,664,844	12,418,173	14,171,502	15,940,974	17,733,093	19,525,213	21,317,332	23,109,452	24,901,571	26,693,691	28,485,810	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	19,383,148	21,078,998	22,774,848	24,470,698	26,166,549	27,862,398	29,558,249	31,254,098	32,949,949	34,645,798	36,341,648	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	21,568,482	24,437,006	27,337,818	30,270,691	33,203,563	36,136,436	39,069,309	42,002,181	44,935,054	47,867,926	50,800,799	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	11,609,395	16,548,174	21,558,267	26,603,705	31,726,589	36,941,366	42,256,474	47,603,119	52,949,765	58,296,411	63,643,056	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	43,382,349	49,961,817	56,655,108	63,494,469	70,333,830	77,173,190	84,012,551	90,851,912	97,691,273	104,530,633	111,369,994	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	695,502	459,609	223,716	12,375	252,126	491,876	731,627	971,378	1,211,128	1,450,879	1,690,630	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	6,205,091	6,659,139	7,113,187	7,567,235	8,021,283	8,475,331	8,929,379	9,383,427	9,837,475	10,291,523	10,745,571	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,508,718	4,917,744	3,321,558	1,711,559	101,562	1,533,106	3,169,437	4,808,236	6,471,999	8,135,762	9,807,859	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	8,914,327	11,734,410	14,587,652	17,443,575	20,354,176	23,282,326	26,258,010	29,233,694	32,209,378	35,185,062	38,160,746	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	32,039,417	40,572,921	49,201,789	57,981,232	66,930,491	76,072,511	85,235,785	94,399,059	103,562,333	112,725,606	121,888,880	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	173,510,793	193,767,932	214,875,097	236,721,728	258,602,894	280,484,060	302,365,226	324,246,391	346,127,557	368,008,723	389,889,889	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,575,048	21,893,130	18,211,213	14,529,295	10,847,377	7,165,459	3,483,542	201,620	3,943,756	7,685,893	11,428,028	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,031,015	84,481,776	78,932,536	73,383,296	67,834,056	62,284,816	56,735,576	51,186,337	45,637,096	40,087,856	34,538,616	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Charlton AH tenure Rented 50% SO 50% Frst Hms 0%

BLV1: Secondary offices **£16,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	288,798	274,842	260,887	246,932	232,976	219,021	205,065	£191,109	177,155	163,199	£149,243	0%
2	Residential Small site - low density - 2 flats	2	£614,877	95,986	85,255	74,525	63,794	53,063	42,332	31,601	£20,871	10,140	600	-£11,506	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	221,716	196,729	171,742	146,755	121,768	96,781	71,793	£46,806	21,819	3,220	-£28,616	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	342,155	301,857	261,560	221,263	180,966	140,669	100,372	£60,075	19,778	20,855	-£61,811	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,169,430	1,040,607	911,785	782,962	654,139	525,316	396,493	£267,671	138,848	10,026	-£120,741	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,968,351	1,733,134	1,497,916	1,262,698	1,027,480	792,262	557,044	£321,826	86,609	151,040	-£390,104	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,279,195	3,986,408	3,693,620	3,400,834	3,108,046	2,815,259	2,522,472	£2,229,684	1,936,897	1,644,109	£1,351,323	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	2,030,848	2,688,480	3,346,111	4,003,743	4,661,376	5,319,007	5,976,639	-£6,634,271	7,291,903	7,949,535	-£8,607,167	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,613,447	6,603,969	5,594,492	4,585,015	3,568,143	2,548,828	1,529,513	£510,197	517,445	1,553,431	-£2,589,418	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	11,918,148	13,671,477	15,424,806	17,214,776	19,006,896	20,799,015	22,591,135	-£24,383,254	26,175,374	27,967,493	-£29,759,613	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	20,656,951	22,352,800	24,048,650	25,744,500	27,440,350	29,136,201	30,832,050	-£32,527,901	34,223,750	35,919,601	-£37,615,451	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	23,555,789	26,424,756	29,357,628	32,290,501	35,223,373	38,156,246	41,089,118	-£44,021,991	46,954,864	49,887,736	-£52,820,609	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	15,126,767	20,107,213	25,133,167	30,237,074	35,404,432	40,663,017	46,009,662	-£51,356,307	56,702,954	62,049,599	-£67,396,244	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	48,205,074	54,863,417	61,636,875	68,476,236	75,315,597	82,154,957	88,994,317	-£95,833,678	102,673,039	109,512,400	-£116,351,760	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	835,433	599,540	363,647	127,755	109,907	349,658	589,408	-829,158	1,068,910	1,308,660	-£1,548,411	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	5,882,397	6,336,445	6,790,493	7,244,541	7,698,589	8,152,637	8,606,685	-£9,060,733	9,514,781	9,968,830	-£10,422,878	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,502,802	4,911,827	3,315,544	1,705,547	95,549	1,539,219	3,175,548	-£4,814,448	6,478,211	8,141,973	-£9,814,173	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	10,838,190	13,689,738	16,542,979	19,430,882	22,341,484	25,302,135	28,277,819	-£31,253,503	34,229,187	37,204,871	-£40,180,555	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	36,034,723	44,633,570	53,328,852	62,161,260	71,172,402	80,335,675	89,498,949	-£98,662,223	107,825,497	116,988,770	-£126,152,044	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	193,689,268	214,522,905	236,206,244	258,087,410	279,968,575	301,849,741	323,730,907	-£345,612,072	367,493,239	389,374,405	-£411,255,571	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,528,117	21,846,200	18,164,282	14,482,365	10,800,447	7,118,528	3,436,611	-£249,318	3,991,455	7,733,591	-£11,475,726	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,058,862	84,509,622	78,960,382	73,411,141	67,861,901	62,312,662	56,763,422	£51,214,182	45,664,942	40,115,702	£34,566,462	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	288,798	274,842	260,887	246,932	232,976	219,021	205,065	191,109	177,155	163,199	149,243	0%
2	Residential Small site - low density - 2 flats	2	£324,764	95,986	85,255	74,525	63,794	53,063	42,332	31,601	20,871	10,140	600	11,506	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	221,716	196,729	171,742	146,755	121,768	96,781	71,793	46,806	21,819	3,220	28,616	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	342,155	301,857	261,560	221,263	180,966	140,669	100,372	60,075	19,778	20,855	61,811	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,169,430	1,040,607	911,785	782,962	654,139	525,316	396,493	267,671	138,848	10,026	120,741	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,968,351	1,733,134	1,497,916	1,262,698	1,027,480	792,262	557,044	321,826	86,609	151,040	390,104	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,279,195	3,986,408	3,693,620	3,400,834	3,108,046	2,815,259	2,522,472	2,229,684	1,936,897	1,644,109	1,351,323	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	2,030,848	2,688,480	3,346,111	4,003,743	4,661,376	5,319,007	5,976,639	6,634,271	7,291,903	7,949,535	8,607,167	0%
9	Residential Large site - high density - 250 flats	250	£12,178,631	7,613,447	6,603,969	5,594,492	4,585,015	3,568,143	2,548,828	1,529,513	510,197	517,445	1,553,431	2,589,418	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	11,918,148	13,671,477	15,424,806	17,214,776	19,006,896	20,799,015	22,591,135	24,383,254	26,175,374	27,967,493	29,759,613	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	20,656,951	22,352,800	24,048,650	25,744,500	27,440,350	29,136,201	30,832,050	32,527,901	34,223,750	35,919,601	37,615,451	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	23,555,789	26,424,756	29,357,628	32,290,501	35,223,373	38,156,246	41,089,118	44,021,991	46,954,864	49,887,736	52,820,609	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	15,126,767	20,107,213	25,133,167	30,237,074	35,404,432	40,663,017	46,009,662	51,356,307	56,702,954	62,049,599	67,396,244	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	48,205,074	54,863,417	61,636,875	68,476,236	75,315,597	82,154,957	88,994,317	95,833,678	102,673,039	109,512,400	116,351,760	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	835,433	599,540	363,647	127,755	109,907	349,658	589,408	829,158	1,068,910	1,308,660	1,548,411	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	5,882,397	6,336,445	6,790,493	7,244,541	7,698,589	8,152,637	8,606,685	9,060,733	9,514,781	9,968,830	10,422,878	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,502,802	4,911,827	3,315,544	1,705,547	95,549	1,539,219	3,175,548	4,814,448	6,478,211	8,141,973	9,814,173	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	10,838,190	13,689,738	16,542,979	19,430,882	22,341,484	25,302,135	28,277,819	31,253,503	34,229,187	37,204,871	40,180,555	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	36,034,723	44,633,570	53,328,852	62,161,260	71,172,402	80,335,675	89,498,949	98,662,223	107,825,497	116,988,770	126,152,044	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	193,689,268	214,522,905	236,206,244	258,087,410	279,968,575	301,849,741	323,730,907	345,612,072	367,493,239	389,374,405	411,255,571	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,528,117	21,846,200	18,164,282	14,482,365	10,800,447	7,118,528	3,436,611	249,318	3,991,455	7,733,591	11,475,726	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,058,862	84,509,622	78,960,382	73,411,141	67,861,901	62,312,662	56,763,422	51,214,182	45,664,942	40,115,702	34,566,462	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	288,798	274,842	260,887	246,932	232,976	219,021	205,065	191,109	177,155	163,199	149,243	25%
2	Residential Small site - low density - 2 flats	2	£172,359	95,986	85,255	74,525	63,794	53,063	42,332	31,601	20,871	10,140	600	11,506	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	221,716	196,729	171,742	146,755	121,768	96,781	71,793	46,806	21,819	3,220	28,616	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	342,155	301,857	261,560	221,263	180,966	140,669	100,372	60,075	19,778	20,855	61,811	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,169,430	1,040,607	911,785	782,962	654,139	525,316	396,493	267,671	138,848	10,026	120,741	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,968,351	1,733,134	1,497,916	1,262,698	1,027,480	792,262	557,044	321,826	86,609	151,040	390,104	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,279,195	3,986,408	3,693,620	3,400,834	3,108,046	2,815,259	2,522,472	2,229,684	1,936,897	1,644,109	1,351,323	35%
8	Residential Large site - high density - 150 flats	150	£1,809,774	2,030,848	2,688,480	3,346,111	4,003,743	4,661,376	5,319,007	5,976,639	6,634,271	7,291,903	7,949,535	8,607,167	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,613,447	6,603,969	5,594,492	4,585,015	3,568,143	2,548,828	1,529,513	510,197	517,445	1,553,431	2,589,418	5%
10	Residential Large site - high density - 500 flats	500	£6,592,749	11,918,148	13,671,477	15,424,806	17,214,776	19,006,896	20,799,015	22,591,135	24,383,254	26,175,374	27,967,493	29,759,613	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	20,656,951	22,352,800	24,048,650	25,744,500	27,440,350	29,136,201	30,832,050	32,527,901	34,223,750	35,919,601	37,615,451	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	23,555,789	26,424,756	29,357,628	32,290,501	35,223,373	38,156,246	41,089,118	44,021,991	46,954,864	49,887,736	52,820,609	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	15,126,767	20,107,213	25,133,167	30,237,074	35,404,432	40,663,017	46,009,662	51,356,307	56,702,954	62,049,599	67,396,244	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	48,205,074	54,863,417	61,636,875	68,476,236	75,315,597	82,154,957	88,994,317	95,833,678	102,673,039	109,512,400	116,351,760	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	835,433	599,540	363,647	127,755	109,907	349,658	589,408	829,158	1,068,910	1,308,660	1,548,411	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	5,882,397	6,336,445	6,790,493	7,244,541	7,698,589	8,152,637	8,606,685	9,060,733	9,514,781	9,968,830	10,422,878	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,502,802	4,911,827	3,315,544	1,705,547	95,549	1,539,219	3,175,548	4,814,448	6,478,211	8,141,973	9,814,173	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	10,838,190	13,689,738	16,542,979	19,430,882	22,341,484	25,302,135	28,277,819	31,253,503	34,229,187	37,204,871	40,180,555	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	36,034,723	44,633,570	53,328,852	62,161,260	71,172,402	80,335,675	89,498,949	98,662,223	107,825,497	116,988,770	126,152,044	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	193,689,268	214,522,905	236,206,244	258,087,410	279,968,575	301,849,741	323,730,907	345,612,072	367,493,239	389,374,405	411,255,571	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,810	703,128	28,979	772,580	1,516,192	2,259,800	3,003,406	3,747,014	4,490,620	5,234,228	5,977,834	6,721,441	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,058,862	84,509,622	78,960,382	73,411,141	67,861,901	62,312,662	56,763,422	51,214,182	45,664,942	40,115,702	34,566,462	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	288,798	274,842	260,887	246,932	232,976	219,021	205,065	191,109	177,155	163,199	149,243	30%
2	Residential Small site - low density - 2 flats	2	£163,244	95,986	85,255	74,525	63,794	53,063	42,332	31,601	20,871	10,140	600	11,506	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	221,716	196,729	171,742	146,755	121,768	96,781	71,793	46,806	21,819	3,220	28,616	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	342,155	301,857	261,560	221,263	180,966	140,669	100,372	60,075	19,778	20,855	61,811	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,169,430	1,040,607	911,785	782,962	654,139	525,316	396,493	267,671	138,848	10,026	120,741	15%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,968,351	1,733,134	1,497,916	1,262,698	1,027,480	792,262	557,044	321,826	86,609	151,040	390,104	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,279,195	3,986,408	3,693,620	3,400,834	3,108,046	2,815,259	2,522,472	2,229,684	1,936,897	1,644,109	1,351,323	35%
8	Residential Large site - high density - 150 flats	150	£1,714,060	2,030,848	2,688,480	3,346,111	4,003,743	4,661,376	5,319,007	5,976,639	6,634,271	7,291,903	7,949,535	8,607,167	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,613,447	6,603,969	5,594,492	4,585,015	3,568,143	2,548,828	1,529,513	510,197	517,445	1,553,431	2,589,418	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	11,918,148	13,671,477	15,424,806	17,214,776	19,006,896	20,799,015	22,591,135	24,383,254	26,175,374	27,967,493	29,759,613	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	20,656,951	22,352,800	24,048,650	25,744,500	27,440,350	29,136,201	30,832,050	32,527,901	34,223,750	35,919,601	37,615,451	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	23,555,789	26,424,756	29,357,628	32,290,501	35,223,373	38,156,246	41,089,118	44,021,991	46,954,864	49,887,736	52,820,609	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	15,126,767	20,107,213	25,133,167	30,237,074	35,404,432	40,663,017	46,009,662	51,356,307	56,702,954	62,049,599	67,396,244	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	48,205,074	54,863,417	61,636,875	68,476,236	75,315,597	82,154,957	88,994,317	95,833,678	102,673,039	109,512,400	116,351,760	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	835,433	599,540	363,647	127,755	109,907	349,658	589,408	829,158	1,068,910	1,308,660	1,548,411	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	5,882,397	6,336,445	6,790,493	7,244,541	7,698,589	8,152,637	8,606,685	9,060,733	9,514,781	9,968,830	10,422,878	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,502,802	4,911,827	3,315,544	1,705,547	95,549	1,539,219	3,175,548	4,814,448	6,478,211	8,141,973	9,814,173	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	10,838,190	13,689,738	16,542,979	19,430,882	22,341,484	25,302,135	28,277,819	31,253,503	34,229,187	37,204,871	40,180,555	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	36,034,723	44,633,570	53,328,852	62,161,260	71,172,402	80,335,675	89,498,949	98,662,223	107,825,497	116,988,770	126,152,044	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	193,689,268	214,522,905	236,206,244	258,087,410	279,968,575	301,849,741	323,730,907	345,612,072	367,493,239	389,374,405	411,255,571	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,528,117	21,846,200	18,164,282	14,482,365	10,800,447	7,118,528	3,436,611	249,318	3,991,455	7,733,591	11,475,726	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,058,862	84,509,622	78,960,382	73,411,141	67,861,901	62,312,662	56,763,422	51,214,182	45,664,942	40,115,702	34,566,462	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Thamesmead AH tenure Rented 50% SO 50% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	287,944	273,988	260,034	246,078	232,122	218,167	204,211	190,256	176,301	162,345	£148,389	0%
2	Residential Small site - low density - 2 flats	2	£614,877	95,132	84,402	73,671	62,940	52,210	41,479	30,748	£20,018	9,286	1,468	-£12,374	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	219,582	194,595	169,608	144,621	119,633	94,646	69,660	£44,672	19,685	5,389	-£30,785	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	338,318	298,021	257,723	217,426	177,129	136,833	96,535	£56,238	15,941	24,755	-£65,711	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,158,784	1,029,962	901,139	772,316	643,493	514,670	385,848	£257,025	128,202	631	-£131,560	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,947,132	1,711,913	1,476,695	1,241,478	1,006,260	771,042	535,825	£300,606	65,388	172,607	-£411,672	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,257,975	3,965,187	3,672,401	3,379,613	3,086,826	2,794,039	2,501,251	£2,208,464	1,915,677	1,622,890	£1,330,103	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	2,095,331	2,752,963	3,410,595	4,068,228	4,725,859	5,383,491	6,041,123	-£6,698,755	7,356,387	8,014,019	-£8,671,650	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,511,424	6,501,947	5,492,470	4,482,993	3,464,452	2,445,136	1,425,822	£406,507	622,831	1,658,817	-£2,694,804	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	12,127,033	13,880,361	15,634,957	17,427,077	19,219,196	21,011,316	22,803,435	-£24,595,555	26,387,674	28,179,794	-£29,971,913	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	20,869,251	22,565,100	24,260,951	25,956,801	27,652,651	29,348,501	31,044,351	-£32,740,201	34,436,050	36,131,901	-£37,827,751	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	23,887,007	26,761,391	29,694,264	32,627,136	35,560,009	38,492,882	41,425,754	-£44,358,627	47,291,499	50,224,372	-£53,157,244	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	15,712,996	20,703,030	25,728,984	30,842,635	36,019,898	41,288,548	46,635,193	-£51,981,839	57,328,485	62,675,130	-£68,021,776	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	49,008,860	55,680,350	62,467,170	69,306,530	76,145,890	82,985,251	89,824,612	-£96,663,973	103,503,334	110,342,695	-£117,182,054	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	956,704	720,812	484,919	249,026	13,134	226,402	466,153	-£705,904	945,655	1,185,405	-£1,425,156	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	5,539,725	5,993,773	6,447,821	6,901,869	7,355,917	7,809,965	8,264,013	-£8,718,061	9,172,109	9,626,157	-£10,080,205	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	7,494,561	5,903,586	4,312,612	2,713,526	1,103,528	514,753	2,151,083	-£3,787,412	5,436,990	7,100,752	-£8,764,515	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	11,162,384	14,015,626	16,868,867	19,762,100	22,672,702	25,638,770	28,614,454	-£31,590,138	34,565,822	37,541,507	-£40,517,191	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	35,940,439	44,537,746	53,231,459	62,062,275	71,071,797	80,235,071	89,398,345	-£98,561,619	107,724,892	116,888,166	-£126,051,440	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	196,031,021	216,941,884	238,664,785	260,545,952	282,427,117	304,308,283	326,189,449	-£348,070,615	369,951,780	391,832,946	-£413,714,112	0%
21	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	25,485,821	21,803,902	18,121,985	14,440,067	10,758,150	7,076,231	3,394,314	-£292,308	4,034,443	7,776,580	-£11,518,716	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	90,424,558	84,875,317	79,326,077	73,776,838	68,227,598	62,678,358	57,129,118	£51,579,878	46,030,638	40,481,398	£34,932,159	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	287,944	273,988	260,034	246,078	232,122	218,167	204,211	190,256	176,301	162,345	148,389	0%
2	Residential Small site - low density - 2 flats	2	£324,764	95,132	84,402	73,671	62,940	52,210	41,479	30,748	20,018	9,286	1,468	12,374	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	219,582	194,595	169,608	144,621	119,633	94,646	69,660	44,672	19,685	5,389	30,785	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	338,318	298,021	257,723	217,426	177,129	136,833	96,535	56,238	15,941	24,755	65,711	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,158,784	1,029,962	901,139	772,316	643,493	514,670	385,848	257,025	128,202	631	131,560	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,947,132	1,711,913	1,476,695	1,241,478	1,006,260	771,042	535,825	300,606	65,388	172,607	411,672	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,257,975	3,965,187	3,672,401	3,379,613	3,086,826	2,794,039	2,501,251	2,208,464	1,915,677	1,622,890	1,330,103	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	2,095,331	2,752,963	3,410,595	4,068,228	4,725,859	5,383,491	6,041,123	6,698,755	7,356,387	8,014,019	8,671,650	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	7,511,424	6,501,947	5,492,470	4,482,993	3,464,452	2,445,136	1,425,822	406,507	622,831	1,658,817	2,694,804	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	12,127,033	13,880,361	15,634,957	17,427,077	19,219,196	21,011,316	22,803,435	24,595,555	26,387,674	28,179,794	29,971,913	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	20,869,251	22,565,100	24,260,951	25,956,801	27,652,651	29,348,501	31,044,351	32,740,201	34,436,050	36,131,901	37,827,751	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	23,887,007	26,761,391	29,694,264	32,627,136	35,560,009	38,492,882	41,425,754	44,358,627	47,291,499	50,224,372	53,157,244	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	15,712,996	20,703,030	25,728,984	30,842,635	36,019,898	41,288,548	46,635,193	51,981,839	57,328,485	62,675,130	68,021,776	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	49,008,860	55,680,350	62,467,170	69,306,530	76,145,890	82,985,251	89,824,612	96,663,973	103,503,334	110,342,695	117,182,054	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	956,704	720,812	484,919	249,026	13,134	226,402	466,153	705,904	945,655	1,185,405	1,425,156	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	5,539,725	5,993,773	6,447,821	6,901,869	7,355,917	7,809,965	8,264,013	8,718,061	9,172,109	9,626,157	10,080,205	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	7,494,561	5,903,586	4,312,612	2,713,526	1,103,526	514,753	2,151,083	3,787,412	5,436,990	7,100,752	8,764,515	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	11,162,384	14,015,626	16,868,867	19,762,100	22,672,702	25,638,770	28,614,454	31,590,138	34,565,822	37,541,507	40,517,191	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	35,940,439	44,537,746	53,231,459	62,062,275	71,071,797	80,235,071	89,398,345	98,561,619	107,724,892	116,888,166	126,051,440	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	196,031,021	216,941,884	238,664,785	260,545,952	282,427,117	304,308,283	326,189,449	348,070,615	369,951,780	391,832,946	413,714,112	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	25,485,821	21,803,902	18,121,985	14,440,067	10,758,150	7,076,231	3,394,314	292,308	4,034,443	7,776,580	11,518,716	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	90,424,558	84,875,317	79,326,077	73,776,838	68,227,598	62,678,358	57,129,118	51,579,878	46,030,638	40,481,398	34,932,159	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	287,944	273,988	260,034	246,078	232,122	218,167	204,211	190,256	176,301	162,345	148,389	25%
2	Residential Small site - low density - 2 flats	2	£172,359	95,132	84,402	73,671	62,940	52,210	41,479	30,748	20,018	9,286	1,468	12,374	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	219,582	194,595	169,608	144,621	119,633	94,646	69,660	44,672	19,685	5,389	30,785	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	338,318	298,021	257,723	217,426	177,129	136,833	96,535	56,238	15,941	24,755	65,711	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,158,784	1,029,962	901,139	772,316	643,493	514,670	385,848	257,025	128,202	631	131,560	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,947,132	1,711,913	1,476,695	1,241,478	1,006,260	771,042	535,825	300,606	65,388	172,607	411,672	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,257,975	3,965,187	3,672,401	3,379,613	3,086,826	2,794,039	2,501,251	2,208,464	1,915,677	1,622,890	1,330,103	35%
8	Residential Large site - high density - 150 flats	150	£1,809,774	2,095,331	2,752,963	3,410,595	4,068,228	4,725,859	5,383,491	6,041,123	6,698,755	7,356,387	8,014,019	8,671,650	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,511,424	6,501,947	5,492,470	4,482,993	3,464,452	2,445,136	1,425,822	406,507	622,831	1,658,817	2,694,804	5%
10	Residential Large site - high density - 500 flats	500	£6,592,745	12,127,033	13,880,361	15,634,957	17,427,077	19,219,196	21,011,316	22,803,435	24,595,555	26,387,674	28,179,794	29,971,913	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	20,869,251	22,565,100	24,260,951	25,956,801	27,652,651	29,348,501	31,044,351	32,740,201	34,436,050	36,131,901	37,827,751	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	23,887,007	26,761,391	29,694,264	32,627,136	35,560,009	38,492,882	41,425,754	44,358,627	47,291,499	50,224,372	53,157,244	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	15,712,996	20,703,030	25,728,984	30,842,635	36,019,898	41,288,548	46,635,193	51,981,839	57,328,485	62,675,130	68,021,776	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	49,008,860	55,680,350	62,467,170	69,306,530	76,145,890	82,985,251	89,824,612	96,663,973	103,503,334	110,342,695	117,182,054	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	956,704	720,812	484,919	249,026	13,134	226,402	466,153	705,904	945,655	1,185,405	1,425,156	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	5,539,725	5,993,773	6,447,821	6,901,869	7,355,917	7,809,965	8,264,013	8,718,061	9,172,109	9,626,157	10,080,205	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	7,494,561	5,903,586	4,312,612	2,713,526	1,103,528	514,753	2,151,083	3,787,412	5,436,990	7,100,752	8,764,515	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	11,162,384	14,015,626	16,868,867	19,762,100	22,672,702	25,638,770	28,614,454	31,590,138	34,565,822	37,541,507	40,517,191	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	35,940,439	44,537,746	53,231,459	62,062,275	71,071,797	80,235,071	89,398,345	98,561,619	107,724,892	116,888,166	126,051,440	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	196,031,021	216,941,884	238,664,785	260,545,952	282,427,117	304,308,283	326,189,449	348,070,615	369,951,780	391,832,946	413,714,112	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,152	936,551	779,192	1,122,799	1,866,405	2,610,013	3,353,619	4,097,227	4,840,833	5,584,441	6,328,047	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	90,424,558	84,875,317	79,326,077	73,776,838	68,227,598	62,678,358	57,129,118	51,579,878	46,030,638	40,481,398	34,932,159	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	287,944	273,988	260,034	246,078	232,122	218,167	204,211	190,256	176,301	162,345	148,389	30%
2	Residential Small site - low density - 2 flats	2	£163,244	95,132	84,402	73,671	62,940	52,210	41,479	30,748	20,018	9,286	1,468	12,374	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	219,582	194,595	169,608	144,621	119,633	94,646	69,660	44,672	19,685	5,389	30,785	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	338,318	298,021	257,723	217,426	177,129	136,833	96,535	56,238	15,941	24,755	65,711	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,158,784	1,029,962	901,139	772,316	643,493	514,670	385,848	257,025	128,202	631	131,560	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,947,132	1,711,913	1,476,695	1,241,478	1,006,260	771,042	535,825	300,606	65,388	172,607	411,672	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,257,975	3,965,187	3,672,401	3,379,613	3,086,826	2,794,039	2,501,251	2,208,464	1,915,677	1,622,890	1,330,103	35%
8	Residential Large site - high density - 150 flats	150	£1,714,060	2,095,331	2,752,963	3,410,595	4,068,228	4,725,859	5,383,491	6,041,123	6,698,755	7,356,387	8,014,019	8,671,650	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,511,424	6,501,947	5,492,470	4,482,993	3,464,452	2,445,136	1,425,822	406,507	622,831	1,658,817	2,694,804	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	12,127,033	13,880,361	15,634,957	17,427,077	19,219,196	21,011,316	22,803,435	24,595,555	26,387,674	28,179,794	29,971,913	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	20,869,251	22,565,100	24,260,951	25,956,801	27,652,651	29,348,501	31,044,351	32,740,201	34,436,050	36,131,901	37,827,751	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	23,887,007	26,761,391	29,694,264	32,627,136	35,560,009	38,492,882	41,425,754	44,358,627	47,291,499	50,224,372	53,157,244	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	15,712,996	20,703,030	25,728,984	30,842,635	36,019,898	41,288,548	46,635,193	51,981,839	57,328,485	62,675,130	68,021,776	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	49,008,860	55,680,350	62,467,170	69,306,530	76,145,890	82,985,251	89,824,612	96,663,973	103,503,334	110,342,695	117,182,054	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	956,704	720,812	484,919	249,026	13,134	226,402	466,153	705,904	945,655	1,185,405	1,425,156	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	5,539,725	5,993,773	6,447,821	6,901,869	7,355,917	7,809,965	8,264,013	8,718,061	9,172,109	9,626,157	10,080,205	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	7,494,561	5,903,586	4,312,612	2,713,526	1,103,526	514,753	2,151,083	3,787,412	5,436,990	7,100,752	8,764,515	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	11,162,384	14,015,626	16,868,867	19,762,100	22,672,702	25,638,770	28,614,454	31,590,138	34,565,822	37,541,507	40,517,191	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	35,940,439	44,537,746	53,231,459	62,062,275	71,071,797	80,235,071	89,398,345	98,561,619	107,724,892	116,888,166	126,051,440	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	196,031,021	216,941,884	238,664,785	260,545,952	282,427,117	304,308,283	326,189,449	348,070,615	369,951,780	391,832,946	413,714,112	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	25,485,821	21,803,902	18,121,985	14,440,067	10,758,150	7,076,231	3,394,314	292,308	4,034,443	7,776,580	11,518,716	30%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	90,424,558	84,875,317	79,326,077	73,776,838	68,227,598	62,678,358	57,129,118	51,579,878	46,030,638	40,481,398	34,932,159	50%

RB GREENWICH LOCAL PLAN Sales value £6,458 psm AH tenure Rented 50% SO 50% First Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	231,917	221,061	210,206	199,351	188,495	177,640	166,785	£155,929	145,074	134,219	£123,363	0%
2	Residential Small site - low density - 2 flats	2	£614,877	50,640	42,433	34,225	26,018	17,811	9,603	1,396	-£6,923	-15,264	-23,606	-£31,947	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	117,003	97,892	78,781	59,669	40,558	21,446	2,336	-£17,050	-36,475	-55,899	-£75,322	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	171,950	141,315	110,679	80,043	49,407	18,771	12,059	-£43,195	-74,333	-105,470	-£136,606	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	629,721	531,077	432,434	333,790	235,146	136,504	37,860	-£61,778	-162,035	-262,291	-£362,548	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	931,953	754,921	577,889	400,858	223,825	46,794	132,368	-£312,295	-492,223	-672,150	-£852,077	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	2,986,738	2,764,940	2,543,142	2,321,344	2,099,545	1,877,747	1,655,949	-£1,434,150	-1,212,351	-990,553	-£768,755	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	5,061,458	5,548,215	6,034,971	6,521,727	7,008,483	7,495,240	7,981,996	-£8,468,752	-8,955,509	-9,442,265	-£9,929,021	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	2,897,047	2,146,257	1,395,468	644,677	107,848	870,918	1,633,987	-£2,397,056	-3,160,126	-3,931,199	-£4,708,077	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	21,041,916	22,310,170	23,578,425	24,846,679	26,114,934	27,383,188	28,651,443	-£29,919,698	-31,187,952	-32,456,207	-£33,724,461	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	29,422,747	30,616,617	31,810,487	33,004,357	34,198,227	35,392,097	36,585,968	-£37,779,837	-38,973,708	-40,167,577	-£41,361,448	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	37,249,773	39,393,760	41,537,748	43,681,736	45,825,723	47,969,711	50,113,699	-£52,257,686	-54,401,674	-56,545,662	-£58,689,649	0%
13	Residential Large site - high density - 1,500 flats	1,500	£70,249,674	38,371,186	42,221,990	46,151,317	50,093,439	54,035,560	57,977,683	61,919,805	-£65,861,926	-69,804,049	-73,746,171	-£77,688,293	0%
14	Residential Large site - high density - 2,000 flats	2,000	£83,815,393	79,169,218	84,198,937	89,228,657	94,258,375	99,288,094	104,317,814	109,347,533	-£114,377,252	-119,406,971	-124,436,690	-£129,466,409	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	62,823	243,267	423,711	604,154	784,597	965,040	1,145,484	-£1,325,928	-1,506,371	-1,686,814	-£1,867,257	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	7,543,713	7,882,482	8,221,250	8,560,019	8,898,787	9,237,556	9,576,324	-£9,915,093	-10,253,861	-10,592,630	-£10,931,398	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	274,418	1,448,797	2,623,176	3,797,553	4,980,083	6,174,027	7,367,973	-£8,561,918	-9,757,493	-10,978,508	-£12,199,523	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	24,242,415	26,407,917	28,592,636	30,777,356	32,962,076	35,146,795	37,331,514	-£39,516,234	-41,700,953	-43,885,673	-£46,070,392	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	74,757,277	81,523,326	88,292,019	95,060,713	101,829,406	108,598,099	115,366,792	-£122,135,485	-128,904,179	-135,672,872	-£142,441,565	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	356,679,814	368,400,255	380,120,698	391,841,139	403,561,581	415,282,023	427,002,465	-£438,722,906	-450,443,349	-462,163,790	-£473,884,232	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	23,526,117	19,956,989	16,387,860	12,818,732	9,249,603	5,680,475	2,111,346	-£1,481,625	-5,109,127	-8,736,629	-£12,364,131	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	89,430,436	83,938,304	78,446,172	72,954,040	67,461,909	61,969,777	56,477,644	-£50,985,513	-45,493,381	-40,001,249	-£34,509,117	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	231,917	221,061	210,206	199,351	188,495	177,640	166,785	155,929	145,074	134,219	123,363	0%
2	Residential Small site - low density - 2 flats	2	£324,764	50,640	42,433	34,225	26,018	17,811	9,603	1,396	-6,923	-15,264	-23,606	-31,947	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	117,003	97,892	78,781	59,669	40,558	21,446	2,336	-17,050	-36,475	-55,899	-75,322	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	171,950	141,315	110,679	80,043	49,407	18,771	12,059	-43,195	-74,333	-105,470	-136,606	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	629,721	531,077	432,434	333,790	235,146	136,504	37,860	-61,778	-162,035	-262,291	-362,548	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	931,953	754,921	577,889	400,858	223,825	46,794	132,368	-312,295	-492,223	-672,150	-852,077	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	2,986,738	2,764,940	2,543,142	2,321,344	2,099,545	1,877,747	1,655,949	-1,434,150	-1,212,351	-990,553	-768,755	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	5,061,458	5,548,215	6,034,971	6,521,727	7,008,483	7,495,240	7,981,996	-8,468,752	-8,955,509	-9,442,265	-9,929,021	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	2,897,047	2,146,257	1,395,468	644,677	107,848	870,918	1,633,987	-2,397,056	-3,160,126	-3,931,199	-4,708,077	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	21,041,916	22,310,170	23,578,425	24,846,679	26,114,934	27,383,188	28,651,443	-29,919,698	-31,187,952	-32,456,207	-33,724,461	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	29,422,747	30,616,617	31,810,487	33,004,357	34,198,227	35,392,097	36,585,968	-37,779,837	-38,973,708	-40,167,577	-41,361,448	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	37,249,773	39,393,760	41,537,748	43,681,736	45,825,723	47,969,711	50,113,699	-52,257,686	-54,401,674	-56,545,662	-58,689,649	0%
13	Residential Large site - high density - 1,500 flats	1,500	£37,104,231	38,371,186	42,221,990	46,151,317	50,093,439	54,035,560	57,977,683	61,919,805	-65,861,926	-69,804,049	-73,746,171	-77,688,293	0%
14	Residential Large site - high density - 2,000 flats	2,000	£44,269,325	79,169,218	84,198,937	89,228,657	94,258,375	99,288,094	104,317,814	109,347,533	114,377,252	119,406,971	124,436,690	129,466,409	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	62,823	243,267	423,711	604,154	784,597	965,040	1,145,484	1,325,928	1,506,371	1,686,814	1,867,257	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	7,543,713	7,882,482	8,221,250	8,560,019	8,898,787	9,237,556	9,576,324	9,915,093	10,253,861	10,592,630	10,931,398	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	274,418	1,448,797	2,623,176	3,797,553	4,980,083	6,174,027	7,367,973	8,561,918	9,757,493	10,978,508	12,199,523	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	24,242,415	26,407,917	28,592,636	30,777,356	32,962,076	35,146,795	37,331,514	39,516,234	41,700,953	43,885,673	46,070,392	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	74,757,277	81,523,326	88,292,019	95,060,713	101,829,406	108,598,099	115,366,792	122,135,485	128,904,179	135,672,872	142,441,565	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	356,679,814	368,400,255	380,120,698	391,841,139	403,561,581	415,282,023	427,002,465	438,722,906	450,443,349	462,163,790	473,884,232	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	23,526,117	19,956,989	16,387,860	12,818,732	9,249,603	5,680,475	2,111,346	1,481,625	5,109,127	8,736,629	12,364,131	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	89,430,436	83,938,304	78,446,172	72,954,040	67,461,909	61,969,777	56,477,644	50,985,513	45,493,381	40,001,249	34,509,117	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	231,917	221,061	210,206	199,351	188,495	177,640	166,785	155,929	145,074	134,219	123,363	5%
2	Residential Small site - low density - 2 flats	2	£172,359	50,640	42,433	34,225	26,018	17,811	9,603	1,396	6,923	-15,264	-23,606	-31,947	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	117,003	97,892	78,781	59,669	40,558	21,446	2,336	-17,050	-36,475	-55,899	-75,322	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	171,950	141,315	110,679	80,043	49,407	18,771	12,059	-43,195	-74,333	-105,470	-136,606	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	629,721	531,077	432,434	333,790	235,146	136,504	37,860	-61,778	-162,035	-262,291	-362,548	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	931,953	754,921	577,889	400,858	223,825	46,794	132,368	-312,295	-492,223	-672,150	-852,077	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	2,986,738	2,764,940	2,543,142	2,321,344	2,099,545	1,877,747	1,655,949	-1,434,150	-1,212,351	-990,553	-768,755	15%
8	Residential Large site - high density - 150 flats	150	£1,809,774	5,061,458	5,548,215	6,034,971	6,521,727	7,008,483	7,495,240	7,981,996	-8,468,752	-8,955,509	-9,442,265	-9,929,021	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	2,897,047	2,146,257	1,395,468	644,677	107,848	870,918	1,633,987	-2,397,056	-3,160,126	-3,931,199	-4,708,077	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	21,041,916	22,310,170	23,578,425	24,846,679	26,114,934	27,383,188	28,651,443	-29,919,698	-31,187,952	-32,456,207	-33,724,461	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	29,422,747	30,616,617	31,810,487	33,004,357	34,198,227	35,392,097	36,585,968	-37,779,837	-38,973,708	-40,167,577	-41,361,448	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	37,249,773	39,393,760	41,537,748	43,681,736	45,825,723	47,969,711	50,113,699	-52,257,686	-54,401,674	-56,545,662	-58,689,649	0%
13	Residential Large site - high density - 1,500 flats	1,500	£19,692,069	38,371,186	42,221,990	46,151,317	50,093,439	54,035,560	57,977,683	61,919,805	-65,861,926	-69,804,049	-73,746,171	-77,688,292	0%
14	Residential Large site - high density - 2,000 flats	2,000	£23,494,749	79,169,218	84,198,937	89,228,657	94,258,375	99,288,094	104,317,814	109,347,533	-114,377,252	-119,406,971	-124,436,690	-129,466,409	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	62,823	243,267	423,711	604,154	784,597	965,040	1,145,484	-1,325,928	-1,506,371	-1,686,814	-1,867,257	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	7,543,713	7,882,482	8,221,250	8,560,019	8,898,787	9,237,556	9,576,324	-9,915,093	-10,253,861	-10,592,630	-10,931,398	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	274,418	1,448,797	2,623,176	3,797,553	4,980,083	6,174,027	7,367,973	-8,561,918	-9,757,493	-10,978,508	-12,199,523	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	24,242,415	26,407,917	28,592,636	30,777,356	32,962,076	35,146,795	37,331,514	-39,516,234	-41,700,953	-43,885,673	-46,070,392	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	74,757,277	81,523,326	88,292,019	95,060,713	101,829,406	108,598,099	115,366,792	-122,135,485	-128,904,179	-135,672,872	-142,441,565	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	356,679,814	368,400,255	380,120,698	391,841,139	403,561,581	415,282,023	427,002,465	-438,722,906	-450,443,349	-462,163,790	-473,884,232	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	1,090,192	958,551	826,910	695,269	563,628	431,987	300,346	-168,705	-37,064	94,577	-226,218	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	89,430,436	83,938,304	78,446,172	72,954,040	67,461,909	61,969,777	56,477,644	-50,985,513	-45,493,381	-40,001,249	-34,509,117	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	231,917	221,061	210,206	199,351	188,495	177,640	166,785	155,929	145,074	134,219	123,363	10%
2	Residential Small site - low density - 2 flats	2	£163,244	50,640	42,433	34,225	26,018	17,811	9,603	1,396	6,923	-15,264	-23,606	-31,947	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	117,003	97,892	78,781	59,669	40,558	21,446	2,336	-17,050	-36,475	-55,899	-75,322	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	171,950	141,315	110,679	80,043	49,407	18,771	12,059	-43,195	-74,333	-105,470	-136,606	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	629,721	531,077	432,434	333,790	235,146	136,504	37,860	-61,778	-162,035	-262,291	-362,548	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	931,953	754,921	577,889	400,858	223,825	46,794	132,368	-312,295	-492,223	-672,150	-852,077	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	2,986,738	2,764,940	2,543,142	2,321,344	2,099,545	1,877,747	1,655,949	-1,434,150	-1,212,351	-990,553	-768,755	20%
8	Residential Large site - high density - 150 flats	150	£1,714,060	5,061,458	5,548,215	6,034,971	6,521,727	7,008,483	7,495,240	7,981,996	-8,468,752	-8,955,509	-9,442,265	-9,929,021	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	2,897,047	2,146,257	1,395,468	644,677	107,848	870,918	1,633,987	-2,397,056	-3,160,126	-3,931,199	-4,708,077	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	21,041,916	22,310,170	23,578,425	24,846,679	26,114,934	27,383,188	28,651,443	-29,919,698	-31,187,952	-32,456,207	-33,724,461	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	29,422,747	30,616,617	31,810,487	33,004,357	34,198,227	35,392,097	36,585,968	-37,779,837	-38,973,708	-40,167,577	-41,361,448	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	37,249,773	39,393,760	41,537,748	43,681,736	45,825,723	47,969,711	50,113,699	-52,257,686	-54,401,674	-56,545,662	-58,689,649	0%
13	Residential Large site - high density - 1,500 flats	1,500	£18,650,609	38,371,186	42,221,990	46,151,317	50,093,439	54,035,560	57,977,683	61,919,805	-65,861,926	-69,804,049	-73,746,171	-77,688,292	0%
14	Residential Large site - high density - 2,000 flats	2,000	£22,252,177	79,169,218	84,198,937	89,228,657	94,258,375	99,288,094	104,317,814	109,347,533	-114,377,252	-119,406,971	-124,436,690	-129,466,409	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	62,823	243,267	423,711	604,154	784,597	965,040	1,145,484	-1,325,928	-1,506,371	-1,686,814	-1,867,257	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	7,543,713	7,882,482	8,221,250	8,560,019	8,898,787	9,237,556	9,576,324	-9,915,093	-10,253,861	-10,592,630	-10,931,398	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	274,418	1,448,797	2,623,176	3,797,553	4,980,083	6,174,027	7,367,973	-8,561,918	-9,757,493	-10,978,508	-12,199,523	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	24,242,415	26,407,917	28,592,636	30,777,356	32,962,076	35,146,795	37,331,514	-39,516,234	-41,700,953	-43,885,673	-46,070,392	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	74,757,277	81,523,326	88,292,019	95,060,713	101,829,406	108,598,099	115,366,792	-122,135,485	-128,904,179	-135,672,872	-142,441,565	0%
20	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	356,679,814	368,400,255	380,120,698	391,841,139	403,561,581	415,282,023	427,002,465	-438,722,906	-450,443,349	-462,163,790	-473,884,232	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	23,526,117	19,956,989	16,387,860	12,818,732	9,249,603	5,680,475	2,111,346	-1,481,625	-5,109,127	-8,736,629	-12,364,131	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	89,430,436	83,938,304	78,446,172	72,954,040	67,461,909	61,969,777	56,477,644	-50,985,513	-45,493,381	-40,001,249	-34,509,117	50%

Appendix 9 - Appraisal sensitivity outputs (upside)

RB GREENWICH LOCAL PLAN Sales value £10,172 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	789,622	750,186	710,750	671,313	631,877	592,441	553,004	513,567	474,132	434,695	395,258	0%
2	Residential Small site - low density - 2 flats	2	£614,877	416,151	384,710	353,270	321,830	290,390	258,949	227,509	196,069	164,628	133,187	101,747	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	968,122	894,910	821,699	748,488	675,277	602,065	528,855	455,644	382,432	309,222	236,010	10%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	1,567,341	1,447,800	1,328,260	1,208,721	1,089,181	969,642	850,101	730,561	611,022	491,482	371,942	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	4,867,090	4,496,322	4,125,553	3,754,785	3,384,017	3,013,248	2,642,479	2,271,711	1,900,943	1,530,173	1,159,405	25%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	9,023,990	8,323,565	7,623,140	6,922,715	6,222,289	5,521,864	4,821,439	4,121,014	3,420,589	2,720,163	2,019,738	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	13,843,839	12,985,837	12,127,834	11,269,831	10,411,828	9,553,825	8,695,822	7,837,820	6,979,817	6,119,871	5,258,212	35%
8	Residential Large site - high density - 150 flats	150	£6,456,206	17,374,818	15,415,617	13,456,416	11,497,215	9,538,014	7,578,813	5,619,612	3,660,411	1,701,210	- 269,538	- 2,290,508	25%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	39,176,606	36,084,534	32,992,461	29,900,389	26,808,316	23,716,243	20,624,171	17,532,099	14,434,603	11,315,741	8,196,878	25%
10	Residential Large site - high density - 500 flats	500	£23,519,037	43,854,385	38,429,105	33,003,825	27,578,545	22,122,015	16,637,367	11,152,717	5,611,908	54,872	- 5,665,023	- 11,440,022	15%
11	Residential Large site - high density - 500 flats	500	£16,909,112	31,691,009	26,490,385	21,261,119	16,031,855	10,786,851	5,488,651	190,452	- 5,268,634	- 10,758,540	- 16,322,362	- 21,986,530	10%
12	Residential Large site - high density - 800 flats	800	£30,743,840	57,077,589	49,086,169	41,021,507	32,929,036	24,785,354	16,595,736	8,312,782	- 49,040	- 8,663,530	- 17,432,917	- 26,397,840	15%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	295,601,891	274,187,422	252,772,953	231,317,092	209,842,468	188,367,441	166,816,985	145,246,529	123,604,307	101,860,392	79,953,465	50%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	379,279,718	351,384,559	323,424,003	295,463,446	267,497,487	239,451,039	211,394,178	183,243,429	155,005,746	126,637,264	98,042,924	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	8,126,801	7,424,367	6,721,933	6,019,498	5,317,064	4,614,629	3,912,195	3,209,760	2,507,326	1,804,892	1,102,457	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	7,732,503	6,381,014	5,029,526	3,678,038	2,326,550	975,061	- 382,583	- 1,756,176	- 3,129,768	- 4,503,360	- 5,876,953	5%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	59,932,197	54,925,759	49,919,323	44,898,954	39,858,843	34,818,732	29,778,621	24,738,510	19,667,068	14,579,902	9,492,738	5%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	70,827,791	62,903,360	54,937,284	46,912,742	38,805,108	30,650,244	22,475,271	14,222,332	5,883,824	- 2,598,399	- 11,318,279	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	482,359,977	447,211,319	412,062,662	376,841,282	341,584,736	306,260,834	270,873,263	235,334,008	199,642,401	163,673,191	127,301,146	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 1,301,391	- 2,044,997	- 2,788,605	- 3,532,211	- 4,275,818	- 5,019,425	- 5,763,032	- 6,506,639	- 7,250,245	- 7,993,853	- 8,737,459	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	28,916,007	24,331,318	19,746,627	15,161,936	10,577,247	5,992,556	1,407,865	- 3,228,783	- 7,888,455	- 12,548,129	- 17,207,803	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	89,875,556	83,868,601	77,861,645	71,854,690	65,847,735	59,840,780	53,833,824	47,826,869	41,819,914	35,812,958	29,806,003	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	789,622	750,186	710,750	671,313	631,877	592,441	553,004	513,567	474,132	434,695	395,258	45%
2	Residential Small site - low density - 2 flats	2	£324,764	416,151	384,710	353,270	321,830	290,390	258,949	227,509	196,069	164,628	133,187	101,747	10%
3	Residential Small site - medium density - 5 flats	5	£405,954	968,122	894,910	821,699	748,488	675,277	602,065	528,855	455,644	382,432	309,222	236,010	35%
4	Residential Small site - medium density - 9 flats	9	£811,909	1,567,341	1,447,800	1,328,260	1,208,721	1,089,181	969,642	850,101	730,561	611,022	491,482	371,942	30%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	4,867,090	4,496,322	4,125,553	3,754,785	3,384,017	3,013,248	2,642,479	2,271,711	1,900,943	1,530,173	1,159,405	40%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	9,023,990	8,323,565	7,623,140	6,922,715	6,222,289	5,521,864	4,821,439	4,121,014	3,420,589	2,720,163	2,019,738	35%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	13,843,839	12,985,837	12,127,834	11,269,831	10,411,828	9,553,825	8,695,822	7,837,820	6,979,817	6,119,871	5,258,212	50%
8	Residential Large site - high density - 150 flats	150	£3,410,017	17,374,818	15,415,617	13,456,416	11,497,215	9,538,014	7,578,813	5,619,612	3,660,411	1,701,210	- 269,538	- 2,290,508	35%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	39,176,606	36,084,534	32,992,461	29,900,389	26,808,316	23,716,243	20,624,171	17,532,099	14,434,603	11,315,741	8,196,878	40%
10	Residential Large site - high density - 500 flats	500	£12,422,204	43,854,385	38,429,105	33,003,825	27,578,545	22,122,015	16,637,367	11,152,717	5,611,908	54,872	- 5,665,023	- 11,440,022	25%
11	Residential Large site - high density - 500 flats	500	£8,930,996	31,691,009	26,490,385	21,261,119	16,031,855	10,786,851	5,488,651	190,452	- 5,268,634	- 10,758,540	- 16,322,362	- 21,986,530	20%
12	Residential Large site - high density - 800 flats	800	£16,238,175	57,077,589	49,086,169	41,021,507	32,929,036	24,785,354	16,595,736	8,312,782	- 49,040	- 8,663,530	- 17,432,917	- 26,397,840	25%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	295,601,891	274,187,422	252,772,953	231,317,092	209,842,468	188,367,441	166,816,985	145,246,529	123,604,307	101,860,392	79,953,465	50%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	379,279,718	351,384,559	323,424,003	295,463,446	267,497,487	239,451,039	211,394,178	183,243,429	155,005,746	126,637,264	98,042,924	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	8,126,801	7,424,367	6,721,933	6,019,498	5,317,064	4,614,629	3,912,195	3,209,760	2,507,326	1,804,892	1,102,457	40%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	7,732,503	6,381,014	5,029,526	3,678,038	2,326,550	975,061	- 382,583	- 1,756,176	- 3,129,768	- 4,503,360	- 5,876,953	15%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	59,932,197	54,925,759	49,919,323	44,898,954	39,858,843	34,818,732	29,778,621	24,738,510	19,667,068	14,579,902	9,492,738	30%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	70,827,791	62,903,360	54,937,284	46,912,742	38,805,108	30,650,244	22,475,271	14,222,332	5,883,824	- 2,598,399	- 11,318,279	20%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	482,359,977	447,211,319	412,062,662	376,841,282	341,584,736	306,260,834	270,873,263	235,334,008	199,642,401	163,673,191	127,301,146	50%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 1,301,391	- 2,044,997	- 2,788,605	- 3,532,211	- 4,275,818	- 5,019,425	- 5,763,032	- 6,506,639	- 7,250,245	- 7,993,853	- 8,737,459	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	28,916,007	24,331,318	19,746,627	15,161,936	10,577,247	5,992,556	1,407,865	- 3,228,783	- 7,888,455	- 12,548,129	- 17,207,803	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	89,875,556	83,868,601	77,861,645	71,854,690	65,847,735	59,840,780	53,833,824	47,826,869	41,819,914	35,812,958	29,806,003	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	789,622	750,186	710,750	671,313	631,877	592,441	553,004	513,567	474,132	434,695	395,258	50%
2	Residential Small site - low density - 2 flats	2	£172,359	416,151	384,710	353,270	321,830	290,390	258,949	227,509	196,069	164,628	133,187	101,747	35%
3	Residential Small site - medium density - 5 flats	5	£215,449	968,122	894,910	821,699	748,488	675,277	602,065	528,855	455,644	382,432	309,222	236,010	50%
4	Residential Small site - medium density - 9 flats	9	£430,899	1,567,341	1,447,800	1,328,260	1,208,721	1,089,181	969,642	850,101	730,561	611,022	491,482	371,942	45%
5	Residential Medium site - medium density - 25 flats	25	£818,707	4,867,090	4,496,322	4,125,553	3,754,785	3,384,017	3,013,248	2,642,479	2,271,711	1,900,943	1,530,173	1,159,405	50%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	9,023,990	8,323,565	7,623,140	6,922,715	6,222,289	5,521,864	4,821,439	4,121,014	3,420,589	2,720,163	2,019,738	45%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	13,843,839	12,985,837	12,127,834	11,269,831	10,411,828	9,553,825	8,695,822	7,837,820	6,979,817	6,119,871	5,258,212	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	17,374,818	15,415,617	13,456,416	11,497,215	9,538,014	7,578,813	5,619,612	3,660,411	1,701,210	- 269,538	- 2,290,508	35%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	39,176,606	36,084,534	32,992,461	29,900,389	26,808,316	23,716,243	20,624,171	17,532,099	14,434,603	11,315,741	8,196,878	50%
10	Residential Large site - high density - 500 flats	500	£6,592,749	43,854,385	38,429,105	33,003,825	27,578,545	22,122,015	16,637,367	11,152,717	5,611,908	54,872	- 5,665,023	- 11,440,022	30%
11	Residential Large site - high density - 500 flats	500	£4,739,885	31,691,009	26,490,385	21,261,119	16,031,855	10,786,851	5,488,651	190,452	- 5,268,634	- 10,758,540	- 16,322,362	- 21,986,530	25%
12	Residential Large site - high density - 800 flats	800	£8,617,973	57,077,589	49,086,169	41,021,507	32,929,036	24,785,354	16,595,736	8,312,782	- 49,040	- 8,663,530	- 17,432,917	- 26,397,840	25%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	295,601,891	274,187,422	252,772,953	231,317,092	209,842,468	188,367,441	166,816,985	145,246,529	123,604,307	101,860,392	79,953,465	50%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	379,279,718	351,384,559	323,424,003	295,463,446	267,497,487	239,451,039	211,394,178	183,243,429	155,005,746	126,637,264	98,042,924	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	8,126,801	7,424,367	6,721,933	6,019,498	5,317,064	4,614,629	3,912,195	3,209,760	2,507,326	1,804,892	1,102,457	45%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	7,732,503	6,381,014	5,029,526	3,678,038	2,326,550	975,061	- 382,583	- 1,756,176	- 3,129,768	- 4,503,360	- 5,876,953	20%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	59,932,197	54,925,759	49,919,323	44,898,954	39,858,843	34,818,732	29,778,621	24,738,510	19,667,068	14,579,902	9,492,738	40%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	70,827,791	62,903,360	54,937,284	46,912,742	38,805,108	30,650,244	22,475,271	14,222,332	5,883,824	- 2,598,399	- 11,318,279	30%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	482,359,977	447,211,319	412,062,662	376,841,282	341,584,736	306,260,834	270,873,263	235,334,008	199,642,401	163,673,191	127,301,146	50%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 1,301,391	- 2,044,997	- 2,788,605	- 3,532,211	- 4,275,818	- 5,019,425	- 5,763,032	- 6,506,639	- 7,250,245	- 7,993,853	- 8,737,459	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	28,916,007	24,331,318	19,746,627	15,161,936	10,577,247	5,992,556	1,407,865	- 3,228,783	- 7,888,455	- 12,548,129	- 17,207,803	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	89,875,556	83,868,601	77,861,645	71,854,690	65,847,735	59,840,780	53,833,824	47,826,869	41,819,914	35,812,958	29,806,003	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	789,622	750,186	710,750	671,313	631,877	592,441	553,004	513,567	474,132	434,695	395,258	50%
2	Residential Small site - low density - 2 flats	2	£163,244	416,151	384,710	353,270	321,830	290,390	258,949	227,509	196,069	164,628	133,187	101,747	40%
3	Residential Small site - medium density - 5 flats	5	£204,055	968,122	894,910	821,699	748,488	675,277	602,065	528,855	455,644	382,432	309,222	236,010	50%
4	Residential Small site - medium density - 9 flats	9	£408,110	1,567,341	1,447,800	1,328,260	1,208,721	1,089,181	969,642	850,101	730,561	611,022	491,482	371,942	45%
5	Residential Medium site - medium density - 25 flats	25	£775,408	4,867,090	4,496,322	4,125,553	3,754,785	3,384,017	3,013,248	2,642,479	2,271,711	1,900,943	1,530,173	1,159,405	50%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	9,023,990	8,323,565	7,623,140	6,922,715	6,222,289	5,521,864	4,821,439	4,121,014	3,420,589	2,720,163	2,019,738	45%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	13,843,839	12,985,837	12,127,834	11,269,831	10,411,828	9,553,825	8,695,822	7,837,820	6,979,817	6,119,871	5,258,212	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	17,374,818	15,415,617	13,456,416	11,497,215	9,538,014	7,578,813	5,619,612	3,660,411	1,701,210	- 269,538	- 2,290,508	35%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	39,176,606	36,084,534	32,992,461	29,900,389	26,808,316	23,716,243	20,624,171	17,532,099	14,434,603	11,315,741	8,196,878	50%
10	Residential Large site - high density - 500 flats	500	£6,244,077	43,854,385	38,429,105	33,003,825	27,578,545	22,122,015	16,637,367	11,152,717	5,611,908	54,872	- 5,665,023	- 11,440,022	30%
11	Residential Large site - high density - 500 flats	500	£4,489,206	31,691,009	26,490,385	21,261,119	16,031,855	10,786,851	5,488,651	190,452	- 5,268,634	- 10,758,540	- 16,322,362	- 21,986,530	25%
12	Residential Large site - high density - 800 flats	800	£8,162,192	57,077,589	49,086,169	41,021,507	32,929,036	24,785,354	16,595,736	8,312,782	- 49,040	- 8,663,530	- 17,432,917	- 26,397,840	30%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	295,601,891	274,187,422	252,772,953	231,317,092	209,842,468	188,367,441	166,816,985	145,246,529	123,604,307	101,860,392	79,953,465	50%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	379,279,718	351,384,559	323,424,003	295,463,446	267,497,487	239,451,039	211,394,178	183,243,429	155,005,746	126,637,264	98,042,924	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	8,126,801	7,424,367	6,721,933	6,019,498	5,317,064	4,614,629	3,912,195	3,209,760	2,507,326	1,804,892	1,102,457	45%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	7,732,503	6,381,014	5,029,526	3,678,038	2,326,550	975,061	- 382,583	- 1,756,176	- 3,129,768	- 4,503,360	- 5,876,953	20%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	59,932,197	54,925,759	49,919,323	44,898,954	39,858,843	34,818,732	29,778,621	24,738,510	19,667,068	14,579,902	9,492,738	45%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	70,827,791	62,903,360	54,937,284	46,912,742	38,805,108	30,650,244	22,475,271	14,222,332	5,883,824	- 2,598,399	- 11,318,279	30%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	482,359,977	447,211,319	412,062,662	376,841,282	341,584,736	306,260,834	270,873,263	235,334,008	199,642,401	163,673,191	127,301,146	50%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 1,301,391	- 2,044,997	- 2,788,605	- 3,532,211	- 4,275,818	- 5,019,425	- 5,763,032	- 6,506,639	- 7,250,245	- 7,993,853	- 8,737,459	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	28,916,007	24,331,318	19,746,627	15,161,936	10,577,247	5,992,556	1,407,865	- 3,228,783	- 7,888,455	- 12,548,129	- 17,207,803	25%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	89,875,556	83,868,601	77,861,645	71,854,690	65,847,735	59,840,780	53,833,824	47,826,869	41,819,914	35,812,958	29,806,003	50%

RB GREENWICH LOCAL PLAN Sales value £9,149 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	653,852	621,204	588,556	555,908	523,260	490,612	457,964	425,316	392,669	360,021	327,373	0%
2	Residential Small site - low density - 2 flats	2	£614,877	305,640	279,725	253,810	227,895	201,980	176,066	150,151	124,237	98,321	72,406	46,492	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	710,789	650,444	590,100	529,755	469,410	409,066	348,722	288,378	228,032	167,688	107,344	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	1,144,226	1,045,841	947,457	849,073	750,689	652,305	553,921	455,536	357,153	258,769	160,384	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	3,545,390	3,240,708	2,936,024	2,631,340	2,326,657	2,021,973	1,717,290	1,412,606	1,107,922	803,240	498,556	10%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	6,475,738	5,902,726	5,329,714	4,756,701	4,183,688	3,610,675	3,037,663	2,464,651	1,891,638	1,318,625	745,612	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	10,765,580	10,059,636	9,353,424	8,647,213	7,941,003	7,234,791	6,528,580	5,822,368	5,116,157	4,409,945	3,703,734	20%
8	Residential Large site - high density - 150 flats	150	£6,456,206	10,127,455	8,530,622	6,933,789	5,336,956	3,740,123	2,143,291	545,999	- 1,091,866	- 2,738,661	- 4,385,457	- 6,032,253	10%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	27,734,196	25,214,244	22,694,292	20,174,340	17,641,144	15,101,587	12,562,032	10,022,475	7,482,920	4,943,363	2,395,261	5%
10	Residential Large site - high density - 500 flats	500	£23,519,037	22,938,870	18,510,308	14,081,745	9,616,019	5,130,984	645,951	- 3,961,075	- 8,588,812	- 13,285,519	- 18,026,530	- 22,829,606	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	11,435,289	7,164,307	2,893,326	- 1,433,628	- 5,840,469	- 10,257,169	- 14,741,652	- 19,256,779	- 23,830,726	- 28,404,672	- 32,978,620	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	26,801,615	20,149,107	13,424,259	6,685,113	- 145,454	- 7,134,877	- 14,207,047	- 21,395,937	- 28,736,270	- 36,204,348	- 43,672,425	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	229,686,710	211,457,905	193,229,099	174,979,146	156,680,234	138,351,096	119,968,248	101,492,472	82,909,123	64,139,128	45,097,178	40%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	293,574,856	269,833,829	246,048,977	222,228,683	198,369,206	174,453,671	150,441,835	126,326,087	102,052,029	77,512,433	52,550,328	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	5,246,569	4,671,913	4,097,257	3,522,600	2,947,943	2,373,287	1,798,630	1,223,974	649,318	74,662	- 508,172	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	1,900,270	797,153	- 310,969	- 1,432,128	- 2,553,287	- 3,674,446	- 4,795,605	- 5,916,765	- 7,037,923	- 8,159,082	- 9,280,242	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	38,364,081	34,277,556	30,176,634	26,055,452	21,934,271	17,813,090	13,691,908	9,529,986	5,362,040	1,184,566	- 3,092,208	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	41,037,985	34,402,451	27,746,096	21,034,320	14,307,385	7,508,061	656,220	- 6,367,859	- 13,507,259	- 20,785,670	- 28,238,283	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	371,837,372	341,899,796	311,954,204	281,897,033	251,789,036	221,579,896	191,209,986	160,618,360	129,734,510	98,322,443	66,041,684	25%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	23,976,410	19,638,700	15,300,989	10,963,278	6,625,568	2,287,858	- 2,083,379	- 6,492,032	- 10,900,687	- 15,309,341	- 19,717,996	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	86,493,074	80,611,172	74,729,269	68,847,366	62,965,463	57,083,560	51,201,657	45,319,754	39,437,851	33,555,948	27,674,045	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	653,852	621,204	588,556	555,908	523,260	490,612	457,964	425,316	392,669	360,021	327,373	35%
2	Residential Small site - low density - 2 flats	2	£324,764	305,640	279,725	253,810	227,895	201,980	176,066	150,151	124,237	98,321	72,406	46,492	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	710,789	650,444	590,100	529,755	469,410	409,066	348,722	288,378	228,032	167,688	107,344	25%
4	Residential Small site - medium density - 9 flats	9	£811,909	1,144,226	1,045,841	947,457	849,073	750,689	652,305	553,921	455,536	357,153	258,769	160,384	15%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	3,545,390	3,240,708	2,936,024	2,631,340	2,326,657	2,021,973	1,717,290	1,412,606	1,107,922	803,240	498,556	30%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	6,475,738	5,902,726	5,329,714	4,756,701	4,183,688	3,610,675	3,037,663	2,464,651	1,891,638	1,318,625	745,612	20%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	10,765,580	10,059,636	9,353,424	8,647,213	7,941,003	7,234,791	6,528,580	5,822,368	5,116,157	4,409,945	3,703,734	45%
8	Residential Large site - high density - 150 flats	150	£3,410,017	10,127,455	8,530,622	6,933,789	5,336,956	3,740,123	2,143,291	545,999	- 1,091,866	- 2,738,661	- 4,385,457	- 6,032,253	20%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	27,734,196	25,214,244	22,694,292	20,174,340	17,641,144	15,101,587	12,562,032	10,022,475	7,482,920	4,943,363	2,395,261	30%
10	Residential Large site - high density - 500 flats	500	£12,422,204	22,938,870	18,510,308	14,081,745	9,616,019	5,130,984	645,951	- 3,961,075	- 8,588,812	- 13,285,519	- 18,026,530	- 22,829,606	10%
11	Residential Large site - high density - 500 flats	500	£8,930,996	11,435,289	7,164,307	2,893,326	- 1,433,628	- 5,840,469	- 10,257,169	- 14,741,652	- 19,256,779	- 23,830,726	- 28,404,672	- 32,978,620	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	26,801,615	20,149,107	13,424,259	6,685,113	- 145,454	- 7,134,877	- 14,207,047	- 21,395,937	- 28,736,270	- 36,204,348	- 43,672,425	5%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	229,686,710	211,457,905	193,229,099	174,979,146	156,680,234	138,351,096	119,968,248	101,492,472	82,909,123	64,139,128	45,097,178	50%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	293,574,856	269,833,829	246,048,977	222,228,683	198,369,206	174,453,671	150,441,835	126,326,087	102,052,029	77,512,433	52,550,328	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	5,246,569	4,671,913	4,097,257	3,522,600	2,947,943	2,373,287	1,798,630	1,223,974	649,318	74,662	- 508,172	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	1,900,270	797,153	- 310,969	- 1,432,128	- 2,553,287	- 3,674,446	- 4,795,605	- 5,916,765	- 7,037,923	- 8,159,082	- 9,280,242	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	38,364,081	34,277,556	30,176,634	26,055,452	21,934,271	17,813,090	13,691,908	9,529,986	5,362,040	1,184,566	- 3,092,208	10%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	41,037,985	34,402,451	27,746,096	21,034,320	14,307,385	7,508,061	656,220	- 6,367,859	- 13,507,259	- 20,785,670	- 28,238,283	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	371,837,372	341,899,796	311,954,204	281,897,033	251,789,036	221,579,896	191,209,986	160,618,360	129,734,510	98,322,443	66,041,684	40%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	23,976,410	19,638,700	15,300,989	10,963,278	6,625,568	2,287,858	- 2,083,379	- 6,492,032	- 10,900,687	- 15,309,341	- 19,717,996	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	86,493,074	80,611,172	74,729,269	68,847,366	62,965,463	57,083,560	51,201,657	45,319,754	39,437,851	33,555,948	27,674,045	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	653,852	621,204	588,556	555,908	523,260	490,612	457,964	425,316	392,669	360,021	327,373	50%
2	Residential Small site - low density - 2 flats	2	£172,359	305,640	279,725	253,810	227,895	201,980	176,066	150,151	124,237	98,321	72,406	46,492	25%
3	Residential Small site - medium density - 5 flats	5	£215,449	710,789	650,444	590,100	529,755	469,410	409,066	348,722	288,378	228,032	167,688	107,344	40%
4	Residential Small site - medium density - 9 flats	9	£430,899	1,144,226	1,045,841	947,457	849,073	750,689	652,305	553,921	455,536	357,153	258,769	160,384	35%
5	Residential Medium site - medium density - 25 flats	25	£818,707	3,545,390	3,240,708	2,936,024	2,631,340	2,326,657	2,021,973	1,717,290	1,412,606	1,107,922	803,240	498,556	40%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	6,475,738	5,902,726	5,329,714	4,756,701	4,183,688	3,610,675	3,037,663	2,464,651	1,891,638	1,318,625	745,612	35%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	10,765,580	10,059,636	9,353,424	8,647,213	7,941,003	7,234,791	6,528,580	5,822,368	5,116,157	4,409,945	3,703,734	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	10,127,455	8,530,622	6,933,789	5,336,956	3,740,123	2,143,291	545,999	- 1,091,866	- 2,738,661	- 4,385,457	- 6,032,253	25%
9	Residential Large site - high density - 250 flats	250	£6,463,480	27,734,196	25,214,244	22,694,292	20,174,340	17,641,144	15,101,587	12,562,032	10,022,475	7,482,920	4,943,363	2,395,261	40%
10	Residential Large site - high density - 500 flats	500	£6,592,749	22,938,870	18,510,308	14,081,745	9,616,019	5,130,984	645,951	- 3,961,075	- 8,588,812	- 13,285,519	- 18,026,530	- 22,829,606	15%
11	Residential Large site - high density - 500 flats	500	£4,739,885	11,435,289	7,164,307	2,893,326	- 1,433,628	- 5,840,469	- 10,257,169	- 14,741,652	- 19,256,779	- 23,830,726	- 28,404,672	- 32,978,620	5%
12	Residential Large site - high density - 800 flats	800	£8,617,973	26,801,615	20,149,107	13,424,259	6,685,113	- 145,454	- 7,134,877	- 14,207,047	- 21,395,937	- 28,736,270	- 36,204,348	- 43,672,425	10%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	229,686,710	211,457,905	193,229,099	174,979,146	156,680,234	138,351,096	119,968,248	101,492,472	82,909,123	64,139,128	45,097,178	50%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	293,574,856	269,833,829	246,048,977	222,228,683	198,369,206	174,453,671	150,441,835	126,326,087	102,052,029	77,512,433	52,550,328	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	5,246,569	4,671,913	4,097,257	3,522,600	2,947,943	2,373,287	1,798,630	1,223,974	649,318	74,662	- 508,172	35%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	1,900,270	797,153	- 310,969	- 1,432,128	- 2,553,287	- 3,674,446	- 4,795,605	- 5,916,765	- 7,037,923	- 8,159,082	- 9,280,242	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	38,364,081	34,277,556	30,176,634	26,055,452	21,934,271	17,813,090	13,691,908	9,529,986	5,362,040	1,184,566	- 3,092,208	25%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	41,037,985	34,402,451	27,746,096	21,034,320	14,307,385	7,508,061	656,220	- 6,367,859	- 13,507,259	- 20,785,670	- 28,238,283	15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	371,837,372	341,899,796	311,954,204	281,897,033	251,789,036	221,579,896	191,209,986	160,618,360	129,734,510	98,322,443	66,041,684	50%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	23,976,410	19,638,700	15,300,989	10,963,278	6,625,568	2,287,858	- 2,083,379	- 6,492,032	- 10,900,687	- 15,309,341	- 19,717,996	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	86,493,074	80,611,172	74,729,269	68,847,366	62,965,463	57,083,560	51,201,657	45,319,754	39,437,851	33,555,948	27,674,045	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	653,852	621,204	588,556	555,908	523,260	490,612	457,964	425,316	392,669	360,021	327,373	50%
2	Residential Small site - low density - 2 flats	2	£163,244	305,640	279,725	253,810	227,895	201,980	176,066	150,151	124,237	98,321	72,406	46,492	25%
3	Residential Small site - medium density - 5 flats	5	£204,055	710,789	650,444	590,100	529,755	469,410	409,066	348,722	288,378	228,032	167,688	107,344	40%
4	Residential Small site - medium density - 9 flats	9	£408,110	1,144,226	1,045,841	947,457	849,073	750,689	652,305	553,921	455,536	357,153	258,769	160,384	35%
5	Residential Medium site - medium density - 25 flats	25	£775,408	3,545,390	3,240,708	2,936,024	2,631,340	2,326,657	2,021,973	1,717,290	1,412,606	1,107,922	803,240	498,556	45%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	6,475,738	5,902,726	5,329,714	4,756,701	4,183,688	3,610,675	3,037,663	2,464,651	1,891,638	1,318,625	745,612	35%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	10,765,580	10,059,636	9,353,424	8,647,213	7,941,003	7,234,791	6,528,580	5,822,368	5,116,157	4,409,945	3,703,734	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	10,127,455	8,530,622	6,933,789	5,336,956	3,740,123	2,143,291	545,999	- 1,091,866	- 2,738,661	- 4,385,457	- 6,032,253	25%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	27,734,196	25,214,244	22,694,292	20,174,340	17,641,144	15,101,587	12,562,032	10,022,475	7,482,920	4,943,363	2,395,261	40%
10	Residential Large site - high density - 500 flats	500	£6,244,077	22,938,870	18,510,308	14,081,745	9,616,019	5,130,984	645,951	- 3,961,075	- 8,588,812	- 13,285,519	- 18,026,530	- 22,829,606	15%
11	Residential Large site - high density - 500 flats	500	£4,489,206	11,435,289	7,164,307	2,893,326	- 1,433,628	- 5,840,469	- 10,257,169	- 14,741,652	- 19,256,779	- 23,830,726	- 28,404,672	- 32,978,620	5%
12	Residential Large site - high density - 800 flats	800	£8,162,192	26,801,615	20,149,107	13,424,259	6,685,113	- 145,454	- 7,134,877	- 14,207,047	- 21,395,937	- 28,736,270	- 36,204,348	- 43,672,425	10%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	229,686,710	211,457,905	193,229,099	174,979,146	156,680,234	138,351,096	119,968,248	101,492,472	82,909,123	64,139,128	45,097,178	50%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	293,574,856	269,833,829	246,048,977	222,228,683	198,369,206	174,453,671	150,441,835	126,326,087	102,052,029	77,512,433	52,550,328	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	5,246,569	4,671,913	4,097,257	3,522,600	2,947,943	2,373,287	1,798,630	1,223,974	649,318	74,662	- 508,172	35%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	1,900,270	797,153	- 310,969	- 1,432,128	- 2,553,287	- 3,674,446	- 4,795,605	- 5,916,765	- 7,037,923	- 8,159,082	- 9,280,242	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	38,364,081	34,277,556	30,176,634	26,055,452	21,934,271	17,813,090	13,691,908	9,529,986	5,362,040	1,184,566	- 3,092,208	25%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	41,037,985	34,402,451	27,746,096	21,034,320	14,307,385	7,508,061	656,220	- 6,367,859	- 13,507,259	- 20,785,670	- 28,238,283	15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	371,837,372	341,899,796	311,954,204	281,897,033	251,789,036	221,579,896	191,209,986	160,618,360	129,734,510	98,322,443	66,041,684	50%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	23,976,410	19,638,700	15,300,989	10,963,278	6,625,568	2,287,858	- 2,083,379	- 6,492,032	- 10,900,687	- 15,309,341	- 19,717,996	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	86,493,074	80,611,172	74,729,269	68,847,366	62,965,463	57,083,560	51,201,657	45,319,754	39,437,851	33,555,948	27,674,045	50%

RB GREENWICH LOCAL PLAN Sales value £8,611 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	582,394	553,318	524,243	495,169	466,094	437,019	407,944	378,869	349,794	320,719	291,644	0%
2	Residential Small site - low density - 2 flats	2	£614,877	247,476	224,469	201,463	178,457	155,449	132,443	109,436	86,430	63,424	40,416	17,410	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	575,350	521,777	468,205	414,633	361,060	307,487	253,915	200,343	146,769	93,197	39,625	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	921,534	834,284	747,034	659,785	572,535	485,286	398,037	310,787	223,537	136,288	49,038	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,849,760	2,579,857	2,309,955	2,040,054	1,770,151	1,500,250	1,230,348	960,446	690,544	420,642	150,740	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	5,134,554	4,628,600	4,122,647	3,616,693	3,110,740	2,604,786	2,098,833	1,592,880	1,086,926	580,973	75,019	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	9,129,555	8,505,159	7,880,762	7,256,365	6,631,968	6,007,571	5,383,175	4,758,778	4,134,382	3,509,985	2,885,589	10%
8	Residential Large site - high density - 150 flats	150	£6,456,206	6,313,054	4,906,941	3,500,828	2,094,716	686,353	- 752,283	- 2,202,145	- 3,652,008	- 5,101,869	- 6,551,731	- 8,001,592	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	21,701,400	19,466,742	17,232,084	14,997,427	12,762,769	10,528,112	8,293,454	6,058,796	3,824,139	1,562,965	- 710,928	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	11,786,889	7,866,067	3,945,245	15,306	- 4,029,440	- 8,074,436	- 12,166,816	- 16,283,209	- 20,468,497	- 24,667,820	- 28,867,142	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	609,033	- 3,229,452	- 7,077,899	- 10,945,455	- 14,861,864	- 18,786,851	- 22,782,267	- 26,777,683	- 30,773,098	- 34,768,514	- 38,763,930	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	10,477,658	4,517,384	- 1,509,874	- 7,667,335	- 13,868,659	- 20,175,920	- 26,572,431	- 33,087,646	- 39,646,534	- 46,205,423	- 52,764,311	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	194,683,144	178,143,870	161,598,569	144,988,002	128,355,918	111,661,271	94,880,115	77,996,444	60,930,409	43,616,123	25,860,206	35%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	248,105,822	226,533,579	204,911,844	183,254,935	161,537,797	139,724,437	117,806,855	95,732,927	73,406,968	50,698,385	27,314,706	35%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	3,901,537	3,394,131	2,886,727	2,379,322	1,871,917	1,364,512	857,108	349,703	- 160,281	- 675,984	- 1,191,688	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 725,841	- 1,714,141	- 2,702,440	- 3,690,740	- 4,679,039	- 5,667,339	- 6,655,638	- 7,643,938	- 8,632,237	- 9,620,536	- 10,608,837	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	28,250,751	24,637,982	21,025,213	17,412,443	13,782,265	10,130,042	6,477,818	2,825,595	- 888,689	- 4,652,439	- 8,460,421	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	24,946,882	19,046,245	13,084,662	7,108,747	1,069,381	- 5,084,163	- 11,343,637	- 17,688,253	- 24,139,909	- 30,731,209	- 37,354,138	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	314,332,290	287,146,659	259,856,536	232,500,138	205,038,910	177,417,837	149,580,677	121,442,802	92,810,387	63,371,225	32,389,115	15%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	21,376,621	17,168,900	12,961,180	8,753,459	4,545,738	338,017	- 3,932,994	- 8,209,533	- 12,486,072	- 16,762,611	- 21,039,150	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	85,176,734	79,360,648	73,544,562	67,728,476	61,912,390	56,096,305	50,280,218	44,464,133	38,648,046	32,831,960	27,015,875	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	582,394	553,318	524,243	495,169	466,094	437,019	407,944	378,869	349,794	320,719	291,644	30%
2	Residential Small site - low density - 2 flats	2	£324,764	247,476	224,469	201,463	178,457	155,449	132,443	109,436	86,430	63,424	40,416	17,410	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	575,350	521,777	468,205	414,633	361,060	307,487	253,915	200,343	146,769	93,197	39,625	15%
4	Residential Small site - medium density - 9 flats	9	£811,909	921,534	834,284	747,034	659,785	572,535	485,286	398,037	310,787	223,537	136,288	49,038	5%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,849,760	2,579,857	2,309,955	2,040,054	1,770,151	1,500,250	1,230,348	960,446	690,544	420,642	150,740	20%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	5,134,554	4,628,600	4,122,647	3,616,693	3,110,740	2,604,786	2,098,833	1,592,880	1,086,926	580,973	75,019	10%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	9,129,555	8,505,159	7,880,762	7,256,365	6,631,968	6,007,571	5,383,175	4,758,778	4,134,382	3,509,985	2,885,589	40%
8	Residential Large site - high density - 150 flats	150	£3,410,017	6,313,054	4,906,941	3,500,828	2,094,716	686,353	- 752,283	- 2,202,145	- 3,652,008	- 5,101,869	- 6,551,731	- 8,001,592	10%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	21,701,400	19,466,742	17,232,084	14,997,427	12,762,769	10,528,112	8,293,454	6,058,796	3,824,139	1,562,965	- 710,928	20%
10	Residential Large site - high density - 500 flats	500	£12,422,204	11,786,889	7,866,067	3,945,245	15,306	- 4,029,440	- 8,074,436	- 12,166,816	- 16,283,209	- 20,468,497	- 24,667,820	- 28,867,142	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	609,033	- 3,229,452	- 7,077,899	- 10,945,455	- 14,861,864	- 18,786,851	- 22,782,267	- 26,777,683	- 30,773,098	- 34,768,514	- 38,763,930	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	10,477,658	4,517,384	- 1,509,874	- 7,667,335	- 13,868,659	- 20,175,920	- 26,572,431	- 33,087,646	- 39,646,534	- 46,205,423	- 52,764,311	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	194,683,144	178,143,870	161,598,569	144,988,002	128,355,918	111,661,271	94,880,115	77,996,444	60,930,409	43,616,123	25,860,206	45%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	248,105,822	226,533,579	204,911,844	183,254,935	161,537,797	139,724,437	117,806,855	95,732,927	73,406,968	50,698,385	27,314,706	45%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	3,901,537	3,394,131	2,886,727	2,379,322	1,871,917	1,364,512	857,108	349,703	- 160,281	- 675,984	- 1,191,688	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 725,841	- 1,714,141	- 2,702,440	- 3,690,740	- 4,679,039	- 5,667,339	- 6,655,638	- 7,643,938	- 8,632,237	- 9,620,536	- 10,608,837	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	28,250,751	24,637,982	21,025,213	17,412,443	13,782,265	10,130,042	6,477,818	2,825,595	- 888,689	- 4,652,439	- 8,460,421	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	24,946,882	19,046,245	13,084,662	7,108,747	1,069,381	- 5,084,163	- 11,343,637	- 17,688,253	- 24,139,909	- 30,731,209	- 37,354,138	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	314,332,290	287,146,659	259,856,536	232,500,138	205,038,910	177,417,837	149,580,677	121,442,802	92,810,387	63,371,225	32,389,115	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	21,376,621	17,168,900	12,961,180	8,753,459	4,545,738	338,017	- 3,932,994	- 8,209,533	- 12,486,072	- 16,762,611	- 21,039,150	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	85,176,734	79,360,648	73,544,562	67,728,476	61,912,390	56,096,305	50,280,218	44,464,133	38,648,046	32,831,960	27,015,875	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,443	582,394	553,318	524,243	495,169	466,094	437,019	407,944	378,869	349,794	320,719	291,644	50%
2	Residential Small site - low density - 2 flats	2	£172,359	247,476	224,469	201,463	178,457	155,449	132,443	109,436	86,430	63,424	40,416	17,410	15%
3	Residential Small site - medium density - 5 flats	5	£215,449	575,350	521,777	468,205	414,633	361,060	307,487	253,915	200,343	146,769	93,197	39,625	30%
4	Residential Small site - medium density - 9 flats	9	£430,899	921,534	834,284	747,034	659,785	572,535	485,286	398,037	310,787	223,537	136,288	49,038	25%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,849,760	2,579,857	2,309,955	2,040,054	1,770,151	1,500,250	1,230,348	960,446	690,544	420,642	150,740	35%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	5,134,554	4,628,600	4,122,647	3,616,693	3,110,740	2,604,786	2,098,833	1,592,880	1,086,926	580,973	75,019	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	9,129,555	8,505,159	7,880,762	7,256,365	6,631,968	6,007,571	5,383,175	4,758,778	4,134,382	3,509,985	2,885,589	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	6,313,054	4,906,941	3,500,828	2,094,716	686,353	- 752,283	- 2,202,145	- 3,652,008	- 5,101,869	- 6,551,731	- 8,001,592	15%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	21,701,400	19,466,742	17,232,084	14,997,427	12,762,769	10,528,112	8,293,454	6,058,796	3,824,139	1,562,965	- 710,928	30%
10	Residential Large site - high density - 500 flats	500	£6,592,749	11,786,889	7,866,067	3,945,245	15,306	- 4,029,440	- 8,074,436	- 12,166,816	- 16,283,209	- 20,468,497	- 24,667,820	- 28,867,142	5%
11	Residential Large site - high density - 500 flats	500	£4,739,885	609,033	- 3,229,452	- 7,077,899	- 10,945,455	- 14,861,864	- 18,786,851	- 22,782,267	- 26,777,683	- 30,773,098	- 34,768,514	- 38,763,930	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	10,477,658	4,517,384	- 1,509,874	- 7,667,335	- 13,868,659	- 20,175,920	- 26,572,431	- 33,087,646	- 39,646,534	- 46,205,423	- 52,764,311	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	194,683,144	178,143,870	161,598,569	144,988,002	128,355,918	111,661,271	94,880,115	77,996,444	60,930,409	43,616,123	25,860,206	50%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	248,105,822	226,533,579	204,911,844	183,254,935	161,537,797	139,724,437	117,806,855	95,732,927	73,406,968	50,698,385	27,314,706	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	3,901,537	3,394,131	2,886,727	2,379,322	1,871,917	1,364,512	857,108	349,703	- 160,281	- 675,984	- 1,191,688	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 725,841	- 1,714,141	- 2,702,440	- 3,690,740	- 4,679,039	- 5,667,339	- 6,655,638	- 7,643,938	- 8,632,237	- 9,620,536	- 10,608,837	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	28,250,751	24,637,982	21,025,213	17,412,443	13,782,265	10,130,042	6,477,818	2,825,595	- 888,689	- 4,652,439	- 8,460,421	15%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	24,946,882	19,046,245	13,084,662	7,108,747	1,069,381	- 5,084,163	- 11,343,637	- 17,688,253	- 24,139,909	- 30,731,209	- 37,354,138	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	314,332,290	287,146,659	259,856,536	232,500,138	205,038,910	177,417,837	149,580,677	121,442,802	92,810,387	63,371,225	32,389,115	45%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	21,376,621	17,168,900	12,961,180	8,753,459	4,545,738	338,017	- 3,932,994	- 8,209,533	- 12,486,072	- 16,762,611	- 21,039,150	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	85,176,734	79,360,648	73,544,562	67,728,476	61,912,390	56,096,305	50,280,218	44,464,133	38,648,046	32,831,960	27,015,875	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	582,394	553,318	524,243	495,169	466,094	437,019	407,944	378,869	349,794	320,719	291,644	50%
2	Residential Small site - low density - 2 flats	2	£163,244	247,476	224,469	201,463	178,457	155,449	132,443	109,436	86,430	63,424	40,416	17,410	15%
3	Residential Small site - medium density - 5 flats	5	£204,055	575,350	521,777	468,205	414,633	361,060	307,487	253,915	200,343	146,769	93,197	39,625	30%
4	Residential Small site - medium density - 9 flats	9	£408,110	921,534	834,284	747,034	659,785	572,535	485,286	398,037	310,787	223,537	136,288	49,038	25%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,849,760	2,579,857	2,309,955	2,040,054	1,770,151	1,500,250	1,230,348	960,446	690,544	420,642	150,740	35%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	5,134,554	4,628,600	4,122,647	3,616,693	3,110,740	2,604,786	2,098,833	1,592,880	1,086,926	580,973	75,019	30%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	9,129,555	8,505,159	7,880,762	7,256,365	6,631,968	6,007,571	5,383,175	4,758,778	4,134,382	3,509,985	2,885,589	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	6,313,054	4,906,941	3,500,828	2,094,716	686,353	- 752,283	- 2,202,145	- 3,652,008	- 5,101,869	- 6,551,731	- 8,001,592	15%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	21,701,400	19,466,742	17,232,084	14,997,427	12,762,769	10,528,112	8,293,454	6,058,796	3,824,139	1,562,965	- 710,928	30%
10	Residential Large site - high density - 500 flats	500	£6,244,077	11,786,889	7,866,067	3,945,245	15,306	- 4,029,440	- 8,074,436	- 12,166,816	- 16,283,209	- 20,468,497	- 24,667,820	- 28,867,142	5%
11	Residential Large site - high density - 500 flats	500	£4,489,206	609,033	- 3,229,452	- 7,077,899	- 10,945,455	- 14,861,864	- 18,786,851	- 22,782,267	- 26,777,683	- 30,773,098	- 34,768,514	- 38,763,930	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	10,477,658	4,517,384	- 1,509,874	- 7,667,335	- 13,868,659	- 20,175,920	- 26,572,431	- 33,087,646	- 39,646,534	- 46,205,423	- 52,764,311	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	194,683,144	178,143,870	161,598,569	144,988,002	128,355,918	111,661,271	94,880,115	77,996,444	60,930,409	43,616,123	25,860,206	50%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	248,105,822	226,533,579	204,911,844	183,254,935	161,537,797	139,724,437	117,806,855	95,732,927	73,406,968	50,698,385	27,314,706	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	3,901,537	3,394,131	2,886,727	2,379,322	1,871,917	1,364,512	857,108	349,703	- 160,281	- 675,984	- 1,191,688	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 725,841	- 1,714,141	- 2,702,440	- 3,690,740	- 4,679,039	- 5,667,339	- 6,655,638	- 7,643,938	- 8,632,237	- 9,620,536	- 10,608,837	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	28,250,751	24,637,982	21,025,213	17,412,443	13,782,265	10,130,042	6,477,818	2,825,595	- 888,689	- 4,652,439	- 8,460,421	15%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	24,946,882	19,046,245	13,084,662	7,108,747	1,069,381	- 5,084,163	- 11,343,637	- 17,688,253	- 24,139,909	- 30,731,209	- 37,354,138	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	314,332,290	287,146,659	259,856,536	232,500,138	205,038,910	177,417,837	149,580,677	121,442,802	92,810,387	63,371,225	32,389,115	45%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	21,376,621	17,168,900	12,961,180	8,753,459	4,545,738	338,017	- 3,932,994	- 8,209,533	- 12,486,072	- 16,762,611	- 21,039,150	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	85,176,734	79,360,648	73,544,562	67,728,476	61,912,390	56,096,305	50,280,218	44,464,133	38,648,046	32,831,960	27,015,875	50%

RB GREENWICH LOCAL PLAN Sales value £7,965 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	496,643	471,856	447,068	422,281	397,493	372,706	347,918	323,131	298,344	273,557	248,769	0%
2	Residential Small site - low density - 2 flats	2	£614,877	177,679	158,163	138,646	119,129	99,612	80,095	60,579	41,062	21,545	2,028	- 17,774	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	412,824	367,378	321,931	276,485	231,039	185,593	140,147	94,701	49,254	3,808	- 42,319	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	654,303	580,415	506,527	432,639	358,751	284,863	210,975	137,087	63,199	- 10,863	- 85,960	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,015,002	1,786,838	1,558,674	1,330,509	1,102,345	874,182	646,018	417,854	189,689	- 39,104	- 270,999	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	3,525,132	3,099,649	2,674,167	2,248,685	1,823,203	1,397,720	972,237	546,755	121,273	- 309,184	- 741,626	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	7,166,004	6,639,785	6,113,567	5,587,347	5,061,128	4,534,909	4,008,689	3,482,470	2,956,252	2,430,033	1,903,813	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	1,735,772	548,105	- 656,472	- 1,870,012	- 3,083,554	- 4,297,094	- 5,510,635	- 6,724,176	- 7,937,717	- 9,151,259	- 10,364,799	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	14,383,837	12,515,058	10,646,279	8,777,499	6,908,719	5,039,940	3,151,145	1,260,063	- 641,340	- 2,563,351	- 4,488,065	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 1,835,209	- 5,180,917	- 8,526,626	- 11,911,578	- 15,316,563	- 18,738,096	- 22,212,913	- 25,687,732	- 29,162,549	- 32,637,367	- 36,112,185	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 12,829,993	- 16,064,713	- 19,299,434	- 22,598,053	- 25,899,232	- 29,200,410	- 32,501,588	- 35,802,767	- 39,103,945	- 42,405,124	- 45,706,303	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 9,758,988	- 14,939,436	- 20,194,458	- 25,499,570	- 30,867,402	- 36,335,264	- 41,803,126	- 47,270,989	- 52,738,851	- 58,206,713	- 63,674,576	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	152,265,900	137,714,684	123,137,035	108,506,975	93,798,979	79,006,095	64,092,206	48,975,887	33,585,052	17,709,909	1,330,404	25%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	192,969,240	173,968,956	154,934,331	135,797,603	116,575,358	97,228,329	77,686,012	57,874,559	37,628,137	16,633,196	- 5,514,164	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,287,497	1,860,795	1,434,092	1,007,390	580,686	153,983	- 277,180	- 710,862	- 1,144,543	- 1,578,225	- 2,011,907	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 3,914,469	- 4,743,338	- 5,572,205	- 6,401,074	- 7,229,942	- 8,058,810	- 8,887,678	- 9,716,546	- 10,545,414	- 11,374,283	- 12,203,150	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	16,013,823	12,980,466	9,947,109	6,913,753	3,880,396	806,209	- 2,305,478	- 5,430,350	- 8,602,641	- 11,780,314	- 15,011,403	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	5,241,592	183,467	- 4,973,544	- 10,195,918	- 15,461,040	- 20,778,344	- 26,194,635	- 31,706,085	- 37,235,111	- 42,764,138	- 48,293,163	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	244,486,774	220,466,616	196,360,951	172,120,810	147,696,136	123,035,765	97,984,928	72,360,481	45,800,114	18,087,929	- 9,970,084	5%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	18,256,876	14,205,142	10,153,408	6,101,674	2,049,941	- 2,034,533	- 6,152,533	- 10,270,534	- 14,388,534	- 18,506,535	- 22,624,535	5%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	83,597,125	77,860,019	72,122,914	66,385,808	60,648,703	54,911,597	49,174,492	43,437,387	37,700,281	31,963,176	26,226,070	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	496,643	471,856	447,068	422,281	397,493	372,706	347,918	323,131	298,344	273,557	248,769	15%
2	Residential Small site - low density - 2 flats	2	£324,764	177,679	158,163	138,646	119,129	99,612	80,095	60,579	41,062	21,545	2,028	- 17,774	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	412,824	367,378	321,931	276,485	231,039	185,593	140,147	94,701	49,254	3,808	- 42,319	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	654,303	580,415	506,527	432,639	358,751	284,863	210,975	137,087	63,199	- 10,863	- 85,960	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,015,002	1,786,838	1,558,674	1,330,509	1,102,345	874,182	646,018	417,854	189,689	- 39,104	- 270,999	10%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	3,525,132	3,099,649	2,674,167	2,248,685	1,823,203	1,397,720	972,237	546,755	121,273	- 309,184	- 741,626	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	7,166,004	6,639,785	6,113,567	5,587,347	5,061,128	4,534,909	4,008,689	3,482,470	2,956,252	2,430,033	1,903,813	25%
8	Residential Large site - high density - 150 flats	150	£3,410,017	1,735,772	548,105	- 656,472	- 1,870,012	- 3,083,554	- 4,297,094	- 5,510,635	- 6,724,176	- 7,937,717	- 9,151,259	- 10,364,799	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	14,383,837	12,515,058	10,646,279	8,777,499	6,908,719	5,039,940	3,151,145	1,260,063	- 641,340	- 2,563,351	- 4,488,065	5%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 1,835,209	- 5,180,917	- 8,526,626	- 11,911,578	- 15,316,563	- 18,738,096	- 22,212,913	- 25,687,732	- 29,162,549	- 32,637,367	- 36,112,185	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 12,829,993	- 16,064,713	- 19,299,434	- 22,598,053	- 25,899,232	- 29,200,410	- 32,501,588	- 35,802,767	- 39,103,945	- 42,405,124	- 45,706,303	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 9,758,988	- 14,939,436	- 20,194,458	- 25,499,570	- 30,867,402	- 36,335,264	- 41,803,126	- 47,270,989	- 52,738,851	- 58,206,713	- 63,674,576	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	152,265,900	137,714,684	123,137,035	108,506,975	93,798,979	79,006,095	64,092,206	48,975,887	33,585,052	17,709,909	1,330,404	35%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	192,969,240	173,968,956	154,934,331	135,797,603	116,575,358	97,228,329	77,686,012	57,874,559	37,628,137	16,633,196	- 5,514,164	35%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,287,497	1,860,795	1,434,092	1,007,390	580,686	153,983	- 277,180	- 710,862	- 1,144,543	- 1,578,225	- 2,011,907	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 3,914,469	- 4,743,338	- 5,572,205	- 6,401,074	- 7,229,942	- 8,058,810	- 8,887,678	- 9,716,546	- 10,545,414	- 11,374,283	- 12,203,150	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	16,013,823	12,980,466	9,947,109	6,913,753	3,880,396	806,209	- 2,305,478	- 5,430,350	- 8,602,641	- 11,780,314	- 15,011,403	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	5,241,592	183,467	- 4,973,544	- 10,195,918	- 15,461,040	- 20,778,344	- 26,194,635	- 31,706,085	- 37,235,111	- 42,764,138	- 48,293,163	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	244,486,774	220,466,616	196,360,951	172,120,810	147,696,136	123,035,765	97,984,928	72,360,481	45,800,114	18,087,929	- 9,970,084	25%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	18,256,876	14,205,142	10,153,408	6,101,674	2,049,941	- 2,034,533	- 6,152,533	- 10,270,534	- 14,388,534	- 18,506,535	- 22,624,535	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	83,597,125	77,860,019	72,122,914	66,385,808	60,648,703	54,911,597	49,174,492	43,437,387	37,700,281	31,963,176	26,226,070	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	496,643	471,856	447,068	422,281	397,493	372,706	347,918	323,131	298,344	273,557	248,769	50%
2	Residential Small site - low density - 2 flats	2	£172,359	177,679	158,163	138,646	119,129	99,612	80,095	60,579	41,062	21,545	2,028	- 17,774	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	412,824	367,378	321,931	276,485	231,039	185,593	140,147	94,701	49,254	3,808	- 42,319	20%
4	Residential Small site - medium density - 9 flats	9	£430,899	654,303	580,415	506,527	432,639	358,751	284,863	210,975	137,087	63,199	- 10,863	- 85,960	15%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,015,002	1,786,838	1,558,674	1,330,509	1,102,345	874,182	646,018	417,854	189,689	- 39,104	- 270,999	25%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	3,525,132	3,099,649	2,674,167	2,248,685	1,823,203	1,397,720	972,237	546,755	121,273	- 309,184	- 741,626	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	7,166,004	6,639,785	6,113,567	5,587,347	5,061,128	4,534,909	4,008,689	3,482,470	2,956,252	2,430,033	1,903,813	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	1,735,772	548,105	- 656,472	- 1,870,012	- 3,083,554	- 4,297,094	- 5,510,635	- 6,724,176	- 7,937,717	- 9,151,259	- 10,364,799	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	14,383,837	12,515,058	10,646,279	8,777,499	6,908,719	5,039,940	3,151,145	1,260,063	- 641,340	- 2,563,351	- 4,488,065	20%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 1,835,209	- 5,180,917	- 8,526,626	- 11,911,578	- 15,316,563	- 18,738,096	- 22,212,913	- 25,687,732	- 29,162,549	- 32,637,367	- 36,112,185	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 12,829,993	- 16,064,713	- 19,299,434	- 22,598,053	- 25,899,232	- 29,200,410	- 32,501,588	- 35,802,767	- 39,103,945	- 42,405,124	- 45,706,303	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 9,758,988	- 14,939,436	- 20,194,458	- 25,499,570	- 30,867,402	- 36,335,264	- 41,803,126	- 47,270,989	- 52,738,851	- 58,206,713	- 63,674,576	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	152,265,900	137,714,684	123,137,035	108,506,975	93,798,979	79,006,095	64,092,206	48,975,887	33,585,052	17,709,909	1,330,404	40%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	192,969,240	173,968,956	154,934,331	135,797,603	116,575,358	97,228,329	77,686,012	57,874,559	37,628,137	16,633,196	- 5,514,164	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,287,497	1,860,795	1,434,092	1,007,390	580,686	153,983	- 277,180	- 710,862	- 1,144,543	- 1,578,225	- 2,011,907	10%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 3,914,469	- 4,743,338	- 5,572,205	- 6,401,074	- 7,229,942	- 8,058,810	- 8,887,678	- 9,716,546	- 10,545,414	- 11,374,283	- 12,203,150	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	16,013,823	12,980,466	9,947,109	6,913,753	3,880,396	806,209	- 2,305,478	- 5,430,350	- 8,602,641	- 11,780,314	- 15,011,403	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	5,241,592	183,467	- 4,973,544	- 10,195,918	- 15,461,040	- 20,778,344	- 26,194,635	- 31,706,085	- 37,235,111	- 42,764,138	- 48,293,163	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	244,486,774	220,466,616	196,360,951	172,120,810	147,696,136	123,035,765	97,984,928	72,360,481	45,800,114	18,087,929	- 9,970,084	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	18,256,876	14,205,142	10,153,408	6,101,674	2,049,941	- 2,034,533	- 6,152,533	- 10,270,534	- 14,388,534	- 18,506,535	- 22,624,535	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	83,597,125	77,860,019	72,122,914	66,385,808	60,648,703	54,911,597	49,174,492	43,437,387	37,700,281	31,963,176	26,226,070	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	496,643	471,856	447,068	422,281	397,493	372,706	347,918	323,131	298,344	273,557	248,769	50%
2	Residential Small site - low density - 2 flats	2	£163,244	177,679	158,163	138,646	119,129	99,612	80,095	60,579	41,062	21,545	2,028	- 17,774	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	412,824	367,378	321,931	276,485	231,039	185,593	140,147	94,701	49,254	3,808	- 42,319	20%
4	Residential Small site - medium density - 9 flats	9	£408,110	654,303	580,415	506,527	432,639	358,751	284,863	210,975	137,087	63,199	- 10,863	- 85,960	15%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,015,002	1,786,838	1,558,674	1,330,509	1,102,345	874,182	646,018	417,854	189,689	- 39,104	- 270,999	25%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	3,525,132	3,099,649	2,674,167	2,248,685	1,823,203	1,397,720	972,237	546,755	121,273	- 309,184	- 741,626	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	7,166,004	6,639,785	6,113,567	5,587,347	5,061,128	4,534,909	4,008,689	3,482,470	2,956,252	2,430,033	1,903,813	45%
8	Residential Large site - high density - 150 flats	150	£1,714,060	1,735,772	548,105	- 656,472	- 1,870,012	- 3,083,554	- 4,297,094	- 5,510,635	- 6,724,176	- 7,937,717	- 9,151,259	- 10,364,799	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	14,383,837	12,515,058	10,646,279	8,777,499	6,908,719	5,039,940	3,151,145	1,260,063	- 641,340	- 2,563,351	- 4,488,065	20%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 1,835,209	- 5,180,917	- 8,526,626	- 11,911,578	- 15,316,563	- 18,738,096	- 22,212,913	- 25,687,732	- 29,162,549	- 32,637,367	- 36,112,185	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 12,829,993	- 16,064,713	- 19,299,434	- 22,598,053	- 25,899,232	- 29,200,410	- 32,501,588	- 35,802,767	- 39,103,945	- 42,405,124	- 45,706,303	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 9,758,988	- 14,939,436	- 20,194,458	- 25,499,570	- 30,867,402	- 36,335,264	- 41,803,126	- 47,270,989	- 52,738,851	- 58,206,713	- 63,674,576	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	152,265,900	137,714,684	123,137,035	108,506,975	93,798,979	79,006,095	64,092,206	48,975,887	33,585,052	17,709,909	1,330,404	40%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	192,969,240	173,968,956	154,934,331	135,797,603	116,575,358	97,228,329	77,686,012	57,874,559	37,628,137	16,633,196	- 5,514,164	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,287,497	1,860,795	1,434,092	1,007,390	580,686	153,983	- 277,180	- 710,862	- 1,144,543	- 1,578,225	- 2,011,907	10%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 3,914,469	- 4,743,338	- 5,572,205	- 6,401,074	- 7,229,942	- 8,058,810	- 8,887,678	- 9,716,546	- 10,545,414	- 11,374,283	- 12,203,150	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	16,013,823	12,980,466	9,947,109	6,913,753	3,880,396	806,209	- 2,305,478	- 5,430,350	- 8,602,641	- 11,780,314	- 15,011,403	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	5,241,592	183,467	- 4,973,544	- 10,195,918	- 15,461,040	- 20,778,344	- 26,194,635	- 31,706,085	- 37,235,111	- 42,764,138	- 48,293,163	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	244,486,774	220,466,616	196,360,951	172,120,810	147,696,136	123,035,765	97,984,928	72,360,481	45,800,114	18,087,929	- 9,970,084	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	18,256,876	14,205,142	10,153,408	6,101,674	2,049,941	- 2,034,533	- 6,152,533	- 10,270,534	- 14,388,534	- 18,506,535	- 22,624,535	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	83,597,125	77,860,019	72,122,914	66,385,808	60,648,703	54,911,597	49,174,492	43,437,387	37,700,281	31,963,176	26,226,070	50%

RB GREENWICH LOCAL PLAN Sales value £7,266 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	403,748	383,605	363,462	343,320	323,178	303,034	282,892	262,749	242,606	222,464	202,321	0%
2	Residential Small site - low density - 2 flats	2	£614,877	177,028	161,292	145,556	129,819	114,083	98,347	82,612	66,875	51,139	35,403	19,666	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	411,307	374,664	338,021	301,379	264,736	228,093	191,451	154,808	118,166	81,522	44,880	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	654,175	594,761	535,348	475,936	416,523	357,110	297,697	238,283	178,870	119,458	60,045	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,130,758	1,942,376	1,753,993	1,565,611	1,377,228	1,188,846	1,000,465	812,082	623,700	435,318	246,935	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	3,797,167	3,447,969	3,098,773	2,749,577	2,400,381	2,051,184	1,701,988	1,352,791	1,003,595	654,398	305,202	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	6,665,871	6,233,707	5,801,543	5,369,381	4,937,217	4,505,053	4,072,889	3,640,726	3,208,563	2,776,399	2,344,235	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	2,478,756	1,517,891	550,817	-430,295	-1,420,415	-2,410,534	-3,400,654	-4,390,773	-5,380,893	-6,371,012	-7,361,133	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	15,835,796	14,311,983	12,788,171	11,264,358	9,740,544	8,216,732	6,692,919	5,169,107	3,645,293	2,114,948	573,941	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	1,193,854	-1,478,345	-4,170,069	-6,861,793	-9,571,239	-12,310,803	-15,050,367	-17,840,105	-20,637,036	-23,433,968	-26,230,900	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-8,698,625	-11,297,352	-13,901,175	-16,504,999	-19,154,516	-21,812,962	-24,471,408	-27,129,856	-29,788,302	-32,446,748	-35,105,194	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-4,330,560	-8,546,134	-12,767,415	-17,057,236	-21,374,194	-25,747,575	-30,205,003	-34,671,407	-39,137,812	-43,604,217	-48,070,623	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	145,153,638	132,748,889	120,303,661	107,845,928	95,342,432	82,805,605	70,206,780	57,516,652	44,705,271	31,709,063	18,403,451	25%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	184,334,954	168,091,004	151,843,203	135,527,814	119,179,904	102,770,310	86,265,277	69,630,308	52,822,388	35,713,221	18,116,325	30%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,210,642	1,860,443	1,510,245	1,160,047	809,849	459,651	109,453	-244,683	-600,608	-956,534	-1,312,459	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-4,028,342	-4,707,654	-5,386,967	-6,066,279	-6,745,591	-7,424,904	-8,104,216	-8,783,529	-9,462,841	-10,142,154	-10,821,466	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	16,806,136	14,356,258	11,902,893	9,449,528	6,996,164	4,542,800	2,083,244	-408,868	-2,935,053	-5,464,870	-8,033,597	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	8,791,585	4,699,370	572,225	-3,613,062	-7,872,408	-12,143,679	-16,479,117	-20,872,436	-25,339,319	-29,852,939	-34,366,557	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	230,273,386	209,787,356	189,222,663	168,597,344	147,869,292	126,995,463	105,931,858	84,587,094	62,813,777	40,287,756	16,724,872	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	-2,903,983	-3,647,590	-4,391,197	-5,134,804	-5,878,411	-6,622,018	-7,365,625	-8,109,231	-8,852,838	-9,596,445	-10,340,052	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	18,485,937	14,581,810	10,677,684	6,773,557	2,869,430	-1,051,618	-5,019,597	-8,987,576	-12,955,555	-16,923,534	-20,891,513	5%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	83,222,568	77,560,335	71,898,103	66,235,870	60,573,637	54,911,405	49,249,172	43,586,939	37,924,706	32,262,474	26,600,240	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	403,748	383,605	363,462	343,320	323,178	303,034	282,892	262,749	242,606	222,464	202,321	0%
2	Residential Small site - low density - 2 flats	2	£324,764	177,028	161,292	145,556	129,819	114,083	98,347	82,612	66,875	51,139	35,403	19,666	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	411,307	374,664	338,021	301,379	264,736	228,093	191,451	154,808	118,166	81,522	44,880	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	654,175	594,761	535,348	475,936	416,523	357,110	297,697	238,283	178,870	119,458	60,045	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,130,758	1,942,376	1,753,993	1,565,611	1,377,228	1,188,846	1,000,465	812,082	623,700	435,318	246,935	15%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	3,797,167	3,447,969	3,098,773	2,749,577	2,400,381	2,051,184	1,701,988	1,352,791	1,003,595	654,398	305,202	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	6,665,871	6,233,707	5,801,543	5,369,381	4,937,217	4,505,053	4,072,889	3,640,726	3,208,563	2,776,399	2,344,235	30%
8	Residential Large site - high density - 150 flats	150	£3,410,017	2,478,756	1,517,891	550,817	-430,295	-1,420,415	-2,410,534	-3,400,654	-4,390,773	-5,380,893	-6,371,012	-7,361,133	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	15,835,796	14,311,983	12,788,171	11,264,358	9,740,544	8,216,732	6,692,919	5,169,107	3,645,293	2,114,948	573,941	10%
10	Residential Large site - high density - 500 flats	500	£12,422,204	1,193,854	-1,478,345	-4,170,069	-6,861,793	-9,571,239	-12,310,803	-15,050,367	-17,840,105	-20,637,036	-23,433,968	-26,230,900	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-8,698,625	-11,297,352	-13,901,175	-16,504,999	-19,154,516	-21,812,962	-24,471,408	-27,129,856	-29,788,302	-32,446,748	-35,105,194	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-4,330,560	-8,546,134	-12,767,415	-17,057,236	-21,374,194	-25,747,575	-30,205,003	-34,671,407	-39,137,812	-43,604,217	-48,070,623	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	145,153,638	132,748,889	120,303,661	107,845,928	95,342,432	82,805,605	70,206,780	57,516,652	44,705,271	31,709,063	18,403,451	40%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	184,334,954	168,091,004	151,843,203	135,527,814	119,179,904	102,770,310	86,265,277	69,630,308	52,822,388	35,713,221	18,116,325	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,210,642	1,860,443	1,510,245	1,160,047	809,849	459,651	109,453	-244,683	-600,608	-956,534	-1,312,459	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-4,028,342	-4,707,654	-5,386,967	-6,066,279	-6,745,591	-7,424,904	-8,104,216	-8,783,529	-9,462,841	-10,142,154	-10,821,466	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	16,806,136	14,356,258	11,902,893	9,449,528	6,996,164	4,542,800	2,083,244	-408,868	-2,935,053	-5,464,870	-8,033,597	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	8,791,585	4,699,370	572,225	-3,613,062	-7,872,408	-12,143,679	-16,479,117	-20,872,436	-25,339,319	-29,852,939	-34,366,557	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	230,273,386	209,787,356	189,222,663	168,597,344	147,869,292	126,995,463	105,931,858	84,587,094	62,813,777	40,287,756	16,724,872	25%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	-2,903,983	-3,647,590	-4,391,197	-5,134,804	-5,878,411	-6,622,018	-7,365,625	-8,109,231	-8,852,838	-9,596,445	-10,340,052	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	18,485,937	14,581,810	10,677,684	6,773,557	2,869,430	-1,051,618	-5,019,597	-8,987,576	-12,955,555	-16,923,534	-20,891,513	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	83,222,568	77,560,335	71,898,103	66,235,870	60,573,637	54,911,405	49,249,172	43,586,939	37,924,706	32,262,474	26,600,240	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	403,748	383,605	363,462	343,320	323,178	303,034	282,892	262,749	242,606	222,464	202,321	45%
2	Residential Small site - low density - 2 flats	2	£172,359	177,028	161,292	145,556	129,819	114,083	98,347	82,612	66,875	51,139	35,403	19,666	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	411,307	374,664	338,021	301,379	264,736	228,093	191,451	154,808	118,166	81,522	44,880	25%
4	Residential Small site - medium density - 9 flats	9	£430,899	654,175	594,761	535,348	475,936	416,523	357,110	297,697	238,283	178,870	119,458	60,045	15%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,130,758	1,942,376	1,753,993	1,565,611	1,377,228	1,188,846	1,000,465	812,082	623,700	435,318	246,935	30%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	3,797,167	3,447,969	3,098,773	2,749,577	2,400,381	2,051,184	1,701,988	1,352,791	1,003,595	654,398	305,202	20%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	6,665,871	6,233,707	5,801,543	5,369,381	4,937,217	4,505,053	4,072,889	3,640,726	3,208,563	2,776,399	2,344,235	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	2,478,756	1,517,891	550,817	-430,295	-1,420,415	-2,410,534	-3,400,654	-4,390,773	-5,380,893	-6,371,012	-7,361,133	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	15,835,796	14,311,983	12,788,171	11,264,358	9,740,544	8,216,732	6,692,919	5,169,107	3,645,293	2,114,948	573,941	30%
10	Residential Large site - high density - 500 flats	500	£6,592,749	1,193,854	-1,478,345	-4,170,069	-6,861,793	-9,571,239	-12,310,803	-15,050,367	-17,840,105	-20,637,036	-23,433,968	-26,230,900	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-8,698,625	-11,297,352	-13,901,175	-16,504,999	-19,154,516	-21,812,962	-24,471,408	-27,129,856	-29,788,302	-32,446,748	-35,105,194	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-4,330,560	-8,546,134	-12,767,415	-17,057,236	-21,374,194	-25,747,575	-30,205,003	-34,671,407	-39,137,812	-43,604,217	-48,070,623	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	145,153,638	132,748,889	120,303,661	107,845,928	95,342,432	82,805,605	70,206,780	57,516,652	44,705,271	31,709,063	18,403,451	45%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	184,334,954	168,091,004	151,843,203	135,527,814	119,179,904	102,770,310	86,265,277	69,630,308	52,822,388	35,713,221	18,116,325	45%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,210,642	1,860,443	1,510,245	1,160,047	809,849	459,651	109,453	-244,683	-600,608	-956,534	-1,312,459	10%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-4,028,342	-4,707,654	-5,386,967	-6,066,279	-6,745,591	-7,424,904	-8,104,216	-8,783,529	-9,462,841	-10,142,154	-10,821,466	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	16,806,136	14,356,258	11,902,893	9,449,528	6,996,164	4,542,800	2,083,244	-408,868	-2,935,053	-5,464,870	-8,033,597	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	8,791,585	4,699,370	572,225	-3,613,062	-7,872,408	-12,143,679	-16,479,117	-20,872,436	-25,339,319	-29,852,939	-34,366,557	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	230,273,386	209,787,356	189,222,663	168,597,344	147,869,292	126,995,463	105,931,858	84,587,094	62,813,777	40,287,756	16,724,872	40%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	-2,903,983	-3,647,590	-4,391,197	-5,134,804	-5,878,411	-6,622,018	-7,365,625	-8,109,231	-8,852,838	-9,596,445	-10,340,052	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	18,485,937	14,581,810	10,677,684	6,773,557	2,869,430	-1,051,618	-5,019,597	-8,987,576	-12,955,555	-16,923,534	-20,891,513	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	83,222,568	77,560,335	71,898,103	66,235,870	60,573,637	54,911,405	49,249,172	43,586,939	37,924,706	32,262,474	26,600,240	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	403,748	383,605	363,462	343,320	323,178	303,034	282,892	262,749	242,606	222,464	202,321	45%
2	Residential Small site - low density - 2 flats	2	£163,244	177,028	161,292	145,556	129,819	114,083	98,347	82,612	66,875	51,139	35,403	19,666	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	411,307	374,664	338,021	301,379	264,736	228,093	191,451	154,808	118,166	81,522	44,880	25%
4	Residential Small site - medium density - 9 flats	9	£408,110	654,175	594,761	535,348	475,936	416,523	357,110	297,697	238,283	178,870	119,458	60,045	20%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,130,758	1,942,376	1,753,993	1,565,611	1,377,228	1,188,846	1,000,465	812,082	623,700	435,318	246,935	35%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	3,797,167	3,447,969	3,098,773	2,749,577	2,400,381	2,051,184	1,701,988	1,352,791	1,003,595	654,398	305,202	25%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	6,665,871	6,233,707	5,801,543	5,369,381	4,937,217	4,505,053	4,072,889	3,640,726	3,208,563	2,776,399	2,344,235	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	2,478,756	1,517,891	550,817	-430,295	-1,420,415	-2,410,534	-3,400,654	-4,390,773	-5,380,893	-6,371,012	-7,361,133	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	15,835,796	14,311,983	12,788,171	11,264,358	9,740,544	8,216,732	6,692,919	5,169,107	3,645,293	2,114,948	573,941	30%
10	Residential Large site - high density - 500 flats	500	£6,244,077	1,193,854	-1,478,345	-4,170,069	-6,861,793	-9,571,239	-12,310,803	-15,050,367	-17,840,105	-20,637,036	-23,433,968	-26,230,900	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-8,698,625	-11,297,352	-13,901,175	-16,504,999	-19,154,516	-21,812,962	-24,471,408	-27,129,856	-29,788,302	-32,446,748	-35,105,194	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-4,330,560	-8,546,134	-12,767,415	-17,057,236	-21,374,194	-25,747,575	-30,205,003	-34,671,407	-39,137,812	-43,604,217	-48,070,623	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	145,153,638	132,748,889	120,303,661	107,845,928	95,342,432	82,805,605	70,206,780	57,516,652	44,705,271	31,709,063	18,403,451	45%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	184,334,954	168,091,004	151,843,203	135,527,814	119,179,904	102,770,310	86,265,277	69,630,308	52,822,388	35,713,221	18,116,325	45%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,210,642	1,860,443	1,510,245	1,160,047	809,849	459,651	109,453	-244,683	-600,608	-956,534	-1,312,459	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-4,028,342	-4,707,654	-5,386,967	-6,066,279	-6,745,591	-7,424,904	-8,104,216	-8,783,529	-9,462,841	-10,142,154	-10,821,466	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	16,806,136	14,356,258	11,902,893	9,449,528	6,996,164	4,542,800	2,083,244	-408,868	-2,935,053	-5,464,870	-8,033,597	5%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	8,791,585	4,699,370	572,225	-3,613,062	-7,872,408	-12,143,679	-16,479,117	-20,872,436	-25,339,319	-29,852,939	-34,366,557	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	230,273,386	209,787,356	189,222,663	168,597,344	147,869,292	126,995,463	105,931,858	84,587,094	62,813,777	40,287,756	16,724,872	40%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	-2,903,983	-3,647,590	-4,391,197	-5,134,804	-5,878,411	-6,622,018	-7,365,625	-8,109,231	-8,852,838	-9,596,445	-10,340,052	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	18,485,937	14,581,810	10,677,684	6,773,557	2,869,430	-1,051,618	-5,019,597	-8,987,576	-12,955,555	-16,923,534	-20,891,513	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	83,222,568	77,560,335	71,898,103	66,235,870	60,573,637	54,911,405	49,249,172	43,586,939	37,924,706	32,262,474	26,600,240	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	368,019	349,662	331,306	312,950	294,594	276,237	257,882	239,525	221,169	202,813	184,457	0%
2	Residential Small site - low density - 2 flats	2	£614,877	147,947	133,665	119,382	105,100	90,818	76,536	62,254	47,972	33,690	19,408	5,126	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	343,588	310,331	277,074	243,818	210,561	177,304	144,047	110,791	77,534	44,277	11,020	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	542,828	488,983	435,137	381,291	327,446	273,600	219,754	165,909	112,063	58,217	4,372	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,782,942	1,611,951	1,440,960	1,269,967	1,098,976	927,985	756,994	586,002	415,010	244,019	73,028	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	3,126,574	2,810,906	2,495,240	2,179,573	1,863,907	1,548,239	1,232,573	916,906	601,240	285,572	- 30,586	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,847,725	5,456,469	5,065,212	4,673,956	4,282,700	3,891,444	3,500,188	3,108,931	2,717,675	2,326,418	1,935,163	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	561,541	- 320,928	- 1,212,580	- 2,104,233	- 2,995,886	- 3,887,539	- 4,779,191	- 5,670,843	- 6,562,496	- 7,454,149	- 8,345,802	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	12,786,812	11,415,448	10,044,085	8,672,721	7,301,357	5,929,994	4,558,630	3,185,378	1,799,108	412,838	- 989,352	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 4,614,018	- 7,014,373	- 9,427,674	- 11,870,818	- 14,313,961	- 16,774,396	- 19,269,449	- 21,764,504	- 24,259,558	- 26,754,613	- 29,249,667	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 14,374,264	- 16,694,050	- 19,044,403	- 21,413,584	- 23,782,765	- 26,151,945	- 28,521,126	- 30,890,307	- 33,259,488	- 35,628,668	- 37,997,849	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 12,956,441	- 16,807,829	- 20,660,826	- 24,587,906	- 28,545,701	- 32,557,512	- 36,569,323	- 40,581,134	- 44,592,945	- 48,604,755	- 52,616,566	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	127,357,206	115,790,923	104,171,058	92,540,310	80,855,865	69,115,247	57,302,042	45,385,026	33,297,857	20,962,001	8,220,308	20%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	161,199,551	146,047,883	130,858,037	115,632,899	100,326,444	84,945,404	69,457,639	53,790,730	37,885,982	21,581,114	4,566,889	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,478,053	1,161,481	844,908	528,336	211,763	- 106,523	- 428,273	- 750,022	- 1,071,772	- 1,393,523	- 1,715,272	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 5,478,910	- 6,091,792	- 6,704,676	- 7,317,558	- 7,930,441	- 8,543,323	- 9,156,206	- 9,769,089	- 10,381,971	- 10,994,854	- 11,607,737	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	11,480,283	9,284,779	7,089,276	4,893,773	2,688,732	465,115	- 1,787,263	- 4,047,248	- 6,325,625	- 8,623,620	- 10,927,884	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	461,783	- 3,301,455	- 7,129,773	- 10,958,092	- 14,841,669	- 18,745,022	- 22,717,323	- 26,751,006	- 30,808,832	- 34,866,659	- 38,924,484	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	200,434,249	181,276,635	162,054,550	142,715,468	123,254,966	103,598,232	83,706,530	63,411,188	42,503,922	20,709,395	- 1,268,754	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,966,177	- 3,709,784	- 4,453,391	- 5,196,998	- 5,940,604	- 6,684,212	- 7,427,818	- 8,171,426	- 8,915,032	- 9,658,638	- 10,402,246	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	17,126,941	13,287,809	9,448,677	5,609,546	1,770,414	- 2,102,552	- 6,004,472	- 9,906,394	- 13,808,315	- 17,710,237	- 21,612,157	5%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	82,564,397	76,935,073	71,305,749	65,676,425	60,047,100	54,417,776	48,788,453	43,159,128	37,529,804	31,900,479	26,271,155	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	368,019	349,662	331,306	312,950	294,594	276,237	257,882	239,525	221,169	202,813	184,457	0%
2	Residential Small site - low density - 2 flats	2	£324,764	147,947	133,665	119,382	105,100	90,818	76,536	62,254	47,972	33,690	19,408	5,126	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	343,588	310,331	277,074	243,818	210,561	177,304	144,047	110,791	77,534	44,277	11,020	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	542,828	488,983	435,137	381,291	327,446	273,600	219,754	165,909	112,063	58,217	4,372	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,782,942	1,611,951	1,440,960	1,269,967	1,098,976	927,985	756,994	586,002	415,010	244,019	73,028	5%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	3,126,574	2,810,906	2,495,240	2,179,573	1,863,907	1,548,239	1,232,573	916,906	601,240	285,572	- 30,586	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,847,725	5,456,469	5,065,212	4,673,956	4,282,700	3,891,444	3,500,188	3,108,931	2,717,675	2,326,418	1,935,163	20%
8	Residential Large site - high density - 150 flats	150	£3,410,017	561,541	- 320,928	- 1,212,580	- 2,104,233	- 2,995,886	- 3,887,539	- 4,779,191	- 5,670,843	- 6,562,496	- 7,454,149	- 8,345,802	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	12,786,812	11,415,448	10,044,085	8,672,721	7,301,357	5,929,994	4,558,630	3,185,378	1,799,108	412,838	- 989,352	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 4,614,018	- 7,014,373	- 9,427,674	- 11,870,818	- 14,313,961	- 16,774,396	- 19,269,449	- 21,764,504	- 24,259,558	- 26,754,613	- 29,249,667	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 14,374,264	- 16,694,050	- 19,044,403	- 21,413,584	- 23,782,765	- 26,151,945	- 28,521,126	- 30,890,307	- 33,259,488	- 35,628,668	- 37,997,849	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 12,956,441	- 16,807,829	- 20,660,826	- 24,587,906	- 28,545,701	- 32,557,512	- 36,569,323	- 40,581,134	- 44,592,945	- 48,604,755	- 52,616,566	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	127,357,206	115,790,923	104,171,058	92,540,310	80,855,865	69,115,247	57,302,042	45,385,026	33,297,857	20,962,001	8,220,308	35%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	161,199,551	146,047,883	130,858,037	115,632,899	100,326,444	84,945,404	69,457,639	53,790,730	37,885,982	21,581,114	4,566,889	35%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,478,053	1,161,481	844,908	528,336	211,763	- 106,523	- 428,273	- 750,022	- 1,071,772	- 1,393,523	- 1,715,272	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 5,478,910	- 6,091,792	- 6,704,676	- 7,317,558	- 7,930,441	- 8,543,323	- 9,156,206	- 9,769,089	- 10,381,971	- 10,994,854	- 11,607,737	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	11,480,283	9,284,779	7,089,276	4,893,773	2,688,732	465,115	- 1,787,263	- 4,047,248	- 6,325,625	- 8,623,620	- 10,927,884	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	461,783	- 3,301,455	- 7,129,773	- 10,958,092	- 14,841,669	- 18,745,022	- 22,717,323	- 26,751,006	- 30,808,832	- 34,866,659	- 38,924,484	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	200,434,249	181,276,635	162,054,550	142,715,468	123,254,966	103,598,232	83,706,530	63,411,188	42,503,922	20,709,395	- 1,268,754	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,966,177	- 3,709,784	- 4,453,391	- 5,196,998	- 5,940,604	- 6,684,212	- 7,427,818	- 8,171,426	- 8,915,032	- 9,658,638	- 10,402,246	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	17,126,941	13,287,809	9,448,677	5,609,546	1,770,414	- 2,102,552	- 6,004,472	- 9,906,394	- 13,808,315	- 17,710,237	- 21,612,157	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	82,564,397	76,935,073	71,305,749	65,676,425	60,047,100	54,417,776	48,788,453	43,159,128	37,529,804	31,900,479	26,271,155	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	368,019	349,662	331,306	312,950	294,594	276,237	257,882	239,525	221,169	202,813	184,457	40%
2	Residential Small site - low density - 2 flats	2	£172,359	147,947	133,665	119,382	105,100	90,818	76,536	62,254	47,972	33,690	19,408	5,126	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	343,588	310,331	277,074	243,818	210,561	177,304	144,047	110,791	77,534	44,277	11,020	15%
4	Residential Small site - medium density - 9 flats	9	£430,899	542,828	488,983	435,137	381,291	327,446	273,600	219,754	165,909	112,063	58,217	4,372	10%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,782,942	1,611,951	1,440,960	1,269,967	1,098,976	927,985	756,994	586,002	415,010	244,019	73,028	25%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	3,126,574	2,810,906	2,495,240	2,179,573	1,863,907	1,548,239	1,232,573	916,906	601,240	285,572	- 30,586	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,847,725	5,456,469	5,065,212	4,673,956	4,282,700	3,891,444	3,500,188	3,108,931	2,717,675	2,326,418	1,935,163	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	561,541	- 320,928	- 1,212,580	- 2,104,233	- 2,995,886	- 3,887,539	- 4,779,191	- 5,670,843	- 6,562,496	- 7,454,149	- 8,345,802	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	12,786,812	11,415,448	10,044,085	8,672,721	7,301,357	5,929,994	4,558,630	3,185,378	1,799,108	412,838	- 989,352	20%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 4,614,018	- 7,014,373	- 9,427,674	- 11,870,818	- 14,313,961	- 16,774,396	- 19,269,449	- 21,764,504	- 24,259,558	- 26,754,613	- 29,249,667	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 14,374,264	- 16,694,050	- 19,044,403	- 21,413,584	- 23,782,765	- 26,151,945	- 28,521,126	- 30,890,307	- 33,259,488	- 35,628,668	- 37,997,849	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 12,956,441	- 16,807,829	- 20,660,826	- 24,587,906	- 28,545,701	- 32,557,512	- 36,569,323	- 40,581,134	- 44,592,945	- 48,604,755	- 52,616,566	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	127,357,206	115,790,923	104,171,058	92,540,310	80,855,865	69,115,247	57,302,042	45,385,026	33,297,857	20,962,001	8,220,308	45%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	161,199,551	146,047,883	130,858,037	115,632,899	100,326,444	84,945,404	69,457,639	53,790,730	37,885,982	21,581,114	4,566,889	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,478,053	1,161,481	844,908	528,336	211,763	- 106,523	- 428,273	- 750,022	- 1,071,772	- 1,393,523	- 1,715,272	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 5,478,910	- 6,091,792	- 6,704,676	- 7,317,558	- 7,930,441	- 8,543,323	- 9,156,206	- 9,769,089	- 10,381,971	- 10,994,854	- 11,607,737	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	11,480,283	9,284,779	7,089,276	4,893,773	2,688,732	465,115	- 1,787,263	- 4,047,248	- 6,325,625	- 8,623,620	- 10,927,884	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	461,783	- 3,301,455	- 7,129,773	- 10,958,092	- 14,841,669	- 18,745,022	- 22,717,323	- 26,751,006	- 30,808,832	- 34,866,659	- 38,924,484	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	200,434,249	181,276,635	162,054,550	142,715,468	123,254,966	103,598,232	83,706,530	63,411,188	42,503,922	20,709,395	- 1,268,754	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,966,177	- 3,709,784	- 4,453,391	- 5,196,998	- 5,940,604	- 6,684,212	- 7,427,818	- 8,171,426	- 8,915,032	- 9,658,638	- 10,402,246	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	17,126,941	13,287,809	9,448,677	5,609,546	1,770,414	- 2,102,552	- 6,004,472	- 9,906,394	- 13,808,315	- 17,710,237	- 21,612,157	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	82,564,397	76,935,073	71,305,749	65,676,425	60,047,100	54,417,776	48,788,453	43,159,128	37,529,804	31,900,479	26,271,155	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	368,019	349,662	331,306	312,950	294,594	276,237	257,882	239,525	221,169	202,813	184,457	40%
2	Residential Small site - low density - 2 flats	2	£163,244	147,947	133,665	119,382	105,100	90,818	76,536	62,254	47,972	33,690	19,408	5,126	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	343,588	310,331	277,074	243,818	210,561	177,304	144,047	110,791	77,534	44,277	11,020	20%
4	Residential Small site - medium density - 9 flats	9	£408,110	542,828	488,983	435,137	381,291	327,446	273,600	219,754	165,909	112,063	58,217	4,372	10%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,782,942	1,611,951	1,440,960	1,269,967	1,098,976	927,985	756,994	586,002	415,010	244,019	73,028	25%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	3,126,574	2,810,906	2,495,240	2,179,573	1,863,907	1,548,239	1,232,573	916,906	601,240	285,572	- 30,586	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,847,725	5,456,469	5,065,212	4,673,956	4,282,700	3,891,444	3,500,188	3,108,931	2,717,675	2,326,418	1,935,163	45%
8	Residential Large site - high density - 150 flats	150	£1,714,060	561,541	- 320,928	- 1,212,580	- 2,104,233	- 2,995,886	- 3,887,539	- 4,779,191	- 5,670,843	- 6,562,496	- 7,454,149	- 8,345,802	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	12,786,812	11,415,448	10,044,085	8,672,721	7,301,357	5,929,994	4,558,630	3,185,378	1,799,108	412,838	- 989,352	20%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 4,614,018	- 7,014,373	- 9,427,674	- 11,870,818	- 14,313,961	- 16,774,396	- 19,269,449	- 21,764,504	- 24,259,558	- 26,754,613	- 29,249,667	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 14,374,264	- 16,694,050	- 19,044,403	- 21,413,584	- 23,782,765	- 26,151,945	- 28,521,126	- 30,890,307	- 33,259,488	- 35,628,668	- 37,997,849	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 12,956,441	- 16,807,829	- 20,660,826	- 24,587,906	- 28,545,701	- 32,557,512	- 36,569,323	- 40,581,134	- 44,592,945	- 48,604,755	- 52,616,566	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	127,357,206	115,790,923	104,171,058	92,540,310	80,855,865	69,115,247	57,302,042	45,385,026	33,297,857	20,962,001	8,220,308	45%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	161,199,551	146,047,883	130,858,037	115,632,899	100,326,444	84,945,404	69,457,639	53,790,730	37,885,982	21,581,114	4,566,889	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,478,053	1,161,481	844,908	528,336	211,763	- 106,523	- 428,273	- 750,022	- 1,071,772	- 1,393,523	- 1,715,272	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 5,478,910	- 6,091,792	- 6,704,676	- 7,317,558	- 7,930,441	- 8,543,323	- 9,156,206	- 9,769,089	- 10,381,971	- 10,994,854	- 11,607,737	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	11,480,283	9,284,779	7,089,276	4,893,773	2,688,732	465,115	- 1,787,263	- 4,047,248	- 6,325,625	- 8,623,620	- 10,927,884	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	461,783	- 3,301,455	- 7,129,773	- 10,958,092	- 14,841,669	- 18,745,022	- 22,717,323	- 26,751,006	- 30,808,832	- 34,866,659	- 38,924,484	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	200,434,249	181,276,635	162,054,550	142,715,468	123,254,966	103,598,232	83,706,530	63,411,188	42,503,922	20,709,395	- 1,268,754	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,966,177	- 3,709,784	- 4,453,391	- 5,196,998	- 5,940,604	- 6,684,212	- 7,427,818	- 8,171,426	- 8,915,032	- 9,658,638	- 10,402,246	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	17,126,941	13,287,809	9,448,677	5,609,546	1,770,414	- 2,102,552	- 6,004,472	- 9,906,394	- 13,808,315	- 17,710,237	- 21,612,157	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	82,564,397	76,935,073	71,305,749	65,676,425	60,047,100	54,417,776	48,788,453	43,159,128	37,529,804	31,900,479	26,271,155	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Charlton AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	362,897	344,541	326,184	307,828	289,472	271,116	252,759	234,404	216,048	197,691	179,335	0%
2	Residential Small site - low density - 2 flats	2	£614,877	142,824	128,542	114,260	99,978	85,696	71,415	57,133	42,851	28,569	14,286	4	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	330,784	297,527	264,270	231,014	197,756	164,500	131,243	97,987	64,729	31,473	- 1,814	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	519,807	465,962	412,115	358,270	304,425	250,578	196,733	142,888	89,041	35,196	- 18,955	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,719,067	1,548,074	1,377,083	1,206,092	1,035,101	864,108	693,117	522,126	351,134	180,143	9,151	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,999,252	2,683,585	2,367,918	2,052,252	1,736,585	1,420,918	1,105,251	789,585	473,918	158,251	- 159,990	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,720,404	5,329,147	4,937,891	4,546,634	4,155,379	3,764,122	3,372,866	2,981,610	2,590,353	2,199,097	1,807,841	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	180,865	- 707,830	- 1,599,483	- 2,491,135	- 3,382,788	- 4,274,441	- 5,166,094	- 6,057,747	- 6,949,399	- 7,841,051	- 8,732,704	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	12,174,677	10,803,313	9,431,950	8,060,587	6,689,223	5,317,859	3,946,495	2,563,231	1,176,961	- 212,732	- 1,621,674	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 5,847,155	- 8,247,508	- 10,680,978	- 13,124,122	- 15,567,265	- 18,048,198	- 20,543,252	- 23,038,307	- 25,533,361	- 28,028,415	- 30,523,470	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 15,627,568	- 17,949,025	- 20,318,206	- 22,687,386	- 25,056,566	- 27,425,748	- 29,794,928	- 32,164,109	- 34,533,290	- 36,902,471	- 39,271,651	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 14,911,769	- 18,763,156	- 22,648,133	- 26,575,213	- 30,565,511	- 34,577,322	- 38,589,133	- 42,600,944	- 46,612,754	- 50,624,565	- 54,636,376	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	124,643,952	113,033,293	101,413,427	89,737,578	78,025,206	66,249,156	54,381,673	42,394,390	30,220,835	17,761,037	4,923,934	20%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	157,769,212	142,596,732	127,371,594	112,092,574	96,749,204	81,309,510	65,740,811	49,985,118	33,944,505	17,444,742	191,472	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,617,983	1,301,411	984,839	668,266	351,694	35,121	- 286,054	- 607,804	- 929,553	- 1,251,303	- 1,573,053	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 5,156,216	- 5,769,099	- 6,381,982	- 6,994,864	- 7,607,747	- 8,220,630	- 8,833,513	- 9,446,395	- 10,059,278	- 10,672,161	- 11,285,044	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	11,474,366	9,278,863	7,083,359	4,887,856	2,682,720	459,102	- 1,793,374	- 4,053,359	- 6,331,836	- 8,629,831	- 10,934,196	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 1,423,569	- 5,225,318	- 9,053,636	- 12,901,148	- 16,796,997	- 20,732,329	- 24,712,990	- 28,770,817	- 32,828,642	- 36,886,469	- 40,944,294	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	197,833,155	178,613,894	159,316,470	139,913,463	120,364,088	100,621,749	80,572,859	60,085,794	38,894,499	16,965,118	- 5,094,843	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,591,141	- 3,334,748	- 4,078,355	- 4,821,962	- 5,565,568	- 6,309,176	- 7,052,782	- 7,796,389	- 8,539,996	- 9,283,603	- 10,027,210	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	17,080,011	13,240,879	9,401,748	5,562,616	1,723,484	- 2,150,250	- 6,052,171	- 9,954,092	- 13,856,013	- 17,757,935	- 21,659,856	5%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	82,592,244	76,962,919	71,333,595	65,704,270	60,074,946	54,445,622	48,816,298	43,186,974	37,557,649	31,928,326	26,299,001	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	362,897	344,541	326,184	307,828	289,472	271,116	252,759	234,404	216,048	197,691	179,335	0%
2	Residential Small site - low density - 2 flats	2	£324,764	142,824	128,542	114,260	99,978	85,696	71,415	57,133	42,851	28,569	14,286	4	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	330,784	297,527	264,270	231,014	197,756	164,500	131,243	97,987	64,729	31,473	- 1,814	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	519,807	465,962	412,115	358,270	304,425	250,578	196,733	142,888	89,041	35,196	- 18,955	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,719,067	1,548,074	1,377,083	1,206,092	1,035,101	864,108	693,117	522,126	351,134	180,143	9,151	5%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,999,252	2,683,585	2,367,918	2,052,252	1,736,585	1,420,918	1,105,251	789,585	473,918	158,251	- 159,990	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,720,404	5,329,147	4,937,891	4,546,634	4,155,379	3,764,122	3,372,866	2,981,610	2,590,353	2,199,097	1,807,841	20%
8	Residential Large site - high density - 150 flats	150	£3,410,017	180,865	- 707,830	- 1,599,483	- 2,491,135	- 3,382,788	- 4,274,441	- 5,166,094	- 6,057,747	- 6,949,399	- 7,841,051	- 8,732,704	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	12,174,677	10,803,313	9,431,950	8,060,587	6,689,223	5,317,859	3,946,495	2,563,231	1,176,961	- 212,732	- 1,621,674	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 5,847,155	- 8,247,508	- 10,680,978	- 13,124,122	- 15,567,265	- 18,048,198	- 20,543,252	- 23,038,307	- 25,533,361	- 28,028,415	- 30,523,470	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 15,627,568	- 17,949,025	- 20,318,206	- 22,687,386	- 25,056,566	- 27,425,748	- 29,794,928	- 32,164,109	- 34,533,290	- 36,902,471	- 39,271,651	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 14,911,769	- 18,763,156	- 22,648,133	- 26,575,213	- 30,565,511	- 34,577,322	- 38,589,133	- 42,600,944	- 46,612,754	- 50,624,565	- 54,636,376	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	124,643,952	113,033,293	101,413,427	89,737,578	78,025,206	66,249,156	54,381,673	42,394,390	30,220,835	17,761,037	4,923,934	35%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	157,769,212	142,596,732	127,371,594	112,092,574	96,749,204	81,309,510	65,740,811	49,985,118	33,944,505	17,444,742	191,472	35%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,617,983	1,301,411	984,839	668,266	351,694	35,121	- 286,054	- 607,804	- 929,553	- 1,251,303	- 1,573,053	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 5,156,216	- 5,769,099	- 6,381,982	- 6,994,864	- 7,607,747	- 8,220,630	- 8,833,513	- 9,446,395	- 10,059,278	- 10,672,161	- 11,285,044	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	11,474,366	9,278,863	7,083,359	4,887,856	2,682,720	459,102	- 1,793,374	- 4,053,359	- 6,331,836	- 8,629,831	- 10,934,196	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 1,423,569	- 5,225,318	- 9,053,636	- 12,901,148	- 16,796,997	- 20,732,329	- 24,712,990	- 28,770,817	- 32,828,642	- 36,886,469	- 40,944,294	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	197,833,155	178,613,894	159,316,470	139,913,463	120,364,088	100,621,749	80,572,859	60,085,794	38,894,499	16,965,118	- 5,094,843	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,591,141	- 3,334,748	- 4,078,355	- 4,821,962	- 5,565,568	- 6,309,176	- 7,052,782	- 7,796,389	- 8,539,996	- 9,283,603	- 10,027,210	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	17,080,011	13,240,879	9,401,748	5,562,616	1,723,484	- 2,150,250	- 6,052,171	- 9,954,092	- 13,856,013	- 17,757,935	- 21,659,856	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	82,592,244	76,962,919	71,333,595	65,704,270	60,074,946	54,445,622	48,816,298	43,186,974	37,557,649	31,928,326	26,299,001	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	362,897	344,541	326,184	307,828	289,472	271,116	252,759	234,404	216,048	197,691	179,335	40%
2	Residential Small site - low density - 2 flats	2	£172,359	142,824	128,542	114,260	99,978	85,696	71,415	57,133	42,851	28,569	14,286	4	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	330,784	297,527	264,270	231,014	197,756	164,500	131,243	97,987	64,729	31,473	- 1,814	15%
4	Residential Small site - medium density - 9 flats	9	£430,899	519,807	465,962	412,115	358,270	304,425	250,578	196,733	142,888	89,041	35,196	- 18,955	5%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,719,067	1,548,074	1,377,083	1,206,092	1,035,101	864,108	693,117	522,126	351,134	180,143	9,151	25%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,999,252	2,683,585	2,367,918	2,052,252	1,736,585	1,420,918	1,105,251	789,585	473,918	158,251	- 159,990	10%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,720,404	5,329,147	4,937,891	4,546,634	4,155,379	3,764,122	3,372,866	2,981,610	2,590,353	2,199,097	1,807,841	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	180,865	- 707,830	- 1,599,483	- 2,491,135	- 3,382,788	- 4,274,441	- 5,166,094	- 6,057,747	- 6,949,399	- 7,841,051	- 8,732,704	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	12,174,677	10,803,313	9,431,950	8,060,587	6,689,223	5,317,859	3,946,495	2,563,231	1,176,961	- 212,732	- 1,621,674	20%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 5,847,155	- 8,247,508	- 10,680,978	- 13,124,122	- 15,567,265	- 18,048,198	- 20,543,252	- 23,038,307	- 25,533,361	- 28,028,415	- 30,523,470	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 15,627,568	- 17,949,025	- 20,318,206	- 22,687,386	- 25,056,566	- 27,425,748	- 29,794,928	- 32,164,109	- 34,533,290	- 36,902,471	- 39,271,651	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 14,911,769	- 18,763,156	- 22,648,133	- 26,575,213	- 30,565,511	- 34,577,322	- 38,589,133	- 42,600,944	- 46,612,754	- 50,624,565	- 54,636,376	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	124,643,952	113,033,293	101,413,427	89,737,578	78,025,206	66,249,156	54,381,673	42,394,390	30,220,835	17,761,037	4,923,934	40%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	157,769,212	142,596,732	127,371,594	112,092,574	96,749,204	81,309,510	65,740,811	49,985,118	33,944,505	17,444,742	191,472	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,617,983	1,301,411	984,839	668,266	351,694	35,121	- 286,054	- 607,804	- 929,553	- 1,251,303	- 1,573,053	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 5,156,216	- 5,769,099	- 6,381,982	- 6,994,864	- 7,607,747	- 8,220,630	- 8,833,513	- 9,446,395	- 10,059,278	- 10,672,161	- 11,285,044	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	11,474,366	9,278,863	7,083,359	4,887,856	2,682,720	459,102	- 1,793,374	- 4,053,359	- 6,331,836	- 8,629,831	- 10,934,196	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 1,423,569	- 5,225,318	- 9,053,636	- 12,901,148	- 16,796,997	- 20,732,329	- 24,712,990	- 28,770,817	- 32,828,642	- 36,886,469	- 40,944,294	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	197,833,155	178,613,894	159,316,470	139,913,463	120,364,088	100,621,749	80,572,859	60,085,794	38,894,499	16,965,118	- 5,094,843	30%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,591,141	- 3,334,748	- 4,078,355	- 4,821,962	- 5,565,568	- 6,309,176	- 7,052,782	- 7,796,389	- 8,539,996	- 9,283,603	- 10,027,210	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	17,080,011	13,240,879	9,401,748	5,562,616	1,723,484	- 2,150,250	- 6,052,171	- 9,954,092	- 13,856,013	- 17,757,935	- 21,659,856	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	82,592,244	76,962,919	71,333,595	65,704,270	60,074,946	54,445,622	48,816,298	43,186,974	37,557,649	31,928,326	26,299,001	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	362,897	344,541	326,184	307,828	289,472	271,116	252,759	234,404	216,048	197,691	179,335	40%
2	Residential Small site - low density - 2 flats	2	£163,244	142,824	128,542	114,260	99,978	85,696	71,415	57,133	42,851	28,569	14,286	4	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	330,784	297,527	264,270	231,014	197,756	164,500	131,243	97,987	64,729	31,473	- 1,814	15%
4	Residential Small site - medium density - 9 flats	9	£408,110	519,807	465,962	412,115	358,270	304,425	250,578	196,733	142,888	89,041	35,196	- 18,955	10%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,719,067	1,548,074	1,377,083	1,206,092	1,035,101	864,108	693,117	522,126	351,134	180,143	9,151	25%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,999,252	2,683,585	2,367,918	2,052,252	1,736,585	1,420,918	1,105,251	789,585	473,918	158,251	- 159,990	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,720,404	5,329,147	4,937,891	4,546,634	4,155,379	3,764,122	3,372,866	2,981,610	2,590,353	2,199,097	1,807,841	45%
8	Residential Large site - high density - 150 flats	150	£1,714,060	180,865	- 707,830	- 1,599,483	- 2,491,135	- 3,382,788	- 4,274,441	- 5,166,094	- 6,057,747	- 6,949,399	- 7,841,051	- 8,732,704	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	12,174,677	10,803,313	9,431,950	8,060,587	6,689,223	5,317,859	3,946,495	2,563,231	1,176,961	- 212,732	- 1,621,674	20%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 5,847,155	- 8,247,508	- 10,680,978	- 13,124,122	- 15,567,265	- 18,048,198	- 20,543,252	- 23,038,307	- 25,533,361	- 28,028,415	- 30,523,470	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 15,627,568	- 17,949,025	- 20,318,206	- 22,687,386	- 25,056,566	- 27,425,748	- 29,794,928	- 32,164,109	- 34,533,290	- 36,902,471	- 39,271,651	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 14,911,769	- 18,763,156	- 22,648,133	- 26,575,213	- 30,565,511	- 34,577,322	- 38,589,133	- 42,600,944	- 46,612,754	- 50,624,565	- 54,636,376	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	124,643,952	113,033,293	101,413,427	89,737,578	78,025,206	66,249,156	54,381,673	42,394,390	30,220,835	17,761,037	4,923,934	40%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	157,769,212	142,596,732	127,371,594	112,092,574	96,749,204	81,309,510	65,740,811	49,985,118	33,944,505	17,444,742	191,472	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,617,983	1,301,411	984,839	668,266	351,694	35,121	- 286,054	- 607,804	- 929,553	- 1,251,303	- 1,573,053	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 5,156,216	- 5,769,099	- 6,381,982	- 6,994,864	- 7,607,747	- 8,220,630	- 8,833,513	- 9,446,395	- 10,059,278	- 10,672,161	- 11,285,044	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	11,474,366	9,278,863	7,083,359	4,887,856	2,682,720	459,102	- 1,793,374	- 4,053,359	- 6,331,836	- 8,629,831	- 10,934,196	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 1,423,569	- 5,225,318	- 9,053,636	- 12,901,148	- 16,796,997	- 20,732,329	- 24,712,990	- 28,770,817	- 32,828,642	- 36,886,469	- 40,944,294	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	197,833,155	178,613,894	159,316,470	139,913,463	120,364,088	100,621,749	80,572,859	60,085,794	38,894,499	16,965,118	- 5,094,843	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,591,141	- 3,334,748	- 4,078,355	- 4,821,962	- 5,565,568	- 6,309,176	- 7,052,782	- 7,796,389	- 8,539,996	- 9,283,603	- 10,027,210	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	17,080,011	13,240,879	9,401,748	5,562,616	1,723,484	- 2,150,250	- 6,052,171	- 9,954,092	- 13,856,013	- 17,757,935	- 21,659,856	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	82,592,244	76,962,919	71,333,595	65,704,270	60,074,946	54,445,622	48,816,298	43,186,974	37,557,649	31,928,326	26,299,001	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Thamesmead AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	362,044	343,687	325,331	306,975	288,619	270,262	251,907	233,550	215,194	196,837	178,482	0%
2	Residential Small site - low density - 2 flats	2	£614,877	141,971	127,689	113,407	99,125	84,843	70,561	56,279	41,997	27,715	13,433	- 863	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	328,650	295,393	262,136	228,880	195,623	162,366	129,109	95,852	62,596	29,338	- 3,982	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	515,970	462,125	408,279	354,433	300,588	246,742	192,896	139,051	85,205	31,359	- 22,855	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,708,420	1,537,429	1,366,437	1,195,446	1,024,454	853,462	682,471	511,480	340,489	169,496	- 1,519	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,978,032	2,662,365	2,346,699	2,031,031	1,715,365	1,399,698	1,084,032	768,364	452,698	137,031	- 181,557	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	5,699,183	5,307,926	4,916,671	4,525,415	4,134,158	3,742,902	3,351,645	2,960,390	2,569,134	2,177,877	1,786,621	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	117,418	- 772,314	- 1,663,967	- 2,555,620	- 3,447,272	- 4,338,924	- 5,230,577	- 6,122,230	- 7,013,882	- 7,905,535	- 8,797,188	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	12,072,655	10,701,291	9,329,928	7,958,564	6,587,200	5,215,836	3,844,473	2,459,540	1,073,270	- 318,119	- 1,727,061	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 6,052,677	- 8,453,031	- 10,889,863	- 13,333,006	- 15,776,149	- 18,260,498	- 20,755,552	- 23,250,607	- 25,745,661	- 28,240,716	- 30,735,770	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 15,836,452	- 18,161,325	- 20,530,506	- 22,899,686	- 25,268,868	- 27,638,048	- 30,007,228	- 32,376,410	- 34,745,590	- 37,114,771	- 39,483,952	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 15,237,657	- 19,089,044	- 22,979,351	- 26,906,431	- 30,902,146	- 34,913,957	- 38,925,768	- 42,937,578	- 46,949,390	- 50,961,201	- 54,973,012	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	124,191,743	112,573,687	100,953,822	89,270,456	77,550,443	65,766,629	53,891,255	41,895,951	29,705,958	17,220,483	4,374,539	20%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	157,197,488	142,015,658	126,790,520	111,501,996	96,148,967	80,699,457	65,120,780	49,344,640	33,282,905	16,750,146	- 546,560	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,739,255	1,422,682	1,106,111	789,538	472,966	156,393	- 162,799	- 484,549	- 806,298	- 1,128,048	- 1,449,799	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 4,813,544	- 5,426,426	- 6,039,310	- 6,652,192	- 7,265,075	- 7,877,957	- 8,490,840	- 9,103,723	- 9,716,605	- 10,329,488	- 10,942,371	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	12,466,125	10,270,622	8,075,119	5,879,615	3,684,112	1,467,082	- 768,909	- 3,028,894	- 5,290,615	- 7,588,611	- 9,886,606	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 1,739,053	- 5,545,961	- 9,374,280	- 13,227,036	- 17,122,885	- 21,063,547	- 25,049,625	- 29,107,451	- 33,165,277	- 37,223,103	- 41,280,930	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	198,101,771	178,882,509	159,572,528	140,156,759	120,594,414	100,825,494	80,762,474	60,233,717	38,998,113	17,053,477	- 5,003,571	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	17,037,713	13,198,581	9,359,450	5,520,318	1,681,186	- 2,193,238	- 6,095,160	- 9,997,081	- 13,899,003	- 17,800,924	- 21,702,845	5%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	82,957,939	77,328,615	71,699,291	66,069,966	60,440,643	54,811,318	49,181,994	43,552,669	37,923,346	32,294,021	26,664,697	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	362,044	343,687	325,331	306,975	288,619	270,262	251,907	233,550	215,194	196,837	178,482	0%
2	Residential Small site - low density - 2 flats	2	£324,764	141,971	127,689	113,407	99,125	84,843	70,561	56,279	41,997	27,715	13,433	- 863	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	328,650	295,393	262,136	228,880	195,623	162,366	129,109	95,852	62,596	29,338	- 3,982	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	515,970	462,125	408,279	354,433	300,588	246,742	192,896	139,051	85,205	31,359	- 22,855	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,708,420	1,537,429	1,366,437	1,195,446	1,024,454	853,462	682,471	511,480	340,489	169,496	- 1,519	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,978,032	2,662,365	2,346,699	2,031,031	1,715,365	1,399,698	1,084,032	768,364	452,698	137,031	- 181,557	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	5,699,183	5,307,926	4,916,671	4,525,415	4,134,158	3,742,902	3,351,645	2,960,390	2,569,134	2,177,877	1,786,621	20%
8	Residential Large site - high density - 150 flats	150	£3,410,017	117,418	- 772,314	- 1,663,967	- 2,555,620	- 3,447,272	- 4,338,924	- 5,230,577	- 6,122,230	- 7,013,882	- 7,905,535	- 8,797,188	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	12,072,655	10,701,291	9,329,928	7,958,564	6,587,200	5,215,836	3,844,473	2,459,540	1,073,270	- 318,119	- 1,727,061	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 6,052,677	- 8,453,031	- 10,889,863	- 13,333,006	- 15,776,149	- 18,260,498	- 20,755,552	- 23,250,607	- 25,745,661	- 28,240,716	- 30,735,770	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 15,836,452	- 18,161,325	- 20,530,506	- 22,899,686	- 25,268,868	- 27,638,048	- 30,007,228	- 32,376,410	- 34,745,590	- 37,114,771	- 39,483,952	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 15,237,657	- 19,089,044	- 22,979,351	- 26,906,431	- 30,902,146	- 34,913,957	- 38,925,768	- 42,937,578	- 46,949,390	- 50,961,201	- 54,973,012	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	124,191,743	112,573,687	100,953,822	89,270,456	77,550,443	65,766,629	53,891,255	41,895,951	29,705,958	17,220,483	4,374,539	35%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	157,197,488	142,015,658	126,790,520	111,501,996	96,148,967	80,699,457	65,120,780	49,344,640	33,282,905	16,750,146	- 546,560	35%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,739,255	1,422,682	1,106,111	789,538	472,966	156,393	- 162,799	- 484,549	- 806,298	- 1,128,048	- 1,449,799	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 4,813,544	- 5,426,426	- 6,039,310	- 6,652,192	- 7,265,075	- 7,877,957	- 8,490,840	- 9,103,723	- 9,716,605	- 10,329,488	- 10,942,371	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	12,466,125	10,270,622	8,075,119	5,879,615	3,684,112	1,467,082	- 768,909	- 3,028,894	- 5,290,615	- 7,588,611	- 9,886,606	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 1,739,053	- 5,545,961	- 9,374,280	- 13,227,036	- 17,122,885	- 21,063,547	- 25,049,625	- 29,107,451	- 33,165,277	- 37,223,103	- 41,280,930	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	198,101,771	178,882,509	159,572,528	140,156,759	120,594,414	100,825,494	80,762,474	60,233,717	38,998,113	17,053,477	- 5,003,571	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	17,037,713	13,198,581	9,359,450	5,520,318	1,681,186	- 2,193,238	- 6,095,160	- 9,997,081	- 13,899,003	- 17,800,924	- 21,702,845	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	82,957,939	77,328,615	71,699,291	66,069,966	60,440,643	54,811,318	49,181,994	43,552,669	37,923,346	32,294,021	26,664,697	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	362,044	343,687	325,331	306,975	288,619	270,262	251,907	233,550	215,194	196,837	178,482	35%
2	Residential Small site - low density - 2 flats	2	£172,359	141,971	127,689	113,407	99,125	84,843	70,561	56,279	41,997	27,715	13,433	- 863	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	328,650	295,393	262,136	228,880	195,623	162,366	129,109	95,852	62,596	29,338	- 3,982	15%
4	Residential Small site - medium density - 9 flats	9	£430,899	515,970	462,125	408,279	354,433	300,588	246,742	192,896	139,051	85,205	31,359	- 22,855	5%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,708,420	1,537,429	1,366,437	1,195,446	1,024,454	853,462	682,471	511,480	340,489	169,496	- 1,519	25%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,978,032	2,662,365	2,346,699	2,031,031	1,715,365	1,399,698	1,084,032	768,364	452,698	137,031	- 181,557	10%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	5,699,183	5,307,926	4,916,671	4,525,415	4,134,158	3,742,902	3,351,645	2,960,390	2,569,134	2,177,877	1,786,621	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	117,418	- 772,314	- 1,663,967	- 2,555,620	- 3,447,272	- 4,338,924	- 5,230,577	- 6,122,230	- 7,013,882	- 7,905,535	- 8,797,188	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	12,072,655	10,701,291	9,329,928	7,958,564	6,587,200	5,215,836	3,844,473	2,459,540	1,073,270	- 318,119	- 1,727,061	20%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 6,052,677	- 8,453,031	- 10,889,863	- 13,333,006	- 15,776,149	- 18,260,498	- 20,755,552	- 23,250,607	- 25,745,661	- 28,240,716	- 30,735,770	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 15,836,452	- 18,161,325	- 20,530,506	- 22,899,686	- 25,268,868	- 27,638,048	- 30,007,228	- 32,376,410	- 34,745,590	- 37,114,771	- 39,483,952	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 15,237,657	- 19,089,044	- 22,979,351	- 26,906,431	- 30,902,146	- 34,913,957	- 38,925,768	- 42,937,578	- 46,949,390	- 50,961,201	- 54,973,012	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	124,191,743	112,573,687	100,953,822	89,270,456	77,550,443	65,766,629	53,891,255	41,895,951	29,705,958	17,220,483	4,374,539	40%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	157,197,488	142,015,658	126,790,520	111,501,996	96,148,967	80,699,457	65,120,780	49,344,640	33,282,905	16,750,146	- 546,560	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,739,255	1,422,682	1,106,111	789,538	472,966	156,393	- 162,799	- 484,549	- 806,298	- 1,128,048	- 1,449,799	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 4,813,544	- 5,426,426	- 6,039,310	- 6,652,192	- 7,265,075	- 7,877,957	- 8,490,840	- 9,103,723	- 9,716,605	- 10,329,488	- 10,942,371	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	12,466,125	10,270,622	8,075,119	5,879,615	3,684,112	1,467,082	- 768,909	- 3,028,894	- 5,290,615	- 7,588,611	- 9,886,606	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 1,739,053	- 5,545,961	- 9,374,280	- 13,227,036	- 17,122,885	- 21,063,547	- 25,049,625	- 29,107,451	- 33,165,277	- 37,223,103	- 41,280,930	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	198,101,771	178,882,509	159,572,528	140,156,759	120,594,414	100,825,494	80,762,474	60,233,717	38,998,113	17,053,477	- 5,003,571	30%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	17,037,713	13,198,581	9,359,450	5,520,318	1,681,186	- 2,193,238	- 6,095,160	- 9,997,081	- 13,899,003	- 17,800,924	- 21,702,845	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	82,957,939	77,328,615	71,699,291	66,069,966	60,440,643	54,811,318	49,181,994	43,552,669	37,923,346	32,294,021	26,664,697	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	362,044	343,687	325,331	306,975	288,619	270,262	251,907	233,550	215,194	196,837	178,482	40%
2	Residential Small site - low density - 2 flats	2	£163,244	141,971	127,689	113,407	99,125	84,843	70,561	56,279	41,997	27,715	13,433	- 863	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	328,650	295,393	262,136	228,880	195,623	162,366	129,109	95,852	62,596	29,338	- 3,982	15%
4	Residential Small site - medium density - 9 flats	9	£408,110	515,970	462,125	408,279	354,433	300,588	246,742	192,896	139,051	85,205	31,359	- 22,855	10%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,708,420	1,537,429	1,366,437	1,195,446	1,024,454	853,462	682,471	511,480	340,489	169,496	- 1,519	25%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,978,032	2,662,365	2,346,699	2,031,031	1,715,365	1,399,698	1,084,032	768,364	452,698	137,031	- 181,557	10%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	5,699,183	5,307,926	4,916,671	4,525,415	4,134,158	3,742,902	3,351,645	2,960,390	2,569,134	2,177,877	1,786,621	45%
8	Residential Large site - high density - 150 flats	150	£1,714,060	117,418	- 772,314	- 1,663,967	- 2,555,620	- 3,447,272	- 4,338,924	- 5,230,577	- 6,122,230	- 7,013,882	- 7,905,535	- 8,797,188	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	12,072,655	10,701,291	9,329,928	7,958,564	6,587,200	5,215,836	3,844,473	2,459,540	1,073,270	- 318,119	- 1,727,061	20%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 6,052,677	- 8,453,031	- 10,889,863	- 13,333,006	- 15,776,149	- 18,260,498	- 20,755,552	- 23,250,607	- 25,745,661	- 28,240,716	- 30,735,770	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 15,836,452	- 18,161,325	- 20,530,506	- 22,899,686	- 25,268,868	- 27,638,048	- 30,007,228	- 32,376,410	- 34,745,590	- 37,114,771	- 39,483,952	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 15,237,657	- 19,089,044	- 22,979,351	- 26,906,431	- 30,902,146	- 34,913,957	- 38,925,768	- 42,937,578	- 46,949,390	- 50,961,201	- 54,973,012	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	124,191,743	112,573,687	100,953,822	89,270,456	77,550,443	65,766,629	53,891,255	41,895,951	29,705,958	17,220,483	4,374,539	40%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	157,197,488	142,015,658	126,790,520	111,501,996	96,148,967	80,699,457	65,120,780	49,344,640	33,282,905	16,750,146	- 546,560	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,739,255	1,422,682	1,106,111	789,538	472,966	156,393	- 162,799	- 484,549	- 806,298	- 1,128,048	- 1,449,799	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 4,813,544	- 5,426,426	- 6,039,310	- 6,652,192	- 7,265,075	- 7,877,957	- 8,490,840	- 9,103,723	- 9,716,605	- 10,329,488	- 10,942,371	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	12,466,125	10,270,622	8,075,119	5,879,615	3,684,112	1,467,082	- 768,909	- 3,028,894	- 5,290,615	- 7,588,611	- 9,886,606	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 1,739,053	- 5,545,961	- 9,374,280	- 13,227,036	- 17,122,885	- 21,063,547	- 25,049,625	- 29,107,451	- 33,165,277	- 37,223,103	- 41,280,930	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	198,101,771	178,882,509	159,572,528	140,156,759	120,594,414	100,825,494	80,762,474	60,233,717	38,998,113	17,053,477	- 5,003,571	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	17,037,713	13,198,581	9,359,450	5,520,318	1,681,186	- 2,193,238	- 6,095,160	- 9,997,081	- 13,899,003	- 17,800,924	- 21,702,845	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	82,957,939	77,328,615	71,699,291	66,069,966	60,440,643	54,811,318	49,181,994	43,552,669	37,923,346	32,294,021	26,664,697	50%

RB GREENWICH LOCAL PLAN Sales value £6,458 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0%

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	296,561	281,777	266,994	252,210	237,427	222,644	207,860	193,078	178,294	163,511	148,728	0%
2	Residential Small site - low density - 2 flats	2	£614,877	89,782	78,408	67,035	55,661	44,287	32,914	21,539	10,165	- 1,228	- 12,788	- 24,348	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	208,149	181,664	155,180	128,695	102,210	75,725	49,240	22,756	- 3,790	- 30,708	- 57,626	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	320,136	277,426	234,714	192,003	149,292	106,581	63,870	21,159	- 21,905	- 65,315	- 108,724	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,087,311	951,101	814,891	678,681	542,472	406,262	270,052	133,842	- 2,407	- 140,845	- 279,282	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,785,389	1,536,780	1,288,173	1,039,566	790,959	542,350	293,743	45,136	- 206,800	- 459,473	- 712,147	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,211,433	3,901,991	3,592,550	3,283,108	2,973,666	2,664,225	2,354,783	2,045,341	1,735,899	1,426,458	1,117,016	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 3,367,953	- 4,062,672	- 4,757,391	- 5,452,110	- 6,146,828	- 6,841,547	- 7,536,266	- 8,230,985	- 8,925,703	- 9,620,422	- 10,315,141	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	6,688,843	5,622,378	4,546,179	3,469,385	2,392,589	1,315,795	239,000	- 851,498	- 1,945,903	- 3,040,310	- 4,140,842	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 16,398,191	- 18,265,497	- 20,156,797	- 22,048,098	- 23,939,399	- 25,830,700	- 27,722,001	- 29,613,301	- 31,504,602	- 33,395,902	- 35,287,203	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 25,876,663	- 27,667,313	- 29,457,963	- 31,248,612	- 33,039,262	- 34,829,912	- 36,620,562	- 38,411,210	- 40,201,860	- 41,992,510	- 43,783,160	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 30,682,231	- 33,784,853	- 36,887,475	- 39,990,098	- 43,092,720	- 46,195,342	- 49,297,964	- 52,400,586	- 55,503,209	- 58,605,831	- 61,708,453	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	91,193,431	81,270,211	71,282,842	61,248,878	51,144,614	40,945,397	30,600,411	20,053,948	9,262,922	- 1,691,823	- 12,991,668	10%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	114,185,521	101,169,601	88,071,406	74,899,883	61,626,623	48,190,965	34,550,914	20,586,917	6,111,948	- 8,843,520	- 24,243,586	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	542,764	293,443	44,123	- 208,555	- 461,952	- 715,351	- 968,749	- 1,222,147	- 1,475,546	- 1,728,944	- 1,982,343	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 7,169,131	- 7,649,155	- 8,129,178	- 8,609,201	- 9,089,225	- 9,569,248	- 10,049,270	- 10,529,294	- 11,009,317	- 11,489,340	- 11,969,364	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	3,385,383	1,685,596	14,423	- 1,742,010	- 3,469,596	- 5,199,651	- 6,956,182	- 8,712,713	- 10,469,245	- 12,254,888	- 14,049,116	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 16,841,843	- 19,859,903	- 22,937,253	- 26,016,655	- 29,162,896	- 32,309,136	- 35,455,377	- 38,601,617	- 41,747,858	- 44,894,099	- 48,040,339	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	143,347,004	126,764,765	110,043,243	93,145,589	76,000,404	58,498,594	40,461,110	22,010,635	3,560,161	- 15,337,780	- 34,794,353	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	14,734,007	11,024,865	7,315,722	3,606,580	- 104,240	- 3,874,045	- 7,643,851	- 11,413,658	- 15,183,464	- 18,953,269	- 22,723,075	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	81,789,640	76,226,132	70,662,625	65,099,118	59,535,610	53,972,103	48,408,596	42,845,088	37,281,582	31,718,075	26,154,568	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	296,561	281,777	266,994	252,210	237,427	222,644	207,860	193,078	178,294	163,511	148,728	0%
2	Residential Small site - low density - 2 flats	2	£324,764	89,782	78,408	67,035	55,661	44,287	32,914	21,539	10,165	- 1,228	- 12,788	- 24,348	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	208,149	181,664	155,180	128,695	102,210	75,725	49,240	22,756	- 3,790	- 30,708	- 57,626	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	320,136	277,426	234,714	192,003	149,292	106,581	63,870	21,159	- 21,905	- 65,315	- 108,724	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,087,311	951,101	814,891	678,681	542,472	406,262	270,052	133,842	- 2,407	- 140,845	- 279,282	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,785,389	1,536,780	1,288,173	1,039,566	790,959	542,350	293,743	45,136	- 206,800	- 459,473	- 712,147	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,211,433	3,901,991	3,592,550	3,283,108	2,973,666	2,664,225	2,354,783	2,045,341	1,735,899	1,426,458	1,117,016	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 3,367,953	- 4,062,672	- 4,757,391	- 5,452,110	- 6,146,828	- 6,841,547	- 7,536,266	- 8,230,985	- 8,925,703	- 9,620,422	- 10,315,141	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	6,688,843	5,622,378	4,546,179	3,469,385	2,392,589	1,315,795	239,000	- 851,498	- 1,945,903	- 3,040,310	- 4,140,842	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 16,398,191	- 18,265,497	- 20,156,797	- 22,048,098	- 23,939,399	- 25,830,700	- 27,722,001	- 29,613,301	- 31,504,602	- 33,395,902	- 35,287,203	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 25,876,663	- 27,667,313	- 29,457,963	- 31,248,612	- 33,039,262	- 34,829,912	- 36,620,562	- 38,411,210	- 40,201,860	- 41,992,510	- 43,783,160	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 30,682,231	- 33,784,853	- 36,887,475	- 39,990,098	- 43,092,720	- 46,195,342	- 49,297,964	- 52,400,586	- 55,503,209	- 58,605,831	- 61,708,453	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	91,193,431	81,270,211	71,282,842	61,248,878	51,144,614	40,945,397	30,600,411	20,053,948	9,262,922	- 1,691,823	- 12,991,668	25%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	114,185,521	101,169,601	88,071,406	74,899,883	61,626,623	48,190,965	34,550,914	20,586,917	6,111,948	- 8,843,520	- 24,243,586	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	542,764	293,443	44,123	- 208,555	- 461,952	- 715,351	- 968,749	- 1,222,147	- 1,475,546	- 1,728,944	- 1,982,343	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 7,169,131	- 7,649,155	- 8,129,178	- 8,609,201	- 9,089,225	- 9,569,248	- 10,049,270	- 10,529,294	- 11,009,317	- 11,489,340	- 11,969,364	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	3,385,383	1,685,596	14,423	- 1,742,010	- 3,469,596	- 5,199,651	- 6,956,182	- 8,712,713	- 10,469,245	- 12,254,888	- 14,049,116	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 16,841,843	- 19,859,903	- 22,937,253	- 26,016,655	- 29,162,896	- 32,309,136	- 35,455,377	- 38,601,617	- 41,747,858	- 44,894,099	- 48,040,339	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	143,347,004	126,764,765	110,043,243	93,145,589	76,000,404	58,498,594	40,461,110	22,010,635	3,560,161	- 15,337,780	- 34,794,353	5%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	14,734,007	11,024,865	7,315,722	3,606,580	- 104,240	- 3,874,045	- 7,643,851	- 11,413,658	- 15,183,464	- 18,953,269	- 22,723,075	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	81,789,640	76,226,132	70,662,625	65,099,118	59,535,610	53,972,103	48,408,596	42,845,088	37,281,582	31,718,075	26,154,568	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	296,561	281,777	266,994	252,210	237,427	222,644	207,860	193,078	178,294	163,511	148,728	25%
2	Residential Small site - low density - 2 flats	2	£172,359	89,782	78,408	67,035	55,661	44,287	32,914	21,539	10,165	- 1,228	- 12,788	- 24,348	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	208,149	181,664	155,180	128,695	102,210	75,725	49,240	22,756	- 3,790	- 30,708	- 57,626	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	320,136	277,426	234,714	192,003	149,292	106,581	63,870	21,159	- 21,905	- 65,315	- 108,724	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,087,311	951,101	814,891	678,681	542,472	406,262	270,052	133,842	- 2,407	- 140,845	- 279,282	5%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,785,389	1,536,780	1,288,173	1,039,566	790,959	542,350	293,743	45,136	- 206,800	- 459,473	- 712,147	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,211,433	3,901,991	3,592,550	3,283,108	2,973,666	2,664,225	2,354,783	2,045,341	1,735,899	1,426,458	1,117,016	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 3,367,953	- 4,062,672	- 4,757,391	- 5,452,110	- 6,146,828	- 6,841,547	- 7,536,266	- 8,230,985	- 8,925,703	- 9,620,422	- 10,315,141	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	6,688,843	5,622,378	4,546,179	3,469,385	2,392,589	1,315,795	239,000	- 851,498	- 1,945,903	- 3,040,310	- 4,140,842	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 16,398,191	- 18,265,497	- 20,156,797	- 22,048,098	- 23,939,399	- 25,830,700	- 27,722,001	- 29,613,301	- 31,504,602	- 33,395,902	- 35,287,203	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 25,876,663	- 27,667,313	- 29,457,963	- 31,248,612	- 33,039,262	- 34,829,912	- 36,620,562	- 38,411,210	- 40,201,860	- 41,992,510	- 43,783,160	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 30,682,231	- 33,784,853	- 36,887,475	- 39,990,098	- 43,092,720	- 46,195,342	- 49,297,964	- 52,400,586	- 55,503,209	- 58,605,831	- 61,708,453	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	91,193,431	81,270,211	71,282,842	61,248,878	51,144,614	40,945,397	30,600,411	20,053,948	9,262,922	- 1,691,823	- 12,991,668	35%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	114,185,521	101,169,601	88,071,406	74,899,883	61,626,623	48,190,965	34,550,914	20,586,917	6,111,948	- 8,843,520	- 24,243,586	30%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	542,764	293,443	44,123	- 208,555	- 461,952	- 715,351	- 968,749	- 1,222,147	- 1,475,546	- 1,728,944	- 1,982,343	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 7,169,131	- 7,649,155	- 8,129,178	- 8,609,201	- 9,089,225	- 9,569,248	- 10,049,270	- 10,529,294	- 11,009,317	- 11,489,340	- 11,969,364	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	3,385,383	1,685,596	14,423	- 1,742,010	- 3,469,596	- 5,199,651	- 6,956,182	- 8,712,713	- 10,469,245	- 12,254,888	- 14,049,116	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 16,841,843	- 19,859,903	- 22,937,253	- 26,016,655	- 29,162,896	- 32,309,136	- 35,455,377	- 38,601,617	- 41,747,858	- 44,894,099	- 48,040,339	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	143,347,004	126,764,765	110,043,243	93,145,589	76,000,404	58,498,594	40,461,110	22,010,635	3,560,161	- 15,337,780	- 34,794,353	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	14,734,007	11,024,865	7,315,722	3,606,580	- 104,240	- 3,874,045	- 7,643,851	- 11,413,658	- 15,183,464	- 18,953,269	- 22,723,075	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	81,789,640	76,226,132	70,662,625	65,099,118	59,535,610	53,972,103	48,408,596	42,845,088	37,281,582	31,718,075	26,154,568	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	296,561	281,777	266,994	252,210	237,427	222,644	207,860	193,078	178,294	163,511	148,728	30%
2	Residential Small site - low density - 2 flats	2	£163,244	89,782	78,408	67,035	55,661	44,287	32,914	21,539	10,165	- 1,228	- 12,788	- 24,348	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	208,149	181,664	155,180	128,695	102,210	75,725	49,240	22,756	- 3,790	- 30,708	- 57,626	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	320,136	277,426	234,714	192,003	149,292	106,581	63,870	21,159	- 21,905	- 65,315	- 108,724	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,087,311	951,101	814,891	678,681	542,472	406,262	270,052	133,842	- 2,407	- 140,845	- 279,282	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,785,389	1,536,780	1,288,173	1,039,566	790,959	542,350	293,743	45,136	- 206,800	- 459,473	- 712,147	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,211,433	3,901,991	3,592,550	3,283,108	2,973,666	2,664,225	2,354,783	2,045,341	1,735,899	1,426,458	1,117,016	35%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 3,367,953	- 4,062,672	- 4,757,391	- 5,452,110	- 6,146,828	- 6,841,547	- 7,536,266	- 8,230,985	- 8,925,703	- 9,620,422	- 10,315,141	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	6,688,843	5,622,378	4,546,179	3,469,385	2,392,589	1,315,795	239,000	- 851,498	- 1,945,903	- 3,040,310	- 4,140,842	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 16,398,191	- 18,265,497	- 20,156,797	- 22,048,098	- 23,939,399	- 25,830,700	- 27,722,001	- 29,613,301	- 31,504,602	- 33,395,902	- 35,287,203	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 25,876,663	- 27,667,313	- 29,457,963	- 31,248,612	- 33,039,262	- 34,829,912	- 36,620,562	- 38,411,210	- 40,201,860	- 41,992,510	- 43,783,160	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 30,682,231	- 33,784,853	- 36,887,475	- 39,990,098	- 43,092,720	- 46,195,342	- 49,297,964	- 52,400,586	- 55,503,209	- 58,605,831	- 61,708,453	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	91,193,431	81,270,211	71,282,842	61,248,878	51,144,614	40,945,397	30,600,411	20,053,948	9,262,922	- 1,691,823	- 12,991,668	35%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	114,185,521	101,169,601	88,071,406	74,899,883	61,626,623	48,190,965	34,550,914	20,586,917	6,111,948	- 8,843,520	- 24,243,586	30%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	542,764	293,443	44,123	- 208,555	- 461,952	- 715,351	- 968,749	- 1,222,147	- 1,475,546	- 1,728,944	- 1,982,343	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 7,169,131	- 7,649,155	- 8,129,178	- 8,609,201	- 9,089,225	- 9,569,248	- 10,049,270	- 10,529,294	- 11,009,317	- 11,489,340	- 11,969,364	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	3,385,383	1,685,596	14,423	- 1,742,010	- 3,469,596	- 5,199,651	- 6,956,182	- 8,712,713	- 10,469,245	- 12,254,888	- 14,049,116	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 16,841,843	- 19,859,903	- 22,937,253	- 26,016,655	- 29,162,896	- 32,309,136	- 35,455,377	- 38,601,617	- 41,747,858	- 44,894,099	- 48,040,339	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	143,347,004	126,764,765	110,043,243	93,145,589	76,000,404	58,498,594	40,461,110	22,010,635	3,560,161	- 15,337,780	- 34,794,353	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	14,734,007	11,024,865	7,315,722	3,606,580	- 104,240	- 3,874,045	- 7,643,851	- 11,413,658	- 15,183,464	- 18,953,269	- 22,723,075	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	81,789,640	76,226,132	70,662,625	65,099,118	59,535,610	53,972,103	48,408,596	42,845,088	37,281,582	31,718,075	26,154,568	50%

Appendix 10 - Appraisal sensitivity outputs (downside)

RB GREENWICH LOCAL PLAN Sales value £10,172 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0% Downside Scenario

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	656,660	621,249	585,838	550,428	515,018	479,606	444,196	408,785	373,374	337,964	302,553	0%
2	Residential Small site - low density - 2 flats	2	£614,877	307,925	279,762	251,598	223,435	195,271	167,108	138,943	110,780	82,616	54,453	26,290	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	716,111	650,529	584,949	519,368	453,787	388,206	322,625	257,044	191,464	125,882	60,301	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	1,152,976	1,045,911	938,846	831,780	724,714	617,649	510,583	403,518	296,451	189,386	82,321	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	3,572,727	3,240,699	2,908,670	2,576,643	2,244,615	1,912,587	1,580,559	1,248,531	916,504	584,476	252,448	5%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	6,528,442	5,901,454	5,274,465	4,647,477	4,020,488	3,393,499	2,766,511	2,139,522	1,512,533	885,544	258,555	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	10,829,246	10,058,083	9,286,020	8,513,956	7,741,892	6,969,828	6,197,764	5,425,699	4,653,636	3,881,572	3,109,508	20%
8	Residential Large site - high density - 150 flats	150	£6,456,206	10,277,348	8,524,008	6,770,668	5,017,328	3,263,988	1,510,648	- 261,119	- 2,069,719	- 3,878,319	- 5,686,919	- 7,495,519	10%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	27,970,851	25,203,965	22,437,079	19,666,898	16,876,198	14,085,499	11,294,800	8,504,100	5,713,400	2,911,360	83,983	5%
10	Residential Large site - high density - 500 flats	500	£23,519,037	23,375,717	18,471,494	13,567,273	8,608,089	3,639,268	- 1,375,942	- 6,503,798	- 11,671,273	- 16,889,208	- 22,209,086	- 27,529,613	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	11,860,193	7,125,637	2,391,080	- 2,432,447	- 7,318,514	- 12,247,957	- 17,219,890	- 22,272,934	- 27,342,716	- 32,412,497	- 37,482,278	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	27,437,435	20,119,646	12,716,408	5,285,150	- 2,276,942	- 10,014,673	- 17,859,772	- 25,846,882	- 34,011,414	- 42,228,204	- 50,444,994	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	231,060,585	211,720,378	192,380,058	172,993,874	153,572,223	134,070,434	114,492,511	94,795,666	74,921,058	54,755,140	34,098,885	40%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	295,355,778	270,187,155	244,959,206	219,698,388	194,354,726	168,939,402	143,403,200	117,695,817	91,738,014	65,365,240	38,271,590	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	5,624,094	4,995,308	4,366,520	3,737,733	3,108,945	2,480,158	1,851,371	1,222,584	593,797	- 35,563	- 674,635	10%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	2,867,822	1,658,762	449,700	- 771,780	- 2,000,615	- 3,229,451	- 4,458,286	- 5,687,122	- 6,915,956	- 8,144,792	- 9,373,627	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	41,341,998	36,833,998	32,325,998	27,794,793	23,244,959	18,695,124	14,145,289	9,552,158	4,948,240	317,606	- 4,424,041	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	41,666,451	34,375,067	27,049,522	19,670,710	12,240,812	4,761,841	- 2,872,786	- 10,681,898	- 18,620,721	- 26,743,506	- 35,028,706	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	376,453,124	344,696,450	312,911,390	281,017,709	249,015,053	216,870,102	184,519,785	151,852,190	118,703,998	84,745,214	49,244,804	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 1,301,391	- 2,044,997	- 2,788,605	- 3,532,211	- 4,275,818	- 5,019,425	- 5,763,032	- 6,506,639	- 7,250,245	- 7,993,853	- 8,737,459	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	24,078,572	19,638,101	15,197,629	10,757,158	6,316,687	1,876,215	- 2,606,195	- 7,119,291	- 11,632,387	- 16,145,483	- 20,658,579	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	87,426,236	81,493,014	75,559,791	69,626,569	63,693,346	57,760,124	51,826,901	45,893,679	39,960,456	34,027,234	28,094,011	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	656,660	621,249	585,838	550,428	515,018	479,606	444,196	408,785	373,374	337,964	302,553	35%
2	Residential Small site - low density - 2 flats	2	£324,764	307,925	279,762	251,598	223,435	195,271	167,108	138,943	110,780	82,616	54,453	26,290	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	716,111	650,529	584,949	519,368	453,787	388,206	322,625	257,044	191,464	125,882	60,301	20%
4	Residential Small site - medium density - 9 flats	9	£811,909	1,152,976	1,045,911	938,846	831,780	724,714	617,649	510,583	403,518	296,451	189,386	82,321	15%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	3,572,727	3,240,699	2,908,670	2,576,643	2,244,615	1,912,587	1,580,559	1,248,531	916,504	584,476	252,448	30%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	6,528,442	5,901,454	5,274,465	4,647,477	4,020,488	3,393,499	2,766,511	2,139,522	1,512,533	885,544	258,555	15%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	10,829,246	10,058,083	9,286,020	8,513,956	7,741,892	6,969,828	6,197,764	5,425,699	4,653,636	3,881,572	3,109,508	40%
8	Residential Large site - high density - 150 flats	150	£3,410,017	10,277,348	8,524,008	6,770,668	5,017,328	3,263,988	1,510,648	- 261,119	- 2,069,719	- 3,878,319	- 5,686,919	- 7,495,519	15%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	27,970,851	25,203,965	22,437,079	19,666,898	16,876,198	14,085,499	11,294,800	8,504,100	5,713,400	2,911,360	83,983	25%
10	Residential Large site - high density - 500 flats	500	£12,422,204	23,375,717	18,471,494	13,567,273	8,608,089	3,639,268	- 1,375,942	- 6,503,798	- 11,671,273	- 16,889,208	- 22,209,086	- 27,529,613	10%
11	Residential Large site - high density - 500 flats	500	£8,930,996	11,860,193	7,125,637	2,391,080	- 2,432,447	- 7,318,514	- 12,247,957	- 17,219,890	- 22,272,934	- 27,342,716	- 32,412,497	- 37,482,278	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	27,437,435	20,119,646	12,716,408	5,285,150	- 2,276,942	- 10,014,673	- 17,859,772	- 25,846,882	- 34,011,414	- 42,228,204	- 50,444,994	5%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	231,060,585	211,720,378	192,380,058	172,993,874	153,572,223	134,070,434	114,492,511	94,795,666	74,921,058	54,755,140	34,098,885	45%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	295,355,778	270,187,155	244,959,206	219,698,388	194,354,726	168,939,402	143,403,200	117,695,817	91,738,014	65,365,240	38,271,590	45%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	5,624,094	4,995,308	4,366,520	3,737,733	3,108,945	2,480,158	1,851,371	1,222,584	593,797	- 35,563	- 674,635	25%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	2,867,822	1,658,762	449,700	- 771,780	- 2,000,615	- 3,229,451	- 4,458,286	- 5,687,122	- 6,915,956	- 8,144,792	- 9,373,627	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	41,341,998	36,833,998	32,325,998	27,794,793	23,244,959	18,695,124	14,145,289	9,552,158	4,948,240	317,606	- 4,424,041	10%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	41,666,451	34,375,067	27,049,522	19,670,710	12,240,812	4,761,841	- 2,872,786	- 10,681,898	- 18,620,721	- 26,743,506	- 35,028,706	5%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	376,453,124	344,696,450	312,911,390	281,017,709	249,015,053	216,870,102	184,519,785	151,852,190	118,703,998	84,745,214	49,244,804	40%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 1,301,391	- 2,044,997	- 2,788,605	- 3,532,211	- 4,275,818	- 5,019,425	- 5,763,032	- 6,506,639	- 7,250,245	- 7,993,853	- 8,737,459	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	24,078,572	19,638,101	15,197,629	10,757,158	6,316,687	1,876,215	- 2,606,195	- 7,119,291	- 11,632,387	- 16,145,483	- 20,658,579	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	87,426,236	81,493,014	75,559,791	69,626,569	63,693,346	57,760,124	51,826,901	45,893,679	39,960,456	34,027,234	28,094,011	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	656,660	621,249	585,838	550,428	515,018	479,606	444,196	408,785	373,374	337,964	302,553	50%
2	Residential Small site - low density - 2 flats	2	£172,359	307,925	279,762	251,598	223,435	195,271	167,108	138,943	110,780	82,616	54,453	26,290	20%
3	Residential Small site - medium density - 5 flats	5	£215,449	716,111	650,529	584,949	519,368	453,787	388,206	322,625	257,044	191,464	125,882	60,301	35%
4	Residential Small site - medium density - 9 flats	9	£430,899	1,152,976	1,045,911	938,846	831,780	724,714	617,649	510,583	403,518	296,451	189,386	82,321	30%
5	Residential Medium site - medium density - 25 flats	25	£818,707	3,572,727	3,240,699	2,908,670	2,576,643	2,244,615	1,912,587	1,580,559	1,248,531	916,504	584,476	252,448	40%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	6,528,442	5,901,454	5,274,465	4,647,477	4,020,488	3,393,499	2,766,511	2,139,522	1,512,533	885,544	258,555	30%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	10,829,246	10,058,083	9,286,020	8,513,956	7,741,892	6,969,828	6,197,764	5,425,699	4,653,636	3,881,572	3,109,508	50%
8	Residential Large site - high density - 150 flats	150	£1,809,774	10,277,348	8,524,008	6,770,668	5,017,328	3,263,988	1,510,648	- 261,119	- 2,069,719	- 3,878,319	- 5,686,919	- 7,495,519	20%
9	Residential Large site - high density - 250 flats	250	£6,463,480	27,970,851	25,203,965	22,437,079	19,666,898	16,876,198	14,085,499	11,294,800	8,504,100	5,713,400	2,911,360	83,983	35%
10	Residential Large site - high density - 500 flats	500	£6,592,749	23,375,717	18,471,494	13,567,273	8,608,089	3,639,268	- 1,375,942	- 6,503,798	- 11,671,273	- 16,889,208	- 22,209,086	- 27,529,613	15%
11	Residential Large site - high density - 500 flats	500	£4,739,885	11,860,193	7,125,637	2,391,080	- 2,432,447	- 7,318,514	- 12,247,957	- 17,219,890	- 22,272,934	- 27,342,716	- 32,412,497	- 37,482,278	5%
12	Residential Large site - high density - 800 flats	800	£8,617,973	27,437,435	20,119,646	12,716,408	5,285,150	- 2,276,942	- 10,014,673	- 17,859,772	- 25,846,882	- 34,011,414	- 42,228,204	- 50,444,994	10%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	231,060,585	211,720,378	192,380,058	172,993,874	153,572,223	134,070,434	114,492,511	94,795,666	74,921,058	54,755,140	34,098,885	50%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	295,355,778	270,187,155	244,959,206	219,698,388	194,354,726	168,939,402	143,403,200	117,695,817	91,738,014	65,365,240	38,271,590	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	5,624,094	4,995,308	4,366,520	3,737,733	3,108,945	2,480,158	1,851,371	1,222,584	593,797	- 35,563	- 674,635	35%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	2,867,822	1,658,762	449,700	- 771,780	- 2,000,615	- 3,229,451	- 4,458,286	- 5,687,122	- 6,915,956	- 8,144,792	- 9,373,627	5%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	41,341,998	36,833,998	32,325,998	27,794,793	23,244,959	18,695,124	14,145,289	9,552,158	4,948,240	317,606	- 4,424,041	25%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	41,666,451	34,375,067	27,049,522	19,670,710	12,240,812	4,761,841	- 2,872,786	- 10,681,898	- 18,620,721	- 26,743,506	- 35,028,706	15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	376,453,124	344,696,450	312,911,390	281,017,709	249,015,053	216,870,102	184,519,785	151,852,190	118,703,998	84,745,214	49,244,804	45%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 1,301,391	- 2,044,997	- 2,788,605	- 3,532,211	- 4,275,818	- 5,019,425	- 5,763,032	- 6,506,639	- 7,250,245	- 7,993,853	- 8,737,459	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	24,078,572	19,638,101	15,197,629	10,757,158	6,316,687	1,876,215	- 2,606,195	- 7,119,291	- 11,632,387	- 16,145,483	- 20,658,579	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	87,426,236	81,493,014	75,559,791	69,626,569	63,693,346	57,760,124	51,826,901	45,893,679	39,960,456	34,027,234	28,094,011	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	656,660	621,249	585,838	550,428	515,018	479,606	444,196	408,785	373,374	337,964	302,553	50%
2	Residential Small site - low density - 2 flats	2	£163,244	307,925	279,762	251,598	223,435	195,271	167,108	138,943	110,780	82,616	54,453	26,290	25%
3	Residential Small site - medium density - 5 flats	5	£204,055	716,111	650,529	584,949	519,368	453,787	388,206	322,625	257,044	191,464	125,882	60,301	35%
4	Residential Small site - medium density - 9 flats	9	£408,110	1,152,976	1,045,911	938,846	831,780	724,714	617,649	510,583	403,518	296,451	189,386	82,321	30%
5	Residential Medium site - medium density - 25 flats	25	£775,408	3,572,727	3,240,699	2,908,670	2,576,643	2,244,615	1,912,587	1,580,559	1,248,531	916,504	584,476	252,448	40%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	6,528,442	5,901,454	5,274,465	4,647,477	4,020,488	3,393,499	2,766,511	2,139,522	1,512,533	885,544	258,555	35%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	10,829,246	10,058,083	9,286,020	8,513,956	7,741,892	6,969,828	6,197,764	5,425,699	4,653,636	3,881,572	3,109,508	50%
8	Residential Large site - high density - 150 flats	150	£1,714,060	10,277,348	8,524,008	6,770,668	5,017,328	3,263,988	1,510,648	- 261,119	- 2,069,719	- 3,878,319	- 5,686,919	- 7,495,519	20%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	27,970,851	25,203,965	22,437,079	19,666,898	16,876,198	14,085,499	11,294,800	8,504,100	5,713,400	2,911,360	83,983	35%
10	Residential Large site - high density - 500 flats	500	£6,244,077	23,375,717	18,471,494	13,567,273	8,608,089	3,639,268	- 1,375,942	- 6,503,798	- 11,671,273	- 16,889,208	- 22,209,086	- 27,529,613	15%
11	Residential Large site - high density - 500 flats	500	£4,489,206	11,860,193	7,125,637	2,391,080	- 2,432,447	- 7,318,514	- 12,247,957	- 17,219,890	- 22,272,934	- 27,342,716	- 32,412,497	- 37,482,278	5%
12	Residential Large site - high density - 800 flats	800	£8,162,192	27,437,435	20,119,646	12,716,408	5,285,150	- 2,276,942	- 10,014,673	- 17,859,772	- 25,846,882	- 34,011,414	- 42,228,204	- 50,444,994	10%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	231,060,585	211,720,378	192,380,058	172,993,874	153,572,223	134,070,434	114,492,511	94,795,666	74,921,058	54,755,140	34,098,885	50%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	295,355,778	270,187,155	244,959,206	219,698,388	194,354,726	168,939,402	143,403,200	117,695,817	91,738,014	65,365,240	38,271,590	50%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	5,624,094	4,995,308	4,366,520	3,737,733	3,108,945	2,480,158	1,851,371	1,222,584	593,797	- 35,563	- 674,635	35%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	2,867,822	1,658,762	449,700	- 771,780	- 2,000,615	- 3,229,451	- 4,458,286	- 5,687,122	- 6,915,956	- 8,144,792	- 9,373,627	5%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	41,341,998	36,833,998	32,325,998	27,794,793	23,244,959	18,695,124	14,145,289	9,552,158	4,948,240	317,606	- 4,424,041	25%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	41,666,451	34,375,067	27,049,522	19,670,710	12,240,812	4,761,841	- 2,872,786	- 10,681,898	- 18,620,721	- 26,743,506	- 35,028,706	15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	376,453,124	344,696,450	312,911,390	281,017,709	249,015,053	216,870,102	184,519,785	151,852,190	118,703,998	84,745,214	49,244,804	45%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 1,301,391	- 2,044,997	- 2,788,605	- 3,532,211	- 4,275,818	- 5,019,425	- 5,763,032	- 6,506,639	- 7,250,245	- 7,993,853	- 8,737,459	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	24,078,572	19,638,101	15,197,629	10,757,158	6,316,687	1,876,215	- 2,606,195	- 7,119,291	- 11,632,387	- 16,145,483	- 20,658,579	20%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	87,426,236	81,493,014	75,559,791	69,626,569	63,693,346	57,760,124	51,826,901	45,893,679	39,960,456	34,027,234	28,094,011	50%

RB GREENWICH LOCAL PLAN Sales value £9,149 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0% Downside Scenario

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	534,256	504,965	475,675	446,384	417,094	387,803	358,513	329,222	299,932	270,642	241,351	0%
2	Residential Small site - low density - 2 flats	2	£614,877	208,295	185,112	161,930	138,748	115,566	92,384	69,202	46,020	22,838	- 349	- 23,911	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	484,113	430,131	376,151	322,169	268,189	214,207	160,226	106,245	52,264	- 1,745	- 56,609	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	771,517	683,524	595,532	507,539	419,546	331,554	243,561	155,568	67,577	- 20,750	- 110,182	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	2,381,148	2,108,699	1,836,251	1,563,801	1,291,352	1,018,903	746,455	474,006	201,556	- 72,052	- 348,957	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	4,231,066	3,718,946	3,206,826	2,694,707	2,182,587	1,670,466	1,158,346	646,226	134,106	- 384,196	- 904,691	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	8,027,269	7,395,349	6,763,429	6,131,509	5,499,589	4,867,669	4,235,749	3,603,829	2,971,908	2,339,989	1,708,069	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	3,743,487	2,316,840	886,711	- 570,049	- 2,041,312	- 3,512,575	- 4,983,837	- 6,455,101	- 7,926,364	- 9,397,626	- 10,868,889	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	17,593,511	15,325,086	13,056,660	10,788,236	8,519,810	6,251,385	3,971,905	1,674,642	- 632,806	- 2,967,642	- 5,319,012	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	4,185,281	166,924	- 3,960,000	- 8,089,654	- 12,265,510	- 16,467,943	- 20,726,259	- 25,012,589	- 29,298,920	- 33,585,250	- 37,871,580	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 6,904,249	- 10,848,722	- 14,847,576	- 18,846,432	- 22,919,463	- 26,998,251	- 31,077,040	- 35,155,830	- 39,234,619	- 43,313,408	- 47,392,197	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 731,580	- 6,980,438	- 13,275,950	- 19,670,867	- 26,142,576	- 32,721,899	- 39,381,298	- 46,040,698	- 52,700,098	- 59,359,498	- 66,018,898	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	170,941,794	154,460,058	137,931,934	121,355,310	104,686,943	87,908,887	70,963,199	53,798,128	36,261,113	18,088,346	- 719,270	30%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	217,250,976	195,746,110	174,199,170	152,546,438	130,786,663	108,878,862	86,731,810	64,261,101	41,245,329	17,269,328	- 8,197,502	30%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,995,457	2,481,868	1,968,279	1,454,690	941,101	427,512	- 87,484	- 609,473	- 1,131,462	- 1,653,451	- 2,175,439	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 2,515,854	- 3,517,108	- 4,518,362	- 5,519,616	- 6,520,871	- 7,522,125	- 8,523,380	- 9,524,634	- 10,525,888	- 11,527,142	- 12,528,396	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	21,400,925	17,721,973	14,001,814	10,281,299	6,560,784	2,827,713	- 960,912	- 4,795,784	- 8,679,890	- 12,579,718	- 16,555,887	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	13,942,716	7,875,419	1,736,039	- 4,500,722	- 10,857,359	- 17,288,851	- 23,816,836	- 30,472,552	- 37,196,256	- 43,919,960	- 50,643,666	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	275,270,217	248,106,936	220,844,252	193,428,019	165,802,888	137,912,286	109,581,356	80,575,186	50,441,445	18,785,067	- 13,428,456	10%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	19,625,278	15,407,471	11,189,665	6,971,858	2,754,051	- 1,487,696	- 5,774,486	- 10,061,275	- 14,348,065	- 18,634,853	- 22,921,643	5%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	84,289,982	78,469,501	72,649,020	66,828,538	61,008,056	55,187,576	49,367,094	43,546,612	37,726,131	31,905,650	26,085,168	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£405,954	534,256	504,965	475,675	446,384	417,094	387,803	358,513	329,222	299,932	270,642	241,351	20%
2	Residential Small site - low density - 2 flats	2	£324,764	208,295	185,112	161,930	138,748	115,566	92,384	69,202	46,020	22,838	- 349	- 23,911	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	484,113	430,131	376,151	322,169	268,189	214,207	160,226	106,245	52,264	- 1,745	- 56,609	5%
4	Residential Small site - medium density - 9 flats	9	£811,909	771,517	683,524	595,532	507,539	419,546	331,554	243,561	155,568	67,577	- 20,750	- 110,182	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	2,381,148	2,108,699	1,836,251	1,563,801	1,291,352	1,018,903	746,455	474,006	201,556	- 72,052	- 348,957	15%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	4,231,066	3,718,946	3,206,826	2,694,707	2,182,587	1,670,466	1,158,346	646,226	134,106	- 384,196	- 904,691	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	8,027,269	7,395,349	6,763,429	6,131,509	5,499,589	4,867,669	4,235,749	3,603,829	2,971,908	2,339,989	1,708,069	30%
8	Residential Large site - high density - 150 flats	150	£3,410,017	3,743,487	2,316,840	886,711	- 570,049	- 2,041,312	- 3,512,575	- 4,983,837	- 6,455,101	- 7,926,364	- 9,397,626	- 10,868,889	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	17,593,511	15,325,086	13,056,660	10,788,236	8,519,810	6,251,385	3,971,905	1,674,642	- 632,806	- 2,967,642	- 5,319,012	10%
10	Residential Large site - high density - 500 flats	500	£12,422,204	4,185,281	166,924	- 3,960,000	- 8,089,654	- 12,265,510	- 16,467,943	- 20,726,259	- 25,012,589	- 29,298,920	- 33,585,250	- 37,871,580	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 6,904,249	- 10,848,722	- 14,847,576	- 18,846,432	- 22,919,463	- 26,998,251	- 31,077,040	- 35,155,830	- 39,234,619	- 43,313,408	- 47,392,197	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 731,580	- 6,980,438	- 13,275,950	- 19,670,867	- 26,142,576	- 32,721,899	- 39,381,298	- 46,040,698	- 52,700,098	- 59,359,498	- 66,018,898	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	170,941,794	154,460,058	137,931,934	121,355,310	104,686,943	87,908,887	70,963,199	53,798,128	36,261,113	18,088,346	- 719,270	35%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	217,250,976	195,746,110	174,199,170	152,546,438	130,786,663	108,878,862	86,731,810	64,261,101	41,245,329	17,269,328	- 8,197,502	35%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,995,457	2,481,868	1,968,279	1,454,690	941,101	427,512	- 87,484	- 609,473	- 1,131,462	- 1,653,451	- 2,175,439	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 2,515,854	- 3,517,108	- 4,518,362	- 5,519,616	- 6,520,871	- 7,522,125	- 8,523,380	- 9,524,634	- 10,525,888	- 11,527,142	- 12,528,396	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	21,400,925	17,721,973	14,001,814	10,281,299	6,560,784	2,827,713	- 960,912	- 4,795,784	- 8,679,890	- 12,579,718	- 16,555,887	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	13,942,716	7,875,419	1,736,039	- 4,500,722	- 10,857,359	- 17,288,851	- 23,816,836	- 30,472,552	- 37,196,256	- 43,919,960	- 50,643,666	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	275,270,217	248,106,936	220,844,252	193,428,019	165,802,888	137,912,286	109,581,356	80,575,186	50,441,445	18,785,067	- 13,428,456	25%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	19,625,278	15,407,471	11,189,665	6,971,858	2,754,051	- 1,487,696	- 5,774,486	- 10,061,275	- 14,348,065	- 18,634,853	- 22,921,643	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	84,289,982	78,469,501	72,649,020	66,828,538	61,008,056	55,187,576	49,367,094	43,546,612	37,726,131	31,905,650	26,085,168	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£215,449	534,256	504,965	475,675	446,384	417,094	387,803	358,513	329,222	299,932	270,642	241,351	50%
2	Residential Small site - low density - 2 flats	2	£172,359	208,295	185,112	161,930	138,748	115,566	92,384	69,202	46,020	22,838	- 349	- 23,911	5%
3	Residential Small site - medium density - 5 flats	5	£215,449	484,113	430,131	376,151	322,169	268,189	214,207	160,226	106,245	52,264	- 1,745	- 56,609	20%
4	Residential Small site - medium density - 9 flats	9	£430,899	771,517	683,524	595,532	507,539	419,546	331,554	243,561	155,568	67,577	- 20,750	- 110,182	15%
5	Residential Medium site - medium density - 25 flats	25	£818,707	2,381,148	2,108,699	1,836,251	1,563,801	1,291,352	1,018,903	746,455	474,006	201,556	- 72,052	- 348,957	25%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	4,231,066	3,718,946	3,206,826	2,694,707	2,182,587	1,670,466	1,158,346	646,226	134,106	- 384,196	- 904,691	20%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	8,027,269	7,395,349	6,763,429	6,131,509	5,499,589	4,867,669	4,235,749	3,603,829	2,971,908	2,339,989	1,708,069	45%
8	Residential Large site - high density - 150 flats	150	£1,809,774	3,743,487	2,316,840	886,711	- 570,049	- 2,041,312	- 3,512,575	- 4,983,837	- 6,455,101	- 7,926,364	- 9,397,626	- 10,868,889	5%
9	Residential Large site - high density - 250 flats	250	£6,463,480	17,593,511	15,325,086	13,056,660	10,788,236	8,519,810	6,251,385	3,971,905	1,674,642	- 632,806	- 2,967,642	- 5,319,012	20%
10	Residential Large site - high density - 500 flats	500	£6,592,749	4,185,281	166,924	- 3,960,000	- 8,089,654	- 12,265,510	- 16,467,943	- 20,726,259	- 25,012,589	- 29,298,920	- 33,585,250	- 37,871,580	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 6,904,249	- 10,848,722	- 14,847,576	- 18,846,432	- 22,919,463	- 26,998,251	- 31,077,040	- 35,155,830	- 39,234,619	- 43,313,408	- 47,392,197	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 731,580	- 6,980,438	- 13,275,950	- 19,670,867	- 26,142,576	- 32,721,899	- 39,381,298	- 46,040,698	- 52,700,098	- 59,359,498	- 66,018,898	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	170,941,794	154,460,058	137,931,934	121,355,310	104,686,943	87,908,887	70,963,199	53,798,128	36,261,113	18,088,346	- 719,270	40%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	217,250,976	195,746,110	174,199,170	152,546,438	130,786,663	108,878,862	86,731,810	64,261,101	41,245,329	17,269,328	- 8,197,502	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,995,457	2,481,868	1,968,279	1,454,690	941,101	427,512	- 87,484	- 609,473	- 1,131,462	- 1,653,451	- 2,175,439	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 2,515,854	- 3,517,108	- 4,518,362	- 5,519,616	- 6,520,871	- 7,522,125	- 8,523,380	- 9,524,634	- 10,525,888	- 11,527,142	- 12,528,396	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	21,400,925	17,721,973	14,001,814	10,281,299	6,560,784	2,827,713	- 960,912	- 4,795,784	- 8,679,890	- 12,579,718	- 16,555,887	5%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	13,942,716	7,875,419	1,736,039	- 4,500,722	- 10,857,359	- 17,288,851	- 23,816,836	- 30,472,552	- 37,196,256	- 43,919,960	- 50,643,666	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	275,270,217	248,106,936	220,844,252	193,428,019	165,802,888	137,912,286	109,581,356	80,575,186	50,441,445	18,785,067	- 13,428,456	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	19,625,278	15,407,471	11,189,665	6,971,858	2,754,051	- 1,487,696	- 5,774,486	- 10,061,275	- 14,348,065	- 18,634,853	- 22,921,643	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	84,289,982	78,469,501	72,649,020	66,828,538	61,008,056	55,187,576	49,367,094	43,546,612	37,726,131	31,905,650	26,085,168	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - 2 houses	2	£204,055	534,256	504,965	475,675	446,384	417,094	387,803	358,513	329,222	299,932	270,642	241,351	50%
2	Residential Small site - low density - 2 flats	2	£163,244	208,295	185,112	161,930	138,748	115,566	92,384	69,202	46,020	22,838	- 349	- 23,911	5%
3	Residential Small site - medium density - 5 flats	5	£204,055	484,113	430,131	376,151	322,169	268,189	214,207	160,226	106,245	52,264	- 1,745	- 56,609	25%
4	Residential Small site - medium density - 9 flats	9	£408,110	771,517	683,524	595,532	507,539	419,546	331,554	243,561	155,568	67,577	- 20,750	- 110,182	20%
5	Residential Medium site - medium density - 25 flats	25	£775,408	2,381,148	2,108,699	1,836,251	1,563,801	1,291,352	1,018,903	746,455	474,006	201,556	- 72,052	- 348,957	25%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	4,231,066	3,718,946	3,206,826	2,694,707	2,182,587	1,670,466	1,158,346	646,226	134,106	- 384,196	- 904,691	20%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	8,027,269	7,395,349	6,763,429	6,131,509	5,499,589	4,867,669	4,235,749	3,603,829	2,971,908	2,339,989	1,708,069	45%
8	Residential Large site - high density - 150 flats	150	£1,714,060	3,743,487	2,316,840	886,711	- 570,049	- 2,041,312	- 3,512,575	- 4,983,837	- 6,455,101	- 7,926,364	- 9,397,626	- 10,868,889	5%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	17,593,511	15,325,086	13,056,660	10,788,236	8,519,810	6,251,385	3,971,905	1,674,642	- 632,806	- 2,967,642	- 5,319,012	25%
10	Residential Large site - high density - 500 flats	500	£6,244,077	4,185,281	166,924	- 3,960,000	- 8,089,654	- 12,265,510	- 16,467,943	- 20,726,259	- 25,012,589	- 29,298,920	- 33,585,250	- 37,871,580	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 6,904,249	- 10,848,722	- 14,847,576	- 18,846,432	- 22,919,463	- 26,998,251	- 31,077,040	- 35,155,830	- 39,234,619	- 43,313,408	- 47,392,197	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 731,580	- 6,980,438	- 13,275,950	- 19,670,867	- 26,142,576	- 32,721,899	- 39,381,298	- 46,040,698	- 52,700,098	- 59,359,498	- 66,018,898	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	170,941,794	154,460,058	137,931,934	121,355,310	104,686,943	87,908,887	70,963,199	53,798,128	36,261,113	18,088,346	- 719,270	40%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	217,250,976	195,746,110	174,199,170	152,546,438	130,786,663	108,878,862	86,731,810	64,261,101	41,245,329	17,269,328	- 8,197,502	40%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,995,457	2,481,868	1,968,279	1,454,690	941,101	427,512	- 87,484	- 609,473	- 1,131,462	- 1,653,451	- 2,175,439	15%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 2,515,854	- 3,517,108	- 4,518,362	- 5,519,616	- 6,520,871	- 7,522,125	- 8,523,380	- 9,524,634	- 10,525,888	- 11,527,142	- 12,528,396	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	21,400,925	17,721,973	14,001,814	10,281,299	6,560,784	2,827,713	- 960,912	- 4,795,784	- 8,679,890	- 12,579,718	- 16,555,887	5%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	13,942,716	7,875,419	1,736,039	- 4,500,722	- 10,857,359	- 17,288,851	- 23,816,836	- 30,472,552	- 37,196,256	- 43,919,960	- 50,643,666	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	275,270,217	248,106,936	220,844,252	193,428,019	165,802,888	137,912,286	109,581,356	80,575,186	50,441,445	18,785,067	- 13,428,456	35%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	19,625,278	15,407,471	11,189,665	6,971,858	2,754,051	- 1,487,696	- 5,774,486	- 10,061,275	- 14,348,065	- 18,634,853	- 22,921,643	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	84,289,982	78,469,501	72,649,020	66,828,538	61,008,056	55,187,576	49,367,094	43,546,612	37,726,131	31,905,650	26,085,168	50%

RB GREENWICH LOCAL PLAN Sales value £8,611 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0% Downside Scenario

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	469,832	443,763	417,693	391,625	365,556	339,486	313,417	287,348	261,278	235,209	209,140	0%
2	Residential Small site - low density - 2 flats	2	£614,877	155,856	135,297	114,737	94,176	73,616	53,056	32,496	11,935	- 8,765	- 29,662	- 50,558	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	362,007	314,132	266,257	218,381	170,505	122,629	74,753	26,877	- 21,342	- 70,001	- 118,659	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	570,749	492,795	414,841	336,886	258,932	180,978	103,024	25,070	- 53,749	- 132,979	- 212,208	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,754,002	1,512,910	1,271,818	1,030,727	789,635	548,544	307,452	66,360	- 177,589	- 422,624	- 667,659	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	3,021,921	2,570,257	2,118,595	1,666,932	1,215,270	763,607	311,945	- 142,003	- 601,052	- 1,060,102	- 1,519,152	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	6,552,070	5,993,910	5,435,749	4,877,589	4,319,429	3,761,270	3,203,110	2,644,950	2,086,789	1,528,629	970,469	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	288,111	- 1,000,894	- 2,294,611	- 3,588,328	- 4,882,045	- 6,175,762	- 7,469,479	- 8,763,196	- 10,056,913	- 11,350,629	- 12,644,347	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	12,095,886	10,102,343	8,108,799	6,115,255	4,102,321	2,084,064	65,808	- 1,984,383	- 4,035,648	- 6,116,514	- 8,204,041	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 6,208,073	- 9,813,240	- 13,481,198	- 17,149,155	- 20,862,624	- 24,604,641	- 28,346,657	- 32,088,672	- 35,830,689	- 39,572,705	- 43,314,721	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 17,092,804	- 20,593,014	- 24,150,229	- 27,707,444	- 31,264,658	- 34,821,872	- 38,379,087	- 41,936,301	- 45,493,516	- 49,050,730	- 52,607,945	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 16,264,402	- 21,879,612	- 27,573,613	- 33,337,645	- 39,177,366	- 45,017,086	- 50,856,807	- 56,696,527	- 62,536,248	- 68,375,967	- 74,215,688	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	138,862,359	123,835,256	108,755,251	93,588,447	78,300,199	62,855,092	47,165,750	31,113,780	14,481,680	- 2,543,234	- 20,277,825	20%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	175,538,501	155,935,880	136,245,921	116,428,762	96,443,661	76,238,388	55,674,342	34,569,446	12,515,758	- 10,616,056	- 34,677,893	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,782,842	1,329,885	876,926	423,968	- 29,464	- 489,830	- 950,197	- 1,410,563	- 1,870,930	- 2,331,296	- 2,791,662	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 4,911,443	- 5,792,919	- 6,674,393	- 7,555,868	- 8,437,343	- 9,318,817	- 10,200,293	- 11,081,767	- 11,963,241	- 12,844,717	- 13,726,191	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	12,143,855	8,888,288	5,632,723	2,345,622	- 970,904	- 4,325,792	- 7,714,427	- 11,126,099	- 14,568,071	- 18,047,406	- 21,526,742	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 1,052,216	- 6,591,580	- 12,169,052	- 17,827,659	- 23,545,964	- 29,352,742	- 35,254,607	- 41,156,471	- 47,058,335	- 52,960,200	- 58,862,065	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	222,348,969	197,512,303	172,520,803	147,319,268	121,782,396	95,811,644	69,137,904	41,301,043	12,652,226	- 16,531,529	- 46,908,268	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	17,281,439	13,180,824	9,080,208	4,979,594	878,979	- 3,274,326	- 7,442,006	- 11,609,687	- 15,777,369	- 19,945,049	- 24,112,730	5%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	83,103,235	77,342,091	71,580,947	65,819,803	60,058,659	54,297,515	48,536,371	42,775,227	37,014,083	31,252,939	25,491,795	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£405,954	469,832	443,763	417,693	391,625	365,556	339,486	313,417	287,348	261,278	235,209	209,140	10%
2	Residential Small site - low density - 2 flats	2	£324,764	155,856	135,297	114,737	94,176	73,616	53,056	32,496	11,935	- 8,765	- 29,662	- 50,558	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	362,007	314,132	266,257	218,381	170,505	122,629	74,753	26,877	- 21,342	- 70,001	- 118,659	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	570,749	492,795	414,841	336,886	258,932	180,978	103,024	25,070	- 53,749	- 132,979	- 212,208	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,754,002	1,512,910	1,271,818	1,030,727	789,635	548,544	307,452	66,360	- 177,589	- 422,624	- 667,659	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	3,021,921	2,570,257	2,118,595	1,666,932	1,215,270	763,607	311,945	- 142,003	- 601,052	- 1,060,102	- 1,519,152	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	6,552,070	5,993,910	5,435,749	4,877,589	4,319,429	3,761,270	3,203,110	2,644,950	2,086,789	1,528,629	970,469	20%
8	Residential Large site - high density - 150 flats	150	£3,410,017	288,111	- 1,000,894	- 2,294,611	- 3,588,328	- 4,882,045	- 6,175,762	- 7,469,479	- 8,763,196	- 10,056,913	- 11,350,629	- 12,644,347	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	12,095,886	10,102,343	8,108,799	6,115,255	4,102,321	2,084,064	65,808	- 1,984,383	- 4,035,648	- 6,116,514	- 8,204,041	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 6,208,073	- 9,813,240	- 13,481,198	- 17,149,155	- 20,862,624	- 24,604,641	- 28,346,657	- 32,088,672	- 35,830,689	- 39,572,705	- 43,314,721	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 17,092,804	- 20,593,014	- 24,150,229	- 27,707,444	- 31,264,658	- 34,821,872	- 38,379,087	- 41,936,301	- 45,493,516	- 49,050,730	- 52,607,945	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 16,264,402	- 21,879,612	- 27,573,613	- 33,337,645	- 39,177,366	- 45,017,086	- 50,856,807	- 56,696,527	- 62,536,248	- 68,375,967	- 74,215,688	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	138,862,359	123,835,256	108,755,251	93,588,447	78,300,199	62,855,092	47,165,750	31,113,780	14,481,680	- 2,543,234	- 20,277,825	30%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	175,538,501	155,935,880	136,245,921	116,428,762	96,443,661	76,238,388	55,674,342	34,569,446	12,515,758	- 10,616,056	- 34,677,893	30%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,782,842	1,329,885	876,926	423,968	- 29,464	- 489,830	- 950,197	- 1,410,563	- 1,870,930	- 2,331,296	- 2,791,662	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 4,911,443	- 5,792,919	- 6,674,393	- 7,555,868	- 8,437,343	- 9,318,817	- 10,200,293	- 11,081,767	- 11,963,241	- 12,844,717	- 13,726,191	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	12,143,855	8,888,288	5,632,723	2,345,622	- 970,904	- 4,325,792	- 7,714,427	- 11,126,099	- 14,568,071	- 18,047,406	- 21,526,742	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 1,052,216	- 6,591,580	- 12,169,052	- 17,827,659	- 23,545,964	- 29,352,742	- 35,254,607	- 41,156,471	- 47,058,335	- 52,960,200	- 58,862,065	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	222,348,969	197,512,303	172,520,803	147,319,268	121,782,396	95,811,644	69,137,904	41,301,043	12,652,226	- 16,531,529	- 46,908,268	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	17,281,439	13,180,824	9,080,208	4,979,594	878,979	- 3,274,326	- 7,442,006	- 11,609,687	- 15,777,369	- 19,945,049	- 24,112,730	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	83,103,235	77,342,091	71,580,947	65,819,803	60,058,659	54,297,515	48,536,371	42,775,227	37,014,083	31,252,939	25,491,795	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£215,449	469,832	443,763	417,693	391,625	365,556	339,486	313,417	287,348	261,278	235,209	209,140	45%
2	Residential Small site - low density - 2 flats	2	£172,359	155,856	135,297	114,737	94,176	73,616	53,056	32,496	11,935	- 8,765	- 29,662	- 50,558	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	362,007	314,132	266,257	218,381	170,505	122,629	74,753	26,877	- 21,342	- 70,001	- 118,659	15%
4	Residential Small site - medium density - 9 flats	9	£430,899	570,749	492,795	414,841	336,886	258,932	180,978	103,024	25,070	- 53,749	- 132,979	- 212,208	5%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,754,002	1,512,910	1,271,818	1,030,727	789,635	548,544	307,452	66,360	- 177,589	- 422,624	- 667,659	15%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	3,021,921	2,570,257	2,118,595	1,666,932	1,215,270	763,607	311,945	- 142,003	- 601,052	- 1,060,102	- 1,519,152	5%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	6,552,070	5,993,910	5,435,749	4,877,589	4,319,429	3,761,270	3,203,110	2,644,950	2,086,789	1,528,629	970,469	35%
8	Residential Large site - high density - 150 flats	150	£1,809,774	288,111	- 1,000,894	- 2,294,611	- 3,588,328	- 4,882,045	- 6,175,762	- 7,469,479	- 8,763,196	- 10,056,913	- 11,350,629	- 12,644,347	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	12,095,886	10,102,343	8,108,799	6,115,255	4,102,321	2,084,064	65,808	- 1,984,383	- 4,035,648	- 6,116,514	- 8,204,041	10%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 6,208,073	- 9,813,240	- 13,481,198	- 17,149,155	- 20,862,624	- 24,604,641	- 28,346,657	- 32,088,672	- 35,830,689	- 39,572,705	- 43,314,721	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 17,092,804	- 20,593,014	- 24,150,229	- 27,707,444	- 31,264,658	- 34,821,872	- 38,379,087	- 41,936,301	- 45,493,516	- 49,050,730	- 52,607,945	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 16,264,402	- 21,879,612	- 27,573,613	- 33,337,645	- 39,177,366	- 45,017,086	- 50,856,807	- 56,696,527	- 62,536,248	- 68,375,967	- 74,215,688	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	138,862,359	123,835,256	108,755,251	93,588,447	78,300,199	62,855,092	47,165,750	31,113,780	14,481,680	- 2,543,234	- 20,277,825	35%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	175,538,501	155,935,880	136,245,921	116,428,762	96,443,661	76,238,388	55,674,342	34,569,446	12,515,758	- 10,616,056	- 34,677,893	35%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,782,842	1,329,885	876,926	423,968	- 29,464	- 489,830	- 950,197	- 1,410,563	- 1,870,930	- 2,331,296	- 2,791,662	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 4,911,443	- 5,792,919	- 6,674,393	- 7,555,868	- 8,437,343	- 9,318,817	- 10,200,293	- 11,081,767	- 11,963,241	- 12,844,717	- 13,726,191	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	12,143,855	8,888,288	5,632,723	2,345,622	- 970,904	- 4,325,792	- 7,714,427	- 11,126,099	- 14,568,071	- 18,047,406	- 21,526,742	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 1,052,216	- 6,591,580	- 12,169,052	- 17,827,659	- 23,545,964	- 29,352,742	- 35,254,607	- 41,156,471	- 47,058,335	- 52,960,200	- 58,862,065	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	222,348,969	197,512,303	172,520,803	147,319,268	121,782,396	95,811,644	69,137,904	41,301,043	12,652,226	- 16,531,529	- 46,908,268	30%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	17,281,439	13,180,824	9,080,208	4,979,594	878,979	- 3,274,326	- 7,442,006	- 11,609,687	- 15,777,369	- 19,945,049	- 24,112,730	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	83,103,235	77,342,091	71,580,947	65,819,803	60,058,659	54,297,515	48,536,371	42,775,227	37,014,083	31,252,939	25,491,795	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£204,055	469,832	443,763	417,693	391,625	365,556	339,486	313,417	287,348	261,278	235,209	209,140	50%
2	Residential Small site - low density - 2 flats	2	£163,244	155,856	135,297	114,737	94,176	73,616	53,056	32,496	11,935	- 8,765	- 29,662	- 50,558	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	362,007	314,132	266,257	218,381	170,505	122,629	74,753	26,877	- 21,342	- 70,001	- 118,659	15%
4	Residential Small site - medium density - 9 flats	9	£408,110	570,749	492,795	414,841	336,886	258,932	180,978	103,024	25,070	- 53,749	- 132,979	- 212,208	10%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,754,002	1,512,910	1,271,818	1,030,727	789,635	548,544	307,452	66,360	- 177,589	- 422,624	- 667,659	20%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	3,021,921	2,570,257	2,118,595	1,666,932	1,215,270	763,607	311,945	- 142,003	- 601,052	- 1,060,102	- 1,519,152	10%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	6,552,070	5,993,910	5,435,749	4,877,589	4,319,429	3,761,270	3,203,110	2,644,950	2,086,789	1,528,629	970,469	40%
8	Residential Large site - high density - 150 flats	150	£1,714,060	288,111	- 1,000,894	- 2,294,611	- 3,588,328	- 4,882,045	- 6,175,762	- 7,469,479	- 8,763,196	- 10,056,913	- 11,350,629	- 12,644,347	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	12,095,886	10,102,343	8,108,799	6,115,255	4,102,321	2,084,064	65,808	- 1,984,383	- 4,035,648	- 6,116,514	- 8,204,041	10%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 6,208,073	- 9,813,240	- 13,481,198	- 17,149,155	- 20,862,624	- 24,604,641	- 28,346,657	- 32,088,672	- 35,830,689	- 39,572,705	- 43,314,721	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 17,092,804	- 20,593,014	- 24,150,229	- 27,707,444	- 31,264,658	- 34,821,872	- 38,379,087	- 41,936,301	- 45,493,516	- 49,050,730	- 52,607,945	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 16,264,402	- 21,879,612	- 27,573,613	- 33,337,645	- 39,177,366	- 45,017,086	- 50,856,807	- 56,696,527	- 62,536,248	- 68,375,967	- 74,215,688	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	138,862,359	123,835,256	108,755,251	93,588,447	78,300,199	62,855,092	47,165,750	31,113,780	14,481,680	- 2,543,234	- 20,277,825	35%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	175,538,501	155,935,880	136,245,921	116,428,762	96,443,661	76,238,388	55,674,342	34,569,446	12,515,758	- 10,616,056	- 34,677,893	35%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,782,842	1,329,885	876,926	423,968	- 29,464	- 489,830	- 950,197	- 1,410,563	- 1,870,930	- 2,331,296	- 2,791,662	5%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 4,911,443	- 5,792,919	- 6,674,393	- 7,555,868	- 8,437,343	- 9,318,817	- 10,200,293	- 11,081,767	- 11,963,241	- 12,844,717	- 13,726,191	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	12,143,855	8,888,288	5,632,723	2,345,622	- 970,904	- 4,325,792	- 7,714,427	- 11,126,099	- 14,568,071	- 18,047,406	- 21,526,742	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 1,052,216	- 6,591,580	- 12,169,052	- 17,827,659	- 23,545,964	- 29,352,742	- 35,254,607	- 41,156,471	- 47,058,335	- 52,960,200	- 58,862,065	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	222,348,969	197,512,303	172,520,803	147,319,268	121,782,396	95,811,644	69,137,904	41,301,043	12,652,226	- 16,531,529	- 46,908,268	30%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	17,281,439	13,180,824	9,080,208	4,979,594	878,979	- 3,274,326	- 7,442,006	- 11,609,687	- 15,777,369	- 19,945,049	- 24,112,730	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	83,103,235	77,342,091	71,580,947	65,819,803	60,058,659	54,297,515	48,536,371	42,775,227	37,014,083	31,252,939	25,491,795	50%

RB GREENWICH LOCAL PLAN Sales value £7,965 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0% Downside Scenario

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	392,525	370,321	348,117	325,913	303,709	281,505	259,301	237,097	214,893	192,689	170,485	0%
2	Residential Small site - low density - 2 flats	2	£614,877	92,932	75,518	58,104	40,690	23,276	5,862	-11,740	-29,439	-47,138	-64,837	-82,536	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	215,482	174,933	134,383	93,834	53,284	12,735	-28,269	-69,482	-110,696	-151,908	-193,121	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	329,827	263,919	198,011	132,103	66,194	287	-66,695	-133,680	-200,667	-267,653	-334,639	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,001,427	797,964	594,500	391,037	187,574	-16,148	-222,939	-429,729	-636,520	-843,310	-1,050,101	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,570,946	1,191,831	812,718	433,604	54,490	-329,933	-715,248	-1,100,562	-1,485,876	-1,871,190	-2,256,504	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,781,831	4,312,182	3,842,534	3,372,887	2,903,239	2,433,590	1,963,942	1,494,294	1,024,645	554,998	85,350	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	-3,968,276	-5,048,938	-6,129,600	-7,210,262	-8,290,924	-9,371,586	-10,452,248	-11,532,910	-12,613,572	-13,694,234	-14,774,896	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	5,479,180	3,795,732	2,112,283	428,835	-1,275,134	-2,986,115	-4,700,782	-6,442,105	-8,183,429	-9,924,752	-11,666,076	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	-18,972,686	-22,046,937	-25,135,776	-28,224,615	-31,313,455	-34,402,294	-37,491,133	-40,579,972	-43,668,812	-46,757,652	-49,846,491	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-29,553,593	-32,484,919	-35,416,243	-38,347,568	-41,278,892	-44,210,218	-47,141,542	-50,072,867	-53,004,191	-55,935,517	-58,866,841	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-35,490,782	-40,346,888	-45,202,993	-50,059,098	-54,915,204	-59,771,310	-64,627,415	-69,483,521	-74,339,627	-79,195,732	-84,051,838	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	99,625,292	86,295,578	72,861,215	59,290,657	45,496,882	31,419,133	16,924,327	2,207,326	-12,985,810	-28,620,943	-44,756,544	10%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	124,522,504	107,095,555	89,522,962	71,728,123	53,646,418	35,125,286	15,902,962	-4,036,463	-24,672,489	-45,965,385	-68,162,973	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	327,706	-53,354	-439,773	-826,194	-1,212,613	-1,599,032	-1,985,453	-2,371,872	-2,758,291	-3,144,712	-3,531,131	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-7,786,152	-8,523,891	-9,261,631	-9,999,370	-10,737,109	-11,474,848	-12,212,588	-12,950,327	-13,688,067	-14,425,806	-15,163,545	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	914,096	-1,849,862	-4,628,771	-7,437,807	-10,263,691	-13,089,576	-15,960,437	-18,843,269	-21,726,103	-24,608,935	-27,491,769	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	-19,824,806	-24,591,975	-29,407,107	-34,314,548	-39,230,204	-44,145,860	-49,061,517	-53,977,174	-58,892,831	-63,808,487	-68,724,144	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	157,273,159	135,048,741	112,542,063	89,627,083	66,109,418	41,683,237	16,828,783	-8,325,609	-34,356,645	-61,214,604	-89,211,330	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	-2,197,747	-2,941,354	-3,684,960	-4,428,568	-5,172,174	-5,915,781	-6,659,388	-7,402,995	-8,146,602	-8,890,209	-9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	14,468,831	10,508,847	6,548,862	2,588,878	-1,393,531	-5,418,282	-9,443,031	-13,467,782	-17,492,533	-21,517,283	-25,542,034	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	81,679,139	75,989,200	70,299,260	64,609,321	58,919,382	53,229,443	47,539,504	41,849,564	36,159,625	30,469,685	24,779,746	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£405,954	392,525	370,321	348,117	325,913	303,709	281,505	259,301	237,097	214,893	192,689	170,485	0%
2	Residential Small site - low density - 2 flats	2	£324,764	92,932	75,518	58,104	40,690	23,276	5,862	-11,740	-29,439	-47,138	-64,837	-82,536	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	215,482	174,933	134,383	93,834	53,284	12,735	-28,269	-69,482	-110,696	-151,908	-193,121	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	329,827	263,919	198,011	132,103	66,194	287	-66,695	-133,680	-200,667	-267,653	-334,639	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,001,427	797,964	594,500	391,037	187,574	-16,148	-222,939	-429,729	-636,520	-843,310	-1,050,101	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,570,946	1,191,831	812,718	433,604	54,490	-329,933	-715,248	-1,100,562	-1,485,876	-1,871,190	-2,256,504	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,781,831	4,312,182	3,842,534	3,372,887	2,903,239	2,433,590	1,963,942	1,494,294	1,024,645	554,998	85,350	5%
8	Residential Large site - high density - 150 flats	150	£3,410,017	-3,968,276	-5,048,938	-6,129,600	-7,210,262	-8,290,924	-9,371,586	-10,452,248	-11,532,910	-12,613,572	-13,694,234	-14,774,896	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	5,479,180	3,795,732	2,112,283	428,835	-1,275,134	-2,986,115	-4,700,782	-6,442,105	-8,183,429	-9,924,752	-11,666,076	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	-18,972,686	-22,046,937	-25,135,776	-28,224,615	-31,313,455	-34,402,294	-37,491,133	-40,579,972	-43,668,812	-46,757,652	-49,846,491	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-29,553,593	-32,484,919	-35,416,243	-38,347,568	-41,278,892	-44,210,218	-47,141,542	-50,072,867	-53,004,191	-55,935,517	-58,866,841	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-35,490,782	-40,346,888	-45,202,993	-50,059,098	-54,915,204	-59,771,310	-64,627,415	-69,483,521	-74,339,627	-79,195,732	-84,051,838	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	99,625,292	86,295,578	72,861,215	59,290,657	45,496,882	31,419,133	16,924,327	2,207,326	-12,985,810	-28,620,943	-44,756,544	20%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	124,522,504	107,095,555	89,522,962	71,728,123	53,646,418	35,125,286	15,902,962	-4,036,463	-24,672,489	-45,965,385	-68,162,973	20%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	327,706	-53,354	-439,773	-826,194	-1,212,613	-1,599,032	-1,985,453	-2,371,872	-2,758,291	-3,144,712	-3,531,131	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-7,786,152	-8,523,891	-9,261,631	-9,999,370	-10,737,109	-11,474,848	-12,212,588	-12,950,327	-13,688,067	-14,425,806	-15,163,545	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	914,096	-1,849,862	-4,628,771	-7,437,807	-10,263,691	-13,089,576	-15,960,437	-18,843,269	-21,726,103	-24,608,935	-27,491,769	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	-19,824,806	-24,591,975	-29,407,107	-34,314,548	-39,230,204	-44,145,860	-49,061,517	-53,977,174	-58,892,831	-63,808,487	-68,724,144	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	157,273,159	135,048,741	112,542,063	89,627,083	66,109,418	41,683,237	16,828,783	-8,325,609	-34,356,645	-61,214,604	-89,211,330	5%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	-2,197,747	-2,941,354	-3,684,960	-4,428,568	-5,172,174	-5,915,781	-6,659,388	-7,402,995	-8,146,602	-8,890,209	-9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	14,468,831	10,508,847	6,548,862	2,588,878	-1,393,531	-5,418,282	-9,443,031	-13,467,782	-17,492,533	-21,517,283	-25,542,034	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	81,679,139	75,989,200	70,299,260	64,609,321	58,919,382	53,229,443	47,539,504	41,849,564	36,159,625	30,469,685	24,779,746	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£215,449	392,525	370,321	348,117	325,913	303,709	281,505	259,301	237,097	214,893	192,689	170,485	35%
2	Residential Small site - low density - 2 flats	2	£172,359	92,932	75,518	58,104	40,690	23,276	5,862	-11,740	-29,439	-47,138	-64,837	-82,536	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	215,482	174,933	134,383	93,834	53,284	12,735	-28,269	-69,482	-110,696	-151,908	-193,121	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	329,827	263,919	198,011	132,103	66,194	287	-66,695	-133,680	-200,667	-267,653	-334,639	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,001,427	797,964	594,500	391,037	187,574	-16,148	-222,939	-429,729	-636,520	-843,310	-1,050,101	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,570,946	1,191,831	812,718	433,604	54,490	-329,933	-715,248	-1,100,562	-1,485,876	-1,871,190	-2,256,504	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,781,831	4,312,182	3,842,534	3,372,887	2,903,239	2,433,590	1,963,942	1,494,294	1,024,645	554,998	85,350	25%
8	Residential Large site - high density - 150 flats	150	£1,809,774	-3,968,276	-5,048,938	-6,129,600	-7,210,262	-8,290,924	-9,371,586	-10,452,248	-11,532,910	-12,613,572	-13,694,234	-14,774,896	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	5,479,180	3,795,732	2,112,283	428,835	-1,275,134	-2,986,115	-4,700,782	-6,442,105	-8,183,429	-9,924,752	-11,666,076	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	-18,972,686	-22,046,937	-25,135,776	-28,224,615	-31,313,455	-34,402,294	-37,491,133	-40,579,972	-43,668,812	-46,757,652	-49,846,491	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-29,553,593	-32,484,919	-35,416,243	-38,347,568	-41,278,892	-44,210,218	-47,141,542	-50,072,867	-53,004,191	-55,935,517	-58,866,841	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-35,490,782	-40,346,888	-45,202,993	-50,059,098	-54,915,204	-59,771,310	-64,627,415	-69,483,521	-74,339,627	-79,195,732	-84,051,838	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	99,625,292	86,295,578	72,861,215	59,290,657	45,496,882	31,419,133	16,924,327	2,207,326	-12,985,810	-28,620,943	-44,756,544	25%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	124,522,504	107,095,555	89,522,962	71,728,123	53,646,418	35,125,286	15,902,962	-4,036,463	-24,672,489	-45,965,385	-68,162,973	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	327,706	-53,354	-439,773	-826,194	-1,212,613	-1,599,032	-1,985,453	-2,371,872	-2,758,291	-3,144,712	-3,531,131	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-7,786,152	-8,523,891	-9,261,631	-9,999,370	-10,737,109	-11,474,848	-12,212,588	-12,950,327	-13,688,067	-14,425,806	-15,163,545	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	914,096	-1,849,862	-4,628,771	-7,437,807	-10,263,691	-13,089,576	-15,960,437	-18,843,269	-21,726,103	-24,608,935	-27,491,769	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	-19,824,806	-24,591,975	-29,407,107	-34,314,548	-39,230,204	-44,145,860	-49,061,517	-53,977,174	-58,892,831	-63,808,487	-68,724,144	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	157,273,159	135,048,741	112,542,063	89,627,083	66,109,418	41,683,237	16,828,783	-8,325,609	-34,356,645	-61,214,604	-89,211,330	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	-2,197,747	-2,941,354	-3,684,960	-4,428,568	-5,172,174	-5,915,781	-6,659,388	-7,402,995	-8,146,602	-8,890,209	-9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	14,468,831	10,508,847	6,548,862	2,588,878	-1,393,531	-5,418,282	-9,443,031	-13,467,782	-17,492,533	-21,517,283	-25,542,034	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	81,679,139	75,989,200	70,299,260	64,609,321	58,919,382	53,229,443	47,539,504	41,849,564	36,159,625	30,469,685	24,779,746	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£204,055	392,525	370,321	348,117	325,913	303,709	281,505	259,301	237,097	214,893	192,689	170,485	40%
2	Residential Small site - low density - 2 flats	2	£163,244	92,932	75,518	58,104	40,690	23,276	5,862	-11,740	-29,439	-47,138	-64,837	-82,536	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	215,482	174,933	134,383	93,834	53,284	12,735	-28,269	-69,482	-110,696	-151,908	-193,121	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	329,827	263,919	198,011	132,103	66,194	287	-66,695	-133,680	-200,667	-267,653	-334,639	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,001,427	797,964	594,500	391,037	187,574	-16,148	-222,939	-429,729	-636,520	-843,310	-1,050,101	5%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,570,946	1,191,831	812,718	433,604	54,490	-329,933	-715,248	-1,100,562	-1,485,876	-1,871,190	-2,256,504	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,781,831	4,312,182	3,842,534	3,372,887	2,903,239	2,433,590	1,963,942	1,494,294	1,024,645	554,998	85,350	25%
8	Residential Large site - high density - 150 flats	150	£1,714,060	-3,968,276	-5,048,938	-6,129,600	-7,210,262	-8,290,924	-9,371,586	-10,452,248	-11,532,910	-12,613,572	-13,694,234	-14,774,896	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	5,479,180	3,795,732	2,112,283	428,835	-1,275,134	-2,986,115	-4,700,782	-6,442,105	-8,183,429	-9,924,752	-11,666,076	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	-18,972,686	-22,046,937	-25,135,776	-28,224,615	-31,313,455	-34,402,294	-37,491,133	-40,579,972	-43,668,812	-46,757,652	-49,846,491	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-29,553,593	-32,484,919	-35,416,243	-38,347,568	-41,278,892	-44,210,218	-47,141,542	-50,072,867	-53,004,191	-55,935,517	-58,866,841	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-35,490,782	-40,346,888	-45,202,993	-50,059,098	-54,915,204	-59,771,310	-64,627,415	-69,483,521	-74,339,627	-79,195,732	-84,051,838	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	99,625,292	86,295,578	72,861,215	59,290,657	45,496,882	31,419,133	16,924,327	2,207,326	-12,985,810	-28,620,943	-44,756,544	25%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	124,522,504	107,095,555	89,522,962	71,728,123	53,646,418	35,125,286	15,902,962	-4,036,463	-24,672,489	-45,965,385	-68,162,973	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	327,706	-53,354	-439,773	-826,194	-1,212,613	-1,599,032	-1,985,453	-2,371,872	-2,758,291	-3,144,712	-3,531,131	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-7,786,152	-8,523,891	-9,261,631	-9,999,370	-10,737,109	-11,474,848	-12,212,588	-12,950,327	-13,688,067	-14,425,806	-15,163,545	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	914,096	-1,849,862	-4,628,771	-7,437,807	-10,263,691	-13,089,576	-15,960,437	-18,843,269	-21,726,103	-24,608,935	-27,491,769	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	-19,824,806	-24,591,975	-29,407,107	-34,314,548	-39,230,204	-44,145,860	-49,061,517	-53,977,174	-58,892,831	-63,808,487	-68,724,144	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	157,273,159	135,048,741	112,542,063	89,627,083	66,109,418	41,683,237	16,828,783	-8,325,609	-34,356,645	-61,214,604	-89,211,330	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	-2,197,747	-2,941,354	-3,684,960	-4,428,568	-5,172,174	-5,915,781	-6,659,388	-7,402,995	-8,146,602	-8,890,209	-9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	14,468,831	10,508,847	6,548,862	2,588,878	-1,393,531	-5,418,282	-9,443,031	-13,467,782	-17,492,533	-21,517,283	-25,542,034	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	81,679,139	75,989,200	70,299,260	64,609,321	58,919,382	53,229,443	47,539,504	41,849,564	36,159,625	30,469,685	24,779,746	50%

RB GREENWICH LOCAL PLAN Sales value £7,266 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0% Downside Scenario

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	308,774	290,758	272,741	254,725	236,708	218,693	200,676	182,660	164,643	146,627	128,610	0%
2	Residential Small site - low density - 2 flats	2	£614,877	99,724	85,719	71,714	57,708	43,702	29,697	15,691	1,686	- 12,521	- 26,756	- 40,990	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	231,299	198,687	166,074	133,461	100,849	68,235	35,623	3,010	- 30,087	- 63,232	- 96,379	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	358,200	305,342	252,483	199,626	146,768	93,909	41,051	- 12,000	- 65,723	- 119,445	- 173,168	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	1,206,212	1,038,079	869,947	701,815	533,682	365,549	197,417	29,284	- 141,119	- 312,002	- 482,884	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	2,014,632	1,703,222	1,391,811	1,080,401	768,989	457,579	146,168	- 167,945	- 484,448	- 800,952	- 1,117,456	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	4,491,118	4,105,054	3,718,990	3,332,927	2,946,864	2,560,800	2,174,736	1,788,673	1,402,610	1,016,546	630,482	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 2,694,731	- 3,577,176	- 4,459,621	- 5,342,066	- 6,224,512	- 7,106,958	- 7,989,402	- 8,871,848	- 9,754,293	- 10,636,738	- 11,519,184	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	7,731,144	6,373,402	5,011,753	3,638,771	2,265,791	892,809	- 488,025	- 1,883,462	- 3,278,898	- 4,688,941	- 6,109,176	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 14,371,555	- 16,808,596	- 19,286,700	- 21,774,924	- 24,263,148	- 26,751,372	- 29,239,596	- 31,727,820	- 34,216,043	- 36,704,267	- 39,192,492	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 23,898,943	- 26,261,579	- 28,624,214	- 30,986,850	- 33,349,486	- 35,712,122	- 38,074,757	- 40,437,393	- 42,800,028	- 45,162,664	- 47,525,300	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 27,607,278	- 31,545,163	- 35,516,173	- 39,487,184	- 43,458,195	- 47,429,206	- 51,400,217	- 55,371,228	- 59,342,239	- 63,313,250	- 67,284,261	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	97,450,316	86,114,162	74,723,221	63,250,972	51,670,304	39,937,841	27,978,697	15,678,493	3,157,524	- 9,739,586	- 23,009,843	10%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	122,314,336	107,486,349	92,573,518	77,544,619	62,366,920	46,946,548	31,194,533	14,903,811	- 2,035,548	- 19,611,751	- 37,724,019	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	422,994	110,690	- 204,911	- 522,323	- 839,735	- 1,157,146	- 1,474,557	- 1,791,969	- 2,109,381	- 2,426,793	- 2,744,204	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 7,559,944	- 8,165,132	- 8,770,319	- 9,375,507	- 9,980,695	- 10,585,882	- 11,191,070	- 11,796,258	- 12,401,446	- 13,006,633	- 13,611,821	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	3,072,244	860,065	- 1,374,228	- 3,622,588	- 5,884,186	- 8,170,424	- 10,456,662	- 12,762,691	- 15,095,823	- 17,428,955	- 19,762,088	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 13,836,354	- 17,694,304	- 21,589,459	- 25,522,618	- 29,529,334	- 33,546,253	- 37,563,171	- 41,580,091	- 45,597,009	- 49,613,928	- 53,630,846	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	151,228,237	132,347,551	113,295,589	93,985,995	74,338,462	54,185,496	33,237,702	12,008,923	- 9,521,594	- 31,774,304	- 54,752,641	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,903,983	- 3,647,590	- 4,391,197	- 5,134,804	- 5,878,411	- 6,622,018	- 7,365,625	- 8,109,231	- 8,852,838	- 9,596,445	- 10,340,052	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	15,030,625	11,201,612	7,372,598	3,543,584	- 290,098	- 4,181,736	- 8,073,374	- 11,965,010	- 15,856,648	- 19,748,286	- 23,639,924	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	81,473,053	75,849,564	70,226,073	64,602,583	58,979,093	53,355,603	47,732,112	42,108,623	36,485,133	30,861,642	25,238,153	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	308,774	290,758	272,741	254,725	236,708	218,693	200,676	182,660	164,643	146,627	128,610	0%
2	Residential Small site - low density - 2 flats	2	£324,764	99,724	85,719	71,714	57,708	43,702	29,697	15,691	1,686	- 12,521	- 26,756	- 40,990	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	231,299	198,687	166,074	133,461	100,849	68,235	35,623	3,010	- 30,087	- 63,232	- 96,379	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	358,200	305,342	252,483	199,626	146,768	93,909	41,051	- 12,000	- 65,723	- 119,445	- 173,168	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	1,206,212	1,038,079	869,947	701,815	533,682	365,549	197,417	29,284	- 141,119	- 312,002	- 482,884	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	2,014,632	1,703,222	1,391,811	1,080,401	768,989	457,579	146,168	- 167,945	- 484,448	- 800,952	- 1,117,456	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	4,491,118	4,105,054	3,718,990	3,332,927	2,946,864	2,560,800	2,174,736	1,788,673	1,402,610	1,016,546	630,482	5%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 2,694,731	- 3,577,176	- 4,459,621	- 5,342,066	- 6,224,512	- 7,106,958	- 7,989,402	- 8,871,848	- 9,754,293	- 10,636,738	- 11,519,184	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	7,731,144	6,373,402	5,011,753	3,638,771	2,265,791	892,809	- 488,025	- 1,883,462	- 3,278,898	- 4,688,941	- 6,109,176	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 14,371,555	- 16,808,596	- 19,286,700	- 21,774,924	- 24,263,148	- 26,751,372	- 29,239,596	- 31,727,820	- 34,216,043	- 36,704,267	- 39,192,492	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 23,898,943	- 26,261,579	- 28,624,214	- 30,986,850	- 33,349,486	- 35,712,122	- 38,074,757	- 40,437,393	- 42,800,028	- 45,162,664	- 47,525,300	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 27,607,278	- 31,545,163	- 35,516,173	- 39,487,184	- 43,458,195	- 47,429,206	- 51,400,217	- 55,371,228	- 59,342,239	- 63,313,250	- 67,284,261	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	97,450,316	86,114,162	74,723,221	63,250,972	51,670,304	39,937,841	27,978,697	15,678,493	3,157,524	- 9,739,586	- 23,009,843	25%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	122,314,336	107,486,349	92,573,518	77,544,619	62,366,920	46,946,548	31,194,533	14,903,811	- 2,035,548	- 19,611,751	- 37,724,019	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	422,994	110,690	- 204,911	- 522,323	- 839,735	- 1,157,146	- 1,474,557	- 1,791,969	- 2,109,381	- 2,426,793	- 2,744,204	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 7,559,944	- 8,165,132	- 8,770,319	- 9,375,507	- 9,980,695	- 10,585,882	- 11,191,070	- 11,796,258	- 12,401,446	- 13,006,633	- 13,611,821	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	3,072,244	860,065	- 1,374,228	- 3,622,588	- 5,884,186	- 8,170,424	- 10,456,662	- 12,762,691	- 15,095,823	- 17,428,955	- 19,762,088	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 13,836,354	- 17,694,304	- 21,589,459	- 25,522,618	- 29,529,334	- 33,546,253	- 37,563,171	- 41,580,091	- 45,597,009	- 49,613,928	- 53,630,846	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	151,228,237	132,347,551	113,295,589	93,985,995	74,338,462	54,185,496	33,237,702	12,008,923	- 9,521,594	- 31,774,304	- 54,752,641	5%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,903,983	- 3,647,590	- 4,391,197	- 5,134,804	- 5,878,411	- 6,622,018	- 7,365,625	- 8,109,231	- 8,852,838	- 9,596,445	- 10,340,052	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	15,030,625	11,201,612	7,372,598	3,543,584	- 290,098	- 4,181,736	- 8,073,374	- 11,965,010	- 15,856,648	- 19,748,286	- 23,639,924	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	81,473,053	75,849,564	70,226,073	64,602,583	58,979,093	53,355,603	47,732,112	42,108,623	36,485,133	30,861,642	25,238,153	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	308,774	290,758	272,741	254,725	236,708	218,693	200,676	182,660	164,643	146,627	128,610	25%
2	Residential Small site - low density - 2 flats	2	£172,359	99,724	85,719	71,714	57,708	43,702	29,697	15,691	1,686	- 12,521	- 26,756	- 40,990	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	231,299	198,687	166,074	133,461	100,849	68,235	35,623	3,010	- 30,087	- 63,232	- 96,379	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	358,200	305,342	252,483	199,626	146,768	93,909	41,051	- 12,000	- 65,723	- 119,445	- 173,168	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	1,206,212	1,038,079	869,947	701,815	533,682	365,549	197,417	29,284	- 141,119	- 312,002	- 482,884	10%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	2,014,632	1,703,222	1,391,811	1,080,401	768,989	457,579	146,168	- 167,945	- 484,448	- 800,952	- 1,117,456	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	4,491,118	4,105,054	3,718,990	3,332,927	2,946,864	2,560,800	2,174,736	1,788,673	1,402,610	1,016,546	630,482	30%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 2,694,731	- 3,577,176	- 4,459,621	- 5,342,066	- 6,224,512	- 7,106,958	- 7,989,402	- 8,871,848	- 9,754,293	- 10,636,738	- 11,519,184	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	7,731,144	6,373,402	5,011,753	3,638,771	2,265,791	892,809	- 488,025	- 1,883,462	- 3,278,898	- 4,688,941	- 6,109,176	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 14,371,555	- 16,808,596	- 19,286,700	- 21,774,924	- 24,263,148	- 26,751,372	- 29,239,596	- 31,727,820	- 34,216,043	- 36,704,267	- 39,192,492	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 23,898,943	- 26,261,579	- 28,624,214	- 30,986,850	- 33,349,486	- 35,712,122	- 38,074,757	- 40,437,393	- 42,800,028	- 45,162,664	- 47,525,300	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 27,607,278	- 31,545,163	- 35,516,173	- 39,487,184	- 43,458,195	- 47,429,206	- 51,400,217	- 55,371,228	- 59,342,239	- 63,313,250	- 67,284,261	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	97,450,316	86,114,162	74,723,221	63,250,972	51,670,304	39,937,841	27,978,697	15,678,493	3,157,524	- 9,739,586	- 23,009,843	30%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	122,314,336	107,486,349	92,573,518	77,544,619	62,366,920	46,946,548	31,194,533	14,903,811	- 2,035,548	- 19,611,751	- 37,724,019	30%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	422,994	110,690	- 204,911	- 522,323	- 839,735	- 1,157,146	- 1,474,557	- 1,791,969	- 2,109,381	- 2,426,793	- 2,744,204	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 7,559,944	- 8,165,132	- 8,770,319	- 9,375,507	- 9,980,695	- 10,585,882	- 11,191,070	- 11,796,258	- 12,401,446	- 13,006,633	- 13,611,821	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	3,072,244	860,065	- 1,374,228	- 3,622,588	- 5,884,186	- 8,170,424	- 10,456,662	- 12,762,691	- 15,095,823	- 17,428,955	- 19,762,088	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 13,836,354	- 17,694,304	- 21,589,459	- 25,522,618	- 29,529,334	- 33,546,253	- 37,563,171	- 41,580,091	- 45,597,009	- 49,613,928	- 53,630,846	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	151,228,237	132,347,551	113,295,589	93,985,995	74,338,462	54,185,496	33,237,702	12,008,923	- 9,521,594	- 31,774,304	- 54,752,641	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,903,983	- 3,647,590	- 4,391,197	- 5,134,804	- 5,878,411	- 6,622,018	- 7,365,625	- 8,109,231	- 8,852,838	- 9,596,445	- 10,340,052	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	15,030,625	11,201,612	7,372,598	3,543,584	- 290,098	- 4,181,736	- 8,073,374	- 11,965,010	- 15,856,648	- 19,748,286	- 23,639,924	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	81,473,053	75,849,564	70,226,073	64,602,583	58,979,093	53,355,603	47,732,112	42,108,623	36,485,133	30,861,642	25,238,153	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	308,774	290,758	272,741	254,725	236,708	218,693	200,676	182,660	164,643	146,627	128,610	25%
2	Residential Small site - low density - 2 flats	2	£163,244	99,724	85,719	71,714	57,708	43,702	29,697	15,691	1,686	- 12,521	- 26,756	- 40,990	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	231,299	198,687	166,074	133,461	100,849	68,235	35,623	3,010	- 30,087	- 63,232	- 96,379	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	358,200	305,342	252,483	199,626	146,768	93,909	41,051	- 12,000	- 65,723	- 119,445	- 173,168	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	1,206,212	1,038,079	869,947	701,815	533,682	365,549	197,417	29,284	- 141,119	- 312,002	- 482,884	10%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	2,014,632	1,703,222	1,391,811	1,080,401	768,989	457,579	146,168	- 167,945	- 484,448	- 800,952	- 1,117,456	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	4,491,118	4,105,054	3,718,990	3,332,927	2,946,864	2,560,800	2,174,736	1,788,673	1,402,610	1,016,546	630,482	30%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 2,694,731	- 3,577,176	- 4,459,621	- 5,342,066	- 6,224,512	- 7,106,958	- 7,989,402	- 8,871,848	- 9,754,293	- 10,636,738	- 11,519,184	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	7,731,144	6,373,402	5,011,753	3,638,771	2,265,791	892,809	- 488,025	- 1,883,462	- 3,278,898	- 4,688,941	- 6,109,176	5%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 14,371,555	- 16,808,596	- 19,286,700	- 21,774,924	- 24,263,148	- 26,751,372	- 29,239,596	- 31,727,820	- 34,216,043	- 36,704,267	- 39,192,492	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 23,898,943	- 26,261,579	- 28,624,214	- 30,986,850	- 33,349,486	- 35,712,122	- 38,074,757	- 40,437,393	- 42,800,028	- 45,162,664	- 47,525,300	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 27,607,278	- 31,545,163	- 35,516,173	- 39,487,184	- 43,458,195	- 47,429,206	- 51,400,217	- 55,371,228	- 59,342,239	- 63,313,250	- 67,284,261	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	97,450,316	86,114,162	74,723,221	63,250,972	51,670,304	39,937,841	27,978,697	15,678,493	3,157,524	- 9,739,586	- 23,009,843	30%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	122,314,336	107,486,349	92,573,518	77,544,619	62,366,920	46,946,548	31,194,533	14,903,811	- 2,035,548	- 19,611,751	- 37,724,019	30%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	422,994	110,690	- 204,911	- 522,323	- 839,735	- 1,157,146	- 1,474,557	- 1,791,969	- 2,109,381	- 2,426,793	- 2,744,204	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 7,559,944	- 8,165,132	- 8,770,319	- 9,375,507	- 9,980,695	- 10,585,882	- 11,191,070	- 11,796,258	- 12,401,446	- 13,006,633	- 13,611,821	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	3,072,244	860,065	- 1,374,228	- 3,622,588	- 5,884,186	- 8,170,424	- 10,456,662	- 12,762,691	- 15,095,823	- 17,428,955	- 19,762,088	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 13,836,354	- 17,694,304	- 21,589,459	- 25,522,618	- 29,529,334	- 33,546,253	- 37,563,171	- 41,580,091	- 45,597,009	- 49,613,928	- 53,630,846	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	151,228,237	132,347,551	113,295,589	93,985,995	74,338,462	54,185,496	33,237,702	12,008,923	- 9,521,594	- 31,774,304	- 54,752,641	20%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,903,983	- 3,647,590	- 4,391,197	- 5,134,804	- 5,878,411	- 6,622,018	- 7,365,625	- 8,109,231	- 8,852,838	- 9,596,445	- 10,340,052	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	15,030,625	11,201,612	7,372,598	3,543,584	- 290,098	- 4,181,736	- 8,073,374	- 11,965,010	- 15,856,648	- 19,748,286	- 23,639,924	15%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	81,473,053	75,849,564	70,226,073	64,602,583	58,979,093	53,355,603	47,732,112	42,108,623	36,485,133	30,861,642	25,238,153	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0% Downside Scenario

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	276,563	260,157	243,752	227,346	210,940	194,534	178,128	161,723	145,317	128,911	112,505	0%
2	Residential Small site - low density - 2 flats	2	£614,877	73,506	60,811	48,116	35,422	22,728	10,033	-2,706	-15,607	-28,510	-41,412	-54,314	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	170,248	140,687	111,127	81,567	52,007	22,446	-7,230	-37,273	-67,317	-97,360	-127,404	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	257,816	209,977	162,138	114,300	66,460	18,621	-29,695	-78,317	-126,938	-175,560	-224,181	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	892,639	740,185	587,731	435,278	282,824	130,369	-22,445	-177,393	-332,340	-487,288	-642,235	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,410,059	1,128,877	847,695	566,513	285,331	4,149	-281,564	-567,344	-853,125	-1,138,906	-1,424,686	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	3,753,518	3,404,334	3,055,151	2,705,967	2,356,784	2,007,601	1,658,417	1,309,234	960,049	610,866	261,682	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	-4,470,189	-5,263,861	-6,057,533	-6,851,206	-7,644,878	-8,438,551	-9,232,223	-10,025,895	-10,819,567	-11,613,240	-12,406,913	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	4,967,645	3,734,167	2,500,689	1,267,211	33,735	-1,219,365	-2,473,017	-3,726,668	-4,999,724	-6,275,708	-7,551,690	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	-19,753,393	-21,969,460	-24,185,527	-26,401,594	-28,617,661	-30,833,728	-33,049,795	-35,265,861	-37,481,928	-39,697,995	-41,914,062	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-29,114,690	-31,216,538	-33,318,387	-35,420,235	-37,522,083	-39,623,932	-41,725,780	-43,827,629	-45,929,477	-48,031,326	-50,133,174	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-35,770,942	-39,332,114	-42,893,285	-46,454,457	-50,015,628	-53,576,799	-57,137,971	-60,699,142	-64,260,313	-67,821,485	-71,382,656	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	80,875,710	70,248,395	59,539,076	48,722,069	37,767,886	26,597,444	15,134,892	3,531,245	-8,390,433	-20,609,146	-33,184,067	0%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	100,763,853	86,838,778	72,797,855	58,610,836	44,192,403	29,471,295	14,256,626	-1,455,639	-17,711,800	-34,387,644	-51,653,214	5%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	-247,367	-533,967	-820,567	-1,107,168	-1,393,769	-1,680,369	-1,966,969	-2,253,569	-2,540,171	-2,826,771	-3,113,371	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-8,879,712	-9,425,010	-9,970,308	-10,515,606	-11,060,904	-11,606,202	-12,151,500	-12,696,798	-13,242,096	-13,787,394	-14,332,691	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	-1,855,137	-3,863,504	-5,885,820	-7,927,980	-9,970,140	-12,012,299	-14,092,812	-16,177,402	-18,261,992	-20,346,581	-22,431,171	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	-21,791,583	-25,321,320	-28,892,057	-32,498,055	-36,104,055	-39,710,053	-43,316,051	-46,922,050	-50,528,048	-54,134,047	-57,740,046	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	123,100,399	105,275,819	87,185,802	68,769,105	49,867,296	30,314,796	10,667,000	-9,295,001	-29,863,503	-51,002,528	-72,964,862	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	-2,966,177	-3,709,784	-4,453,391	-5,196,998	-5,940,604	-6,684,212	-7,427,818	-8,171,426	-8,915,032	-9,658,638	-10,402,246	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	13,799,605	10,029,187	6,258,770	2,488,351	-1,303,035	-5,135,118	-8,967,202	-12,799,285	-16,631,369	-20,463,451	-24,295,535	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	80,879,679	75,285,858	69,692,037	64,098,215	58,504,394	52,910,573	47,316,751	41,722,930	36,129,109	30,535,287	24,941,465	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	276,563	260,157	243,752	227,346	210,940	194,534	178,128	161,723	145,317	128,911	112,505	0%
2	Residential Small site - low density - 2 flats	2	£324,764	73,506	60,811	48,116	35,422	22,728	10,033	-2,706	-15,607	-28,510	-41,412	-54,314	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	170,248	140,687	111,127	81,567	52,007	22,446	-7,230	-37,273	-67,317	-97,360	-127,404	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	257,816	209,977	162,138	114,300	66,460	18,621	-29,695	-78,317	-126,938	-175,560	-224,181	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	892,639	740,185	587,731	435,278	282,824	130,369	-22,445	-177,393	-332,340	-487,288	-642,235	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,410,059	1,128,877	847,695	566,513	285,331	4,149	-281,564	-567,344	-853,125	-1,138,906	-1,424,686	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	3,753,518	3,404,334	3,055,151	2,705,967	2,356,784	2,007,601	1,658,417	1,309,234	960,049	610,866	261,682	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	-4,470,189	-5,263,861	-6,057,533	-6,851,206	-7,644,878	-8,438,551	-9,232,223	-10,025,895	-10,819,567	-11,613,240	-12,406,913	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	4,967,645	3,734,167	2,500,689	1,267,211	33,735	-1,219,365	-2,473,017	-3,726,668	-4,999,724	-6,275,708	-7,551,690	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	-19,753,393	-21,969,460	-24,185,527	-26,401,594	-28,617,661	-30,833,728	-33,049,795	-35,265,861	-37,481,928	-39,697,995	-41,914,062	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-29,114,690	-31,216,538	-33,318,387	-35,420,235	-37,522,083	-39,623,932	-41,725,780	-43,827,629	-45,929,477	-48,031,326	-50,133,174	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-35,770,942	-39,332,114	-42,893,285	-46,454,457	-50,015,628	-53,576,799	-57,137,971	-60,699,142	-64,260,313	-67,821,485	-71,382,656	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	80,875,710	70,248,395	59,539,076	48,722,069	37,767,886	26,597,444	15,134,892	3,531,245	-8,390,433	-20,609,146	-33,184,067	20%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	100,763,853	86,838,778	72,797,855	58,610,836	44,192,403	29,471,295	14,256,626	-1,455,639	-17,711,800	-34,387,644	-51,653,214	15%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	-247,367	-533,967	-820,567	-1,107,168	-1,393,769	-1,680,369	-1,966,969	-2,253,569	-2,540,171	-2,826,771	-3,113,371	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-8,879,712	-9,425,010	-9,970,308	-10,515,606	-11,060,904	-11,606,202	-12,151,500	-12,696,798	-13,242,096	-13,787,394	-14,332,691	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	-1,855,137	-3,863,504	-5,885,820	-7,927,980	-9,970,140	-12,012,299	-14,092,812	-16,177,402	-18,261,992	-20,346,581	-22,431,171	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	-21,791,583	-25,321,320	-28,892,057	-32,498,055	-36,104,055	-39,710,053	-43,316,051	-46,922,050	-50,528,048	-54,134,047	-57,740,046	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	123,100,399	105,275,819	87,185,802	68,769,105	49,867,296	30,314,796	10,667,000	-9,295,001	-29,863,503	-51,002,528	-72,964,862	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	-2,966,177	-3,709,784	-4,453,391	-5,196,998	-5,940,604	-6,684,212	-7,427,818	-8,171,426	-8,915,032	-9,658,638	-10,402,246	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	13,799,605	10,029,187	6,258,770	2,488,351	-1,303,035	-5,135,118	-8,967,202	-12,799,285	-16,631,369	-20,463,451	-24,295,535	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	80,879,679	75,285,858	69,692,037	64,098,215	58,504,394	52,910,573	47,316,751	41,722,930	36,129,109	30,535,287	24,941,465	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	276,563	260,157	243,752	227,346	210,940	194,534	178,128	161,723	145,317	128,911	112,505	15%
2	Residential Small site - low density - 2 flats	2	£172,359	73,506	60,811	48,116	35,422	22,728	10,033	-2,706	-15,607	-28,510	-41,412	-54,314	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	170,248	140,687	111,127	81,567	52,007	22,446	-7,230	-37,273	-67,317	-97,360	-127,404	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	257,816	209,977	162,138	114,300	66,460	18,621	-29,695	-78,317	-126,938	-175,560	-224,181	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	892,639	740,185	587,731	435,278	282,824	130,369	-22,445	-177,393	-332,340	-487,288	-642,235	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,410,059	1,128,877	847,695	566,513	285,331	4,149	-281,564	-567,344	-853,125	-1,138,906	-1,424,686	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	3,753,518	3,404,334	3,055,151	2,705,967	2,356,784	2,007,601	1,658,417	1,309,234	960,049	610,866	261,682	20%
8	Residential Large site - high density - 150 flats	150	£1,809,774	-4,470,189	-5,263,861	-6,057,533	-6,851,206	-7,644,878	-8,438,551	-9,232,223	-10,025,895	-10,819,567	-11,613,240	-12,406,913	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	4,967,645	3,734,167	2,500,689	1,267,211	33,735	-1,219,365	-2,473,017	-3,726,668	-4,999,724	-6,275,708	-7,551,690	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	-19,753,393	-21,969,460	-24,185,527	-26,401,594	-28,617,661	-30,833,728	-33,049,795	-35,265,861	-37,481,928	-39,697,995	-41,914,062	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-29,114,690	-31,216,538	-33,318,387	-35,420,235	-37,522,083	-39,623,932	-41,725,780	-43,827,629	-45,929,477	-48,031,326	-50,133,174	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-35,770,942	-39,332,114	-42,893,285	-46,454,457	-50,015,628	-53,576,799	-57,137,971	-60,699,142	-64,260,313	-67,821,485	-71,382,656	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	80,875,710	70,248,395	59,539,076	48,722,069	37,767,886	26,597,444	15,134,892	3,531,245	-8,390,433	-20,609,146	-33,184,067	25%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	100,763,853	86,838,778	72,797,855	58,610,836	44,192,403	29,471,295	14,256,626	-1,455,639	-17,711,800	-34,387,644	-51,653,214	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	-247,367	-533,967	-820,567	-1,107,168	-1,393,769	-1,680,369	-1,966,969	-2,253,569	-2,540,171	-2,826,771	-3,113,371	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-8,879,712	-9,425,010	-9,970,308	-10,515,606	-11,060,904	-11,606,202	-12,151,500	-12,696,798	-13,242,096	-13,787,394	-14,332,691	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	-1,855,137	-3,863,504	-5,885,820	-7,927,980	-9,970,140	-12,012,299	-14,092,812	-16,177,402	-18,261,992	-20,346,581	-22,431,171	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	-21,791,583	-25,321,320	-28,892,057	-32,498,055	-36,104,055	-39,710,053	-43,316,051	-46,922,050	-50,528,048	-54,134,047	-57,740,046	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	123,100,399	105,275,819	87,185,802	68,769,105	49,867,296	30,314,796	10,667,000	-9,295,001	-29,863,503	-51,002,528	-72,964,862	15%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	-2,966,177	-3,709,784	-4,453,391	-5,196,998	-5,940,604	-6,684,212	-7,427,818	-8,171,426	-8,915,032	-9,658,638	-10,402,246	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	13,799,605	10,029,187	6,258,770	2,488,351	-1,303,035	-5,135,118	-8,967,202	-12,799,285	-16,631,369	-20,463,451	-24,295,535	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	80,879,679	75,285,858	69,692,037	64,098,215	58,504,394	52,910,573	47,316,751	41,722,930	36,129,109	30,535,287	24,941,465	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	276,563	260,157	243,752	227,346	210,940	194,534	178,128	161,723	145,317	128,911	112,505	20%
2	Residential Small site - low density - 2 flats	2	£163,244	73,506	60,811	48,116	35,422	22,728	10,033	-2,706	-15,607	-28,510	-41,412	-54,314	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	170,248	140,687	111,127	81,567	52,007	22,446	-7,230	-37,273	-67,317	-97,360	-127,404	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	257,816	209,977	162,138	114,300	66,460	18,621	-29,695	-78,317	-126,938	-175,560	-224,181	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	892,639	740,185	587,731	435,278	282,824	130,369	-22,445	-177,393	-332,340	-487,288	-642,235	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,410,059	1,128,877	847,695	566,513	285,331	4,149	-281,564	-567,344	-853,125	-1,138,906	-1,424,686	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	3,753,518	3,404,334	3,055,151	2,705,967	2,356,784	2,007,601	1,658,417	1,309,234	960,049	610,866	261,682	20%
8	Residential Large site - high density - 150 flats	150	£1,714,060	-4,470,189	-5,263,861	-6,057,533	-6,851,206	-7,644,878	-8,438,551	-9,232,223	-10,025,895	-10,819,567	-11,613,240	-12,406,913	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	4,967,645	3,734,167	2,500,689	1,267,211	33,735	-1,219,365	-2,473,017	-3,726,668	-4,999,724	-6,275,708	-7,551,690	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	-19,753,393	-21,969,460	-24,185,527	-26,401,594	-28,617,661	-30,833,728	-33,049,795	-35,265,861	-37,481,928	-39,697,995	-41,914,062	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-29,114,690	-31,216,538	-33,318,387	-35,420,235	-37,522,083	-39,623,932	-41,725,780	-43,827,629	-45,929,477	-48,031,326	-50,133,174	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-35,770,942	-39,332,114	-42,893,285	-46,454,457	-50,015,628	-53,576,799	-57,137,971	-60,699,142	-64,260,313	-67,821,485	-71,382,656	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	80,875,710	70,248,395	59,539,076	48,722,069	37,767,886	26,597,444	15,134,892	3,531,245	-8,390,433	-20,609,146	-33,184,067	25%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	100,763,853	86,838,778	72,797,855	58,610,836	44,192,403	29,471,295	14,256,626	-1,455,639	-17,711,800	-34,387,644	-51,653,214	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	-247,367	-533,967	-820,567	-1,107,168	-1,393,769	-1,680,369	-1,966,969	-2,253,569	-2,540,171	-2,826,771	-3,113,371	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-8,879,712	-9,425,010	-9,970,308	-10,515,606	-11,060,904	-11,606,202	-12,151,500	-12,696,798	-13,242,096	-13,787,394	-14,332,691	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	-1,855,137	-3,863,504	-5,885,820	-7,927,980	-9,970,140	-12,012,299	-14,092,812	-16,177,402	-18,261,992	-20,346,581	-22,431,171	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	-21,791,583	-25,321,320	-28,892,057	-32,498,055	-36,104,055	-39,710,053	-43,316,051	-46,922,050	-50,528,048	-54,134,047	-57,740,046	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	123,100,399	105,275,819	87,185,802	68,769,105	49,867,296	30,314,796	10,667,000	-9,295,001	-29,863,503	-51,002,528	-72,964,862	15%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	-2,966,177	-3,709,784	-4,453,391	-5,196,998	-5,940,604	-6,684,212	-7,427,818	-8,171,426	-8,915,032	-9,658,638	-10,402,246	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	13,799,605	10,029,187	6,258,770	2,488,351	-1,303,035	-5,135,118	-8,967,202	-12,799,285	-16,631,369	-20,463,451	-24,295,535	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	80,879,679	75,285,858	69,692,037	64,098,215	58,504,394	52,910,573	47,316,751	41,722,930	36,129,109	30,535,287	24,941,465	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Charlton AH tenure Social Rented 60% LLR 40% Frst Hms 0% Downside Scenario

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	271,441	255,035	238,629	222,224	205,818	189,412	173,006	156,600	140,194	123,789	107,383	0%
2	Residential Small site - low density - 2 flats	2	£614,877	68,384	55,690	42,995	30,300	17,605	4,912	-7,911	-20,812	-33,715	-46,617	-59,519	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	157,444	127,883	98,323	68,763	39,203	9,642	-20,243	-50,287	-80,330	-110,374	-140,418	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	234,795	186,956	139,117	91,278	43,439	-4,472	-53,093	-101,715	-150,336	-198,958	-247,579	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	828,763	676,310	523,855	371,401	218,947	66,494	-87,367	-242,313	-397,261	-552,208	-707,156	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,282,738	1,001,556	720,374	439,192	158,009	-125,186	-410,967	-696,748	-982,528	-1,268,309	-1,554,090	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	3,626,197	3,277,013	2,927,830	2,578,645	2,229,462	1,880,279	1,531,095	1,181,912	832,728	483,545	134,361	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	-4,857,091	-5,650,764	-6,444,436	-7,238,109	-8,031,780	-8,825,453	-9,619,125	-10,412,798	-11,206,471	-12,000,142	-12,793,815	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	4,345,498	3,112,021	1,878,544	645,066	-598,036	-1,851,687	-3,105,338	-4,366,405	-5,642,388	-6,918,371	-8,194,354	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	-21,027,196	-23,243,263	-25,459,329	-27,675,396	-29,891,463	-32,107,530	-34,323,596	-36,539,664	-38,755,731	-40,971,797	-43,187,864	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-30,388,493	-32,490,341	-34,592,189	-36,694,038	-38,795,886	-40,897,734	-42,999,582	-45,101,431	-47,203,279	-49,305,127	-51,406,975	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-37,790,753	-41,351,924	-44,913,095	-48,474,267	-52,035,438	-55,596,609	-59,157,781	-62,718,952	-66,280,123	-69,841,295	-73,402,466	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	77,980,550	67,305,884	56,548,440	45,670,430	34,628,100	23,354,406	11,838,519	180,958	-11,855,980	-24,184,046	-36,852,800	0%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	97,103,532	83,118,593	69,000,362	54,710,867	40,181,962	25,305,911	9,881,209	-5,975,346	-22,315,458	-39,132,761	-56,561,049	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	-105,147	-391,748	-678,349	-964,949	-1,251,549	-1,538,149	-1,824,751	-2,111,351	-2,397,951	-2,684,551	-2,971,153	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-8,557,018	-9,102,316	-9,647,615	-10,192,912	-10,738,210	-11,283,509	-11,828,806	-12,374,104	-12,919,402	-13,464,700	-14,009,998	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	-1,861,248	-3,869,616	-5,892,031	-7,934,192	-9,976,351	-12,018,510	-14,099,124	-16,183,715	-18,268,304	-20,352,894	-22,437,484	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	-23,778,890	-27,308,627	-30,911,867	-34,517,866	-38,123,865	-41,729,863	-45,335,861	-48,941,860	-52,547,858	-56,153,857	-59,759,856	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	120,091,377	102,148,250	83,940,060	65,350,028	46,216,952	26,570,518	6,922,723	-13,162,757	-33,858,809	-55,125,196	-77,228,026	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	-2,591,141	-3,334,748	-4,078,355	-4,821,962	-5,565,568	-6,309,176	-7,052,782	-7,796,389	-8,539,996	-9,283,603	-10,027,210	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	13,752,674	9,982,257	6,211,839	2,441,421	-1,350,733	-5,182,816	-9,014,900	-12,846,982	-16,679,066	-20,511,149	-24,343,233	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	80,907,526	75,313,704	69,719,883	64,126,061	58,532,239	52,938,418	47,344,597	41,750,776	36,156,954	30,563,133	24,969,312	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	271,441	255,035	238,629	222,224	205,818	189,412	173,006	156,600	140,194	123,789	107,383	0%
2	Residential Small site - low density - 2 flats	2	£324,764	68,384	55,690	42,995	30,300	17,605	4,912	-7,911	-20,812	-33,715	-46,617	-59,519	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	157,444	127,883	98,323	68,763	39,203	9,642	-20,243	-50,287	-80,330	-110,374	-140,418	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	234,795	186,956	139,117	91,278	43,439	-4,472	-53,093	-101,715	-150,336	-198,958	-247,579	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	828,763	676,310	523,855	371,401	218,947	66,494	-87,367	-242,313	-397,261	-552,208	-707,156	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,282,738	1,001,556	720,374	439,192	158,009	-125,186	-410,967	-696,748	-982,528	-1,268,309	-1,554,090	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	3,626,197	3,277,013	2,927,830	2,578,645	2,229,462	1,880,279	1,531,095	1,181,912	832,728	483,545	134,361	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	-4,857,091	-5,650,764	-6,444,436	-7,238,109	-8,031,780	-8,825,453	-9,619,125	-10,412,798	-11,206,471	-12,000,142	-12,793,815	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	4,345,498	3,112,021	1,878,544	645,066	-598,036	-1,851,687	-3,105,338	-4,366,405	-5,642,388	-6,918,371	-8,194,354	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	-21,027,196	-23,243,263	-25,459,329	-27,675,396	-29,891,463	-32,107,530	-34,323,596	-36,539,664	-38,755,731	-40,971,797	-43,187,864	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-30,388,493	-32,490,341	-34,592,189	-36,694,038	-38,795,886	-40,897,734	-42,999,582	-45,101,431	-47,203,279	-49,305,127	-51,406,975	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-37,790,753	-41,351,924	-44,913,095	-48,474,267	-52,035,438	-55,596,609	-59,157,781	-62,718,952	-66,280,123	-69,841,295	-73,402,466	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	77,980,550	67,305,884	56,548,440	45,670,430	34,628,100	23,354,406	11,838,519	180,958	-11,855,980	-24,184,046	-36,852,800	15%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	97,103,532	83,118,593	69,000,362	54,710,867	40,181,962	25,305,911	9,881,209	-5,975,346	-22,315,458	-39,132,761	-56,561,049	15%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	-105,147	-391,748	-678,349	-964,949	-1,251,549	-1,538,149	-1,824,751	-2,111,351	-2,397,951	-2,684,551	-2,971,153	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-8,557,018	-9,102,316	-9,647,615	-10,192,912	-10,738,210	-11,283,509	-11,828,806	-12,374,104	-12,919,402	-13,464,700	-14,009,998	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	-1,861,248	-3,869,616	-5,892,031	-7,934,192	-9,976,351	-12,018,510	-14,099,124	-16,183,715	-18,268,304	-20,352,894	-22,437,484	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	-23,778,890	-27,308,627	-30,911,867	-34,517,866	-38,123,865	-41,729,863	-45,335,861	-48,941,860	-52,547,858	-56,153,857	-59,759,856	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	120,091,377	102,148,250	83,940,060	65,350,028	46,216,952	26,570,518	6,922,723	-13,162,757	-33,858,809	-55,125,196	-77,228,026	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	-2,591,141	-3,334,748	-4,078,355	-4,821,962	-5,565,568	-6,309,176	-7,052,782	-7,796,389	-8,539,996	-9,283,603	-10,027,210	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	13,752,674	9,982,257	6,211,839	2,441,421	-1,350,733	-5,182,816	-9,014,900	-12,846,982	-16,679,066	-20,511,149	-24,343,233	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	80,907,526	75,313,704	69,719,883	64,126,061	58,532,239	52,938,418	47,344,597	41,750,776	36,156,954	30,563,133	24,969,312	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	271,441	255,035	238,629	222,224	205,818	189,412	173,006	156,600	140,194	123,789	107,383	15%
2	Residential Small site - low density - 2 flats	2	£172,359	68,384	55,690	42,995	30,300	17,605	4,912	-7,911	-20,812	-33,715	-46,617	-59,519	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	157,444	127,883	98,323	68,763	39,203	9,642	-20,243	-50,287	-80,330	-110,374	-140,418	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	234,795	186,956	139,117	91,278	43,439	-4,472	-53,093	-101,715	-150,336	-198,958	-247,579	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	828,763	676,310	523,855	371,401	218,947	66,494	-87,367	-242,313	-397,261	-552,208	-707,156	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,282,738	1,001,556	720,374	439,192	158,009	-125,186	-410,967	-696,748	-982,528	-1,268,309	-1,554,090	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	3,626,197	3,277,013	2,927,830	2,578,645	2,229,462	1,880,279	1,531,095	1,181,912	832,728	483,545	134,361	20%
8	Residential Large site - high density - 150 flats	150	£1,809,774	-4,857,091	-5,650,764	-6,444,436	-7,238,109	-8,031,780	-8,825,453	-9,619,125	-10,412,798	-11,206,471	-12,000,142	-12,793,815	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	4,345,498	3,112,021	1,878,544	645,066	-598,036	-1,851,687	-3,105,338	-4,366,405	-5,642,388	-6,918,371	-8,194,354	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	-21,027,196	-23,243,263	-25,459,329	-27,675,396	-29,891,463	-32,107,530	-34,323,596	-36,539,664	-38,755,731	-40,971,797	-43,187,864	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-30,388,493	-32,490,341	-34,592,189	-36,694,038	-38,795,886	-40,897,734	-42,999,582	-45,101,431	-47,203,279	-49,305,127	-51,406,975	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-37,790,753	-41,351,924	-44,913,095	-48,474,267	-52,035,438	-55,596,609	-59,157,781	-62,718,952	-66,280,123	-69,841,295	-73,402,466	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	77,980,550	67,305,884	56,548,440	45,670,430	34,628,100	23,354,406	11,838,519	180,958	-11,855,980	-24,184,046	-36,852,800	25%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	97,103,532	83,118,593	69,000,362	54,710,867	40,181,962	25,305,911	9,881,209	-5,975,346	-22,315,458	-39,132,761	-56,561,049	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	-105,147	-391,748	-678,349	-964,949	-1,251,549	-1,538,149	-1,824,751	-2,111,351	-2,397,951	-2,684,551	-2,971,153	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-8,557,018	-9,102,316	-9,647,615	-10,192,912	-10,738,210	-11,283,509	-11,828,806	-12,374,104	-12,919,402	-13,464,700	-14,009,998	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	-1,861,248	-3,869,616	-5,892,031	-7,934,192	-9,976,351	-12,018,510	-14,099,124	-16,183,715	-18,268,304	-20,352,894	-22,437,484	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	-23,778,890	-27,308,627	-30,911,867	-34,517,866	-38,123,865	-41,729,863	-45,335,861	-48,941,860	-52,547,858	-56,153,857	-59,759,856	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	120,091,377	102,148,250	83,940,060	65,350,028	46,216,952	26,570,518	6,922,723	-13,162,757	-33,858,809	-55,125,196	-77,228,026	15%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	-2,591,141	-3,334,748	-4,078,355	-4,821,962	-5,565,568	-6,309,176	-7,052,782	-7,796,389	-8,539,996	-9,283,603	-10,027,210	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	13,752,674	9,982,257	6,211,839	2,441,421	-1,350,733	-5,182,816	-9,014,900	-12,846,982	-16,679,066	-20,511,149	-24,343,233	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	80,907,526	75,313,704	69,719,883	64,126,061	58,532,239	52,938,418	47,344,597	41,750,776	36,156,954	30,563,133	24,969,312	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	271,441	255,035	238,629	222,224	205,818	189,412	173,006	156,600	140,194	123,789	107,383	20%
2	Residential Small site - low density - 2 flats	2	£163,244	68,384	55,690	42,995	30,300	17,605	4,912	-7,911	-20,812	-33,715	-46,617	-59,519	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	157,444	127,883	98,323	68,763	39,203	9,642	-20,243	-50,287	-80,330	-110,374	-140,418	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	234,795	186,956	139,117	91,278	43,439	-4,472	-53,093	-101,715	-150,336	-198,958	-247,579	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	828,763	676,310	523,855	371,401	218,947	66,494	-87,367	-242,313	-397,261	-552,208	-707,156	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,282,738	1,001,556	720,374	439,192	158,009	-125,186	-410,967	-696,748	-982,528	-1,268,309	-1,554,090	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	3,626,197	3,277,013	2,927,830	2,578,645	2,229,462	1,880,279	1,531,095	1,181,912	832,728	483,545	134,361	20%
8	Residential Large site - high density - 150 flats	150	£1,714,060	-4,857,091	-5,650,764	-6,444,436	-7,238,109	-8,031,780	-8,825,453	-9,619,125	-10,412,798	-11,206,471	-12,000,142	-12,793,815	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	4,345,498	3,112,021	1,878,544	645,066	-598,036	-1,851,687	-3,105,338	-4,366,405	-5,642,388	-6,918,371	-8,194,354	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	-21,027,196	-23,243,263	-25,459,329	-27,675,396	-29,891,463	-32,107,530	-34,323,596	-36,539,664	-38,755,731	-40,971,797	-43,187,864	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-30,388,493	-32,490,341	-34,592,189	-36,694,038	-38,795,886	-40,897,734	-42,999,582	-45,101,431	-47,203,279	-49,305,127	-51,406,975	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-37,790,753	-41,351,924	-44,913,095	-48,474,267	-52,035,438	-55,596,609	-59,157,781	-62,718,952	-66,280,123	-69,841,295	-73,402,466	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	77,980,550	67,305,884	56,548,440	45,670,430	34,628,100	23,354,406	11,838,519	180,958	-11,855,980	-24,184,046	-36,852,800	25%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	97,103,532	83,118,593	69,000,362	54,710,867	40,181,962	25,305,911	9,881,209	-5,975,346	-22,315,458	-39,132,761	-56,561,049	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	-105,147	-391,748	-678,349	-964,949	-1,251,549	-1,538,149	-1,824,751	-2,111,351	-2,397,951	-2,684,551	-2,971,153	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-8,557,018	-9,102,316	-9,647,615	-10,192,912	-10,738,210	-11,283,509	-11,828,806	-12,374,104	-12,919,402	-13,464,700	-14,009,998	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	-1,861,248	-3,869,616	-5,892,031	-7,934,192	-9,976,351	-12,018,510	-14,099,124	-16,183,715	-18,268,304	-20,352,894	-22,437,484	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	-23,778,890	-27,308,627	-30,911,867	-34,517,866	-38,123,865	-41,729,863	-45,335,861	-48,941,860	-52,547,858	-56,153,857	-59,759,856	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	120,091,377	102,148,250	83,940,060	65,350,028	46,216,952	26,570,518	6,922,723	-13,162,757	-33,858,809	-55,125,196	-77,228,026	15%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	-2,591,141	-3,334,748	-4,078,355	-4,821,962	-5,565,568	-6,309,176	-7,052,782	-7,796,389	-8,539,996	-9,283,603	-10,027,210	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	13,752,674	9,982,257	6,211,839	2,441,421	-1,350,733	-5,182,816	-9,014,900	-12,846,982	-16,679,066	-20,511,149	-24,343,233	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	80,907,526	75,313,704	69,719,883	64,126,061	58,532,239	52,938,418	47,344,597	41,750,776	36,156,954	30,563,133	24,969,312	50%

RB GREENWICH LOCAL PLAN Sales value £6,997 psm Thamesmead AH tenure Social Rented 60% LLR 40% Frst Hms 0% Downside Scenario

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£768,596	270,588	254,182	237,776	221,371	204,965	188,559	172,153	155,746	139,341	122,935	106,529	0%
2	Residential Small site - low density - 2 flats	2	£614,877	67,530	54,836	42,141	29,447	16,752	4,058	-8,779	-21,680	-34,583	-47,484	-60,387	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	155,309	125,749	96,189	66,629	37,068	7,508	-22,412	-52,456	-82,500	-112,543	-142,587	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	230,958	183,119	135,280	87,441	39,603	-8,371	-56,993	-105,614	-154,236	-202,857	-251,479	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	818,117	665,663	513,210	360,755	208,301	55,847	-98,186	-253,134	-408,081	-563,029	-717,975	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	1,261,517	980,335	699,154	417,971	136,790	-146,754	-432,535	-718,315	-1,004,096	-1,289,877	-1,575,657	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	3,604,976	3,255,793	2,906,609	2,557,426	2,208,242	1,859,059	1,509,875	1,160,691	811,508	462,324	113,141	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	-4,921,575	-5,715,248	-6,508,919	-7,302,592	-8,096,264	-8,889,937	-9,683,610	-10,477,281	-11,270,954	-12,064,626	-12,858,299	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	4,241,808	3,008,330	1,774,852	541,375	-703,422	-1,957,074	-3,210,725	-4,473,515	-5,749,499	-7,025,481	-8,301,465	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	-21,239,496	-23,455,563	-25,671,630	-27,887,696	-30,103,763	-32,319,830	-34,535,898	-36,751,964	-38,968,031	-41,184,098	-43,400,164	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	-30,600,793	-32,702,641	-34,804,490	-36,906,338	-39,008,186	-41,110,034	-43,211,883	-45,313,731	-47,415,579	-49,517,427	-51,619,276	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	-38,127,387	-41,688,559	-45,249,731	-48,810,902	-52,372,073	-55,933,245	-59,494,416	-63,055,587	-66,616,759	-70,177,930	-73,739,101	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	77,498,024	66,815,466	56,050,001	45,155,553	34,104,803	22,813,850	11,289,123	-383,595	-12,442,209	-24,779,862	-37,468,266	0%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	96,488,680	82,492,553	68,359,884	54,059,913	39,509,542	24,604,575	9,151,972	-6,728,632	-23,093,584	-39,923,613	-57,391,344	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	17,816	-268,493	-555,094	-841,694	-1,128,294	-1,414,895	-1,701,496	-1,988,096	-2,274,696	-2,561,297	-2,847,898	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	-8,214,346	-8,759,644	-9,304,942	-9,850,240	-10,395,538	-10,940,836	-11,486,134	-12,031,432	-12,576,730	-13,122,028	-13,667,325	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	-836,782	-2,845,150	-4,853,518	-6,892,971	-8,935,131	-10,977,290	-13,040,875	-15,125,465	-17,210,055	-19,294,644	-21,379,235	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	-24,110,108	-27,642,504	-31,248,502	-34,854,501	-38,460,499	-42,066,498	-45,672,496	-49,278,495	-52,884,494	-56,490,492	-60,096,491	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	120,295,122	102,338,377	84,102,280	65,483,422	46,306,672	26,658,877	7,011,082	-13,071,484	-33,764,526	-55,027,804	-77,127,421	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	-2,197,747	-2,941,354	-3,684,960	-4,428,568	-5,172,174	-5,915,781	-6,659,388	-7,402,995	-8,146,602	-8,890,209	-9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	13,710,377	9,939,959	6,169,542	2,399,124	-1,393,722	-5,225,805	-9,057,889	-12,889,972	-16,722,056	-20,554,139	-24,386,223	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	81,273,221	75,679,400	70,085,579	64,491,758	58,897,936	53,304,115	47,710,293	42,116,471	36,522,650	30,928,829	25,335,007	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£405,954	270,588	254,182	237,776	221,371	204,965	188,559	172,153	155,746	139,341	122,935	106,529	0%
2	Residential Small site - low density - 2 flats	2	£324,764	67,530	54,836	42,141	29,447	16,752	4,058	-8,779	-21,680	-34,583	-47,484	-60,387	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	155,309	125,749	96,189	66,629	37,068	7,508	-22,412	-52,456	-82,500	-112,543	-142,587	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	230,958	183,119	135,280	87,441	39,603	-8,371	-56,993	-105,614	-154,236	-202,857	-251,479	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	818,117	665,663	513,210	360,755	208,301	55,847	-98,186	-253,134	-408,081	-563,029	-717,975	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	1,261,517	980,335	699,154	417,971	136,790	-146,754	-432,535	-718,315	-1,004,096	-1,289,877	-1,575,657	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	3,604,976	3,255,793	2,906,609	2,557,426	2,208,242	1,859,059	1,509,875	1,160,691	811,508	462,324	113,141	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	-4,921,575	-5,715,248	-6,508,919	-7,302,592	-8,096,264	-8,889,937	-9,683,610	-10,477,281	-11,270,954	-12,064,626	-12,858,299	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	4,241,808	3,008,330	1,774,852	541,375	-703,422	-1,957,074	-3,210,725	-4,473,515	-5,749,499	-7,025,481	-8,301,465	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	-21,239,496	-23,455,563	-25,671,630	-27,887,696	-30,103,763	-32,319,830	-34,535,898	-36,751,964	-38,968,031	-41,184,098	-43,400,164	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	-30,600,793	-32,702,641	-34,804,490	-36,906,338	-39,008,186	-41,110,034	-43,211,883	-45,313,731	-47,415,579	-49,517,427	-51,619,276	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	-38,127,387	-41,688,559	-45,249,731	-48,810,902	-52,372,073	-55,933,245	-59,494,416	-63,055,587	-66,616,759	-70,177,930	-73,739,101	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	77,498,024	66,815,466	56,050,001	45,155,553	34,104,803	22,813,850	11,289,123	-383,595	-12,442,209	-24,779,862	-37,468,266	15%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	96,488,680	82,492,553	68,359,884	54,059,913	39,509,542	24,604,575	9,151,972	-6,728,632	-23,093,584	-39,923,613	-57,391,344	15%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	17,816	-268,493	-555,094	-841,694	-1,128,294	-1,414,895	-1,701,496	-1,988,096	-2,274,696	-2,561,297	-2,847,898	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	-8,214,346	-8,759,644	-9,304,942	-9,850,240	-10,395,538	-10,940,836	-11,486,134	-12,031,432	-12,576,730	-13,122,028	-13,667,325	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	-836,782	-2,845,150	-4,853,518	-6,892,971	-8,935,131	-10,977,290	-13,040,875	-15,125,465	-17,210,055	-19,294,644	-21,379,235	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	-24,110,108	-27,642,504	-31,248,502	-34,854,501	-38,460,499	-42,066,498	-45,672,496	-49,278,495	-52,884,494	-56,490,492	-60,096,491	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	120,295,122	102,338,377	84,102,280	65,483,422	46,306,672	26,658,877	7,011,082	-13,071,484	-33,764,526	-55,027,804	-77,127,421	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	-2,197,747	-2,941,354	-3,684,960	-4,428,568	-5,172,174	-5,915,781	-6,659,388	-7,402,995	-8,146,602	-8,890,209	-9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	13,710,377	9,939,959	6,169,542	2,399,124	-1,393,722	-5,225,805	-9,057,889	-12,889,972	-16,722,056	-20,554,139	-24,386,223	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	81,273,221	75,679,400	70,085,579	64,491,758	58,897,936	53,304,115	47,710,293	42,116,471	36,522,650	30,928,829	25,335,007	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£215,449	270,588	254,182	237,776	221,371	204,965	188,559	172,153	155,746	139,341	122,935	106,529	15%
2	Residential Small site - low density - 2 flats	2	£172,359	67,530	54,836	42,141	29,447	16,752	4,058	-8,779	-21,680	-34,583	-47,484	-60,387	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	155,309	125,749	96,189	66,629	37,068	7,508	-22,412	-52,456	-82,500	-112,543	-142,587	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	230,958	183,119	135,280	87,441	39,603	-8,371	-56,993	-105,614	-154,236	-202,857	-251,479	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	818,117	665,663	513,210	360,755	208,301	55,847	-98,186	-253,134	-408,081	-563,029	-717,975	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	1,261,517	980,335	699,154	417,971	136,790	-146,754	-432,535	-718,315	-1,004,096	-1,289,877	-1,575,657	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	3,604,976	3,255,793	2,906,609	2,557,426	2,208,242	1,859,059	1,509,875	1,160,691	811,508	462,324	113,141	20%
8	Residential Large site - high density - 150 flats	150	£1,809,774	-4,921,575	-5,715,248	-6,508,919	-7,302,592	-8,096,264	-8,889,937	-9,683,610	-10,477,281	-11,270,954	-12,064,626	-12,858,299	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	4,241,808	3,008,330	1,774,852	541,375	-703,422	-1,957,074	-3,210,725	-4,473,515	-5,749,499	-7,025,481	-8,301,465	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	-21,239,496	-23,455,563	-25,671,630	-27,887,696	-30,103,763	-32,319,830	-34,535,898	-36,751,964	-38,968,031	-41,184,098	-43,400,164	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	-30,600,793	-32,702,641	-34,804,490	-36,906,338	-39,008,186	-41,110,034	-43,211,883	-45,313,731	-47,415,579	-49,517,427	-51,619,276	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	-38,127,387	-41,688,559	-45,249,731	-48,810,902	-52,372,073	-55,933,245	-59,494,416	-63,055,587	-66,616,759	-70,177,930	-73,739,101	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	77,498,024	66,815,466	56,050,001	45,155,553	34,104,803	22,813,850	11,289,123	-383,595	-12,442,209	-24,779,862	-37,468,266	25%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	96,488,680	82,492,553	68,359,884	54,059,913	39,509,542	24,604,575	9,151,972	-6,728,632	-23,093,584	-39,923,613	-57,391,344	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	17,816	-268,493	-555,094	-841,694	-1,128,294	-1,414,895	-1,701,496	-1,988,096	-2,274,696	-2,561,297	-2,847,898	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	-8,214,346	-8,759,644	-9,304,942	-9,850,240	-10,395,538	-10,940,836	-11,486,134	-12,031,432	-12,576,730	-13,122,028	-13,667,325	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	-836,782	-2,845,150	-4,853,518	-6,892,971	-8,935,131	-10,977,290	-13,040,875	-15,125,465	-17,210,055	-19,294,644	-21,379,235	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	-24,110,108	-27,642,504	-31,248,502	-34,854,501	-38,460,499	-42,066,498	-45,672,496	-49,278,495	-52,884,494	-56,490,492	-60,096,491	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	120,295,122	102,338,377	84,102,280	65,483,422	46,306,672	26,658,877	7,011,082	-13,071,484	-33,764,526	-55,027,804	-77,127,421	15%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	-2,197,747	-2,941,354	-3,684,960	-4,428,568	-5,172,174	-5,915,781	-6,659,388	-7,402,995	-8,146,602	-8,890,209	-9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	13,710,377	9,939,959	6,169,542	2,399,124	-1,393,722	-5,225,805	-9,057,889	-12,889,972	-16,722,056	-20,554,139	-24,386,223	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	81,273,221	75,679,400	70,085,579	64,491,758	58,897,936	53,304,115	47,710,293	42,116,471	36,522,650	30,928,829	25,335,007	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	Residential Small site - 2 houses	2	£204,055	270,588	254,182	237,776	221,371	204,965	188,559	172,153	155,746	139,341	122,935	106,529	20%
2	Residential Small site - low density - 2 flats	2	£163,244	67,530	54,836	42,141	29,447	16,752	4,058	-8,779	-21,680	-34,583	-47,484	-60,387	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	155,309	125,749	96,189	66,629	37,068	7,508	-22,412	-52,456	-82,500	-112,543	-142,587	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	230,958	183,119	135,280	87,441	39,603	-8,371	-56,993	-105,614	-154,236	-202,857	-251,479	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	818,117	665,663	513,210	360,755	208,301	55,847	-98,186	-253,134	-408,081	-563,029	-717,975	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	1,261,517	980,335	699,154	417,971	136,790	-146,754	-432,535	-718,315	-1,004,096	-1,289,877	-1,575,657	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	3,604,976	3,255,793	2,906,609	2,557,426	2,208,242	1,859,059	1,509,875	1,160,691	811,508	462,324	113,141	20%
8	Residential Large site - high density - 150 flats	150	£1,714,060	-4,921,575	-5,715,248	-6,508,919	-7,302,592	-8,096,264	-8,889,937	-9,683,610	-10,477,281	-11,270,954	-12,064,626	-12,858,299	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	4,241,808	3,008,330	1,774,852	541,375	-703,422	-1,957,074	-3,210,725	-4,473,515	-5,749,499	-7,025,481	-8,301,465	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	-21,239,496	-23,455,563	-25,671,630	-27,887,696	-30,103,763	-32,319,830	-34,535,898	-36,751,964	-38,968,031	-41,184,098	-43,400,164	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	-30,600,793	-32,702,641	-34,804,490	-36,906,338	-39,008,186	-41,110,034	-43,211,883	-45,313,731	-47,415,579	-49,517,427	-51,619,276	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	-38,127,387	-41,688,559	-45,249,731	-48,810,902	-52,372,073	-55,933,245	-59,494,416	-63,055,587	-66,616,759	-70,177,930	-73,739,101	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	77,498,024	66,815,466	56,050,001	45,155,553	34,104,803	22,813,850	11,289,123	-383,595	-12,442,209	-24,779,862	-37,468,266	25%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	96,488,680	82,492,553	68,359,884	54,059,913	39,509,542	24,604,575	9,151,972	-6,728,632	-23,093,584	-39,923,613	-57,391,344	25%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	17,816	-268,493	-555,094	-841,694	-1,128,294	-1,414,895	-1,701,496	-1,988,096	-2,274,696	-2,561,297	-2,847,898	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	-8,214,346	-8,759,644	-9,304,942	-9,850,240	-10,395,538	-10,940,836	-11,486,134	-12,031,432	-12,576,730	-13,122,028	-13,667,325	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	-836,782	-2,845,150	-4,853,518	-6,892,971	-8,935,131	-10,977,290	-13,040,875	-15,125,465	-17,210,055	-19,294,644	-21,379,235	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	-24,110,108	-27,642,504	-31,248,502	-34,854,501	-38,460,499	-42,066,498	-45,672,496	-49,278,495	-52,884,494	-56,490,492	-60,096,491	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	120,295,122	102,338,377	84,102,280	65,483,422	46,306,672	26,658,877	7,011,082	-13,071,484	-33,764,526	-55,027,804	-77,127,421	15%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	-2,197,747	-2,941,354	-3,684,960	-4,428,568	-5,172,174	-5,915,781	-6,659,388	-7,402,995	-8,146,602	-8,890,209	-9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	13,710,377	9,939,959	6,169,542	2,399,124	-1,393,722	-5,225,805	-9,057,889	-12,889,972	-16,722,056	-20,554,139	-24,386,223	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	81,273,221	75,679,400	70,085,579	64,491,758	58,897,936	53,304,115	47,710,293	42,116,471	36,522,650	30,928,829	25,335,007	50%

RB GREENWICH LOCAL PLAN Sales value £6,458 psm AH tenure Social Rented 60% LLR 40% Frst Hms 0% Downside Scenario

BLV1: Secondary offices **£15,371,920** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	Residential Small site - 2 houses	2	£768,596	212,140	198,955	185,770	172,586	159,401	146,216	133,032	119,847	106,663	93,478	80,293	0%
2	Residential Small site - low density - 2 flats	2	£614,877	21,068	10,996	923	- 9,299	- 19,538	- 29,775	- 40,012	- 50,249	- 60,487	- 70,724	- 80,961	0%
3	Residential Small site - medium density - 5 flats	5	£768,596	48,142	24,688	1,233	- 22,585	- 46,424	- 70,263	- 94,101	- 117,939	- 141,778	- 165,616	- 189,455	0%
4	Residential Small site - medium density - 9 flats	9	£1,537,192	57,048	19,248	- 18,856	- 57,275	- 95,694	- 134,113	- 172,532	- 210,951	- 249,370	- 287,789	- 326,207	0%
5	Residential Medium site - medium density - 25 flats	25	£2,920,665	265,492	144,396	23,299	- 99,397	- 222,474	- 345,551	- 468,628	- 591,705	- 714,782	- 837,860	- 960,937	0%
6	Residential Medium site - medium density - 50 flats	50	£7,685,960	200,913	- 20,135	- 244,470	- 468,804	- 693,140	- 917,474	- 1,141,808	- 1,366,143	- 1,590,478	- 1,814,812	- 2,039,147	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£7,685,960	2,278,319	2,002,895	1,727,471	1,452,048	1,176,625	901,201	625,777	350,354	74,930	- 203,772	- 483,701	0%
8	Residential Large site - high density - 150 flats	150	£6,456,206	- 8,021,104	- 8,637,231	- 9,253,357	- 9,869,484	- 10,485,610	- 11,101,737	- 11,717,865	- 12,333,991	- 12,950,118	- 13,566,244	- 14,182,371	0%
9	Residential Large site - medium density - 250 flats	250	£23,057,880	- 622,513	- 1,592,594	- 2,562,675	- 3,532,756	- 4,511,839	- 5,499,319	- 6,486,799	- 7,474,279	- 8,461,759	- 9,449,240	- 10,436,721	0%
10	Residential Large site - high density - 500 flats	500	£23,519,037	- 30,639,675	- 32,311,429	- 33,983,181	- 35,654,934	- 37,326,687	- 38,998,439	- 40,670,192	- 42,341,945	- 44,013,697	- 45,685,451	- 47,357,203	0%
11	Residential Large site - high density - 500 flats	500	£16,909,112	- 39,546,185	- 41,126,458	- 42,706,732	- 44,287,005	- 45,867,279	- 47,447,552	- 49,027,826	- 50,608,100	- 52,188,374	- 53,768,648	- 55,348,921	0%
12	Residential Large site - high density - 800 flats	800	£30,743,840	- 52,164,525	- 54,906,017	- 57,647,509	- 60,389,002	- 63,130,493	- 65,871,985	- 68,613,478	- 71,354,970	- 74,096,463	- 76,837,955	- 79,579,447	0%
13	Residential Large site - high density - 1,500 flats	500	£70,249,674	46,644,613	37,297,199	27,804,910	18,146,390	8,424,615	- 1,420,875	- 11,545,714	- 21,852,049	- 32,380,699	- 43,186,669	- 54,272,770	0%
14	Residential Large site - high density - 2,000 flats	667	£83,815,393	56,168,065	43,878,318	31,347,210	18,500,088	5,360,902	- 8,079,935	- 21,831,281	- 35,902,268	- 50,321,419	- 65,274,060	- 80,384,327	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	- 1,063,368	- 1,288,346	- 1,513,325	- 1,738,302	- 1,963,280	- 2,188,259	- 2,413,237	- 2,638,215	- 2,863,193	- 3,088,172	- 3,313,149	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	- 10,308,334	- 10,733,852	- 11,159,371	- 11,584,889	- 12,010,407	- 12,435,926	- 12,861,444	- 13,286,963	- 13,712,482	- 14,138,000	- 14,563,518	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	- 9,210,690	- 10,764,693	- 12,318,696	- 13,897,053	- 15,484,557	- 17,072,062	- 18,659,565	- 20,247,070	- 21,834,574	- 23,422,078	- 25,009,583	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	- 38,116,859	- 40,901,018	- 43,685,177	- 46,469,335	- 49,253,493	- 52,037,652	- 54,821,810	- 57,605,969	- 60,390,127	- 63,174,286	- 65,958,445	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£220,433,330	67,974,116	51,808,698	35,322,872	18,837,045	2,310,399	- 14,699,566	- 32,057,451	- 49,786,122	- 68,027,432	- 86,864,555	- 105,823,681	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£5,687,610	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£11,528,940	11,662,619	8,009,394	4,356,168	702,941	- 2,998,537	- 6,711,511	- 10,424,485	- 14,137,460	- 17,850,435	- 21,563,410	- 25,276,384	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£13,527,289	80,234,516	74,700,031	69,165,547	63,631,063	58,096,579	52,562,095	47,027,611	41,493,126	35,958,643	30,424,159	24,889,674	50%

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£405,954	212,140	198,955	185,770	172,586	159,401	146,216	133,032	119,847	106,663	93,478	80,293	0%
2	Residential Small site - low density - 2 flats	2	£324,764	21,068	10,996	923	- 9,299	- 19,538	- 29,775	- 40,012	- 50,249	- 60,487	- 70,724	- 80,961	0%
3	Residential Small site - medium density - 5 flats	5	£405,954	48,142	24,688	1,233	- 22,585	- 46,424	- 70,263	- 94,101	- 117,939	- 141,778	- 165,616	- 189,455	0%
4	Residential Small site - medium density - 9 flats	9	£811,909	57,048	19,248	- 18,856	- 57,275	- 95,694	- 134,113	- 172,532	- 210,951	- 249,370	- 287,789	- 326,207	0%
5	Residential Medium site - medium density - 25 flats	25	£1,542,627	265,492	144,396	23,299	- 99,397	- 222,474	- 345,551	- 468,628	- 591,705	- 714,782	- 837,860	- 960,937	0%
6	Residential Medium site - medium density - 50 flats	50	£4,059,544	200,913	- 20,135	- 244,470	- 468,804	- 693,140	- 917,474	- 1,141,808	- 1,366,143	- 1,590,478	- 1,814,812	- 2,039,147	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£4,059,544	2,278,319	2,002,895	1,727,471	1,452,048	1,176,625	901,201	625,777	350,354	74,930	- 203,772	- 483,701	0%
8	Residential Large site - high density - 150 flats	150	£3,410,017	- 8,021,104	- 8,637,231	- 9,253,357	- 9,869,484	- 10,485,610	- 11,101,737	- 11,717,865	- 12,333,991	- 12,950,118	- 13,566,244	- 14,182,371	0%
9	Residential Large site - medium density - 250 flats	250	£12,178,631	- 622,513	- 1,592,594	- 2,562,675	- 3,532,756	- 4,511,839	- 5,499,319	- 6,486,799	- 7,474,279	- 8,461,759	- 9,449,240	- 10,436,721	0%
10	Residential Large site - high density - 500 flats	500	£12,422,204	- 30,639,675	- 32,311,429	- 33,983,181	- 35,654,934	- 37,326,687	- 38,998,439	- 40,670,192	- 42,341,945	- 44,013,697	- 45,685,451	- 47,357,203	0%
11	Residential Large site - high density - 500 flats	500	£8,930,996	- 39,546,185	- 41,126,458	- 42,706,732	- 44,287,005	- 45,867,279	- 47,447,552	- 49,027,826	- 50,608,100	- 52,188,374	- 53,768,648	- 55,348,921	0%
12	Residential Large site - high density - 800 flats	800	£16,238,175	- 52,164,525	- 54,906,017	- 57,647,509	- 60,389,002	- 63,130,493	- 65,871,985	- 68,613,478	- 71,354,970	- 74,096,463	- 76,837,955	- 79,579,447	0%
13	Residential Large site - high density - 1,500 flats	500	£37,104,231	46,644,613	37,297,199	27,804,910	18,146,390	8,424,615	- 1,420,875	- 11,545,714	- 21,852,049	- 32,380,699	- 43,186,669	- 54,272,770	5%
14	Residential Large site - high density - 2,000 flats	667	£44,269,325	56,168,065	43,878,318	31,347,210	18,500,088	5,360,902	- 8,079,935	- 21,831,281	- 35,902,268	- 50,321,419	- 65,274,060	- 80,384,327	0%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	- 1,063,368	- 1,288,346	- 1,513,325	- 1,738,302	- 1,963,280	- 2,188,259	- 2,413,237	- 2,638,215	- 2,863,193	- 3,088,172	- 3,313,149	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	- 10,308,334	- 10,733,852	- 11,159,371	- 11,584,889	- 12,010,407	- 12,435,926	- 12,861,444	- 13,286,963	- 13,712,482	- 14,138,000	- 14,563,518	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	- 9,210,690	- 10,764,693	- 12,318,696	- 13,897,053	- 15,484,557	- 17,072,062	- 18,659,565	- 20,247,070	- 21,834,574	- 23,422,078	- 25,009,583	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	- 38,116,859	- 40,901,018	- 43,685,177	- 46,469,335	- 49,253,493	- 52,037,652	- 54,821,810	- 57,605,969	- 60,390,127	- 63,174,286	- 65,958,445	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£116,427,717	67,974,116	51,808,698	35,322,872	18,837,045	2,310,399	- 14,699,566	- 32,057,451	- 49,786,122	- 68,027,432	- 86,864,555	- 105,823,681	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£3,004,062	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£6,089,316	11,662,619	8,009,394	4,356,168	702,941	- 2,998,537	- 6,711,511	- 10,424,485	- 14,137,460	- 17,850,435	- 21,563,410	- 25,276,384	5%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£7,144,797	80,234,516	74,700,031	69,165,547	63,631,063	58,096,579	52,562,095	47,027,611	41,493,126	35,958,643	30,424,159	24,889,674	50%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£215,449	212,140	198,955	185,770	172,586	159,401	146,216	133,032	119,847	106,663	93,478	80,293	0%
2	Residential Small site - low density - 2 flats	2	£172,359	21,068	10,996	923	- 9,299	- 19,538	- 29,775	- 40,012	- 50,249	- 60,487	- 70,724	- 80,961	0%
3	Residential Small site - medium density - 5 flats	5	£215,449	48,142	24,688	1,233	- 22,585	- 46,424	- 70,263	- 94,101	- 117,939	- 141,778	- 165,616	- 189,455	0%
4	Residential Small site - medium density - 9 flats	9	£430,899	57,048	19,248	- 18,856	- 57,275	- 95,694	- 134,113	- 172,532	- 210,951	- 249,370	- 287,789	- 326,207	0%
5	Residential Medium site - medium density - 25 flats	25	£818,707	265,492	144,396	23,299	- 99,397	- 222,474	- 345,551	- 468,628	- 591,705	- 714,782	- 837,860	- 960,937	0%
6	Residential Medium site - medium density - 50 flats	50	£2,154,493	200,913	- 20,135	- 244,470	- 468,804	- 693,140	- 917,474	- 1,141,808	- 1,366,143	- 1,590,478	- 1,814,812	- 2,039,147	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,154,493	2,278,319	2,002,895	1,727,471	1,452,048	1,176,625	901,201	625,777	350,354	74,930	- 203,772	- 483,701	0%
8	Residential Large site - high density - 150 flats	150	£1,809,774	- 8,021,104	- 8,637,231	- 9,253,357	- 9,869,484	- 10,485,610	- 11,101,737	- 11,717,865	- 12,333,991	- 12,950,118	- 13,566,244	- 14,182,371	0%
9	Residential Large site - medium density - 250 flats	250	£6,463,480	- 622,513	- 1,592,594	- 2,562,675	- 3,532,756	- 4,511,839	- 5,499,319	- 6,486,799	- 7,474,279	- 8,461,759	- 9,449,240	- 10,436,721	0%
10	Residential Large site - high density - 500 flats	500	£6,592,749	- 30,639,675	- 32,311,429	- 33,983,181	- 35,654,934	- 37,326,687	- 38,998,439	- 40,670,192	- 42,341,945	- 44,013,697	- 45,685,451	- 47,357,203	0%
11	Residential Large site - high density - 500 flats	500	£4,739,885	- 39,546,185	- 41,126,458	- 42,706,732	- 44,287,005	- 45,867,279	- 47,447,552	- 49,027,826	- 50,608,100	- 52,188,374	- 53,768,648	- 55,348,921	0%
12	Residential Large site - high density - 800 flats	800	£8,617,973	- 52,164,525	- 54,906,017	- 57,647,509	- 60,389,002	- 63,130,493	- 65,871,985	- 68,613,478	- 71,354,970	- 74,096,463	- 76,837,955	- 79,579,447	0%
13	Residential Large site - high density - 1,500 flats	500	£19,692,069	46,644,613	37,297,199	27,804,910	18,146,390	8,424,615	- 1,420,875	- 11,545,714	- 21,852,049	- 32,380,699	- 43,186,669	- 54,272,770	10%
14	Residential Large site - high density - 2,000 flats	667	£23,494,749	56,168,065	43,878,318	31,347,210	18,500,088	5,360,902	- 8,079,935	- 21,831,281	- 35,902,268	- 50,321,419	- 65,274,060	- 80,384,327	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	- 1,063,368	- 1,288,346	- 1,513,325	- 1,738,302	- 1,963,280	- 2,188,259	- 2,413,237	- 2,638,215	- 2,863,193	- 3,088,172	- 3,313,149	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	- 10,308,334	- 10,733,852	- 11,159,371	- 11,584,889	- 12,010,407	- 12,435,926	- 12,861,444	- 13,286,963	- 13,712,482	- 14,138,000	- 14,563,518	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	- 9,210,690	- 10,764,693	- 12,318,696	- 13,897,053	- 15,484,557	- 17,072,062	- 18,659,565	- 20,247,070	- 21,834,574	- 23,422,078	- 25,009,583	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	- 38,116,859	- 40,901,018	- 43,685,177	- 46,469,335	- 49,253,493	- 52,037,652	- 54,821,810	- 57,605,969	- 60,390,127	- 63,174,286	- 65,958,445	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£61,790,868	67,974,116	51,808,698	35,322,872	18,837,045	2,310,399	- 14,699,566	- 32,057,451	- 49,786,122	- 68,027,432	- 86,864,555	- 105,823,681	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,594,325	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,231,740	11,662,619	8,009,394	4,356,168	702,941	- 2,998,537	- 6,711,511	- 10,424,485	- 14,137,460	- 17,850,435	- 21,563,410	- 25,276,384	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,791,908	80,234,516	74,700,031	69,165,547	63,631,063	58,096,579	52,562,095	47,027,611	41,493,126	35,958,643	30,424,159	24,889,674	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
1	Residential Small site - 2 houses	2	£204,055	212,140	198,955	185,770	172,586	159,401	146,216	133,032	119,847	106,663	93,478	80,293	0%
2	Residential Small site - low density - 2 flats	2	£163,244	21,068	10,996	923	- 9,299	- 19,538	- 29,775	- 40,012	- 50,249	- 60,487	- 70,724	- 80,961	0%
3	Residential Small site - medium density - 5 flats	5	£204,055	48,142	24,688	1,233	- 22,585	- 46,424	- 70,263	- 94,101	- 117,939	- 141,778	- 165,616	- 189,455	0%
4	Residential Small site - medium density - 9 flats	9	£408,110	57,048	19,248	- 18,856	- 57,275	- 95,694	- 134,113	- 172,532	- 210,951	- 249,370	- 287,789	- 326,207	0%
5	Residential Medium site - medium density - 25 flats	25	£775,408	265,492	144,396	23,299	- 99,397	- 222,474	- 345,551	- 468,628	- 591,705	- 714,782	- 837,860	- 960,937	0%
6	Residential Medium site - medium density - 50 flats	50	£2,040,548	200,913	- 20,135	- 244,470	- 468,804	- 693,140	- 917,474	- 1,141,808	- 1,366,143	- 1,590,478	- 1,814,812	- 2,039,147	0%
7	Residential Medium site - medium density - 50 flats and houses	50	£2,040,548	2,278,319	2,002,895	1,727,471	1,452,048	1,176,625	901,201	625,777	350,354	74,930	- 203,772	- 483,701	0%
8	Residential Large site - high density - 150 flats	150	£1,714,060	- 8,021,104	- 8,637,231	- 9,253,357	- 9,869,484	- 10,485,610	- 11,101,737	- 11,717,865	- 12,333,991	- 12,950,118	- 13,566,244	- 14,182,371	0%
9	Residential Large site - medium density - 250 flats	250	£6,121,644	- 622,513	- 1,592,594	- 2,562,675	- 3,532,756	- 4,511,839	- 5,499,319	- 6,486,799	- 7,474,279	- 8,461,759	- 9,449,240	- 10,436,721	0%
10	Residential Large site - high density - 500 flats	500	£6,244,077	- 30,639,675	- 32,311,429	- 33,983,181	- 35,654,934	- 37,326,687	- 38,998,439	- 40,670,192	- 42,341,945	- 44,013,697	- 45,685,451	- 47,357,203	0%
11	Residential Large site - high density - 500 flats	500	£4,489,206	- 39,546,185	- 41,126,458	- 42,706,732	- 44,287,005	- 45,867,279	- 47,447,552	- 49,027,826	- 50,608,100	- 52,188,374	- 53,768,648	- 55,348,921	0%
12	Residential Large site - high density - 800 flats	800	£8,162,192	- 52,164,525	- 54,906,017	- 57,647,509	- 60,389,002	- 63,130,493	- 65,871,985	- 68,613,478	- 71,354,970	- 74,096,463	- 76,837,955	- 79,579,447	0%
13	Residential Large site - high density - 1,500 flats	500	£18,650,609	46,644,613	37,297,199	27,804,910	18,146,390	8,424,615	- 1,420,875	- 11,545,714	- 21,852,049	- 32,380,699	- 43,186,669	- 54,272,770	10%
14	Residential Large site - high density - 2,000 flats	667	£22,252,177	56,168,065	43,878,318	31,347,210	18,500,088	5,360,902	- 8,079,935	- 21,831,281	- 35,902,268	- 50,321,419	- 65,274,060	- 80,384,327	10%
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	- 1,063,368	- 1,288,346	- 1,513,325	- 1,738,302	- 1,963,280	- 2,188,259	- 2,413,237	- 2,638,215	- 2,863,193	- 3,088,172	- 3,313,149	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	- 10,308,334	- 10,733,852	- 11,159,371	- 11,584,889	- 12,010,407	- 12,435,926	- 12,861,444	- 13,286,963	- 13,712,482	- 14,138,000	- 14,563,518	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	- 9,210,690	- 10,764,693	- 12,318,696	- 13,897,053	- 15,484,557	- 17,072,062	- 18,659,565	- 20,247,070	- 21,834,574	- 23,422,078	- 25,009,583	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	- 38,116,859	- 40,901,018	- 43,685,177	- 46,469,335	- 49,253,493	- 52,037,652	- 54,821,810	- 57,605,969	- 60,390,127	- 63,174,286	- 65,958,445	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	867	£58,522,918	67,974,116	51,808,698	35,322,872	18,837,045	2,310,399	- 14,699,566	- 32,057,451	- 49,786,122	- 68,027,432	- 86,864,555	- 105,823,681	0%
21	PBSA - 220 Student Rooms and ground floor commercial use	-	£1,510,006	- 2,197,747	- 2,941,354	- 3,684,960	- 4,428,568	- 5,172,174	- 5,915,781	- 6,659,388	- 7,402,995	- 8,146,602	- 8,890,209	- 9,633,816	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	£3,060,822	11,662,619	8,009,394	4,356,168	702,941	- 2,998,537	- 6,711,511	- 10,424,485	- 14,137,460	- 17,850,435	- 21,563,410	- 25,276,384	10%
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	£3,591,365	80,234,516	74,700,031	69,165,547	63,631,063	58,096,579	52,562,095	47,027,611	41,493,126	35,958,643	30,424,159	24,889,674	50%

Appendix 11 - Payment in Lieu Analysis

RB GREENWICH LOCAL PLAN

Analysis of Payment in Lieu of Onsite Affordable Housing

			Sales value £10,172 psm			Sales value £9,149 psm			Sales value £8,611 psm			Sales value £7,965 psm		
	Description	**No of units**	**0% AH**	**35% AH**	**PIL of AH per unit**	**0% AH**	**35% AH**	**PIL of AH per unit**	**0% AH**	**35% AH**	**PIL of AH per unit**	**0% AH**	**35% AH**	**PIL of AH per unit**
5	Residential Medium site - medium density - 25 flats	25	3,860,300	1,628,011	255,119	2,713,487	882,583	209,246	2,109,902	490,252	185,103	1,385,600	19,456	156,131
6	Residential Medium site - medium density - 50 flats	50	7,115,517	2,900,706	240,846	4,904,450	1,463,512	196,625	3,740,729	707,093	173,351	2,344,266	- 203,889	145,609
7	Residential Medium site - medium density - 50 flats and houses	50	11,271,589	6,096,548	295,717	8,588,768	4,343,122	242,608	7,168,989	3,420,266	214,213	5,465,255	2,312,839	180,138
8	Residential Large site - high density - 150 flats	150	12,728,484	942,921	224,487	6,440,091	- 3,254,180	184,653	3,130,411	- 5,475,563	163,923	- 888,386	- 8,141,223	138,149
9	Residential Large site - medium density - 250 flats	250	30,723,157	12,093,601	212,909	20,794,805	5,559,109	174,122	15,506,792	2,093,820	153,291	9,157,489	- 2,129,439	128,993
10	Residential Large site - high density - 500 flats	500	31,019,099	- 2,092,784	189,211	12,753,958	- 14,687,625	156,809	2,962,852	- 21,481,103	139,680	- 9,098,818	- 29,653,398	117,455
11	Residential Large site - high density - 500 flats	500	20,231,165	- 11,898,583	183,599	2,511,576	- 24,220,839	152,757	- 7,117,893	- 30,746,578	135,021	- 18,922,207	- 38,577,465	112,316
12	Residential Large site - high density - 800 flats	800	39,027,333	- 10,855,871	178,154	12,383,360	- 29,882,978	150,951	- 2,043,278	- 40,138,482	136,054	- 20,097,180	- 52,445,088	115,528
13	Residential Large site - high density - 1,500 flats	1,500	89,944,604	8,305,790	155,503	47,482,898	- 23,486,495	135,180	23,659,921	- 41,149,760	123,447	- 6,350,982	- 63,045,584	107,990
14	Residential Large site - high density - 2,000 flats	2,000	86,263,698	- 19,522,504	151,123	31,665,588	- 62,447,019	134,447	228,255	- 85,972,359	123,144	- 39,896,948	- 114,202,766	106,151
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	6,464,160	2,237,259	241,537	3,922,079	471,270	197,189	2,755,021	- 292,016	174,116	1,354,551	- 1,217,210	146,958
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,322,202	- 2,849,825	233,486	147,257	- 6,576,188	192,098	- 2,155,927	- 8,074,823	169,111	- 4,922,636	- 9,873,184	141,444
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	48,580,148	18,265,772	192,472	29,453,292	4,650,328	157,479	20,630,507	- 1,243,354	138,882	9,949,273	- 8,506,261	117,178
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	52,016,506	2,743,811	175,974	25,720,731	- 15,684,909	147,877	11,558,739	- 25,764,008	133,296	- 5,924,623	- 38,103,056	114,923
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	146,322,602	7,475,726	152,579	72,379,679	- 49,233,512	133,641	31,247,265	- 79,743,966	121,968	- 19,835,154	- 117,099,420	106,884
	Average				**205,514**			**171,046**			**152,307**			**129,056**

			Sales value £7,266 psm			Sales value £6,997 psm			Sales Value £6,997 psm - Charlton			Sales Value £6,997 psm - Thamesmead		
	Description	**No of units**	**0% AH**	**35% AH**	**PIL of AH per unit**	**0% AH**	**35% AH**	**PIL of AH per unit**	**0% AH**	**35% AH**	**PIL of AH per unit**	**0% AH**	**35% AH**	**PIL of AH per unit**
5	Residential Medium site - medium density - 25 flats	25	1,535,099	405,547	129,092	1,233,306	209,381	117,020	1,169,430	145,505	117,020	1,158,784	134,859	117,020
6	Residential Medium site - medium density - 50 flats	50	2,677,533	585,914	119,521	2,095,673	207,705	107,884	1,968,351	80,383	107,884	1,947,132	59,163	107,884
7	Residential Medium site - medium density - 50 flats and houses	50	5,116,406	2,523,865	148,145	4,406,517	2,062,437	133,947	4,279,195	1,935,115	133,947	4,257,975	1,913,896	133,947
8	Residential Large site - high density - 150 flats	150	63,768	- 5,861,206	112,857	- 1,643,946	- 6,971,899	101,485	- 2,030,848	- 7,358,801	101,485	- 2,095,331	- 7,423,285	101,485
9	Residential Large site - medium density - 250 flats	250	10,871,124	1,733,632	104,428	8,225,581	- 11,974	94,143	7,613,447	- 644,296	94,374	7,511,424	- 749,683	94,413
10	Residential Large site - high density - 500 flats	500	- 5,563,339	- 22,026,195	94,073	- 10,664,844	- 25,431,318	84,380	- 11,918,148	- 26,705,120	84,497	- 12,127,033	- 26,917,420	84,516
11	Residential Large site - high density - 500 flats	500	- 14,401,120	- 30,216,096	90,371	- 19,383,148	- 33,478,966	80,548	- 20,656,951	- 34,752,767	80,548	- 20,869,251	- 34,965,068	80,548
12	Residential Large site - high density - 800 flats	800	- 13,921,778	- 40,227,412	93,949	- 21,568,482	- 45,355,165	84,952	- 23,555,789	- 47,374,975	85,069	- 23,887,007	- 47,711,609	85,088
13	Residential Large site - high density - 1,500 flats	1,500	1,299,625	- 44,392,104	87,032	- 11,609,395	- 53,521,508	79,833	- 15,126,767	- 57,274,696	80,282	- 15,712,996	- 57,900,228	80,357
14	Residential Large site - high density - 2,000 flats	2,000	- 26,208,138	- 86,683,487	86,393	- 43,382,349	- 98,446,157	78,663	- 48,205,074	- 103,427,924	78,890	- 49,008,860	- 104,258,218	78,928
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,339,104	- 770,921	120,573	695,502	- 1,217,473	109,313	835,433	- 1,075,255	109,182	956,704	- 952,000	109,069
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	- 4,930,322	- 8,993,958	116,104	- 6,205,091	- 9,865,248	104,576	- 5,882,397	- 9,542,554	104,576	- 5,539,725	- 9,199,882	104,576
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	11,155,654	- 3,646,398	93,981	6,508,718	- 6,864,070	84,907	6,502,802	- 6,870,281	84,908	7,494,561	- 5,829,061	84,594
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	- 1,436,821	- 27,454,246	92,919	- 8,914,327	- 32,595,515	84,576	- 10,838,190	- 34,615,325	84,918	- 11,162,384	- 34,951,961	84,963
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	- 9,490,368	- 88,385,787	86,698	- 32,039,417	- 104,448,027	79,570	- 36,034,723	- 108,711,191	79,864	- 35,940,439	- 108,610,587	79,857
	Average		-	-	**105,076**	-	-	**95,053**	-	-	**95,163**	-	-	**95,150**

			Sales value £6,458 psm		
	Description	**No of units**	**0% AH**	**35% AH**	**PIL of AH per unit**
1	Residential Small site - 2 houses	2	231,917	143,597	126,171
2	Residential Small site - low density - 2 flats	2	50,640	- 17,125	96,807
3	Residential Small site - medium density - 5 flats	5	117,003	- 40,807	90,177
4	Residential Small site - medium density - 9 flats	9	171,950	- 82,598	80,809
5	Residential Medium site - medium density - 25 flats	25	629,721	- 185,941	93,219
6	Residential Medium site - medium density - 50 flats	50	931,953	- 557,687	85,122
7	Residential Medium site - medium density - 50 flats and houses	50	2,986,738	1,139,582	105,552
8	Residential Large site - high density - 150 flats	150	- 5,061,458	- 9,193,283	78,701
9	Residential Large site - medium density - 250 flats	250	2,897,047	- 3,560,330	73,799
10	Residential Large site - high density - 500 flats	500	- 21,041,916	- 32,241,563	63,998
11	Residential Large site - high density - 500 flats	500	- 29,422,747	- 40,004,705	60,468
12	Residential Large site - high density - 800 flats	800	- 37,249,773	- 55,610,669	65,575
13	Residential Large site - high density - 1,500 flats	1,500	- 38,371,186	- 71,780,316	63,636
14	Residential Large site - high density - 2,000 flats	2,000	- 79,169,218	- 121,971,497	61,146
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	- 62,823	- 1,572,023	86,240
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	- 7,543,713	- 10,396,914	81,520
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	- 274,418	- 10,627,605	65,735
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	- 24,242,415	- 42,878,056	66,556
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	- 74,757,277	- 132,184,454	63,107
	Average		-	-	**74,292**

Appendix 12 - Affordable Workspace rental discount sensitivity

RB GREENWICH LOCAL PLAN

Resi Sales value: £10,172 psm | AH 35% | AH tenure | Rented 60% | SO 40%

BLV1: Secondary offices — Commercial: North Greenwich — **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	Max AW
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,291,933	2,286,466	2,280,998	2,275,531	2,270,064	2,264,596	2,259,129	£2,253,661	2,248,194	2,242,726	£2,237,259	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	2,717,434	2,730,673	2,743,912	2,757,151	2,770,391	2,783,630	2,796,869	-£2,810,108	2,823,347	2,836,586	-£2,849,825	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	18,952,384	18,883,724	18,815,062	18,746,401	18,677,739	18,609,078	18,540,417	£18,471,755	18,403,094	18,334,433	£18,265,772	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	2,797,017	2,791,696	2,786,375	2,781,055	2,775,735	2,770,414	2,765,093	£2,759,772	2,754,451	2,749,132	£2,743,811	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	8,219,083	8,144,747	8,070,412	7,996,076	7,921,740	7,847,405	7,773,069	£7,698,733	7,624,397	7,550,062	£7,475,726	0%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£5,687,610	3,089,766	3,100,877	3,111,987	3,123,098	3,134,208	3,145,318	3,156,429	-£3,167,539	3,178,649	3,189,760	-£3,200,870	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£11,528,940	4,929,827	4,927,555	4,925,284	4,923,011	4,920,739	4,918,468	4,916,196	£4,913,924	4,911,652	4,909,381	£4,907,109	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£13,527,289	55,199,580	55,191,005	55,182,431	55,173,857	55,165,282	55,156,707	55,148,132	£55,139,558	55,130,984	55,122,409	£55,113,835	50%
24	Office	-	£1,060,662	1,354,531	1,370,329	1,386,127	1,401,926	1,417,724	1,433,522	1,449,321	1,465,119	1,480,916	1,496,715	1,512,513	0%
25	Office	-	£1,590,994	2,813,115	2,843,635	2,874,154	2,904,672	2,935,191	2,965,711	2,996,229	3,026,748	3,057,268	3,087,786	3,118,305	0%
26	Industrial	-	£2,181,275	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%
27	Industrial	-	£8,403,829	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%

% change in residual land values resulting fromincrease in discount to Market Rent

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
15	0.24%	0.48%	0.72%	0.95%	1.19%	1.43%	1.67%	1.91%	2.15%	2.39%	
16	0.49%	0.97%	1.46%	1.95%	2.44%	2.92%	3.41%	3.90%	4.38%	4.87%	
17	0.36%	0.72%	1.09%	1.45%	1.81%	2.17%	2.54%	2.90%	3.26%	3.62%	
18	0.19%	0.38%	0.57%	0.76%	0.95%	1.14%	1.33%	1.52%	1.71%	1.90%	
19	0.90%	1.81%	2.71%	3.62%	4.52%	5.43%	6.33%	7.24%	8.14%	9.04%	
21	0.36%	0.72%	1.08%	1.44%	1.80%	2.16%	2.52%	2.88%	3.24%	3.60%	
22	0.05%	0.09%	0.14%	0.18%	0.23%	0.28%	0.32%	0.37%	0.41%	0.46%	
23	0.02%	0.03%	0.05%	0.06%	0.08%	0.09%	0.11%	0.12%	0.14%	0.16%	
24	1.17%	2.33%	3.50%	4.67%	5.83%	7.00%	8.16%	9.33%	10.50%	11.66%	
25	1.08%	2.17%	3.25%	4.34%	5.42%	6.51%	7.59%	8.68%	9.76%	10.85%	
26	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%	
27	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%	

-£686,613

BLV2: Secondary industrial (Higher) — **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,291,933	2,286,466	2,280,998	2,275,531	2,270,064	2,264,596	2,259,129	2,253,661	2,248,194	2,242,726	2,237,259
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	2,717,434	2,730,673	2,743,912	2,757,151	2,770,391	2,783,630	2,796,869	2,810,108	2,823,347	2,836,586	2,849,825
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	18,952,384	18,883,724	18,815,062	18,746,401	18,677,739	18,609,078	18,540,417	18,471,755	18,403,094	18,334,433	18,265,772
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	2,797,017	2,791,696	2,786,375	2,781,055	2,775,735	2,770,414	2,765,093	2,759,772	2,754,451	2,749,132	2,743,811
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	8,219,083	8,144,747	8,070,412	7,996,076	7,921,740	7,847,405	7,773,069	7,698,733	7,624,397	7,550,062	7,475,726
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£3,004,062	3,089,766	3,100,877	3,111,987	3,123,098	3,134,208	3,145,318	3,156,429	3,167,539	3,178,649	3,189,760	3,200,870
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£6,089,316	4,929,827	4,927,555	4,925,284	4,923,011	4,920,739	4,918,468	4,916,196	4,913,924	4,911,652	4,909,381	4,907,109
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£7,144,797	55,199,580	55,191,005	55,182,431	55,173,857	55,165,282	55,156,707	55,148,132	55,139,558	55,130,984	55,122,409	55,113,835
24	Office	-	£560,217	1,354,531	1,370,329	1,386,127	1,401,926	1,417,724	1,433,522	1,449,321	1,465,119	1,480,916	1,496,715	1,512,513
25	Office	-	£840,326	2,813,115	2,843,635	2,874,154	2,904,672	2,935,191	2,965,711	2,996,229	3,026,748	3,057,268	3,087,786	3,118,305
26	Industrial	-	£1,152,099	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828
27	Industrial	-	£4,438,705	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
15	0.24%	0.48%	0.72%	0.95%	1.19%	1.43%	1.67%	1.91%	2.15%	2.39%	
16	0.49%	0.97%	1.46%	1.95%	2.44%	2.92%	3.41%	3.90%	4.38%	4.87%	
17	0.36%	0.72%	1.09%	1.45%	1.81%	2.17%	2.54%	2.90%	3.26%	3.62%	
18	0.19%	0.38%	0.57%	0.76%	0.95%	1.14%	1.33%	1.52%	1.71%	1.90%	
19	0.90%	1.81%	2.71%	3.62%	4.52%	5.43%	6.33%	7.24%	8.14%	9.04%	
21	0.36%	0.72%	1.08%	1.44%	1.80%	2.16%	2.52%	2.88%	3.24%	3.60%	
22	0.05%	0.09%	0.14%	0.18%	0.23%	0.28%	0.32%	0.37%	0.41%	0.46%	
23	0.02%	0.03%	0.05%	0.06%	0.08%	0.09%	0.11%	0.12%	0.14%	0.16%	
24	1.17%	2.33%	3.50%	4.67%	5.83%	7.00%	8.16%	9.33%	10.50%	11.66%	
25	1.08%	2.17%	3.25%	4.34%	5.42%	6.51%	7.59%	8.68%	9.76%	10.85%	
26	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%	
27	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%	

BLV 3: Secondary industrial (Lower) — **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,291,933	2,286,466	2,280,998	2,275,531	2,270,064	2,264,596	2,259,129	2,253,661	2,248,194	2,242,726	2,237,259
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	2,717,434	2,730,673	2,743,912	2,757,151	2,770,391	2,783,630	2,796,869	2,810,108	2,823,347	2,836,586	2,849,825
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	18,952,384	18,883,724	18,815,062	18,746,401	18,677,739	18,609,078	18,540,417	18,471,755	18,403,094	18,334,433	18,265,772
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	2,797,017	2,791,696	2,786,375	2,781,055	2,775,735	2,770,414	2,765,093	2,759,772	2,754,451	2,749,132	2,743,811
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	8,219,083	8,144,747	8,070,412	7,996,076	7,921,740	7,847,405	7,773,069	7,698,733	7,624,397	7,550,062	7,475,726
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,594,325	3,089,766	3,100,877	3,111,987	3,123,098	3,134,208	3,145,318	3,156,429	3,167,539	3,178,649	3,189,760	3,200,870
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,231,740	4,929,827	4,927,555	4,925,284	4,923,011	4,920,739	4,918,468	4,916,196	4,913,924	4,911,652	4,909,381	4,907,109
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,791,908	55,199,580	55,191,005	55,182,431	55,173,857	55,165,282	55,156,707	55,148,132	55,139,558	55,130,984	55,122,409	55,113,835
24	Office	-	£297,320	1,354,531	1,370,329	1,386,127	1,401,926	1,417,724	1,433,522	1,449,321	1,465,119	1,480,916	1,496,715	1,512,513
25	Office	-	£445,980	2,813,115	2,843,635	2,874,154	2,904,672	2,935,191	2,965,711	2,996,229	3,026,748	3,057,268	3,087,786	3,118,305
26	Industrial	-	£611,445	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828
27	Industrial	-	£2,355,723	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
15	0.24%	0.48%	0.72%	0.95%	1.19%	1.43%	1.67%	1.91%	2.15%	2.39%	
16	0.49%	0.97%	1.46%	1.95%	2.44%	2.92%	3.41%	3.90%	4.38%	4.87%	
17	0.36%	0.72%	1.09%	1.45%	1.81%	2.17%	2.54%	2.90%	3.26%	3.62%	
18	0.19%	0.38%	0.57%	0.76%	0.95%	1.14%	1.33%	1.52%	1.71%	1.90%	
19	0.90%	1.81%	2.71%	3.62%	4.52%	5.43%	6.33%	7.24%	8.14%	9.04%	
21	0.36%	0.72%	1.08%	1.44%	1.80%	2.16%	2.52%	2.88%	3.24%	3.60%	
22	0.05%	0.09%	0.14%	0.18%	0.23%	0.28%	0.32%	0.37%	0.41%	0.46%	
23	0.02%	0.03%	0.05%	0.06%	0.08%	0.09%	0.11%	0.12%	0.14%	0.16%	
24	1.17%	2.33%	3.50%	4.67%	5.83%	7.00%	8.16%	9.33%	10.50%	11.66%	
25	1.08%	2.17%	3.25%	4.34%	5.42%	6.51%	7.59%	8.68%	9.76%	10.85%	
26	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%	
27	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%	

BLV 4: Undeveloped/vacant sites — **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,291,933	2,286,466	2,280,998	2,275,531	2,270,064	2,264,596	2,259,129	2,253,661	2,248,194	2,242,726	2,237,259
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	2,717,434	2,730,673	2,743,912	2,757,151	2,770,391	2,783,630	2,796,869	2,810,108	2,823,347	2,836,586	2,849,825
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	18,952,384	18,883,724	18,815,062	18,746,401	18,677,739	18,609,078	18,540,417	18,471,755	18,403,094	18,334,433	18,265,772
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	2,797,017	2,791,696	2,786,375	2,781,055	2,775,735	2,770,414	2,765,093	2,759,772	2,754,451	2,749,132	2,743,811
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	8,219,083	8,144,747	8,070,412	7,996,076	7,921,740	7,847,405	7,773,069	7,698,733	7,624,397	7,550,062	7,475,726
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,510,006	3,089,766	3,100,877	3,111,987	3,123,098	3,134,208	3,145,318	3,156,429	3,167,539	3,178,649	3,189,760	3,200,870
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,060,822	4,929,827	4,927,555	4,925,284	4,923,011	4,920,739	4,918,468	4,916,196	4,913,924	4,911,652	4,909,381	4,907,109
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,591,365	55,199,580	55,191,005	55,182,431	55,173,857	55,165,282	55,156,707	55,148,132	55,139,558	55,130,984	55,122,409	55,113,835
24	Office	-	£281,596	1,354,531	1,370,329	1,386,127	1,401,926	1,417,724	1,433,522	1,449,321	1,465,119	1,480,916	1,496,715	1,512,513
25	Office	-	£422,393	2,813,115	2,843,635	2,874,154	2,904,672	2,935,191	2,965,711	2,996,229	3,026,748	3,057,268	3,087,786	3,118,305
26	Industrial	-	£579,108	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828
27	Industrial	-	£2,231,135	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
15	0.24%	0.48%	0.72%	0.95%	1.19%	1.43%	1.67%	1.91%	2.15%	2.39%	
16	0.49%	0.97%	1.46%	1.95%	2.44%	2.92%	3.41%	3.90%	4.38%	4.87%	
17	0.36%	0.72%	1.09%	1.45%	1.81%	2.17%	2.54%	2.90%	3.26%	3.62%	
18	0.19%	0.38%	0.57%	0.76%	0.95%	1.14%	1.33%	1.52%	1.71%	1.90%	
19	0.90%	1.81%	2.71%	3.62%	4.52%	5.43%	6.33%	7.24%	8.14%	9.04%	
21	0.36%	0.72%	1.08%	1.44%	1.80%	2.16%	2.52%	2.88%	3.24%	3.60%	
22	0.05%	0.09%	0.14%	0.18%	0.23%	0.28%	0.32%	0.37%	0.41%	0.46%	
23	0.02%	0.03%	0.05%	0.06%	0.08%	0.09%	0.11%	0.12%	0.14%	0.16%	
24	1.17%	2.33%	3.50%	4.67%	5.83%	7.00%	8.16%	9.33%	10.50%	11.66%	
25	1.08%	2.17%	3.25%	4.34%	5.42%	6.51%	7.59%	8.68%	9.76%	10.85%	
26	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%	
27	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%	

RB GREENWICH LOCAL PLAN

Resi Sales value: £9,149 psm
Commercial: Woolwich, North Greenwich & Greenwich

AH 35% AH tenure Rented 60% SO 40%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	Max AW	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	516,585	512,054	507,522	502,991	498,460	493,928	489,397	£484,866	480,334	475,803	£471,270	0%	0.88%	1.75%	2.63%	3.51%	4.39%	5.26%	6.14%	7.02%	7.89%	8.77%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	6,469,140	6,479,845	6,490,550	6,501,255	6,511,960	6,522,664	6,533,368	-£6,544,073	6,554,778	6,565,483	-£6,576,188	0%	0.17%	0.33%	0.50%	0.66%	0.83%	0.99%	1.16%	1.32%	1.49%	1.65%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	5,271,229	5,209,139	5,147,049	5,084,958	5,022,869	4,960,779	4,898,688	£4,836,598	4,774,508	4,712,418	£4,650,328	0%	1.18%	2.36%	3.53%	4.71%	5.89%	7.07%	8.25%	9.42%	10.60%	11.78%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	15,629,049	15,634,635	15,640,221	15,645,806	15,651,393	15,656,978	15,662,565	-£15,668,150	15,673,737	15,679,322	-£15,684,909	0%	0.04%	0.07%	0.11%	0.14%	0.18%	0.21%	0.25%	0.29%	0.32%	0.36%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	48,500,120	48,573,353	48,646,586	48,719,820	48,793,053	48,866,287	48,939,519	-£49,012,753	49,085,986	49,159,220	-£49,233,512	0%	0.15%	0.30%	0.45%	0.60%	0.75%	0.91%	1.06%	1.21%	1.36%	1.51%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£5,687,610	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	-£4,071,648	4,080,174	4,088,700	-£4,097,227	0%	0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	2.13%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£11,528,940	2,143,933	2,141,660	2,139,389	2,137,117	2,134,846	2,132,574	2,130,301	£2,128,030	2,125,758	2,123,487	£2,121,214	0%	0.11%	0.21%	0.32%	0.42%	0.53%	0.64%	0.74%	0.85%	0.95%	1.06%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£13,527,289	52,882,162	52,876,129	52,870,095	52,864,062	52,858,030	52,851,996	52,845,963	£52,839,929	52,833,896	52,827,863	£52,821,830	50%	0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	0.11%
24	Office	-	£1,060,662	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£1,590,994	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£2,181,275	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£8,403,829	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

- 620,901

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	Max AW	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	516,585	512,054	507,522	502,991	498,460	493,928	489,397	484,866	480,334	475,803	471,270	0%	0.88%	1.75%	2.63%	3.51%	4.39%	5.26%	6.14%	7.02%	7.89%	8.77%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	6,469,140	6,479,845	6,490,550	6,501,255	6,511,960	6,522,664	6,533,368	6,544,073	6,554,778	6,565,483	6,576,188	0%	0.17%	0.33%	0.50%	0.66%	0.83%	0.99%	1.16%	1.32%	1.49%	1.65%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	5,271,229	5,209,139	5,147,049	5,084,958	5,022,869	4,960,779	4,898,688	4,836,598	4,774,508	4,712,418	4,650,328	0%	1.18%	2.36%	3.53%	4.71%	5.89%	7.07%	8.25%	9.42%	10.60%	11.78%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	15,629,049	15,634,635	15,640,221	15,645,806	15,651,393	15,656,978	15,662,565	15,668,150	15,673,737	15,679,322	15,684,909	0%	0.04%	0.07%	0.11%	0.14%	0.18%	0.21%	0.25%	0.29%	0.32%	0.36%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	48,500,120	48,573,353	48,646,586	48,719,820	48,793,053	48,866,287	48,939,519	49,012,753	49,085,986	49,159,220	49,233,512	0%	0.15%	0.30%	0.45%	0.60%	0.75%	0.91%	1.06%	1.21%	1.36%	1.51%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£3,004,062	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	4,071,648	4,080,174	4,088,700	4,097,227	0%	0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	2.13%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£6,089,316	2,143,933	2,141,660	2,139,389	2,137,117	2,134,846	2,132,574	2,130,301	2,128,030	2,125,758	2,123,487	2,121,214	0%	0.11%	0.21%	0.32%	0.42%	0.53%	0.64%	0.74%	0.85%	0.95%	1.06%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£7,144,797	52,882,162	52,876,129	52,870,095	52,864,062	52,858,030	52,851,996	52,845,963	52,839,929	52,833,896	52,827,863	52,821,830	50%	0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	0.11%
24	Office	-	£560,217	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£840,326	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£1,152,099	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£4,438,705	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	Max AW	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	516,585	512,054	507,522	502,991	498,460	493,928	489,397	484,866	480,334	475,803	471,270	0%	0.88%	1.75%	2.63%	3.51%	4.39%	5.26%	6.14%	7.02%	7.89%	8.77%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	6,469,140	6,479,845	6,490,550	6,501,255	6,511,960	6,522,664	6,533,368	6,544,073	6,554,778	6,565,483	6,576,188	0%	0.17%	0.33%	0.50%	0.66%	0.83%	0.99%	1.16%	1.32%	1.49%	1.65%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	5,271,229	5,209,139	5,147,049	5,084,958	5,022,869	4,960,779	4,898,688	4,836,598	4,774,508	4,712,418	4,650,328	0%	1.18%	2.36%	3.53%	4.71%	5.89%	7.07%	8.25%	9.42%	10.60%	11.78%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	15,629,049	15,634,635	15,640,221	15,645,806	15,651,393	15,656,978	15,662,565	15,668,150	15,673,737	15,679,322	15,684,909	0%	0.04%	0.07%	0.11%	0.14%	0.18%	0.21%	0.25%	0.29%	0.32%	0.36%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	48,500,120	48,573,353	48,646,586	48,719,820	48,793,053	48,866,287	48,939,519	49,012,753	49,085,986	49,159,220	49,233,512	0%	0.15%	0.30%	0.45%	0.60%	0.75%	0.91%	1.06%	1.21%	1.36%	1.51%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,594,325	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	4,071,648	4,080,174	4,088,700	4,097,227	0%	0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	2.13%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,231,740	2,143,933	2,141,660	2,139,389	2,137,117	2,134,846	2,132,574	2,130,301	2,128,030	2,125,758	2,123,487	2,121,214	0%	0.11%	0.21%	0.32%	0.42%	0.53%	0.64%	0.74%	0.85%	0.95%	1.06%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,791,908	52,882,162	52,876,129	52,870,095	52,864,062	52,858,030	52,851,996	52,845,963	52,839,929	52,833,896	52,827,863	52,821,830	50%	0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	0.11%
24	Office	-	£297,320	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£445,980	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£611,445	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£2,355,723	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	Max AW	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	516,585	512,054	507,522	502,991	498,460	493,928	489,397	484,866	480,334	475,803	471,270	0%	0.88%	1.75%	2.63%	3.51%	4.39%	5.26%	6.14%	7.02%	7.89%	8.77%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	6,469,140	6,479,845	6,490,550	6,501,255	6,511,960	6,522,664	6,533,368	6,544,073	6,554,778	6,565,483	6,576,188	0%	0.17%	0.33%	0.50%	0.66%	0.83%	0.99%	1.16%	1.32%	1.49%	1.65%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	5,271,229	5,209,139	5,147,049	5,084,958	5,022,869	4,960,779	4,898,688	4,836,598	4,774,508	4,712,418	4,650,328	0%	1.18%	2.36%	3.53%	4.71%	5.89%	7.07%	8.25%	9.42%	10.60%	11.78%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	15,629,049	15,634,635	15,640,221	15,645,806	15,651,393	15,656,978	15,662,565	15,668,150	15,673,737	15,679,322	15,684,909	0%	0.04%	0.07%	0.11%	0.14%	0.18%	0.21%	0.25%	0.29%	0.32%	0.36%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	48,500,120	48,573,353	48,646,586	48,719,820	48,793,053	48,866,287	48,939,519	49,012,753	49,085,986	49,159,220	49,233,512	0%	0.15%	0.30%	0.45%	0.60%	0.75%	0.91%	1.06%	1.21%	1.36%	1.51%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,510,006	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	4,071,648	4,080,174	4,088,700	4,097,227	0%	0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	2.13%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,060,822	2,143,933	2,141,660	2,139,389	2,137,117	2,134,846	2,132,574	2,130,301	2,128,030	2,125,758	2,123,487	2,121,214	0%	0.11%	0.21%	0.32%	0.42%	0.53%	0.64%	0.74%	0.85%	0.95%	1.06%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,591,365	52,882,162	52,876,129	52,870,095	52,864,062	52,858,030	52,851,996	52,845,963	52,839,929	52,833,896	52,827,863	52,821,830	50%	0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	0.11%
24	Office	-	£281,596	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£422,393	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£579,108	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£2,231,135	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

RB GREENWICH LOCAL PLAN

Resi Sales value: £8,611 psm | AH 35% | AH tenure | Rented 60% | SO 40%

Commercial: East Greenwich & South West Peninsular

BLV1: Secondary offices — **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values											
				discount to MR	discount to MR	AW - 10% discount to MR	discount to MR	AW - 20% discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	245,960	250,565	255,171	259,777	264,382	268,988	273,593	-278,199	282,805	287,410		-292,016
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	7,967,774	7,978,479	7,989,183	7,999,888	8,010,593	8,021,298	8,032,003	-8,042,708	8,053,413	8,064,118		-8,074,823
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	601,977	666,114	730,252	794,390	858,528	922,665	986,803	-1,050,941	1,115,078	1,179,217		-1,243,354
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	25,706,306	25,712,076	25,717,846	25,723,616	25,729,386	25,735,157	25,740,927	-25,746,697	25,752,467	25,758,237		-25,764,008
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	78,975,110	79,051,995	79,128,880	79,205,767	79,282,652	79,359,537	79,436,422	-79,513,309	79,590,194	79,667,079		-79,743,966
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£5,687,610	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	-04,071,648	4,080,174	4,088,700		-04,097,227
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£11,528,940	677,672	675,401	673,129	670,857	668,585	666,314	664,042	£661,770	659,498	657,226		£654,955
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£13,527,289	52,139,757	52,133,723	52,127,690	52,121,656	52,115,624	52,109,590	52,103,557	£52,097,523	52,091,490	52,085,457		£52,079,424
24	Office	-	£1,060,662	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403		3,136,519
25	Office	-	£1,590,994	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079		6,255,552
26	Industrial	-	£2,181,275	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193		130,828
27	Industrial	-	£8,403,829	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973		2,848,380

- 641,377

% change in residual land values resulting fromincrease in discount to Market Rent

Max AW	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
0%	1.87%	3.75%	5.62%	7.49%	9.36%	11.24%	13.11%	14.98%	16.85%	
0%	0.13%	0.27%	0.40%	0.54%	0.67%	0.81%	0.94%	1.07%	1.21%	
0%	10.65%	21.31%	31.96%	42.62%	53.27%	63.93%	74.58%	85.24%	95.89%	
0%	0.02%	0.04%	0.07%	0.09%	0.11%	0.13%	0.16%	0.18%	0.20%	
0%	0.10%	0.19%	0.29%	0.39%	0.49%	0.58%	0.68%	0.78%	0.88%	
0%	0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	
0%	0.34%	0.67%	1.01%	1.34%	1.68%	2.01%	2.35%	2.68%	3.02%	
50%	0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	
0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	
0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	
0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	
0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	

BLV2: Secondary industrial (Higher) — **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values											
				discount to MR	discount to MR	AW - 10% discount to MR	discount to MR	AW - 20% discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	245,960	250,565	255,171	259,777	264,382	268,988	273,593	278,199	282,805	287,410		292,016
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	7,967,774	7,978,479	7,989,183	7,999,888	8,010,593	8,021,298	8,032,003	8,042,708	8,053,413	8,064,118		8,074,823
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	601,977	666,114	730,252	794,390	858,528	922,665	986,803	1,050,941	1,115,078	1,179,217		1,243,354
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	25,706,306	25,712,076	25,717,846	25,723,616	25,729,386	25,735,157	25,740,927	25,746,697	25,752,467	25,758,237		25,764,008
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	78,975,110	79,051,995	79,128,880	79,205,767	79,282,652	79,359,537	79,436,422	79,513,309	79,590,194	79,667,079		79,743,966
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£3,004,062	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	4,071,648	4,080,174	4,088,700		4,097,227
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£6,089,316	677,672	675,401	673,129	670,857	668,585	666,314	664,042	661,770	659,498	657,226		654,955
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£7,144,797	52,139,757	52,133,723	52,127,690	52,121,656	52,115,624	52,109,590	52,103,557	52,097,523	52,091,490	52,085,457		52,079,424
24	Office	-	£560,217	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403		3,136,519
25	Office	-	£840,326	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079		6,255,552
26	Industrial	-	£1,152,099	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193		130,828
27	Industrial	-	£4,438,705	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973		2,848,380

discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
1.87%	3.75%	5.62%	7.49%	9.36%	11.24%	13.11%	14.98%	16.85%	
0.13%	0.27%	0.40%	0.54%	0.67%	0.81%	0.94%	1.07%	1.21%	
10.65%	21.31%	31.96%	42.62%	53.27%	63.93%	74.58%	85.24%	95.89%	
0.02%	0.04%	0.07%	0.09%	0.11%	0.13%	0.16%	0.18%	0.20%	
0.10%	0.19%	0.29%	0.39%	0.49%	0.58%	0.68%	0.78%	0.88%	
0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	
0.34%	0.67%	1.01%	1.34%	1.68%	2.01%	2.35%	2.68%	3.02%	
0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	
0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	
0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	
3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	
0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	

BLV 3: Secondary industrial (Lower) — **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values											
				discount to MR	discount to MR	AW - 10% discount to MR	discount to MR	AW - 20% discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	245,960	250,565	255,171	259,777	264,382	268,988	273,593	278,199	282,805	287,410		292,016
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	7,967,774	7,978,479	7,989,183	7,999,888	8,010,593	8,021,298	8,032,003	8,042,708	8,053,413	8,064,118		8,074,823
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	601,977	666,114	730,252	794,390	858,528	922,665	986,803	1,050,941	1,115,078	1,179,217		1,243,354
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	25,706,306	25,712,076	25,717,846	25,723,616	25,729,386	25,735,157	25,740,927	25,746,697	25,752,467	25,758,237		25,764,008
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	78,975,110	79,051,995	79,128,880	79,205,767	79,282,652	79,359,537	79,436,422	79,513,309	79,590,194	79,667,079		79,743,966
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,594,325	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	4,071,648	4,080,174	4,088,700		4,097,227
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,231,740	677,672	675,401	673,129	670,857	668,585	666,314	664,042	661,770	659,498	657,226		654,955
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,791,908	52,139,757	52,133,723	52,127,690	52,121,656	52,115,624	52,109,590	52,103,557	52,097,523	52,091,490	52,085,457		52,079,424
24	Office	-	£297,320	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403		3,136,519
25	Office	-	£445,980	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079		6,255,552
26	Industrial	-	£611,445	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193		130,828
27	Industrial	-	£2,355,723	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973		2,848,380

discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
1.87%	3.75%	5.62%	7.49%	9.36%	11.24%	13.11%	14.98%	16.85%	
0.13%	0.27%	0.40%	0.54%	0.67%	0.81%	0.94%	1.07%	1.21%	
10.65%	21.31%	31.96%	42.62%	53.27%	63.93%	74.58%	85.24%	95.89%	
0.02%	0.04%	0.07%	0.09%	0.11%	0.13%	0.16%	0.18%	0.20%	
0.10%	0.19%	0.29%	0.39%	0.49%	0.58%	0.68%	0.78%	0.88%	
0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	
0.34%	0.67%	1.01%	1.34%	1.68%	2.01%	2.35%	2.68%	3.02%	
0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	
0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	
0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	
3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	
0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	

BLV 4: Undeveloped/vacant sites — **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values											
				discount to MR	discount to MR	AW - 10% discount to MR	discount to MR	AW - 20% discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	245,960	250,565	255,171	259,777	264,382	268,988	273,593	278,199	282,805	287,410		292,016
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	7,967,774	7,978,479	7,989,183	7,999,888	8,010,593	8,021,298	8,032,003	8,042,708	8,053,413	8,064,118		8,074,823
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	601,977	666,114	730,252	794,390	858,528	922,665	986,803	1,050,941	1,115,078	1,179,217		1,243,354
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	25,706,306	25,712,076	25,717,846	25,723,616	25,729,386	25,735,157	25,740,927	25,746,697	25,752,467	25,758,237		25,764,008
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	78,975,110	79,051,995	79,128,880	79,205,767	79,282,652	79,359,537	79,436,422	79,513,309	79,590,194	79,667,079		79,743,966
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,510,006	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	4,071,648	4,080,174	4,088,700		4,097,227
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,060,822	677,672	675,401	673,129	670,857	668,585	666,314	664,042	661,770	659,498	657,226		654,955
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,591,365	52,139,757	52,133,723	52,127,690	52,121,656	52,115,624	52,109,590	52,103,557	52,097,523	52,091,490	52,085,457		52,079,424
24	Office	-	£281,596	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403		3,136,519
25	Office	-	£422,393	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079		6,255,552
26	Industrial	-	£579,108	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193		130,828
27	Industrial	-	£2,231,135	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973		2,848,380

discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
1.87%	3.75%	5.62%	7.49%	9.36%	11.24%	13.11%	14.98%	16.85%	
0.13%	0.27%	0.40%	0.54%	0.67%	0.81%	0.94%	1.07%	1.21%	
10.65%	21.31%	31.96%	42.62%	53.27%	63.93%	74.58%	85.24%	95.89%	
0.02%	0.04%	0.07%	0.09%	0.11%	0.13%	0.16%	0.18%	0.20%	
0.10%	0.19%	0.29%	0.39%	0.49%	0.58%	0.68%	0.78%	0.88%	
0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	
0.34%	0.67%	1.01%	1.34%	1.68%	2.01%	2.35%	2.68%	3.02%	
0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	
0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	
0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	
3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	
0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	

RB GREENWICH LOCAL PLAN

Resi Sales value: £7,965 psm | AH 35% | AH tenure | Rented 60% | SO 40%

Commercial: Blackheath/South East Peninsular

BLV1: Secondary offices — **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR	Max AW	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,171,154	1,175,759	1,180,365	1,184,970	1,189,576	1,194,182	1,198,787	£1,203,393	1,207,999	1,212,604	-£1,217,210	0%	0.39%	0.79%	1.18%	1.57%	1.97%	2.36%	2.75%	3.15%	3.54%	3.93%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	9,766,135	9,776,840	9,787,544	9,798,249	9,808,954	9,819,659	9,830,364	-£9,841,069	9,851,774	9,862,479	-£9,873,184	0%	0.11%	0.22%	0.33%	0.44%	0.55%	0.66%	0.77%	0.88%	0.99%	1.10%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	7,854,393	7,919,580	7,984,766	8,049,953	8,115,140	8,180,327	8,245,514	-£8,310,700	8,375,887	8,441,074	-£8,506,261	0%	0.83%	1.66%	2.49%	3.32%	4.15%	4.98%	5.81%	6.64%	7.47%	8.30%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	38,045,354	38,051,124	38,056,894	38,062,665	38,068,435	38,074,205	38,079,975	-£38,085,745	38,091,516	38,097,286	-£38,103,056	0%	0.02%	0.03%	0.05%	0.06%	0.08%	0.09%	0.11%	0.12%	0.14%	0.15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	116,330,564	116,407,451	116,484,336	116,561,221	116,638,107	116,714,993	116,791,878	-£116,868,763	116,945,650	117,022,535	-£117,099,420	0%	0.07%	0.13%	0.20%	0.26%	0.33%	0.40%	0.46%	0.53%	0.59%	0.66%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£5,687,610	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	-£4,071,648	4,080,174	4,088,700	-£4,097,227	0%	0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	2.13%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£11,528,940	1,099,534	1,101,842	1,104,152	1,106,460	1,108,769	1,111,078	1,113,387	-£1,115,696	1,118,005	1,120,314	-£1,122,623	0%	0.21%	0.42%	0.63%	0.84%	1.05%	1.26%	1.47%	1.68%	1.89%	2.10%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£13,527,289	51,248,869	51,242,836	51,236,803	51,230,770	51,224,736	51,218,703	51,212,669	£51,206,636	51,200,604	51,194,570	£51,188,537	50%	0.01%	0.02%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%	0.11%	0.12%
24	Office	-	£1,060,662	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	-3,103,171	3,114,287	3,125,403	-3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£1,590,994	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	-6,191,131	6,212,605	6,234,079	-6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£2,181,275	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£8,403,829	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

-£651,867

BLV2: Secondary industrial (Higher) — **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR	Max AW	discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,171,154	1,175,759	1,180,365	1,184,970	1,189,576	1,194,182	1,198,787	1,203,393	1,207,999	1,212,604	-1,217,210	0%	0.39%	0.79%	1.18%	1.57%	1.97%	2.36%	2.75%	3.15%	3.54%	3.93%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	9,766,135	9,776,840	9,787,544	9,798,249	9,808,954	9,819,659	9,830,364	9,841,069	9,851,774	9,862,479	9,873,184	0%	0.11%	0.22%	0.33%	0.44%	0.55%	0.66%	0.77%	0.88%	0.99%	1.10%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	7,854,393	7,919,580	7,984,766	8,049,953	8,115,140	8,180,327	8,245,514	8,310,700	8,375,887	8,441,074	8,506,261	0%	0.83%	1.66%	2.49%	3.32%	4.15%	4.98%	5.81%	6.64%	7.47%	8.30%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	38,045,354	38,051,124	38,056,894	38,062,665	38,068,435	38,074,205	38,079,975	38,085,745	38,091,516	38,097,286	38,103,056	0%	0.02%	0.03%	0.05%	0.06%	0.08%	0.09%	0.11%	0.12%	0.14%	0.15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	116,330,564	116,407,451	116,484,336	116,561,221	116,638,107	116,714,993	116,791,878	116,868,763	116,945,650	117,022,535	117,099,420	0%	0.07%	0.13%	0.20%	0.26%	0.33%	0.40%	0.46%	0.53%	0.59%	0.66%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£3,004,062	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	4,071,648	4,080,174	4,088,700	4,097,227	0%	0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	2.13%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£6,089,316	1,099,534	1,101,842	1,104,152	1,106,460	1,108,769	1,111,078	1,113,387	1,115,696	1,118,005	1,120,314	1,122,623	0%	0.21%	0.42%	0.63%	0.84%	1.05%	1.26%	1.47%	1.68%	1.89%	2.10%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£7,144,797	51,248,869	51,242,836	51,236,803	51,230,770	51,224,736	51,218,703	51,212,669	51,206,636	51,200,604	51,194,570	51,188,537	50%	0.01%	0.02%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%	0.11%	0.12%
24	Office	-	£560,217	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£840,326	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£1,152,099	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£4,438,705	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 3: Secondary industrial (Lower) — **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR	Max AW	discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,171,154	1,175,759	1,180,365	1,184,970	1,189,576	1,194,182	1,198,787	1,203,393	1,207,999	1,212,604	1,217,210	0%	0.39%	0.79%	1.18%	1.57%	1.97%	2.36%	2.75%	3.15%	3.54%	3.93%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	9,766,135	9,776,840	9,787,544	9,798,249	9,808,954	9,819,659	9,830,364	9,841,069	9,851,774	9,862,479	9,873,184	0%	0.11%	0.22%	0.33%	0.44%	0.55%	0.66%	0.77%	0.88%	0.99%	1.10%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	7,854,393	7,919,580	7,984,766	8,049,953	8,115,140	8,180,327	8,245,514	8,310,700	8,375,887	8,441,074	8,506,261	0%	0.83%	1.66%	2.49%	3.32%	4.15%	4.98%	5.81%	6.64%	7.47%	8.30%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	38,045,354	38,051,124	38,056,894	38,062,665	38,068,435	38,074,205	38,079,975	38,085,745	38,091,516	38,097,286	38,103,056	0%	0.02%	0.03%	0.05%	0.06%	0.08%	0.09%	0.11%	0.12%	0.14%	0.15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	116,330,564	116,407,451	116,484,336	116,561,221	116,638,107	116,714,993	116,791,878	116,868,763	116,945,650	117,022,535	117,099,420	0%	0.07%	0.13%	0.20%	0.26%	0.33%	0.40%	0.46%	0.53%	0.59%	0.66%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,594,325	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	4,071,648	4,080,174	4,088,700	4,097,227	0%	0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	2.13%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,231,740	1,099,534	1,101,842	1,104,152	1,106,460	1,108,769	1,111,078	1,113,387	1,115,696	1,118,005	1,120,314	1,122,623	0%	0.21%	0.42%	0.63%	0.84%	1.05%	1.26%	1.47%	1.68%	1.89%	2.10%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,791,908	51,248,869	51,242,836	51,236,803	51,230,770	51,224,736	51,218,703	51,212,669	51,206,636	51,200,604	51,194,570	51,188,537	50%	0.01%	0.02%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%	0.11%	0.12%
24	Office	-	£297,320	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£445,980	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£611,445	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£2,355,723	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 4: Undeveloped/vacant sites — **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR	Max AW	discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,171,154	1,175,759	1,180,365	1,184,970	1,189,576	1,194,182	1,198,787	1,203,393	1,207,999	1,212,604	1,217,210	0%	0.39%	0.79%	1.18%	1.57%	1.97%	2.36%	2.75%	3.15%	3.54%	3.93%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	9,766,135	9,776,840	9,787,544	9,798,249	9,808,954	9,819,659	9,830,364	9,841,069	9,851,774	9,862,479	9,873,184	0%	0.11%	0.22%	0.33%	0.44%	0.55%	0.66%	0.77%	0.88%	0.99%	1.10%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	7,854,393	7,919,580	7,984,766	8,049,953	8,115,140	8,180,327	8,245,514	8,310,700	8,375,887	8,441,074	8,506,261	0%	0.83%	1.66%	2.49%	3.32%	4.15%	4.98%	5.81%	6.64%	7.47%	8.30%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	38,045,354	38,051,124	38,056,894	38,062,665	38,068,435	38,074,205	38,079,975	38,085,745	38,091,516	38,097,286	38,103,056	0%	0.02%	0.03%	0.05%	0.06%	0.08%	0.09%	0.11%	0.12%	0.14%	0.15%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	116,330,564	116,407,451	116,484,336	116,561,221	116,638,107	116,714,993	116,791,878	116,868,763	116,945,650	117,022,535	117,099,420	0%	0.07%	0.13%	0.20%	0.26%	0.33%	0.40%	0.46%	0.53%	0.59%	0.66%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,510,006	4,011,965	4,020,491	4,029,017	4,037,543	4,046,070	4,054,596	4,063,122	4,071,648	4,080,174	4,088,700	4,097,227	0%	0.21%	0.43%	0.64%	0.85%	1.06%	1.28%	1.49%	1.70%	1.91%	2.13%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,060,822	1,099,534	1,101,842	1,104,152	1,106,460	1,108,769	1,111,078	1,113,387	1,115,696	1,118,005	1,120,314	1,122,623	0%	0.21%	0.42%	0.63%	0.84%	1.05%	1.26%	1.47%	1.68%	1.89%	2.10%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,591,365	51,248,869	51,242,836	51,236,803	51,230,770	51,224,736	51,218,703	51,212,669	51,206,636	51,200,604	51,194,570	51,188,537	50%	0.01%	0.02%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%	0.11%	0.12%
24	Office	-	£281,596	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£422,393	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£579,108	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£2,231,135	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

RB GREENWICH LOCAL PLAN

Resi Sales value: £7,266 psm | Commercial: Plumstead | AH 35% | AH tenure: Rented 60% | SO 40%

BLV1: Secondary offices — **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	Max AW
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	735,883	739,387	742,891	746,394	749,898	753,402	756,906	£760,409	763,913	767,417	-£770,921	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	8,913,132	8,921,214	8,929,297	8,937,380	8,945,462	8,953,544	8,961,627	-£8,969,710	8,977,792	8,985,875	-£8,993,958	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	3,071,522	3,129,009	3,186,497	3,243,984	3,301,472	3,358,960	3,416,447	-£3,473,935	3,531,423	3,588,910	-£3,646,398	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	27,396,544	27,402,314	27,408,084	27,413,855	27,419,625	27,425,395	27,431,165	-£27,436,935	27,442,706	27,448,476	-£27,454,246	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	87,706,704	87,774,612	87,842,520	87,910,428	87,978,337	88,046,245	88,114,153	-£88,182,062	88,249,970	88,317,878	-£88,385,787	0%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£5,687,610	4,740,162	4,746,492	4,752,823	4,759,153	4,765,482	4,771,812	4,778,142	-£4,784,472	4,790,802	4,797,133	-£4,803,463	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£11,528,940	152,793	150,976	149,158	147,341	145,523	143,706	141,889	140,071	138,254	136,436	£134,619	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£13,527,289	51,371,800	51,367,456	51,363,112	51,358,768	51,354,424	51,350,080	51,345,736	£51,341,392	51,337,047	51,332,704	£51,328,360	50%
24	Office	-	£1,060,662	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363	0%
25	Office	-	£1,590,994	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184	0%
26	Industrial	-	£2,181,275	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%
27	Industrial	-	£8,403,829	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%

% change in residual land values resulting fromincrease in discount to Market Rent

discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
0.48%	0.95%	1.43%	1.90%	2.38%	2.86%	3.33%	3.81%	4.29%	4.76%
0.09%	0.18%	0.27%	0.36%	0.45%	0.54%	0.63%	0.73%	0.82%	0.91%
1.87%	3.74%	5.61%	7.49%	9.36%	11.23%	13.10%	14.97%	16.84%	18.72%
0.02%	0.04%	0.06%	0.08%	0.11%	0.13%	0.15%	0.17%	0.19%	0.21%
0.08%	0.15%	0.23%	0.31%	0.39%	0.46%	0.54%	0.62%	0.70%	0.77%
0.13%	0.27%	0.40%	0.53%	0.67%	0.80%	0.93%	1.07%	1.20%	1.34%
1.19%	2.38%	3.57%	4.76%	5.95%	7.14%	8.33%	9.52%	10.71%	11.89%
0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.08%
0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

-£574,876

BLV2: Secondary industrial (Higher) — **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	735,883	739,387	742,891	746,394	749,898	753,402	756,906	760,409	763,913	767,417	-770,921
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	8,913,132	8,921,214	8,929,297	8,937,380	8,945,462	8,953,544	8,961,627	8,969,710	8,977,792	8,985,875	8,993,958
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	3,071,522	3,129,009	3,186,497	3,243,984	3,301,472	3,358,960	3,416,447	3,473,935	3,531,423	3,588,910	3,646,398
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	27,396,544	27,402,314	27,408,084	27,413,855	27,419,625	27,425,395	27,431,165	27,436,935	27,442,706	27,448,476	27,454,246
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	87,706,704	87,774,612	87,842,520	87,910,428	87,978,337	88,046,245	88,114,153	88,182,062	88,249,970	88,317,878	88,385,787
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£3,004,062	4,740,162	4,746,492	4,752,823	4,759,153	4,765,482	4,771,812	4,778,142	4,784,472	4,790,802	4,797,133	4,803,463
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£6,089,316	152,793	150,976	149,158	147,341	145,523	143,706	141,889	140,071	138,254	136,436	134,619
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£7,144,797	51,371,800	51,367,456	51,363,112	51,358,768	51,354,424	51,350,080	51,345,736	51,341,392	51,337,047	51,332,704	51,328,360
24	Office	-	£560,217	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363
25	Office	-	£840,326	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184
26	Industrial	-	£1,152,099	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828
27	Industrial	-	£4,438,705	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380

discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
0%	0.48%	0.95%	1.43%	1.90%	2.38%	2.86%	3.33%	3.81%	4.29%	4.76%
0%	0.09%	0.18%	0.27%	0.36%	0.45%	0.54%	0.63%	0.73%	0.82%	0.91%
0%	1.87%	3.74%	5.61%	7.49%	9.36%	11.23%	13.10%	14.97%	16.84%	18.72%
0%	0.02%	0.04%	0.06%	0.08%	0.11%	0.13%	0.15%	0.17%	0.19%	0.21%
0%	0.08%	0.15%	0.23%	0.31%	0.39%	0.46%	0.54%	0.62%	0.70%	0.77%
0%	0.13%	0.27%	0.40%	0.53%	0.67%	0.80%	0.93%	1.07%	1.20%	1.34%
0%	1.19%	2.38%	3.57%	4.76%	5.95%	7.14%	8.33%	9.52%	10.71%	11.89%
50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.08%
0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 3: Secondary industrial (Lower) — **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	735,883	739,387	742,891	746,394	749,898	753,402	756,906	760,409	763,913	767,417	-770,921
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	8,913,132	8,921,214	8,929,297	8,937,380	8,945,462	8,953,544	8,961,627	8,969,710	8,977,792	8,985,875	8,993,958
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	3,071,522	3,129,009	3,186,497	3,243,984	3,301,472	3,358,960	3,416,447	3,473,935	3,531,423	3,588,910	3,646,398
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	27,396,544	27,402,314	27,408,084	27,413,855	27,419,625	27,425,395	27,431,165	27,436,935	27,442,706	27,448,476	27,454,246
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	87,706,704	87,774,612	87,842,520	87,910,428	87,978,337	88,046,245	88,114,153	88,182,062	88,249,970	88,317,878	88,385,787
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,594,325	4,740,162	4,746,492	4,752,823	4,759,153	4,765,482	4,771,812	4,778,142	4,784,472	4,790,802	4,797,133	4,803,463
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,231,740	152,793	150,976	149,158	147,341	145,523	143,706	141,889	140,071	138,254	136,436	134,619
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,791,908	51,371,800	51,367,456	51,363,112	51,358,768	51,354,424	51,350,080	51,345,736	51,341,392	51,337,047	51,332,704	51,328,360
24	Office	-	£297,320	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363
25	Office	-	£445,980	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184
26	Industrial	-	£611,445	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828
27	Industrial	-	£2,355,723	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380

discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
0%	0.48%	0.95%	1.43%	1.90%	2.38%	2.86%	3.33%	3.81%	4.29%	4.76%
0%	0.09%	0.18%	0.27%	0.36%	0.45%	0.54%	0.63%	0.73%	0.82%	0.91%
0%	1.87%	3.74%	5.61%	7.49%	9.36%	11.23%	13.10%	14.97%	16.84%	18.72%
0%	0.02%	0.04%	0.06%	0.08%	0.11%	0.13%	0.15%	0.17%	0.19%	0.21%
0%	0.08%	0.15%	0.23%	0.31%	0.39%	0.46%	0.54%	0.62%	0.70%	0.77%
0%	0.13%	0.27%	0.40%	0.53%	0.67%	0.80%	0.93%	1.07%	1.20%	1.34%
0%	1.19%	2.38%	3.57%	4.76%	5.95%	7.14%	8.33%	9.52%	10.71%	11.89%
50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.08%
0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 4: Undeveloped/vacant sites — **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	735,883	739,387	742,891	746,394	749,898	753,402	756,906	760,409	763,913	767,417	-770,921
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	8,913,132	8,921,214	8,929,297	8,937,380	8,945,462	8,953,544	8,961,627	8,969,710	8,977,792	8,985,875	8,993,958
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	3,071,522	3,129,009	3,186,497	3,243,984	3,301,472	3,358,960	3,416,447	3,473,935	3,531,423	3,588,910	3,646,398
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	27,396,544	27,402,314	27,408,084	27,413,855	27,419,625	27,425,395	27,431,165	27,436,935	27,442,706	27,448,476	27,454,246
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	87,706,704	87,774,612	87,842,520	87,910,428	87,978,337	88,046,245	88,114,153	88,182,062	88,249,970	88,317,878	88,385,787
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,510,006	4,740,162	4,746,492	4,752,823	4,759,153	4,765,482	4,771,812	4,778,142	4,784,472	4,790,802	4,797,133	4,803,463
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,060,822	152,793	150,976	149,158	147,341	145,523	143,706	141,889	140,071	138,254	136,436	134,619
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,591,365	51,371,800	51,367,456	51,363,112	51,358,768	51,354,424	51,350,080	51,345,736	51,341,392	51,337,047	51,332,704	51,328,360
24	Office	-	£281,596	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363
25	Office	-	£422,393	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184
26	Industrial	-	£579,108	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828
27	Industrial	-	£2,231,135	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380

discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
0%	0.48%	0.95%	1.43%	1.90%	2.38%	2.86%	3.33%	3.81%	4.29%	4.76%
0%	0.09%	0.18%	0.27%	0.36%	0.45%	0.54%	0.63%	0.73%	0.82%	0.91%
0%	1.87%	3.74%	5.61%	7.49%	9.36%	11.23%	13.10%	14.97%	16.84%	18.72%
0%	0.02%	0.04%	0.06%	0.08%	0.11%	0.13%	0.15%	0.17%	0.19%	0.21%
0%	0.08%	0.15%	0.23%	0.31%	0.39%	0.46%	0.54%	0.62%	0.70%	0.77%
0%	0.13%	0.27%	0.40%	0.53%	0.67%	0.80%	0.93%	1.07%	1.20%	1.34%
0%	1.19%	2.38%	3.57%	4.76%	5.95%	7.14%	8.33%	9.52%	10.71%	11.89%
50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.08%
0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

RB GREENWICH LOCAL PLAN

Resi Sales value: £6,997 psm
Commercial: Abbywood & Kidbrooke

AH 35% AH tenure Rented 60% SO 40%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values													Max AW
				discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	AW - 50% discount to MR	
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,184,313	1,187,629	1,190,945	1,194,261	1,197,577	1,200,893	1,204,209	-£1,207,525	1,210,841	1,214,157	-£1,217,473	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	9,788,172	9,795,880	9,803,588	9,811,295	9,819,003	9,826,711	9,834,418	-£9,842,125	9,849,833	9,857,540	-£9,865,248	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,285,348	6,343,221	6,401,092	6,458,965	6,516,837	6,574,709	6,632,582	-£6,690,453	6,748,326	6,806,197	-£6,864,070	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	32,537,813	32,543,584	32,549,354	32,555,124	32,560,894	32,566,664	32,572,435	-£32,578,205	32,583,975	32,589,745	-£32,595,515	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	103,784,243	103,850,621	103,917,000	103,983,378	104,049,757	104,116,135	104,182,514	-£104,248,893	104,315,271	104,381,650	-£104,448,027	0%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£5,687,610	4,804,269	4,810,407	4,816,546	4,822,685	4,828,823	4,834,963	4,841,102	-£4,847,240	4,853,379	4,859,518	-£4,865,656	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£11,528,940	651,743	653,406	655,068	656,730	658,393	660,055	661,717	-£663,380	665,043	666,705	-£668,367	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£13,527,289	51,000,596	50,996,252	50,991,908	50,987,564	50,983,221	50,978,877	50,974,533	£50,970,189	50,965,845	50,961,501	£50,957,157	50%
24	Office	-	£1,060,662	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363	0%
25	Office	-	£1,590,994	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184	0%
26	Industrial	-	£2,181,275	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%
27	Industrial	-	£8,403,829	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%

-£578,722

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values													
				discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	AW - 50% discount to MR	
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,184,313	1,187,629	1,190,945	1,194,261	1,197,577	1,200,893	1,204,209	-£1,207,525	1,210,841	1,214,157	-£1,217,473	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	9,788,172	9,795,880	9,803,588	9,811,295	9,819,003	9,826,711	9,834,418	-£9,842,125	9,849,833	9,857,540	-£9,865,248	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,285,348	6,343,221	6,401,092	6,458,965	6,516,837	6,574,709	6,632,582	-£6,690,453	6,748,326	6,806,197	-£6,864,070	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	32,537,813	32,543,584	32,549,354	32,555,124	32,560,894	32,566,664	32,572,435	-£32,578,205	32,583,975	32,589,745	-£32,595,515	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	103,784,243	103,850,621	103,917,000	103,983,378	104,049,757	104,116,135	104,182,514	-£104,248,893	104,315,271	104,381,650	-£104,448,027	0%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£3,004,062	4,804,269	4,810,407	4,816,546	4,822,685	4,828,823	4,834,963	4,841,102	-£4,847,240	4,853,379	4,859,518	-£4,865,656	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£6,089,316	651,743	653,406	655,068	656,730	658,393	660,055	661,717	-£663,380	665,043	666,705	-£668,367	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£7,144,797	51,000,596	50,996,252	50,991,908	50,987,564	50,983,221	50,978,877	50,974,533	£50,970,189	50,965,845	50,961,501	£50,957,157	50%
24	Office	-	£560,217	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363	0%
25	Office	-	£840,326	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184	0%
26	Industrial	-	£1,152,099	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%
27	Industrial	-	£4,438,705	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values													
				discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	AW - 50% discount to MR	
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,184,313	1,187,629	1,190,945	1,194,261	1,197,577	1,200,893	1,204,209	-£1,207,525	1,210,841	1,214,157	-£1,217,473	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	9,788,172	9,795,880	9,803,588	9,811,295	9,819,003	9,826,711	9,834,418	-£9,842,125	9,849,833	9,857,540	-£9,865,248	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,285,348	6,343,221	6,401,092	6,458,965	6,516,837	6,574,709	6,632,582	-£6,690,453	6,748,326	6,806,197	-£6,864,070	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	32,537,813	32,543,584	32,549,354	32,555,124	32,560,894	32,566,664	32,572,435	-£32,578,205	32,583,975	32,589,745	-£32,595,515	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	103,784,243	103,850,621	103,917,000	103,983,378	104,049,757	104,116,135	104,182,514	-£104,248,893	104,315,271	104,381,650	-£104,448,027	0%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,594,325	4,804,269	4,810,407	4,816,546	4,822,685	4,828,823	4,834,963	4,841,102	-£4,847,240	4,853,379	4,859,518	-£4,865,656	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,231,740	651,743	653,406	655,068	656,730	658,393	660,055	661,717	-£663,380	665,043	666,705	-£668,367	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,791,908	51,000,596	50,996,252	50,991,908	50,987,564	50,983,221	50,978,877	50,974,533	£50,970,189	50,965,845	50,961,501	£50,957,157	50%
24	Office	-	£297,320	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363	0%
25	Office	-	£445,980	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184	0%
26	Industrial	-	£611,445	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%
27	Industrial	-	£2,355,723	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values													
				discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	AW - 50% discount to MR	
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,184,313	1,187,629	1,190,945	1,194,261	1,197,577	1,200,893	1,204,209	-£1,207,525	1,210,841	1,214,157	-£1,217,473	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	9,788,172	9,795,880	9,803,588	9,811,295	9,819,003	9,826,711	9,834,418	-£9,842,125	9,849,833	9,857,540	-£9,865,248	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,285,348	6,343,221	6,401,092	6,458,965	6,516,837	6,574,709	6,632,582	-£6,690,453	6,748,326	6,806,197	-£6,864,070	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	32,537,813	32,543,584	32,549,354	32,555,124	32,560,894	32,566,664	32,572,435	-£32,578,205	32,583,975	32,589,745	-£32,595,515	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	103,784,243	103,850,621	103,917,000	103,983,378	104,049,757	104,116,135	104,182,514	-£104,248,893	104,315,271	104,381,650	-£104,448,027	0%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,510,006	4,804,269	4,810,407	4,816,546	4,822,685	4,828,823	4,834,963	4,841,102	-£4,847,240	4,853,379	4,859,518	-£4,865,656	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,060,822	651,743	653,406	655,068	656,730	658,393	660,055	661,717	-£663,380	665,043	666,705	-£668,367	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,591,365	51,000,596	50,996,252	50,991,908	50,987,564	50,983,221	50,978,877	50,974,533	£50,970,189	50,965,845	50,961,501	£50,957,157	50%
24	Office	-	£281,596	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363	0%
25	Office	-	£422,393	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184	0%
26	Industrial	-	£579,108	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%
27	Industrial	-	£2,231,135	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%

% change in residual land values resulting fromincrease in discount to Market Rent

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
0%	0.28%	0.56%	0.84%	1.12%	1.40%	1.68%	1.96%	2.24%	2.52%	2.80%
0%	0.08%	0.16%	0.24%	0.31%	0.39%	0.47%	0.55%	0.63%	0.71%	0.79%
0%	0.92%	1.84%	2.76%	3.68%	4.60%	5.52%	6.45%	7.37%	8.29%	9.21%
0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
0%	0.06%	0.13%	0.19%	0.26%	0.32%	0.38%	0.45%	0.51%	0.58%	0.64%
0%	0.13%	0.26%	0.38%	0.51%	0.64%	0.77%	0.89%	1.02%	1.15%	1.28%
0%	0.26%	0.51%	0.77%	1.02%	1.28%	1.53%	1.79%	2.04%	2.30%	2.55%
50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%
0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
0%	0.28%	0.56%	0.84%	1.12%	1.40%	1.68%	1.96%	2.24%	2.52%	2.80%
0%	0.08%	0.16%	0.24%	0.31%	0.39%	0.47%	0.55%	0.63%	0.71%	0.79%
0%	0.92%	1.84%	2.76%	3.68%	4.60%	5.52%	6.45%	7.37%	8.29%	9.21%
0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
0%	0.06%	0.13%	0.19%	0.26%	0.32%	0.38%	0.45%	0.51%	0.58%	0.64%
0%	0.13%	0.26%	0.38%	0.51%	0.64%	0.77%	0.89%	1.02%	1.15%	1.28%
0%	0.26%	0.51%	0.77%	1.02%	1.28%	1.53%	1.79%	2.04%	2.30%	2.55%
50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%
0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
0%	0.28%	0.56%	0.84%	1.12%	1.40%	1.68%	1.96%	2.24%	2.52%	2.80%
0%	0.08%	0.16%	0.24%	0.31%	0.39%	0.47%	0.55%	0.63%	0.71%	0.79%
0%	0.92%	1.84%	2.76%	3.68%	4.60%	5.52%	6.45%	7.37%	8.29%	9.21%
0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
0%	0.06%	0.13%	0.19%	0.26%	0.32%	0.38%	0.45%	0.51%	0.58%	0.64%
0%	0.13%	0.26%	0.38%	0.51%	0.64%	0.77%	0.89%	1.02%	1.15%	1.28%
0%	0.26%	0.51%	0.77%	1.02%	1.28%	1.53%	1.79%	2.04%	2.30%	2.55%
50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%
0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
0%	0.28%	0.56%	0.84%	1.12%	1.40%	1.68%	1.96%	2.24%	2.52%	2.80%
0%	0.08%	0.16%	0.24%	0.31%	0.39%	0.47%	0.55%	0.63%	0.71%	0.79%
0%	0.92%	1.84%	2.76%	3.68%	4.60%	5.52%	6.45%	7.37%	8.29%	9.21%
0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
0%	0.06%	0.13%	0.19%	0.26%	0.32%	0.38%	0.45%	0.51%	0.58%	0.64%
0%	0.13%	0.26%	0.38%	0.51%	0.64%	0.77%	0.89%	1.02%	1.15%	1.28%
0%	0.26%	0.51%	0.77%	1.02%	1.28%	1.53%	1.79%	2.04%	2.30%	2.55%
50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%
0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

RB GREENWICH LOCAL PLAN

Resi Sales value: £6,997 psm | AH 50% | AH tenure | Rented 60% | SO 40%

BLV1: Secondary offices — Commercial: Charlton — **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR	Max AW
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,184,313	1,187,629	1,190,945	1,194,261	1,197,577	1,200,893	1,204,209	-£1,207,525	1,210,841	1,214,157	-£1,217,473	0%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	9,788,172	9,795,880	9,803,588	9,811,295	9,819,003	9,826,711	9,834,418	-£9,842,125	9,849,833	9,857,540	-£9,865,248	0%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	6,285,348	6,343,221	6,401,092	6,458,965	6,516,837	6,574,709	6,632,582	-£6,690,453	6,748,326	6,806,197	-£6,864,070	0%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	32,537,813	32,543,584	32,549,354	32,555,124	32,560,894	32,566,664	32,572,435	-£32,578,205	32,583,975	32,589,745	-£32,595,515	0%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	103,784,243	103,850,621	103,917,000	103,983,378	104,049,757	104,116,135	104,182,514	-£104,248,893	104,315,271	104,381,650	-£104,448,027	0%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£5,687,610	4,804,269	4,810,407	4,816,546	4,822,685	4,828,823	4,834,963	4,841,102	-£4,847,240	4,853,379	4,859,518	-£4,865,656	0%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£11,528,940	651,743	653,406	655,068	656,730	658,393	660,055	661,717	-£663,380	665,043	666,705	-£668,367	0%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£13,527,289	51,000,596	50,996,252	50,991,908	50,987,564	50,983,221	50,978,877	50,974,533	£50,970,189	50,965,845	50,961,501	£50,957,157	50%
24	Office	-	£1,060,662	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363	0%
25	Office	-	£1,590,994	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184	0%
26	Industrial	-	£2,181,275	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%
27	Industrial	-	£8,403,829	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%

% change in residual land values resulting fromincrease in discount to Market Rent

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
15	0%	0.28%	0.56%	0.84%	1.12%	1.40%	1.68%	1.96%	2.24%	2.52%	2.80%
16	0%	0.08%	0.16%	0.24%	0.31%	0.39%	0.47%	0.55%	0.63%	0.71%	0.79%
17	0%	0.92%	1.84%	2.76%	3.68%	4.60%	5.52%	6.45%	7.37%	8.29%	9.21%
18	0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
19	0%	0.06%	0.13%	0.19%	0.26%	0.32%	0.38%	0.45%	0.51%	0.58%	0.64%
21	0%	0.13%	0.26%	0.38%	0.51%	0.64%	0.77%	0.89%	1.02%	1.15%	1.28%
22	0%	0.26%	0.51%	0.77%	1.02%	1.28%	1.53%	1.79%	2.04%	2.30%	2.55%
23	50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%
24	0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
25	0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
26	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

-£578,722

BLV2: Secondary industrial (Higher) — **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,184,313	1,187,629	1,190,945	1,194,261	1,197,577	1,200,893	1,204,209	-1,207,525	1,210,841	1,214,157	-1,217,473
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	9,788,172	9,795,880	9,803,588	9,811,295	9,819,003	9,826,711	9,834,418	9,842,125	9,849,833	9,857,540	9,865,248
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	6,285,348	6,343,221	6,401,092	6,458,965	6,516,837	6,574,709	6,632,582	6,690,453	6,748,326	6,806,197	6,864,070
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	32,537,813	32,543,584	32,549,354	32,555,124	32,560,894	32,566,664	32,572,435	32,578,205	32,583,975	32,589,745	32,595,515
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	103,784,243	103,850,621	103,917,000	103,983,378	104,049,757	104,116,135	104,182,514	104,248,893	104,315,271	104,381,650	104,448,027
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£3,004,062	4,804,269	4,810,407	4,816,546	4,822,685	4,828,823	4,834,963	4,841,102	4,847,240	4,853,379	4,859,518	4,865,656
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£6,089,316	651,743	653,406	655,068	656,730	658,393	660,055	661,717	663,380	665,043	666,705	668,367
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£7,144,797	51,000,596	50,996,252	50,991,908	50,987,564	50,983,221	50,978,877	50,974,533	50,970,189	50,965,845	50,961,501	50,957,157
24	Office	-	£560,217	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363
25	Office	-	£840,326	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184
26	Industrial	-	£1,152,099	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828
27	Industrial	-	£4,438,705	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
15	0%	0.28%	0.56%	0.84%	1.12%	1.40%	1.68%	1.96%	2.24%	2.52%	2.80%
16	0%	0.08%	0.16%	0.24%	0.31%	0.39%	0.47%	0.55%	0.63%	0.71%	0.79%
17	0%	0.92%	1.84%	2.76%	3.68%	4.60%	5.52%	6.45%	7.37%	8.29%	9.21%
18	0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
19	0%	0.06%	0.13%	0.19%	0.26%	0.32%	0.38%	0.45%	0.51%	0.58%	0.64%
21	0%	0.13%	0.26%	0.38%	0.51%	0.64%	0.77%	0.89%	1.02%	1.15%	1.28%
22	0%	0.26%	0.51%	0.77%	1.02%	1.28%	1.53%	1.79%	2.04%	2.30%	2.55%
23	50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%
24	0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
25	0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
26	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

63,652

BLV 3: Secondary industrial (Lower) — **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,184,313	1,187,629	1,190,945	1,194,261	1,197,577	1,200,893	1,204,209	-1,207,525	1,210,841	1,214,157	-1,217,473
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	9,788,172	9,795,880	9,803,588	9,811,295	9,819,003	9,826,711	9,834,418	9,842,125	9,849,833	9,857,540	9,865,248
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	6,285,348	6,343,221	6,401,092	6,458,965	6,516,837	6,574,709	6,632,582	6,690,453	6,748,326	6,806,197	6,864,070
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	32,537,813	32,543,584	32,549,354	32,555,124	32,560,894	32,566,664	32,572,435	32,578,205	32,583,975	32,589,745	32,595,515
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	103,784,243	103,850,621	103,917,000	103,983,378	104,049,757	104,116,135	104,182,514	104,248,893	104,315,271	104,381,650	104,448,027
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,594,325	4,804,269	4,810,407	4,816,546	4,822,685	4,828,823	4,834,963	4,841,102	4,847,240	4,853,379	4,859,518	4,865,656
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,231,740	651,743	653,406	655,068	656,730	658,393	660,055	661,717	663,380	665,043	666,705	668,367
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,791,908	51,000,596	50,996,252	50,991,908	50,987,564	50,983,221	50,978,877	50,974,533	50,970,189	50,965,845	50,961,501	50,957,157
24	Office	-	£297,320	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363
25	Office	-	£445,980	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184
26	Industrial	-	£611,445	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828
27	Industrial	-	£2,355,723	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
15	0%	0.28%	0.56%	0.84%	1.12%	1.40%	1.68%	1.96%	2.24%	2.52%	2.80%
16	0%	0.08%	0.16%	0.24%	0.31%	0.39%	0.47%	0.55%	0.63%	0.71%	0.79%
17	0%	0.92%	1.84%	2.76%	3.68%	4.60%	5.52%	6.45%	7.37%	8.29%	9.21%
18	0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
19	0%	0.06%	0.13%	0.19%	0.26%	0.32%	0.38%	0.45%	0.51%	0.58%	0.64%
21	0%	0.13%	0.26%	0.38%	0.51%	0.64%	0.77%	0.89%	1.02%	1.15%	1.28%
22	0%	0.26%	0.51%	0.77%	1.02%	1.28%	1.53%	1.79%	2.04%	2.30%	2.55%
23	50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%
24	0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
25	0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
26	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 4: Undeveloped/vacant sites — **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,184,313	1,187,629	1,190,945	1,194,261	1,197,577	1,200,893	1,204,209	-1,207,525	1,210,841	1,214,157	-1,217,473
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	9,788,172	9,795,880	9,803,588	9,811,295	9,819,003	9,826,711	9,834,418	9,842,125	9,849,833	9,857,540	9,865,248
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	6,285,348	6,343,221	6,401,092	6,458,965	6,516,837	6,574,709	6,632,582	6,690,453	6,748,326	6,806,197	6,864,070
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	32,537,813	32,543,584	32,549,354	32,555,124	32,560,894	32,566,664	32,572,435	32,578,205	32,583,975	32,589,745	32,595,515
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	103,784,243	103,850,621	103,917,000	103,983,378	104,049,757	104,116,135	104,182,514	104,248,893	104,315,271	104,381,650	104,448,027
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,510,006	4,804,269	4,810,407	4,816,546	4,822,685	4,828,823	4,834,963	4,841,102	4,847,240	4,853,379	4,859,518	4,865,656
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,060,822	651,743	653,406	655,068	656,730	658,393	660,055	661,717	663,380	665,043	666,705	668,367
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,591,365	51,000,596	50,996,252	50,991,908	50,987,564	50,983,221	50,978,877	50,974,533	50,970,189	50,965,845	50,961,501	50,957,157
24	Office	-	£281,596	4,054,328	4,062,332	4,070,335	4,078,339	4,086,342	4,094,346	4,102,349	4,110,353	4,118,356	4,126,360	4,134,363
25	Office	-	£422,393	8,028,571	8,044,032	8,059,494	8,074,955	8,090,416	8,105,877	8,121,339	8,136,800	8,152,261	8,167,723	8,183,184
26	Industrial	-	£579,108	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828
27	Industrial	-	£2,231,135	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380

	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR	discount to MR
15	0%	0.28%	0.56%	0.84%	1.12%	1.40%	1.68%	1.96%	2.24%	2.52%	2.80%
16	0%	0.08%	0.16%	0.24%	0.31%	0.39%	0.47%	0.55%	0.63%	0.71%	0.79%
17	0%	0.92%	1.84%	2.76%	3.68%	4.60%	5.52%	6.45%	7.37%	8.29%	9.21%
18	0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
19	0%	0.06%	0.13%	0.19%	0.26%	0.32%	0.38%	0.45%	0.51%	0.58%	0.64%
21	0%	0.13%	0.26%	0.38%	0.51%	0.64%	0.77%	0.89%	1.02%	1.15%	1.28%
22	0%	0.26%	0.51%	0.77%	1.02%	1.28%	1.53%	1.79%	2.04%	2.30%	2.55%
23	50%	0.01%	0.02%	0.03%	0.03%	0.04%	0.05%	0.06%	0.07%	0.08%	0.09%
24	0%	0.20%	0.39%	0.59%	0.79%	0.99%	1.18%	1.38%	1.58%	1.78%	1.97%
25	0%	0.19%	0.39%	0.58%	0.77%	0.96%	1.16%	1.35%	1.54%	1.73%	1.93%
26	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

RB GREENWICH LOCAL PLAN

Resi Sales value: £6,997 psm | AH 50% | AH tenure | Rented 60% | SO 40%

BLV1: Secondary offices — Commercial: Thamesmead — **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	Max AW	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	1,730,665	1,735,271	1,739,876	1,744,482	1,749,087	1,753,693	1,758,299	-£1,762,904	1,767,510	1,772,116	-£1,776,721	0%	0%	0.27%	0.53%	0.80%	1.06%	1.33%	1.60%	1.86%	2.13%	2.40%	2.66%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	10,661,472	10,672,177	10,682,882	10,693,586	10,704,291	10,714,996	10,725,701	-£10,736,406	10,747,111	10,757,816	-£10,768,521	0%	0%	0.10%	0.20%	0.30%	0.40%	0.50%	0.60%	0.70%	0.80%	0.90%	1.00%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	11,080,720	11,146,972	11,213,225	11,279,478	11,345,731	11,411,983	11,478,236	-£11,544,489	11,610,742	11,676,995	-£11,743,248	0%	0%	0.60%	1.20%	1.79%	2.39%	2.99%	3.59%	4.19%	4.78%	5.38%	5.98%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	45,262,093	45,267,863	45,273,633	45,279,403	45,285,173	45,290,944	45,296,714	-£45,302,484	45,308,254	45,314,024	-£45,319,795	0%	0%	0.01%	0.03%	0.04%	0.05%	0.06%	0.08%	0.09%	0.10%	0.11%	0.13%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	139,638,253	139,715,139	139,792,024	139,868,910	139,945,796	140,022,681	140,099,566	-£140,176,453	140,253,338	140,330,223	-£140,407,109	0%	0%	0.06%	0.11%	0.17%	0.22%	0.28%	0.33%	0.39%	0.44%	0.50%	0.55%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£5,687,610	6,242,786	6,251,313	6,259,839	6,268,365	6,276,890	6,285,416	6,293,942	-£6,302,469	6,310,995	6,319,521	-£6,328,047	0%	0%	0.14%	0.27%	0.41%	0.55%	0.68%	0.82%	0.96%	1.09%	1.23%	1.37%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£11,528,940	12,162,408	12,164,717	12,167,025	12,169,335	12,171,643	12,173,953	12,176,261	-£12,178,571	12,180,879	12,183,188	-£12,185,497	0%	0%	0.02%	0.04%	0.06%	0.08%	0.09%	0.11%	0.13%	0.15%	0.17%	0.19%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£13,527,289	34,665,092	34,659,058	34,653,026	34,646,992	34,640,959	34,634,925	34,628,892	£34,622,860	34,616,826	34,610,793	£34,604,759	50%	50%	0.02%	0.03%	0.05%	0.07%	0.09%	0.10%	0.12%	0.14%	0.16%	0.17%
24	Office	-	£1,060,662	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£1,590,994	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£2,181,275	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£8,403,829	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

-£662,529

BLV2: Secondary industrial (Higher) — **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	1,730,665	1,735,271	1,739,876	1,744,482	1,749,087	1,753,693	1,758,299	1,762,904	1,767,510	1,772,116	1,776,721	0%	0%	0.27%	0.53%	0.80%	1.06%	1.33%	1.60%	1.86%	2.13%	2.40%	2.66%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	10,661,472	10,672,177	10,682,882	10,693,586	10,704,291	10,714,996	10,725,701	10,736,406	10,747,111	10,757,816	10,768,521	0%	0%	0.10%	0.20%	0.30%	0.40%	0.50%	0.60%	0.70%	0.80%	0.90%	1.00%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	11,080,720	11,146,972	11,213,225	11,279,478	11,345,731	11,411,983	11,478,236	11,544,489	11,610,742	11,676,995	11,743,248	0%	0%	0.60%	1.20%	1.79%	2.39%	2.99%	3.59%	4.19%	4.78%	5.38%	5.98%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	45,262,093	45,267,863	45,273,633	45,279,403	45,285,173	45,290,944	45,296,714	45,302,484	45,308,254	45,314,024	45,319,795	0%	0%	0.01%	0.03%	0.04%	0.05%	0.06%	0.08%	0.09%	0.10%	0.11%	0.13%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	139,638,253	139,715,139	139,792,024	139,868,910	139,945,796	140,022,681	140,099,566	140,176,453	140,253,338	140,330,223	140,407,109	0%	0%	0.06%	0.11%	0.17%	0.22%	0.28%	0.33%	0.39%	0.44%	0.50%	0.55%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£3,004,062	6,242,786	6,251,313	6,259,839	6,268,365	6,276,890	6,285,416	6,293,942	6,302,469	6,310,995	6,319,521	6,328,047	0%	0%	0.14%	0.27%	0.41%	0.55%	0.68%	0.82%	0.96%	1.09%	1.23%	1.37%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£6,089,316	12,162,408	12,164,717	12,167,025	12,169,335	12,171,643	12,173,953	12,176,261	12,178,571	12,180,879	12,183,188	12,185,497	0%	0%	0.02%	0.04%	0.06%	0.08%	0.09%	0.11%	0.13%	0.15%	0.17%	0.19%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£7,144,797	34,665,092	34,659,058	34,653,026	34,646,992	34,640,959	34,634,925	34,628,892	34,622,860	34,616,826	34,610,793	34,604,759	50%	50%	0.02%	0.03%	0.05%	0.07%	0.09%	0.10%	0.12%	0.14%	0.16%	0.17%
24	Office	-	£560,217	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£840,326	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£1,152,099	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£4,438,705	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 3: Secondary industrial (Lower) — **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	1,730,665	1,735,271	1,739,876	1,744,482	1,749,087	1,753,693	1,758,299	1,762,904	1,767,510	1,772,116	1,776,721	0%	0%	0.27%	0.53%	0.80%	1.06%	1.33%	1.60%	1.86%	2.13%	2.40%	2.66%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	10,661,472	10,672,177	10,682,882	10,693,586	10,704,291	10,714,996	10,725,701	10,736,406	10,747,111	10,757,816	10,768,521	0%	0%	0.10%	0.20%	0.30%	0.40%	0.50%	0.60%	0.70%	0.80%	0.90%	1.00%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	11,080,720	11,146,972	11,213,225	11,279,478	11,345,731	11,411,983	11,478,236	11,544,489	11,610,742	11,676,995	11,743,248	0%	0%	0.60%	1.20%	1.79%	2.39%	2.99%	3.59%	4.19%	4.78%	5.38%	5.98%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	45,262,093	45,267,863	45,273,633	45,279,403	45,285,173	45,290,944	45,296,714	45,302,484	45,308,254	45,314,024	45,319,795	0%	0%	0.01%	0.03%	0.04%	0.05%	0.06%	0.08%	0.09%	0.10%	0.11%	0.13%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	139,638,253	139,715,139	139,792,024	139,868,910	139,945,796	140,022,681	140,099,566	140,176,453	140,253,338	140,330,223	140,407,109	0%	0%	0.06%	0.11%	0.17%	0.22%	0.28%	0.33%	0.39%	0.44%	0.50%	0.55%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,594,325	6,242,786	6,251,313	6,259,839	6,268,365	6,276,890	6,285,416	6,293,942	6,302,469	6,310,995	6,319,521	6,328,047	0%	0%	0.14%	0.27%	0.41%	0.55%	0.68%	0.82%	0.96%	1.09%	1.23%	1.37%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,231,740	12,162,408	12,164,717	12,167,025	12,169,335	12,171,643	12,173,953	12,176,261	12,178,571	12,180,879	12,183,188	12,185,497	0%	0%	0.02%	0.04%	0.06%	0.08%	0.09%	0.11%	0.13%	0.15%	0.17%	0.19%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,791,908	34,665,092	34,659,058	34,653,026	34,646,992	34,640,959	34,634,925	34,628,892	34,622,860	34,616,826	34,610,793	34,604,759	50%	50%	0.02%	0.03%	0.05%	0.07%	0.09%	0.10%	0.12%	0.14%	0.16%	0.17%
24	Office	-	£297,320	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£445,980	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£611,445	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£2,355,723	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 4: Undeveloped/vacant sites — **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values: discount to MR											AW - 50% discount to MR	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	1,730,665	1,735,271	1,739,876	1,744,482	1,749,087	1,753,693	1,758,299	1,762,904	1,767,510	1,772,116	1,776,721	0%	0%	0.27%	0.53%	0.80%	1.06%	1.33%	1.60%	1.86%	2.13%	2.40%	2.66%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	10,661,472	10,672,177	10,682,882	10,693,586	10,704,291	10,714,996	10,725,701	10,736,406	10,747,111	10,757,816	10,768,521	0%	0%	0.10%	0.20%	0.30%	0.40%	0.50%	0.60%	0.70%	0.80%	0.90%	1.00%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	11,080,720	11,146,972	11,213,225	11,279,478	11,345,731	11,411,983	11,478,236	11,544,489	11,610,742	11,676,995	11,743,248	0%	0%	0.60%	1.20%	1.79%	2.39%	2.99%	3.59%	4.19%	4.78%	5.38%	5.98%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	45,262,093	45,267,863	45,273,633	45,279,403	45,285,173	45,290,944	45,296,714	45,302,484	45,308,254	45,314,024	45,319,795	0%	0%	0.01%	0.03%	0.04%	0.05%	0.06%	0.08%	0.09%	0.10%	0.11%	0.13%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	139,638,253	139,715,139	139,792,024	139,868,910	139,945,796	140,022,681	140,099,566	140,176,453	140,253,338	140,330,223	140,407,109	0%	0%	0.06%	0.11%	0.17%	0.22%	0.28%	0.33%	0.39%	0.44%	0.50%	0.55%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,510,006	6,242,786	6,251,313	6,259,839	6,268,365	6,276,890	6,285,416	6,293,942	6,302,469	6,310,995	6,319,521	6,328,047	0%	0%	0.14%	0.27%	0.41%	0.55%	0.68%	0.82%	0.96%	1.09%	1.23%	1.37%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,060,822	12,162,408	12,164,717	12,167,025	12,169,335	12,171,643	12,173,953	12,176,261	12,178,571	12,180,879	12,183,188	12,185,497	0%	0%	0.02%	0.04%	0.06%	0.08%	0.09%	0.11%	0.13%	0.15%	0.17%	0.19%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,591,365	34,665,092	34,659,058	34,653,026	34,646,992	34,640,959	34,634,925	34,628,892	34,622,860	34,616,826	34,610,793	34,604,759	50%	50%	0.02%	0.03%	0.05%	0.07%	0.09%	0.10%	0.12%	0.14%	0.16%	0.17%
24	Office	-	£281,596	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£422,393	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£579,108	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£2,231,135	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

RB GREENWICH LOCAL PLAN

Resi Sales value: £6,458 psm
Commercial: Eltham / Lee Green

AH 50% AH tenure Rented 60% SO 40%

BLV1: Secondary offices **£15,371,920** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR	Max AW	% change in residual land values resulting fromincrease in discount to Market Rent: discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£4,304,138	2,172,767	2,177,373	2,181,978	2,186,584	2,191,189	2,195,795	2,200,401	2,205,006	2,209,612	2,214,218	-£2,218,823	0%	0.21%	0.42%	0.64%	0.85%	1.06%	1.27%	1.48%	1.70%	1.91%	2.12%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£5,687,610	11,512,665	11,523,370	11,534,075	11,544,780	11,555,485	11,566,190	11,576,895	11,587,600	11,598,304	11,609,009	-£11,619,714	0%	0.09%	0.19%	0.28%	0.37%	0.46%	0.56%	0.65%	0.74%	0.84%	0.93%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£53,494,281	14,524,320	14,590,573	14,656,826	14,723,078	14,789,331	14,855,584	14,921,837	-£14,988,090	15,054,342	15,120,596	-£15,186,849	0%	0.46%	0.91%	1.37%	1.82%	2.28%	2.74%	3.19%	3.65%	4.11%	4.56%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£62,871,152	50,815,293	50,821,064	50,826,834	50,832,604	50,838,374	50,844,144	50,849,914	-£50,855,685	50,861,455	50,867,225	-£50,872,995	0%	0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	0.11%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£220,433,330	156,028,378	156,105,265	156,182,150	156,259,035	156,335,921	156,412,807	156,489,692	-£156,566,577	156,643,464	156,720,349	-£156,797,234	0%	0.05%	0.10%	0.15%	0.20%	0.25%	0.30%	0.34%	0.39%	0.44%	0.49%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£5,687,610	6,242,786	6,251,313	6,259,839	6,268,365	6,276,890	6,285,416	6,293,942	-£6,302,469	6,310,995	6,319,521	-£6,328,047	0%	0.14%	0.27%	0.41%	0.55%	0.68%	0.82%	0.96%	1.09%	1.23%	1.37%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£11,528,940	13,007,822	13,010,132	13,012,440	13,014,750	13,017,059	13,019,367	13,021,677	-£13,023,985	13,026,295	13,028,603	-£13,030,913	0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£13,527,289	34,242,051	34,236,018	34,229,985	34,223,951	34,217,919	34,211,885	34,205,852	£34,199,818	34,193,785	34,187,752	£34,181,719	50%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
24	Office	-	£1,060,662	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£1,590,994	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£2,181,275	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£8,403,829	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

-£662,529

BLV2: Secondary industrial (Higher) **£8,119,088** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR		discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£2,273,345	2,172,767	2,177,373	2,181,978	2,186,584	2,191,189	2,195,795	2,200,401	2,205,006	2,209,612	2,214,218	2,218,823	0%	0.21%	0.42%	0.64%	0.85%	1.06%	1.27%	1.48%	1.70%	1.91%	2.12%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£3,004,062	11,512,665	11,523,370	11,534,075	11,544,780	11,555,485	11,566,190	11,576,895	11,587,600	11,598,304	11,609,009	11,619,714	0%	0.09%	0.19%	0.28%	0.37%	0.46%	0.56%	0.65%	0.74%	0.84%	0.93%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£28,254,425	14,524,320	14,590,573	14,656,826	14,723,078	14,789,331	14,855,584	14,921,837	14,988,090	15,054,342	15,120,596	15,186,849	0%	0.46%	0.91%	1.37%	1.82%	2.28%	2.74%	3.19%	3.65%	4.11%	4.56%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£33,207,069	50,815,293	50,821,064	50,826,834	50,832,604	50,838,374	50,844,144	50,849,914	50,855,685	50,861,455	50,867,225	50,872,995	0%	0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	0.11%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£116,427,717	156,028,378	156,105,265	156,182,150	156,259,035	156,335,921	156,412,807	156,489,692	156,566,577	156,643,464	156,720,349	156,797,234	0%	0.05%	0.10%	0.15%	0.20%	0.25%	0.30%	0.34%	0.39%	0.44%	0.49%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£3,004,062	6,242,786	6,251,313	6,259,839	6,268,365	6,276,890	6,285,416	6,293,942	6,302,469	6,310,995	6,319,521	6,328,047	0%	0.14%	0.27%	0.41%	0.55%	0.68%	0.82%	0.96%	1.09%	1.23%	1.37%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£6,089,316	13,007,822	13,010,132	13,012,440	13,014,750	13,017,059	13,019,367	13,021,677	13,023,985	13,026,295	13,028,603	13,030,913	0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£7,144,797	34,242,051	34,236,018	34,229,985	34,223,951	34,217,919	34,211,885	34,205,852	34,199,818	34,193,785	34,187,752	34,181,719	50%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
24	Office	-	£560,217	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£840,326	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£1,152,099	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£4,438,705	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	0%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 3: Secondary industrial (Lower) **£4,308,987** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR		discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,206,516	2,172,767	2,177,373	2,181,978	2,186,584	2,191,189	2,195,795	2,200,401	2,205,006	2,209,612	2,214,218	2,218,823	0%	0.21%	0.42%	0.64%	0.85%	1.06%	1.27%	1.48%	1.70%	1.91%	2.12%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,594,325	11,512,665	11,523,370	11,534,075	11,544,780	11,555,485	11,566,190	11,576,895	11,587,600	11,598,304	11,609,009	11,619,714	0%	0.09%	0.19%	0.28%	0.37%	0.46%	0.56%	0.65%	0.74%	0.84%	0.93%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,995,273	14,524,320	14,590,573	14,656,826	14,723,078	14,789,331	14,855,584	14,921,837	14,988,090	15,054,342	15,120,596	15,186,849	0%	0.46%	0.91%	1.37%	1.82%	2.28%	2.74%	3.19%	3.65%	4.11%	4.56%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£17,623,755	50,815,293	50,821,064	50,826,834	50,832,604	50,838,374	50,844,144	50,849,914	50,855,685	50,861,455	50,867,225	50,872,995	0%	0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	0.11%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£61,790,868	156,028,378	156,105,265	156,182,150	156,259,035	156,335,921	156,412,807	156,489,692	156,566,577	156,643,464	156,720,349	156,797,234	0%	0.05%	0.10%	0.15%	0.20%	0.25%	0.30%	0.34%	0.39%	0.44%	0.49%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,594,325	6,242,786	6,251,313	6,259,839	6,268,365	6,276,890	6,285,416	6,293,942	6,302,469	6,310,995	6,319,521	6,328,047	0%	0.14%	0.27%	0.41%	0.55%	0.68%	0.82%	0.96%	1.09%	1.23%	1.37%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,231,740	13,007,822	13,010,132	13,012,440	13,014,750	13,017,059	13,019,367	13,021,677	13,023,985	13,026,295	13,028,603	13,030,913	0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,791,908	34,242,051	34,236,018	34,229,985	34,223,951	34,217,919	34,211,885	34,205,852	34,199,818	34,193,785	34,187,752	34,181,719	50%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
24	Office	-	£297,320	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£445,980	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£611,445	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£2,355,723	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

BLV 4: Undeveloped/vacant sites **£4,081,096** PER HA

	Description	No of units	BLV	Residual land values: discount to MR												AW - 50% discount to MR		discount to MR									
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	£1,142,707	2,172,767	2,177,373	2,181,978	2,186,584	2,191,189	2,195,795	2,200,401	2,205,006	2,209,612	2,214,218	2,218,823	0%	0.21%	0.42%	0.64%	0.85%	1.06%	1.27%	1.48%	1.70%	1.91%	2.12%
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	£1,510,006	11,512,665	11,523,370	11,534,075	11,544,780	11,555,485	11,566,190	11,576,895	11,587,600	11,598,304	11,609,009	11,619,714	0%	0.09%	0.19%	0.28%	0.37%	0.46%	0.56%	0.65%	0.74%	0.84%	0.93%
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	£14,202,214	14,524,320	14,590,573	14,656,826	14,723,078	14,789,331	14,855,584	14,921,837	14,988,090	15,054,342	15,120,596	15,186,849	0%	0.46%	0.91%	1.37%	1.82%	2.28%	2.74%	3.19%	3.65%	4.11%	4.56%
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	£16,691,683	50,815,293	50,821,064	50,826,834	50,832,604	50,838,374	50,844,144	50,849,914	50,855,685	50,861,455	50,867,225	50,872,995	0%	0.01%	0.02%	0.03%	0.05%	0.06%	0.07%	0.08%	0.09%	0.10%	0.11%
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	£58,522,918	156,028,378	156,105,265	156,182,150	156,259,035	156,335,921	156,412,807	156,489,692	156,566,577	156,643,464	156,720,349	156,797,234	0%	0.05%	0.10%	0.15%	0.20%	0.25%	0.30%	0.34%	0.39%	0.44%	0.49%
21	PBSA - 220 Student Rooms and 1,375 sq m ground floor commercial use	-	£1,510,006	6,242,786	6,251,313	6,259,839	6,268,365	6,276,890	6,285,416	6,293,942	6,302,469	6,310,995	6,319,521	6,328,047	0%	0.14%	0.27%	0.41%	0.55%	0.68%	0.82%	0.96%	1.09%	1.23%	1.37%
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and 395 sq m ground floor commercial use	100	£3,060,822	13,007,822	13,010,132	13,012,440	13,014,750	13,017,059	13,019,367	13,021,677	13,023,985	13,026,295	13,028,603	13,030,913	0%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
23	Co-Living - 485 Units, 50 C3 Residential Units and 1,090 sq m commercial uses	50	£3,591,365	34,242,051	34,236,018	34,229,985	34,223,951	34,217,919	34,211,885	34,205,852	34,199,818	34,193,785	34,187,752	34,181,719	50%	0.02%	0.04%	0.05%	0.07%	0.09%	0.11%	0.12%	0.14%	0.16%	0.18%
24	Office	-	£281,596	3,025,359	3,036,475	3,047,591	3,058,707	3,069,823	3,080,939	3,092,055	3,103,171	3,114,287	3,125,403	3,136,519	0%	0.37%	0.73%	1.10%	1.47%	1.84%	2.20%	2.57%	2.94%	3.31%	3.67%
25	Office	-	£422,393	6,040,814	6,062,287	6,083,761	6,105,236	6,126,709	6,148,183	6,169,657	6,191,131	6,212,605	6,234,079	6,255,552	0%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
26	Industrial	-	£579,108	194,480	188,114	181,749	175,384	169,019	162,654	156,288	149,923	143,558	137,193	130,828	0%	3.27%	6.55%	9.82%	13.09%	16.36%	19.64%	22.91%	26.18%	29.46%	32.73%
27	Industrial	-	£2,231,135	3,094,305	3,069,713	3,045,120	3,020,527	2,995,935	2,971,343	2,946,750	2,922,157	2,897,565	2,872,973	2,848,380	50%	0.79%	1.59%	2.38%	3.18%	3.97%	4.77%	5.56%	6.36%	7.15%	7.95%

Appendix 13 - Policy by policy impacts

Accessibility Sales value (£ psm):

BLV: SECONDARY OFFICES					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and l	50	0.50	£7.69	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750 s	50	0.28	£4.30	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£5.69	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£53.49	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£62.87	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20,	2,600	14.34	£220.43	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commercia	-	0.37	£5.69	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£11.53	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£13.53	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	-	0.07	£1.06	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	-	0.10	£1.59	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	-	0.14	£2.18	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	-	0.55	£8.40	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV2:					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and l	50	0.50	£4.06	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£37.10	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£44.27	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750 s	50	0.28	£2.27	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£3.00	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£28.25	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£33.21	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20,	2600	14.34	£116.43	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commercia	0	0.37	£3.00	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£6.09	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£7.14	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.56	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.84	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£1.15	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£4.44	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV: SECONDARY INDUSTRIAL					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and l	50	0.50	£2.15	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£19.69	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£23.49	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750 s	50	0.28	£1.21	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£1.59	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£15.00	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£17.62	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20,	2600	14.34	£61.79	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commercia	0	0.37	£1.59	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£3.23	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.79	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.30	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.45	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£0.61	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£2.36	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV: UNDEVELOPED/CLEARED LAND					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and l	50	0.50	£2.04	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£18.65	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£22.25	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750 s	50	0.28	£1.14	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£1.51	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£14.20	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£16.69	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20,	2600	14.34	£58.52	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commercia	0	0.37	£1.51	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£3.06	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.59	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.28	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.42	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£0.58	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£2.23	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

Biodiversity Net Gain Sales value (£ psm):

BLV: SECONDARY OFFICES					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.4899	£0.4892	£0.4134	£0.4126	£0.3731	£0.3723	£0.3247	£0.3240	£0.2723	£0.2716	£0.2522	£0.2514	£0.2470	£0.2463	£0.2462	£0.2455	£0.2119	£0.2111
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.2229	£0.2220	£0.1606	£0.1597	£0.1278	£0.1269	£0.0884	£0.0875	£0.1047	£0.1039	£0.0883	£0.0875	£0.0832	£0.0824	£0.0824	£0.0816	£0.0555	£0.0547
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.5183	£0.5162	£0.3731	£0.3710	£0.2967	£0.2946	£0.2051	£0.2030	£0.2430	£0.2411	£0.2048	£0.2029	£0.1920	£0.1901	£0.1899	£0.1880	£0.1284	£0.1266
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.8374	£0.8339	£0.5987	£0.5953	£0.4731	£0.4697	£0.3224	£0.3189	£0.3866	£0.3836	£0.3238	£0.3208	£0.3008	£0.2977	£0.2970	£0.2939	£0.1982	£0.1952
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£2.6170	£2.6060	£1.8715	£1.8605	£1.4792	£1.4682	£1.0084	£0.9974	£1.2855	£1.2758	£1.0894	£1.0797	£1.0255	£1.0158	£1.0148	£1.0051	£0.6970	£0.6873
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£4.8514	£4.8297	£3.4142	£3.3925	£2.6578	£2.6361	£1.7501	£1.7284	£2.3217	£2.3026	£1.9434	£1.9244	£1.8161	£1.7970	£1.7949	£1.7758	£1.1870	£1.1679
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£8.1180	£8.0958	£6.3819	£6.3597	£5.4679	£5.4454	£4.3605	£4.3380	£4.4064	£4.3859	£3.9450	£3.9244	£3.8177	£3.7971	£3.7964	£3.7759	£3.0221	£3.0016
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£7.4884	£7.4150	£3.4010	£3.3275	£1.2497	£1.1762	-£1.3798	-£1.4557	£0.2680	£0.2018	-£0.8368	-£0.9052	-£1.2237	-£1.2921	-£1.2882	-£1.3566	-£3.0582	-£3.1266
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£21.0420	£20.9429	£14.5885	£14.4895	£11.1822	£11.0815	£7.0551	£6.9544	£9.8178	£9.7291	£8.0982	£8.0095	£7.4861	£7.3974	£7.3841	£7.2953	£4.6590	£4.5703
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£17.9295	£17.7106	£6.0302	£5.8040	-£0.3394	-£0.5693	-£8.2393	-£8.4768	-£2.7427	-£2.9533	-£6.0293	-£6.2399	-£7.2741	-£7.4882	-£7.4830	-£7.6971	-£12.7275	-£12.9450
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	£9.1022	£8.8747	-£2.5325	-£2.7713	-£8.8545	-£9.0972	-£16.5971	-£16.8438	-£10.3035	-£10.5223	-£13.5347	-£13.7570	-£14.8085	-£15.0308	-£15.0208	-£15.2431	-£20.0604	-£20.2828
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£19.4882	£19.1622	£2.0290	£1.6867	-£7.5577	-£7.9113	-£19.4270	-£19.7921	-£10.4644	-£10.7882	-£15.4252	-£15.7544	-£17.4125	-£17.7417	-£17.7437	-£18.0729	-£25.6084	-£25.9429
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£53.3506	£52.8787	£25.6032	£25.0926	£9.9844	£9.4466	-£9.6949	-£10.2687	£2.8761	£2.3835	-£5.3666	-£5.8755	-£8.8360	-£9.3532	-£9.4222	-£9.9394	-£22.5004	-£23.0347
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£44.2837	£43.6318	£7.7780	£7.0430	-£13.2507	-£14.0223	-£39.8295	-£40.6397	-£19.9755	-£20.6824	-£31.1019	-£31.8321	-£35.9247	-£36.6550	-£36.7298	-£37.4719	-£54.3254	-£55.0797
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£4.5124	£4.4867	£2.7464	£2.7208	£1.9878	£1.9622	£1.0775	£1.0519	£1.3011	£1.2780	£0.8617	£0.8386	£1.0016	£0.9785	£1.1229	£1.0998	£0.5128	£0.4898
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	£2.6767	£2.6143	-£1.0059	-£1.0693	-£2.5046	-£2.5679	-£4.3029	-£4.3663	-£3.8688	-£3.9268	-£4.7401	-£4.7981	-£4.4174	-£4.4754	-£4.0747	-£4.1327	-£5.2717	-£5.3297
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£36.4597	£36.2560	£23.2341	£23.0271	£17.5729	£17.3659	£10.6962	£10.4858	£13.5505	£13.3604	£10.5137	£10.3237	£10.5079	£10.3178	£11.4837	£11.2936	£6.9847	£6.7916
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	£30.7822	£30.4761	£13.6313	£13.3152	£4.4078	£4.0864	-£7.0452	-£7.3826	£0.3411	£0.0463	-£4.4599	-£4.7645	-£6.3838	-£6.6884	-£6.7044	-£7.0090	-£14.3131	-£14.6277
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	£89.1911	£88.3451	£39.1276	£38.1769	£12.0018	£11.0355	-£21.4391	-£22.4681	-£2.7257	-£3.6309	-£17.3157	-£18.2357	-£21.2736	-£22.2087	-£21.1793	-£22.1144	-£43.4599	-£44.4259
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	£0.9784	£0.9268	£0.0965	£0.0449	£0.0965	£0.0449	£0.0965	£0.0449	-£0.6082	-£0.6607	-£0.6704	-£0.7228	-£0.2953	-£0.3478	£0.0965	£0.0449	£0.0965	£0.0449
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£21.9232	£21.7154	£19.1373	£18.9295	£17.6710	£17.4632	£15.9115	£15.7037	£16.7526	£16.5496	£15.9604	£15.7574	£15.9135	£15.7105	£15.8712	£15.6682	£14.7010	£14.4980
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£67.7726	£67.6170	£65.4806	£65.3250	£64.7382	£64.5826	£63.8473	£63.6917	£63.7882	£63.6349	£63.4170	£63.2637	£63.4448	£63.2916	£63.8105	£63.6573	£63.2161	£63.0629
24	Office	-	0.07	£1.06	-£0.6502	-£0.6607	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£3.2720	-£3.2826	-£3.2720	-£3.2826	-£2.9869	-£2.9975	-£2.2742	-£2.2848	-£2.2742	-£2.2848
25	Office	-	0.10	£1.59	-£1.4247	-£1.4454	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£6.4896	-£6.5103	-£6.4896	-£6.5103	-£5.9388	-£5.9596	-£4.5619	-£4.5827	-£4.5619	-£4.5827
26	Industrial	-	0.14	£2.18	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162
27	Industrial	-	0.55	£8.40	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441

BLV2:					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.4899	£0.4892	£0.4134	£0.4126	£0.3731	£0.3723	£0.3247	£0.3240	£0.2723	£0.2716	£0.2522	£0.2514	£0.2470	£0.2463	£0.2462	£0.2455	£0.2119	£0.2111
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.2229	£0.2220	£0.1606	£0.1597	£0.1278	£0.1269	£0.0884	£0.0875	£0.1047	£0.1039	£0.0883	£0.0875	£0.0832	£0.0824	£0.0824	£0.0816	£0.0555	£0.0547
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.5183	£0.5162	£0.3731	£0.3710	£0.2967	£0.2946	£0.2051	£0.2030	£0.2430	£0.2411	£0.2048	£0.2029	£0.1920	£0.1901	£0.1899	£0.1880	£0.1284	£0.1266
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.8374	£0.8339	£0.5987	£0.5953	£0.4731	£0.4697	£0.3224	£0.3189	£0.3866	£0.3836	£0.3238	£0.3208	£0.3008	£0.2977	£0.2970	£0.2939	£0.1982	£0.1952
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£2.6170	£2.6060	£1.8715	£1.8605	£1.4792	£1.4682	£1.0084	£0.9974	£1.2855	£1.2758	£1.0894	£1.0797	£1.0255	£1.0158	£1.0148	£1.0051	£0.6970	£0.6873
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£4.8514	£4.8297	£3.4142	£3.3925	£2.6578	£2.6361	£1.7501	£1.7284	£2.3217	£2.3026	£1.9434	£1.9244	£1.8161	£1.7970	£1.7949	£1.7758	£1.1870	£1.1679
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£8.1180	£8.0958	£6.3819	£6.3597	£5.4679	£5.4454	£4.3605	£4.3380	£4.4064	£4.3859	£3.9450	£3.9244	£3.8177	£3.7971	£3.7964	£3.7759	£3.0221	£3.0016
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£7.4884	£7.4150	£3.4010	£3.3275	£1.2497	£1.1762	-£1.3798	-£1.4557	£0.2680	£0.2018	-£0.8368	-£0.9052	-£1.2237	-£1.2921	-£1.2882	-£1.3566	-£3.0582	-£3.1266
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£21.0420	£20.9429	£14.5885	£14.4895	£11.1822	£11.0815	£7.0551	£6.9544	£9.8178	£9.7291	£8.0982	£8.0095	£7.4861	£7.3974	£7.3841	£7.2953	£4.6590	£4.5703
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£17.9295	£17.7106	£6.0302	£5.8040	-£0.3394	-£0.5693	-£8.2393	-£8.4768	-£2.7427	-£2.9533	-£6.0293	-£6.2399	-£7.2741	-£7.4882	-£7.4830	-£7.6971	-£12.7275	-£12.9450
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	£9.1022	£8.8747	-£2.5325	-£2.7713	-£8.8545	-£9.0972	-£16.5971	-£16.8438	-£10.3035	-£10.5223	-£13.5347	-£13.7570	-£14.8085	-£15.0308	-£15.0208	-£15.2431	-£20.0604	-£20.2828
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£19.4882	£19.1622	£2.0290	£1.6867	-£7.5577	-£7.9113	-£19.4270	-£19.7921	-£10.4644	-£10.7882	-£15.4252	-£15.7544	-£17.4125	-£17.7417	-£17.7437	-£18.0729	-£25.6084	-£25.9429
13	Residential Large site - high density - 1,500 flats	1500	4.57	£37.10	£53.3506	£52.8787	£25.6032	£25.0926	£9.9844	£9.4466	-£9.6949	-£10.2687	£2.8761	£2.3835	-£5.3666	-£5.8755	-£8.8360	-£9.3532	-£9.4222	-£9.9394	-£22.5004	-£23.0347
14	Residential Large site - high density - 2,000 flats	2000	5.45	£44.27	£44.2837	£43.6318	£7.7780	£7.0430	-£13.2507	-£14.0223	-£39.8295	-£40.6397	-£19.9755	-£20.6824	-£31.1019	-£31.8321	-£35.9247	-£36.6550	-£36.7298	-£37.4719	-£54.3254	-£55.0797
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£4.5124	£4.4867	£2.7464	£2.7208	£1.9878	£1.9622	£1.0775	£1.0519	£1.3011	£1.2780	£0.8617	£0.8386	£1.0016	£0.9785	£1.1229	£1.0998	£0.5128	£0.4898
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	£2.6767	£2.6143	-£1.0059	-£1.0693	-£2.5046	-£2.5679	-£4.3029	-£4.3663	-£3.8688	-£3.9268	-£4.7401	-£4.7981	-£4.4174	-£4.4754	-£4.0747	-£4.1327	-£5.2717	-£5.3297
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£36.4597	£36.2560	£23.2341	£23.0271	£17.5729	£17.3659	£10.6962	£10.4858	£13.5505	£13.3604	£10.5137	£10.3237	£10.5079	£10.3178	£11.4837	£11.2936	£6.9847	£6.7916
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	£30.7822	£30.4761	£13.6313	£13.3152	£4.4078	£4.0864	-£7.0452	-£7.3826	£0.3411	£0.0463	-£4.4599	-£4.7645	-£6.3838	-£6.6884	-£6.7044	-£7.0090	-£14.3131	-£14.6277
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2600	14.34	£116.43	£89.1911	£88.3451	£39.1276	£38.1769	£12.0018	£11.0355	-£21.4391	-£22.4681	-£2.7257	-£3.6309	-£17.3157	-£18.2357	-£21.2736	-£22.2087	-£21.1793	-£22.1144	-£43.4599	-£44.4259
21	PBSA - 220 Student Rooms and ground floor commercial use	0	0.37	£3.00	£0.9784	£0.9268	£0.0965	£0.0449	£0.0965	£0.0449	£0.0965	£0.0449	-£0.6082	-£0.6607	-£0.6704	-£0.7228	-£0.2953	-£0.3478	£0.0965	£0.0449	£0.0965	£0.0449
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£21.9232	£21.7154	£19.1373	£18.9295	£17.6710	£17.4632	£15.9115	£15.7037	£16.7526	£16.5496	£15.9604	£15.7574	£15.9135	£15.7105	£15.8712	£15.6682	£14.7010	£14.4980
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£67.7726	£67.6170	£65.4806	£65.3250	£64.7382	£64.5826	£63.8473	£63.6917	£63.7882	£63.6349	£63.4170	£63.2637	£63.4448	£63.2916	£63.8105	£63.6573	£63.2161	£63.0629
24	Office	0	0.07	£0.56	-£0.6502	-£0.6607	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£3.2720	-£3.2826	-£3.2720	-£3.2826	-£2.9869	-£2.9975	-£2.2742	-£2.2848	-£2.2742	-£2.2848
25	Office	0	0.10	£0.84	-£1.4247	-£1.4454	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£6.4896	-£6.5103	-£6.4896	-£6.5103	-£5.9388	-£5.9596	-£4.5619	-£4.5827	-£4.5619	-£4.5827
26	Industrial	0	0.14	£1.15	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162
27	Industrial	0	0.55	£4.44	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441

BLV: SECONDARY INDUSTRIAL					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.4899	£0.4892	£0.4134	£0.4126	£0.3731	£0.3723	£0.3247	£0.3240	£0.2723	£0.2716	£0.2522	£0.2514	£0.2470	£0.2463	£0.2462	£0.2455	£0.2119	£0.2111
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.2229	£0.2220	£0.1606	£0.1597	£0.1278	£0.1269	£0.0884	£0.0875	£0.1047	£0.1039	£0.0883	£0.0875	£0.0832	£0.0824	£0.0824	£0.0816	£0.0555	£0.0547
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.5183	£0.5162	£0.3731	£0.3710	£0.2967	£0.2946	£0.2051	£0.2030	£0.2430	£0.2411	£0.2048	£0.2029	£0.1920	£0.1901	£0.1899	£0.1880	£0.1284	£0.1266
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.8374	£0.8339	£0.5987	£0.5953	£0.4731	£0.4697	£0.3224	£0.3189	£0.3866	£0.3836	£0.3238	£0.3208	£0.3008	£0.2977	£0.2970	£0.2939	£0.1982	£0.1952
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£2.6170	£2.6060	£1.8715	£1.8605	£1.4792	£1.4682	£1.0084	£0.9974	£1.2855	£1.2758	£1.0894	£1.0797	£1.0255	£1.0158	£1.0148	£1.0051	£0.6970	£0.6873
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£4.8514	£4.8297	£3.4142	£3.3925	£2.6578	£2.6361	£1.7501	£1.7284	£2.3217	£2.3026	£1.9434	£1.9244	£1.8161	£1.7970	£1.7949	£1.7758	£1.1870	£1.1679
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£8.1180	£8.0958	£6.3819	£6.3597	£5.4679	£5.4454	£4.3605	£4.3380	£4.4064	£4.3859	£3.9450	£3.9244	£3.8177	£3.7971	£3.7964	£3.7759	£3.0221	£3.0016
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£7.4884	£7.4150	£3.4010	£3.3275	£1.2497	£1.1762	-£1.3798	-£1.4557	£0.2680	£0.2018	-£0.8368	-£0.9052	-£1.2237	-£1.2921	-£1.2882	-£1.3566	-£3.0582	-£3.1266
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£21.0420	£20.9429	£14.5885	£14.4895	£11.1822	£11.0815	£7.0551	£6.9544	£9.8178	£9.7291	£8.0982	£8.0095	£7.4861	£7.3974	£7.3841	£7.2953	£4.6590	£4.5703
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£17.9295	£17.7106	£6.0302	£5.8040	-£0.3394	-£0.5693	-£8.2393	-£8.4768	-£2.7427	-£2.9533	-£6.0293	-£6.2399	-£7.2741	-£7.4882	-£7.4830	-£7.6971	-£12.7275	-£12.9450
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	£9.1022	£8.8747	-£2.5325	-£2.7713	-£8.8545	-£9.0972	-£16.5971	-£16.8438	-£10.3035	-£10.5223	-£13.5347	-£13.7570	-£14.8085	-£15.0308	-£15.0208	-£15.2431	-£20.0604	-£20.2828
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£19.4882	£19.1622	£2.0290	£1.6867	-£7.5577	-£7.9113	-£19.4270	-£19.7921	-£10.4644	-£10.7882	-£15.4252	-£15.7544	-£17.4125	-£17.7417	-£17.7437	-£18.0729	-£25.6084	-£25.9429
13	Residential Large site - high density - 1,500 flats	1500	4.57	£19.69	£53.3506	£52.8787	£25.6032	£25.0926	£9.9844	£9.4466	-£9.6949	-£10.2687	£2.8761	£2.3835	-£5.3666	-£5.8755	-£8.8360	-£9.3532	-£9.4222	-£9.9394	-£22.5004	-£23.0347
14	Residential Large site - high density - 2,000 flats	2000	5.45	£23.49	£44.2837	£43.6318	£7.7780	£7.0430	-£13.2507	-£14.0223	-£39.8295	-£40.6397	-£19.9755	-£20.6824	-£31.1019	-£31.8321	-£35.9247	-£36.6550	-£36.7298	-£37.4719	-£54.3254	-£55.0797
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£4.5124	£4.4867	£2.7464	£2.7208	£1.9878	£1.9622	£1.0775	£1.0519	£1.3011	£1.2780	£0.8617	£0.8386	£1.0016	£0.9785	£1.1229	£1.0998	£0.5128	£0.4898
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	£2.6767	£2.6143	-£1.0059	-£1.0693	-£2.5046	-£2.5679	-£4.3029	-£4.3663	-£3.8688	-£3.9268	-£4.7401	-£4.7981	-£4.4174	-£4.4754	-£4.0747	-£4.1327	-£5.2717	-£5.3297
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£36.4597	£36.2560	£23.2341	£23.0271	£17.5729	£17.3659	£10.6962	£10.4858	£13.5505	£13.3604	£10.5137	£10.3237	£10.5079	£10.3178	£11.4837	£11.2936	£6.9847	£6.7916
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	£30.7822	£30.4761	£13.6313	£13.3152	£4.4078	£4.0864	-£7.0452	-£7.3826	£0.3411	£0.0463	-£4.4599	-£4.7645	-£6.3838	-£6.6884	-£6.7044	-£7.0090	-£14.3131	-£14.6277
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2600	14.34	£61.79	£89.1911	£88.3451	£39.1276	£38.1769	£12.0018	£11.0355	-£21.4391	-£22.4681	-£2.7257	-£3.6309	-£17.3157	-£18.2357	-£21.2736	-£22.2087	-£21.1793	-£22.1144	-£43.4599	-£44.4259
21	PBSA - 220 Student Rooms and ground floor commercial use	0	0.37	£1.59	£0.9784	£0.9268	£0.0965	£0.0449	£0.0965	£0.0449	£0.0965	£0.0449	-£0.6082	-£0.6607	-£0.6704	-£0.7228	-£0.2953	-£0.3478	£0.0965	£0.0449	£0.0965	£0.0449
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£21.9232	£21.7154	£19.1373	£18.9295	£17.6710	£17.4632	£15.9115	£15.7037	£16.7526	£16.5496	£15.9604	£15.7574	£15.9135	£15.7105	£15.8712	£15.6682	£14.7010	£14.4980
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£67.7726	£67.6170	£65.4806	£65.3250	£64.7382	£64.5826	£63.8473	£63.6917	£63.7882	£63.6349	£63.4170	£63.2637	£63.4448	£63.2916	£63.8105	£63.6573	£63.2161	£63.0629
24	Office	0	0.07	£0.30	-£0.6502	-£0.6607	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£3.2720	-£3.2826	-£3.2720	-£3.2826	-£2.9869	-£2.9975	-£2.2742	-£2.2848	-£2.2742	-£2.2848
25	Office	0	0.10	£0.45	-£1.4247	-£1.4454	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£6.4896	-£6.5103	-£6.4896	-£6.5103	-£5.9388	-£5.9596	-£4.5619	-£4.5827	-£4.5619	-£4.5827
26	Industrial	0	0.14	£0.61	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162
27	Industrial	0	0.55	£2.36	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441

BLV: UNDEVELOPED/CLEARED LAND					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.4899	£0.4892	£0.4134	£0.4126	£0.3731	£0.3723	£0.3247	£0.3240	£0.2723	£0.2716	£0.2522	£0.2514	£0.2470	£0.2463	£0.2462	£0.2455	£0.2119	£0.2111
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.2229	£0.2220	£0.1606	£0.1597	£0.1278	£0.1269	£0.0884	£0.0875	£0.1047	£0.1039	£0.0883	£0.0875	£0.0832	£0.0824	£0.0824	£0.0816	£0.0555	£0.0547
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.5183	£0.5162	£0.3731	£0.3710	£0.2967	£0.2946	£0.2051	£0.2030	£0.2430	£0.2411	£0.2048	£0.2029	£0.1920	£0.1901	£0.1899	£0.1880	£0.1284	£0.1266
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.8374	£0.8339	£0.5987	£0.5953	£0.4731	£0.4697	£0.3224	£0.3189	£0.3866	£0.3836	£0.3238	£0.3208	£0.3008	£0.2977	£0.2970	£0.2939	£0.1982	£0.1952
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£2.6170	£2.6060	£1.8715	£1.8605	£1.4792	£1.4682	£1.0084	£0.9974	£1.2855	£1.2758	£1.0894	£1.0797	£1.0255	£1.0158	£1.0148	£1.0051	£0.6970	£0.6873
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£4.8514	£4.8297	£3.4142	£3.3925	£2.6578	£2.6361	£1.7501	£1.7284	£2.3217	£2.3026	£1.9434	£1.9244	£1.8161	£1.7970	£1.7949	£1.7758	£1.1870	£1.1679
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£8.1180	£8.0958	£6.3819	£6.3597	£5.4679	£5.4454	£4.3605	£4.3380	£4.4064	£4.3859	£3.9450	£3.9244	£3.8177	£3.7971	£3.7964	£3.7759	£3.0221	£3.0016
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£7.4884	£7.4150	£3.4010	£3.3275	£1.2497	£1.1762	-£1.3798	-£1.4557	£0.2680	£0.2018	-£0.8368	-£0.9052	-£1.2237	-£1.2921	-£1.2882	-£1.3566	-£3.0582	-£3.1266
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£21.0420	£20.9429	£14.5885	£14.4895	£11.1822	£11.0815	£7.0551	£6.9544	£9.8178	£9.7291	£8.0982	£8.0095	£7.4861	£7.3974	£7.3841	£7.2953	£4.6590	£4.5703
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£17.9295	£17.7106	£6.0302	£5.8040	-£0.3394	-£0.5693	-£8.2393	-£8.4768	-£2.7427	-£2.9533	-£6.0293	-£6.2399	-£7.2741	-£7.4882	-£7.4830	-£7.6971	-£12.7275	-£12.9450
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	£9.1022	£8.8747	-£2.5325	-£2.7713	-£8.8545	-£9.0972	-£16.5971	-£16.8438	-£10.3035	-£10.5223	-£13.5347	-£13.7570	-£14.8085	-£15.0308	-£15.0208	-£15.2431	-£20.0604	-£20.2828
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£19.4882	£19.1622	£2.0290	£1.6867	-£7.5577	-£7.9113	-£19.4270	-£19.7921	-£10.4644	-£10.7882	-£15.4252	-£15.7544	-£17.4125	-£17.7417	-£17.7437	-£18.0729	-£25.6084	-£25.9429
13	Residential Large site - high density - 1,500 flats	1500	4.57	£18.65	£53.3506	£52.8787	£25.6032	£25.0926	£9.9844	£9.4466	-£9.6949	-£10.2687	£2.8761	£2.3835	-£5.3666	-£5.8755	-£8.8360	-£9.3532	-£9.4222	-£9.9394	-£22.5004	-£23.0347
14	Residential Large site - high density - 2,000 flats	2000	5.45	£22.25	£44.2837	£43.6318	£7.7780	£7.0430	-£13.2507	-£14.0223	-£39.8295	-£40.6397	-£19.9755	-£20.6824	-£31.1019	-£31.8321	-£35.9247	-£36.6550	-£36.7298	-£37.4719	-£54.3254	-£55.0797
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£4.5124	£4.4867	£2.7464	£2.7208	£1.9878	£1.9622	£1.0775	£1.0519	£1.3011	£1.2780	£0.8617	£0.8386	£1.0016	£0.9785	£1.1229	£1.0998	£0.5128	£0.4898
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	£2.6767	£2.6143	-£1.0059	-£1.0693	-£2.5046	-£2.5679	-£4.3029	-£4.3663	-£3.8688	-£3.9268	-£4.7401	-£4.7981	-£4.4174	-£4.4754	-£4.0747	-£4.1327	-£5.2717	-£5.3297
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£36.4597	£36.2560	£23.2341	£23.0271	£17.5729	£17.3659	£10.6962	£10.4858	£13.5505	£13.3604	£10.5137	£10.3237	£10.5079	£10.3178	£11.4837	£11.2936	£6.9847	£6.7916
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	£30.7822	£30.4761	£13.6313	£13.3152	£4.4078	£4.0864	-£7.0452	-£7.3826	£0.3411	£0.0463	-£4.4599	-£4.7645	-£6.3838	-£6.6884	-£6.7044	-£7.0090	-£14.3131	-£14.6277
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2600	14.34	£58.52	£89.1911	£88.3451	£39.1276	£38.1769	£12.0018	£11.0355	-£21.4391	-£22.4681	-£2.7257	-£3.6309	-£17.3157	-£18.2357	-£21.2736	-£22.2087	-£21.1793	-£22.1144	-£43.4599	-£44.4259
21	PBSA - 220 Student Rooms and ground floor commercial use	0	0.37	£1.51	£0.9784	£0.9268	£0.0965	£0.0449	£0.0965	£0.0449	£0.0965	£0.0449	-£0.6082	-£0.6607	-£0.6704	-£0.7228	-£0.2953	-£0.3478	£0.0965	£0.0449	£0.0965	£0.0449
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£21.9232	£21.7154	£19.1373	£18.9295	£17.6710	£17.4632	£15.9115	£15.7037	£16.7526	£16.5496	£15.9604	£15.7574	£15.9135	£15.7105	£15.8712	£15.6682	£14.7010	£14.4980
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£67.7726	£67.6170	£65.4806	£65.3250	£64.7382	£64.5826	£63.8473	£63.6917	£63.7882	£63.6349	£63.4170	£63.2637	£63.4448	£63.2916	£63.8105	£63.6573	£63.2161	£63.0629
24	Office	0	0.07	£0.28	-£0.6502	-£0.6607	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£2.2742	-£2.2848	-£3.2720	-£3.2826	-£3.2720	-£3.2826	-£2.9869	-£2.9975	-£2.2742	-£2.2848	-£2.2742	-£2.2848
25	Office	0	0.10	£0.42	-£1.4247	-£1.4454	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£4.5619	-£4.5827	-£6.4896	-£6.5103	-£6.4896	-£6.5103	-£5.9388	-£5.9596	-£4.5619	-£4.5827	-£4.5619	-£4.5827
26	Industrial	0	0.14	£0.58	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162	£0.4198	£0.4162
27	Industrial	0	0.55	£2.23	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441	£3.6543	£3.6441

Net zero carbon Opperational Sales value (£ psm):

BLV: SECONDARY OFFICES					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and l	50	0.50	£7.69	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£4.30	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£5.69	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£53.49	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£62.87	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20,	2,600	14.34	£220.43	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commercia	-	0.37	£5.69	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£11.53	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£13.53	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	-	0.07	£1.06	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	-	0.10	£1.59	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	-	0.14	£2.18	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	-	0.55	£8.40	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV2:					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and l	50	0.50	£4.06	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£37.10	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£44.27	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£2.27	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£3.00	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£28.25	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£33.21	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20,	2600	14.34	£116.43	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commercia	0	0.37	£3.00	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£6.09	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£7.14	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.56	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.84	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£1.15	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£4.44	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV: SECONDARY INDUSTRIAL					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and l	50	0.50	£2.15	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£19.69	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£23.49	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£1.21	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£1.59	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£15.00	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£17.62	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20,	2600	14.34	£61.79	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commercia	0	0.37	£1.59	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£3.23	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.79	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.30	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.45	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£0.61	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£2.36	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

BLV: UNDEVELOPED/CLEARED LAND					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmead		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op	Baseline	NZC Op
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.4899	£0.4840	£0.4134	£0.4074	£0.3731	£0.3671	£0.3247	£0.3232	£0.2723	£0.2663	£0.2522	£0.2462	£0.2470	£0.2411	£0.2462	£0.2402	£0.2119	£0.2059
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.2229	£0.2181	£0.1606	£0.1558	£0.1278	£0.1230	£0.0884	£0.0866	£0.1047	£0.0999	£0.0883	£0.0835	£0.0832	£0.0784	£0.0824	£0.0775	£0.0555	£0.0507
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.5183	£0.5070	£0.3731	£0.3619	£0.2967	£0.2855	£0.2051	£0.2009	£0.2430	£0.2318	£0.2048	£0.1936	£0.1920	£0.1808	£0.1899	£0.1786	£0.1284	£0.1172
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.8374	£0.8188	£0.5987	£0.5801	£0.4731	£0.4545	£0.3224	£0.3155	£0.3866	£0.3680	£0.3238	£0.3052	£0.3008	£0.2822	£0.2970	£0.2784	£0.1982	£0.1797
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£2.6170	£2.5584	£1.8715	£1.8130	£1.4792	£1.4206	£1.0084	£0.9864	£1.2855	£1.2269	£1.0894	£1.0308	£1.0255	£0.9669	£1.0148	£0.9563	£0.6970	£0.6384
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£4.8514	£4.7359	£3.4142	£3.2987	£2.6578	£2.5423	£1.7501	£1.7068	£2.3217	£2.2061	£1.9434	£1.8279	£1.8161	£1.7006	£1.7949	£1.6794	£1.1870	£1.0715
7	Residential Medium site - medium density - 50 flats and l	50	0.50	£2.04	£8.1180	£7.9833	£6.3819	£6.2472	£5.4679	£5.3311	£4.3605	£4.3154	£4.4064	£4.2695	£3.9450	£3.8081	£3.8177	£3.6808	£3.7964	£3.6596	£3.0221	£2.8853
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£7.4884	£7.1537	£3.4010	£3.0663	£1.2497	£0.9150	-£1.3798	-£1.5316	£0.2680	-£0.0719	-£0.8368	-£1.1826	-£1.2237	-£1.5695	-£1.2882	-£1.6339	-£3.0582	-£3.4039
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£21.0420	£20.5139	£14.5885	£14.0605	£11.1822	£10.6454	£7.0551	£6.8538	£9.8178	£9.2811	£8.0982	£7.5615	£7.4861	£6.9494	£7.3841	£6.8474	£4.6590	£4.1223
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£17.9295	£16.9318	£6.0302	£4.9996	-£0.3394	-£1.4002	-£8.2393	-£8.7143	-£2.7427	-£3.8073	-£6.0293	-£7.1029	-£7.2741	-£8.3562	-£7.4830	-£8.5651	-£12.7275	-£13.8272
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	£9.1022	£8.0657	-£2.5325	-£3.6207	-£8.8545	-£9.9604	-£16.5971	-£17.0905	-£10.3035	-£11.4094	-£13.5347	-£14.6587	-£14.8085	-£15.9325	-£15.0208	-£16.1448	-£20.0604	-£21.1844
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£19.4882	£17.9921	£2.0290	£0.4696	-£7.5577	-£9.1685	-£19.4270	-£20.1573	-£10.4644	-£12.1015	-£15.4252	-£17.0891	-£17.4125	-£19.0764	-£17.7437	-£19.4076	-£25.6084	-£27.2994
13	Residential Large site - high density - 1,500 flats	1500	4.57	£18.65	£53.3506	£51.2008	£25.6032	£23.2688	£9.9844	£7.5341	-£9.6949	-£10.8425	£2.8761	£0.3858	-£5.3666	-£7.9391	-£8.8360	-£11.4505	-£9.4222	-£12.0368	-£22.5004	-£25.2012
14	Residential Large site - high density - 2,000 flats	2000	5.45	£22.25	£44.2837	£41.3130	£7.7780	£4.4292	-£13.2507	-£16.7665	-£39.8295	-£41.4545	-£19.9755	-£23.5613	-£31.1019	-£34.7931	-£35.9247	-£39.6644	-£36.7298	-£40.4813	-£54.3254	-£58.1383
15	Mixed Use Medium site - high density - 50 flats and 750	50	0.28	£1.14	£4.5124	£4.3965	£2.7464	£2.6305	£1.9878	£1.8720	£1.0775	£1.0262	£1.3011	£1.1852	£0.8617	£0.7458	£1.0016	£0.8857	£1.1229	£1.0070	£0.5128	£0.3970
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£1.51	£2.6767	£2.4349	-£1.0059	-£1.2516	-£2.5046	-£2.7503	-£4.3029	-£4.4296	-£3.8688	-£4.1145	-£4.7401	-£4.9858	-£4.4174	-£4.6631	-£4.0747	-£4.3204	-£5.2717	-£5.5174
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£14.20	£36.4597	£35.5742	£23.2341	£22.3341	£17.5729	£16.6633	£10.6962	£10.2754	£13.5505	£12.6358	£10.5137	£9.5990	£10.5079	£9.5932	£11.4837	£10.5690	£6.9847	£6.0551
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£16.69	£30.7822	£29.4085	£13.6313	£12.2124	£4.4078	£2.9656	-£7.0452	-£7.7199	£0.3411	-£1.1430	-£4.4599	-£5.9740	-£6.3838	-£7.8979	-£6.7044	-£8.2185	-£14.3131	-£15.8771
19	Mixed Use Large site - high density - 2,600 flats with 20,	2600	14.34	£58.52	£89.1911	£85.5541	£39.1276	£34.9994	£12.0018	£7.8476	-£21.4391	-£23.4991	-£2.7257	-£7.0170	-£17.3157	-£21.7111	-£21.2736	-£25.7064	-£21.1793	-£25.6121	-£43.4599	-£48.0858
21	PBSA - 220 Student Rooms and ground floor commercia	0	0.37	£1.51	£0.9784	£0.9784	£0.0965	£0.0965	£0.0965	£0.0965	£0.0965	-£0.0069	-£0.6082	-£0.6082	-£0.6704	-£0.6704	-£0.2953	-£0.2953	£0.0965	£0.0965	£0.0965	£0.0965
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£3.06	£21.9232	£21.7034	£19.1373	£18.9175	£17.6710	£17.4513	£15.9115	£15.4960	£16.7526	£16.5329	£15.9604	£15.7406	£15.9135	£15.6937	£15.8712	£15.6514	£14.7010	£14.4812
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.59	£67.7726	£67.6628	£65.4806	£65.3708	£64.7382	£64.6284	£63.8473	£63.5361	£63.7882	£63.6783	£63.4170	£63.3071	£63.4448	£63.3349	£63.8105	£63.7006	£63.2161	£63.1063
24	Office	0	0.07	£0.28	-£0.6502	-£0.6502	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2742	-£2.2953	-£3.2720	-£3.2720	-£3.2720	-£3.2720	-£2.9869	-£2.9869	-£2.2742	-£2.2742	-£2.2742	-£2.2742
25	Office	0	0.10	£0.42	-£1.4247	-£1.4247	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.5619	-£4.6035	-£6.4896	-£6.4896	-£6.4896	-£6.4896	-£5.9388	-£5.9388	-£4.5619	-£4.5619	-£4.5619	-£4.5619
26	Industrial	0	0.14	£0.58	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4126	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198	£0.4198
27	Industrial	0	0.55	£2.23	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6339	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543	£3.6543

Net zero carbon Embodied Sales value (£ psm):

BLV: SECONDARY OFFICES					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmeac		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.4899	£0.4698	£0.4134	£0.3933	£0.3731	£0.3530	£0.3247	£0.3187	£0.2723	£0.2522	£0.2522	£0.2321	£0.2470	£0.2269	£0.2462	£0.2261	£0.2119	£0.1917
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.2229	£0.1981	£0.1606	£0.1358	£0.1278	£0.1030	£0.0884	£0.0836	£0.1047	£0.0828	£0.0883	£0.0664	£0.0832	£0.0613	£0.0824	£0.0605	£0.0555	£0.0336
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.5183	£0.4604	£0.3731	£0.3153	£0.2967	£0.2389	£0.2051	£0.1939	£0.2430	£0.1920	£0.2048	£0.1538	£0.1920	£0.1410	£0.1899	£0.1389	£0.1284	£0.0774
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.8374	£0.7415	£0.5987	£0.5028	£0.4731	£0.3772	£0.3224	£0.3038	£0.3866	£0.3021	£0.3238	£0.2393	£0.3008	£0.2163	£0.2970	£0.2124	£0.1982	£0.1137
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£2.6170	£2.3149	£1.8715	£1.5694	£1.4792	£1.1771	£1.0084	£0.9498	£1.2855	£1.0193	£1.0894	£0.8231	£1.0255	£0.7592	£1.0148	£0.7486	£0.6970	£0.4308
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£4.8514	£4.2555	£3.4142	£2.8183	£2.6578	£2.0619	£1.7501	£1.6346	£2.3217	£1.7964	£1.9434	£1.4182	£1.8161	£1.2909	£1.7949	£1.2697	£1.1870	£0.6618
7	Residential Medium site - medium density - 50 flats and I	50	0.50	£7.69	£8.1180	£7.5083	£6.3819	£5.7711	£5.4679	£4.8482	£4.3605	£4.2236	£4.4064	£3.8410	£3.9450	£3.3796	£3.8177	£3.2523	£3.7964	£3.2310	£3.0221	£2.4567
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£7.4884	£5.4682	£3.4010	£1.3808	£1.2497	-£0.8010	-£1.3798	-£1.7256	£0.2680	-£1.6071	-£0.8368	-£2.7177	-£1.2237	-£3.1046	-£1.2882	-£3.1691	-£3.0582	-£4.9391
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£21.0420	£18.3184	£14.5885	£11.8532	£11.1822	£8.4140	£7.0551	£6.5184	£9.8178	£7.3780	£8.0982	£5.6584	£7.4861	£5.0462	£7.3841	£4.9442	£4.6590	£2.2132
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£17.9295	£11.8373	£6.0302	-£0.1934	-£0.3394	-£6.7613	-£8.2393	-£9.3214	-£2.7427	-£8.5637	-£6.0293	-£11.9073	-£7.2741	-£13.1738	-£7.4830	-£13.3861	-£12.7275	-£18.7102
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	£9.1022	£2.7693	-£2.5325	-£9.1219	-£8.8545	-£15.5505	-£16.5971	-£17.7211	-£10.3035	-£16.3868	-£13.5347	-£19.6496	-£14.8085	-£20.9234	-£15.0208	-£21.1357	-£20.0604	-£26.1754
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£19.4882	£10.3812	£2.0290	-£7.5566	-£7.5577	-£17.3874	-£19.4270	-£21.0908	-£10.4644	-£19.4427	-£15.4252	-£24.5525	-£17.4125	-£26.5724	-£17.7437	-£26.9090	-£25.6084	-£34.8081
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£53.3506	£40.1618	£25.6032	£11.1408	£9.9844	-£5.1364	-£9.6949	-£12.3094	£2.8761	-£11.0381	-£5.3666	-£19.6177	-£8.8360	-£23.2196	-£9.4222	-£23.8252	-£22.5004	-£37.4540
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£44.2837	£25.9770	£7.7780	-£12.9286	-£13.2507	-£34.8906	-£39.8295	-£43.5593	-£19.9755	-£39.8713	-£31.1019	-£51.5426	-£35.9247	-£56.5243	-£36.7298	-£57.3546	-£54.3254	-£75.0679
15	Mixed Use Medium site - high density - 50 flats and 750 :	50	0.28	£4.30	£4.5124	£3.8100	£2.7464	£2.0440	£1.9878	£1.2854	£1.0775	£0.9616	£1.3011	£0.6695	£0.8617	£0.2302	£1.0016	£0.3701	£1.1229	£0.4914	£0.5128	-£0.1206
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£5.69	£2.6767	£0.9698	-£1.0059	-£2.7407	-£2.5046	-£4.2393	-£4.3029	-£4.5486	-£3.8688	-£5.4572	-£4.7401	-£6.3285	-£4.4174	-£6.0058	-£4.0747	-£5.6631	-£5.2717	-£6.8601
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£53.49	£36.4597	£30.8989	£23.2341	£17.5685	£17.5729	£11.8337	£10.6962	£9.7815	£13.5505	£8.3657	£10.5137	£5.2903	£10.5079	£5.2844	£11.4837	£6.2761	£6.9847	£1.7151
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£62.87	£30.7822	£22.2676	£13.6313	£4.8639	£4.4078	-£4.6191	-£7.0452	-£8.5593	£0.3411	-£7.9563	-£4.4599	-£12.8913	-£6.3838	-£14.8522	-£6.7044	-£15.1834	-£14.3131	-£23.0324
19	Mixed Use Large site - high density - 2,600 flats with 20,	2,600	14.34	£220.43	£89.1911	£65.4461	£39.1276	£12.6372	£12.0018	-£15.0717	-£21.4391	-£25.8698	-£2.7257	-£27.9719	-£17.3157	-£43.2272	-£21.2736	-£47.3543	-£21.1793	-£47.2569	-£43.4599	-£70.6325
21	PBSA - 220 Student Rooms and ground floor commercia	-	0.37	£5.69	£0.9784	-£0.3840	£0.0965	-£1.2804	£0.0965	-£1.2804	£0.0965	£0.0965	-£0.6082	-£1.9866	-£0.6704	-£2.0488	-£0.2953	-£1.6738	£0.0965	-£1.2804	£0.0965	-£1.2804
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£11.53	£21.9232	£16.4180	£19.1373	£13.6321	£17.6710	£12.1659	£15.9115	£15.6917	£16.7526	£11.3784	£15.9604	£10.5861	£15.9135	£10.5392	£15.8712	£10.4969	£14.7010	£9.3267
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£13.53	£67.7726	£63.6562	£65.4806	£61.3642	£64.7382	£60.6218	£63.8473	£63.7375	£63.7882	£59.7371	£63.4170	£59.3659	£63.4448	£59.3938	£63.8105	£59.7595	£63.2161	£59.1651
24	Office	-	0.07	£1.06	-£0.6502	-£0.9336	-£2.2742	-£2.5576	-£2.2742	-£2.5576	-£2.2742	-£2.2742	-£3.2720	-£3.5554	-£3.2720	-£3.5554	-£2.9869	-£3.2703	-£2.2742	-£2.5576	-£2.2742	-£2.5576
25	Office	-	0.10	£1.59	-£1.4247	-£1.9813	-£4.5619	-£5.1185	-£4.5619	-£5.1185	-£4.5619	-£4.5619	-£6.4896	-£7.0462	-£6.4896	-£7.0462	-£5.9388	-£6.4954	-£4.5619	-£5.1185	-£4.5619	-£5.1185
26	Industrial	-	0.14	£2.18	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.4198	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248
27	Industrial	-	0.55	£8.40	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.6543	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895

BLV2:					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmeac		£6,458 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.4899	£0.4698	£0.4134	£0.3933	£0.3731	£0.3530	£0.3247	£0.3187	£0.2723	£0.2522	£0.2522	£0.2321	£0.2470	£0.2269	£0.2462	£0.2261	£0.2119	£0.1917
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.2229	£0.1981	£0.1606	£0.1358	£0.1278	£0.1030	£0.0884	£0.0836	£0.1047	£0.0828	£0.0883	£0.0664	£0.0832	£0.0613	£0.0824	£0.0605	£0.0555	£0.0336
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.5183	£0.4604	£0.3731	£0.3153	£0.2967	£0.2389	£0.2051	£0.1939	£0.2430	£0.1920	£0.2048	£0.1538	£0.1920	£0.1410	£0.1899	£0.1389	£0.1284	£0.0774
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.8374	£0.7415	£0.5987	£0.5028	£0.4731	£0.3772	£0.3224	£0.3038	£0.3866	£0.3021	£0.3238	£0.2393	£0.3008	£0.2163	£0.2970	£0.2124	£0.1982	£0.1137
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£2.6170	£2.3149	£1.8715	£1.5694	£1.4792	£1.1771	£1.0084	£0.9498	£1.2855	£1.0193	£1.0894	£0.8231	£1.0255	£0.7592	£1.0148	£0.7486	£0.6970	£0.4308
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£4.8514	£4.2555	£3.4142	£2.8183	£2.6578	£2.0619	£1.7501	£1.6346	£2.3217	£1.7964	£1.9434	£1.4182	£1.8161	£1.2909	£1.7949	£1.2697	£1.1870	£0.6618
7	Residential Medium site - medium density - 50 flats and I	50	0.50	£4.06	£8.1180	£7.5083	£6.3819	£5.7711	£5.4679	£4.8482	£4.3605	£4.2236	£4.4064	£3.8410	£3.9450	£3.3796	£3.8177	£3.2523	£3.7964	£3.2310	£3.0221	£2.4567
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£7.4884	£5.4682	£3.4010	£1.3808	£1.2497	-£0.8010	-£1.3798	-£1.7256	£0.2680	-£1.6071	-£0.8368	-£2.7177	-£1.2237	-£3.1046	-£1.2882	-£3.1691	-£3.0582	-£4.9391
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£21.0420	£18.3184	£14.5885	£11.8532	£11.1822	£8.4140	£7.0551	£6.5184	£9.8178	£7.3780	£8.0982	£5.6584	£7.4861	£5.0462	£7.3841	£4.9442	£4.6590	£2.2132
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£17.9295	£11.8373	£6.0302	-£0.1934	-£0.3394	-£6.7613	-£8.2393	-£9.3214	-£2.7427	-£8.5637	-£6.0293	-£11.9073	-£7.2741	-£13.1738	-£7.4830	-£13.3861	-£12.7275	-£18.7102
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	£9.1022	£2.7693	-£2.5325	-£9.1219	-£8.8545	-£15.5505	-£16.5971	-£17.7211	-£10.3035	-£16.3868	-£13.5347	-£19.6496	-£14.8085	-£20.9234	-£15.0208	-£21.1357	-£20.0604	-£26.1754
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£19.4882	£10.3812	£2.0290	-£7.5566	-£7.5577	-£17.3874	-£19.4270	-£21.0908	-£10.4644	-£19.4427	-£15.4252	-£24.5525	-£17.4125	-£26.5724	-£17.7437	-£26.9090	-£25.6084	-£34.8081
13	Residential Large site - high density - 1,500 flats	1500	4.57	£37.10	£53.3506	£40.1618	£25.6032	£11.1408	£9.9844	-£5.1364	-£9.6949	-£12.3094	£2.8761	-£11.0381	-£5.3666	-£19.6177	-£8.8360	-£23.2196	-£9.4222	-£23.8252	-£22.5004	-£37.4540
14	Residential Large site - high density - 2,000 flats	2000	5.45	£44.27	£44.2837	£25.9770	£7.7780	-£12.9286	-£13.2507	-£34.8906	-£39.8295	-£43.5593	-£19.9755	-£39.8713	-£31.1019	-£51.5426	-£35.9247	-£56.5243	-£36.7298	-£57.3546	-£54.3254	-£75.0679
15	Mixed Use Medium site - high density - 50 flats and 750 :	50	0.28	£2.27	£4.5124	£3.8100	£2.7464	£2.0440	£1.9878	£1.2854	£1.0775	£0.9616	£1.3011	£0.6695	£0.8617	£0.2302	£1.0016	£0.3701	£1.1229	£0.4914	£0.5128	-£0.1206
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£3.00	£2.6767	£0.9698	-£1.0059	-£2.7407	-£2.5046	-£4.2393	-£4.3029	-£4.5486	-£3.8688	-£5.4572	-£4.7401	-£6.3285	-£4.4174	-£6.0058	-£4.0747	-£5.6631	-£5.2717	-£6.8601
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£28.25	£36.4597	£30.8989	£23.2341	£17.5685	£17.5729	£11.8337	£10.6962	£9.7815	£13.5505	£8.3657	£10.5137	£5.2903	£10.5079	£5.2844	£11.4837	£6.2761	£6.9847	£1.7151
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£33.21	£30.7822	£22.2676	£13.6313	£4.8639	£4.4078	-£4.6191	-£7.0452	-£8.5593	£0.3411	-£7.9563	-£4.4599	-£12.8913	-£6.3838	-£14.8522	-£6.7044	-£15.1834	-£14.3131	-£23.0324
19	Mixed Use Large site - high density - 2,600 flats with 20,	2600	14.34	£116.43	£89.1911	£65.4461	£39.1276	£12.6372	£12.0018	-£15.0717	-£21.4391	-£25.8698	-£2.7257	-£27.9719	-£17.3157	-£43.2272	-£21.2736	-£47.3543	-£21.1793	-£47.2569	-£43.4599	-£70.6325
21	PBSA - 220 Student Rooms and ground floor commercia	0	0.37	£3.00	£0.9784	-£0.3840	£0.0965	-£1.2804	£0.0965	-£1.2804	£0.0965	£0.0965	-£0.6082	-£1.9866	-£0.6704	-£2.0488	-£0.2953	-£1.6738	£0.0965	-£1.2804	£0.0965	-£1.2804
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£6.09	£21.9232	£16.4180	£19.1373	£13.6321	£17.6710	£12.1659	£15.9115	£15.6917	£16.7526	£11.3784	£15.9604	£10.5861	£15.9135	£10.5392	£15.8712	£10.4969	£14.7010	£9.3267
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£7.14	£67.7726	£63.6562	£65.4806	£61.3642	£64.7382	£60.6218	£63.8473	£63.7375	£63.7882	£59.7371	£63.4170	£59.3659	£63.4448	£59.3938	£63.8105	£59.7595	£63.2161	£59.1651
24	Office	0	0.07	£0.56	-£0.6502	-£0.9336	-£2.2742	-£2.5576	-£2.2742	-£2.5576	-£2.2742	-£2.2742	-£3.2720	-£3.5554	-£3.2720	-£3.5554	-£2.9869	-£3.2703	-£2.2742	-£2.5576	-£2.2742	-£2.5576
25	Office	0	0.10	£0.84	-£1.4247	-£1.9813	-£4.5619	-£5.1185	-£4.5619	-£5.1185	-£4.5619	-£4.5619	-£6.4896	-£7.0462	-£6.4896	-£7.0462	-£5.9388	-£6.4954	-£4.5619	-£5.1185	-£4.5619	-£5.1185
26	Industrial	0	0.14	£1.15	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.4198	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248
27	Industrial	0	0.55	£4.44	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.6543	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895

BLV: SECONDARY INDUSTRIAL					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmeac		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.4899	£0.4698	£0.4134	£0.3933	£0.3731	£0.3530	£0.3247	£0.3187	£0.2723	£0.2522	£0.2522	£0.2321	£0.2470	£0.2269	£0.2462	£0.2261	£0.2119	£0.1917
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.2229	£0.1981	£0.1606	£0.1358	£0.1278	£0.1030	£0.0884	£0.0836	£0.1047	£0.0828	£0.0883	£0.0664	£0.0832	£0.0613	£0.0824	£0.0605	£0.0555	£0.0336
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.5183	£0.4604	£0.3731	£0.3153	£0.2967	£0.2389	£0.2051	£0.1939	£0.2430	£0.1920	£0.2048	£0.1538	£0.1920	£0.1410	£0.1899	£0.1389	£0.1284	£0.0774
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.8374	£0.7415	£0.5987	£0.5028	£0.4731	£0.3772	£0.3224	£0.3038	£0.3866	£0.3021	£0.3238	£0.2393	£0.3008	£0.2163	£0.2970	£0.2124	£0.1982	£0.1137
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£2.6170	£2.3149	£1.8715	£1.5694	£1.4792	£1.1771	£1.0084	£0.9498	£1.2855	£1.0193	£1.0894	£0.8231	£1.0255	£0.7592	£1.0148	£0.7486	£0.6970	£0.4308
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£4.8514	£4.2555	£3.4142	£2.8183	£2.6578	£2.0619	£1.7501	£1.6346	£2.3217	£1.7964	£1.9434	£1.4182	£1.8161	£1.2909	£1.7949	£1.2697	£1.1870	£0.6618
7	Residential Medium site - medium density - 50 flats and I	50	0.50	£2.15	£8.1180	£7.5083	£6.3819	£5.7711	£5.4679	£4.8482	£4.3605	£4.2236	£4.4064	£3.8410	£3.9450	£3.3796	£3.8177	£3.2523	£3.7964	£3.2310	£3.0221	£2.4567
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£7.4884	£5.4682	£3.4010	£1.3808	£1.2497	-£0.8010	-£1.3798	-£1.7256	£0.2680	-£1.6071	-£0.8368	-£2.7177	-£1.2237	-£3.1046	-£1.2882	-£3.1691	-£3.0582	-£4.9391
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£21.0420	£18.3184	£14.5885	£11.8532	£11.1822	£8.4140	£7.0551	£6.5184	£9.8178	£7.3780	£8.0982	£5.6584	£7.4861	£5.0462	£7.3841	£4.9442	£4.6590	£2.2132
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£17.9295	£11.8373	£6.0302	-£0.1934	-£0.3394	-£6.7613	-£8.2393	-£9.3214	-£2.7427	-£8.5637	-£6.0293	-£11.9073	-£7.2741	-£13.1738	-£7.4830	-£13.3861	-£12.7275	-£18.7102
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	£9.1022	£2.7693	-£2.5325	-£9.1219	-£8.8545	-£15.5505	-£16.5971	-£17.7211	-£10.3035	-£16.3868	-£13.5347	-£19.6496	-£14.8085	-£20.9234	-£15.0208	-£21.1357	-£20.0604	-£26.1754
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£19.4882	£10.3812	£2.0290	-£7.5566	-£7.5577	-£17.3874	-£19.4270	-£21.0908	-£10.4644	-£19.4427	-£15.4252	-£24.5525	-£17.4125	-£26.5724	-£17.7437	-£26.9090	-£25.6084	-£34.8081
13	Residential Large site - high density - 1,500 flats	1500	4.57	£19.69	£53.3506	£40.1618	£25.6032	£11.1408	£9.9844	-£5.1364	-£9.6949	-£12.3094	£2.8761	-£11.0381	-£5.3666	-£19.6177	-£8.8360	-£23.2196	-£9.4222	-£23.8252	-£22.5004	-£37.4540
14	Residential Large site - high density - 2,000 flats	2000	5.45	£23.49	£44.2837	£25.9770	£7.7780	-£12.9286	-£13.2507	-£34.8906	-£39.8295	-£43.5593	-£19.9755	-£39.8713	-£31.1019	-£51.5426	-£35.9247	-£56.5243	-£36.7298	-£57.3546	-£54.3254	-£75.0679
15	Mixed Use Medium site - high density - 50 flats and 750 :	50	0.28	£1.21	£4.5124	£3.8100	£2.7464	£2.0440	£1.9878	£1.2854	£1.0775	£0.9616	£1.3011	£0.6695	£0.8617	£0.2302	£1.0016	£0.3701	£1.1229	£0.4914	£0.5128	-£0.1206
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£1.59	£2.6767	£0.9698	-£1.0059	-£2.7407	-£2.5046	-£4.2393	-£4.3029	-£4.5486	-£3.8688	-£5.4572	-£4.7401	-£6.3285	-£4.4174	-£6.0058	-£4.0747	-£5.6631	-£5.2717	-£6.8601
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£15.00	£36.4597	£30.8989	£23.2341	£17.5685	£17.5729	£11.8337	£10.6962	£9.7815	£13.5505	£8.3657	£10.5137	£5.2903	£10.5079	£5.2844	£11.4837	£6.2761	£6.9847	£1.7151
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£17.62	£30.7822	£22.2676	£13.6313	£4.8639	£4.4078	-£4.6191	-£7.0452	-£8.5593	£0.3411	-£7.9563	-£4.4599	-£12.8913	-£6.3838	-£14.8522	-£6.7044	-£15.1834	-£14.3131	-£23.0324
19	Mixed Use Large site - high density - 2,600 flats with 20,	2600	14.34	£61.79	£89.1911	£65.4461	£39.1276	£12.6372	£12.0018	-£15.0717	-£21.4391	-£25.8698	-£2.7257	-£27.9719	-£17.3157	-£43.2272	-£21.2736	-£47.3543	-£21.1793	-£47.2569	-£43.4599	-£70.6325
21	PBSA - 220 Student Rooms and ground floor commercia	0	0.37	£1.59	£0.9784	-£0.3840	£0.0965	-£1.2804	£0.0965	-£1.2804	£0.0965	£0.0965	-£0.6082	-£1.9866	-£0.6704	-£2.0488	-£0.2953	-£1.6738	£0.0965	-£1.2804	£0.0965	-£1.2804
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£3.23	£21.9232	£16.4180	£19.1373	£13.6321	£17.6710	£12.1659	£15.9115	£15.6917	£16.7526	£11.3784	£15.9604	£10.5861	£15.9135	£10.5392	£15.8712	£10.4969	£14.7010	£9.3267
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.79	£67.7726	£63.6562	£65.4806	£61.3642	£64.7382	£60.6218	£63.8473	£63.7375	£63.7882	£59.7371	£63.4170	£59.3659	£63.4448	£59.3938	£63.8105	£59.7595	£63.2161	£59.1651
24	Office	0	0.07	£0.30	-£0.6502	-£0.9336	-£2.2742	-£2.5576	-£2.2742	-£2.5576	-£2.2742	-£2.2742	-£3.2720	-£3.5554	-£3.2720	-£3.5554	-£2.9869	-£3.2703	-£2.2742	-£2.5576	-£2.2742	-£2.5576
25	Office	0	0.10	£0.45	-£1.4247	-£1.9813	-£4.5619	-£5.1185	-£4.5619	-£5.1185	-£4.5619	-£4.5619	-£6.4896	-£7.0462	-£6.4896	-£7.0462	-£5.9388	-£6.4954	-£4.5619	-£5.1185	-£4.5619	-£5.1185
26	Industrial	0	0.14	£0.61	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.4198	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248
27	Industrial	0	0.55	£2.36	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.6543	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895

BLV: UNDEVELOPED/CLEARED LAND					£10,172 psm		£9,149 psm		£8,611 psm		£7,965 psm		£7,266 psm		£6,997 psm		£6,997 psm - Charlton		£6,997 psm - Thamesmeac		£6,458 psm	
	Description	No of units		BLV (£ m)	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb	Baseline	NZC Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.4899	£0.4698	£0.4134	£0.3933	£0.3731	£0.3530	£0.3247	£0.3187	£0.2723	£0.2522	£0.2522	£0.2321	£0.2470	£0.2269	£0.2462	£0.2261	£0.2119	£0.1917
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.2229	£0.1981	£0.1606	£0.1358	£0.1278	£0.1030	£0.0884	£0.0836	£0.1047	£0.0828	£0.0883	£0.0664	£0.0832	£0.0613	£0.0824	£0.0605	£0.0555	£0.0336
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.5183	£0.4604	£0.3731	£0.3153	£0.2967	£0.2389	£0.2051	£0.1939	£0.2430	£0.1920	£0.2048	£0.1538	£0.1920	£0.1410	£0.1899	£0.1389	£0.1284	£0.0774
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.8374	£0.7415	£0.5987	£0.5028	£0.4731	£0.3772	£0.3224	£0.3038	£0.3866	£0.3021	£0.3238	£0.2393	£0.3008	£0.2163	£0.2970	£0.2124	£0.1982	£0.1137
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£2.6170	£2.3149	£1.8715	£1.5694	£1.4792	£1.1771	£1.0084	£0.9498	£1.2855	£1.0193	£1.0894	£0.8231	£1.0255	£0.7592	£1.0148	£0.7486	£0.6970	£0.4308
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£4.8514	£4.2555	£3.4142	£2.8183	£2.6578	£2.0619	£1.7501	£1.6346	£2.3217	£1.7964	£1.9434	£1.4182	£1.8161	£1.2909	£1.7949	£1.2697	£1.1870	£0.6618
7	Residential Medium site - medium density - 50 flats and I	50	0.50	£2.04	£8.1180	£7.5083	£6.3819	£5.7711	£5.4679	£4.8482	£4.3605	£4.2236	£4.4064	£3.8410	£3.9450	£3.3796	£3.8177	£3.2523	£3.7964	£3.2310	£3.0221	£2.4567
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£7.4884	£5.4682	£3.4010	£1.3808	£1.2497	-£0.8010	-£1.3798	-£1.7256	£0.2680	-£1.6071	-£0.8368	-£2.7177	-£1.2237	-£3.1046	-£1.2882	-£3.1691	-£3.0582	-£4.9391
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£21.0420	£18.3184	£14.5885	£11.8532	£11.1822	£8.4140	£7.0551	£6.5184	£9.8178	£7.3780	£8.0982	£5.6584	£7.4861	£5.0462	£7.3841	£4.9442	£4.6590	£2.2132
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£17.9295	£11.8373	£6.0302	-£0.1934	-£0.3394	-£6.7613	-£8.2393	-£9.3214	-£2.7427	-£8.5637	-£6.0293	-£11.9073	-£7.2741	-£13.1738	-£7.4830	-£13.3861	-£12.7275	-£18.7102
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	£9.1022	£2.7693	-£2.5325	-£9.1219	-£8.8545	-£15.5505	-£16.5971	-£17.7211	-£10.3035	-£16.3868	-£13.5347	-£19.6496	-£14.8085	-£20.9234	-£15.0208	-£21.1357	-£20.0604	-£26.1754
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£19.4882	£10.3812	£2.0290	-£7.5566	-£7.5577	-£17.3874	-£19.4270	-£21.0908	-£10.4644	-£19.4427	-£15.4252	-£24.5525	-£17.4125	-£26.5724	-£17.7437	-£26.9090	-£25.6084	-£34.8081
13	Residential Large site - high density - 1,500 flats	1500	4.57	£18.65	£53.3506	£40.1618	£25.6032	£11.1408	£9.9844	-£5.1364	-£9.6949	-£12.3094	£2.8761	-£11.0381	-£5.3666	-£19.6177	-£8.8360	-£23.2196	-£9.4222	-£23.8252	-£22.5004	-£37.4540
14	Residential Large site - high density - 2,000 flats	2000	5.45	£22.25	£44.2837	£25.9770	£7.7780	-£12.9286	-£13.2507	-£34.8906	-£39.8295	-£43.5593	-£19.9755	-£39.8713	-£31.1019	-£51.5426	-£35.9247	-£56.5243	-£36.7298	-£57.3546	-£54.3254	-£75.0679
15	Mixed Use Medium site - high density - 50 flats and 750 :	50	0.28	£1.14	£4.5124	£3.8100	£2.7464	£2.0440	£1.9878	£1.2854	£1.0775	£0.9616	£1.3011	£0.6695	£0.8617	£0.2302	£1.0016	£0.3701	£1.1229	£0.4914	£0.5128	-£0.1206
16	Mixed Use Medium site - high density - 100 flats and 1,7	100	0.37	£1.51	£2.6767	£0.9698	-£1.0059	-£2.7407	-£2.5046	-£4.2393	-£4.3029	-£4.5486	-£3.8688	-£5.4572	-£4.7401	-£6.3285	-£4.4174	-£6.0058	-£4.0747	-£5.6631	-£5.2717	-£6.8601
17	Mixed Use Large site - medium density - 450 flats with 1	450	3.48	£14.20	£36.4597	£30.8989	£23.2341	£17.5685	£17.5729	£11.8337	£10.6962	£9.7815	£13.5505	£8.3657	£10.5137	£5.2903	£10.5079	£5.2844	£11.4837	£6.2761	£6.9847	£1.7151
18	Mixed Use Large site - high density - 800 flats with 1,500	800	4.09	£16.69	£30.7822	£22.2676	£13.6313	£4.8639	£4.4078	-£4.6191	-£7.0452	-£8.5593	£0.3411	-£7.9563	-£4.4599	-£12.8913	-£6.3838	-£14.8522	-£6.7044	-£15.1834	-£14.3131	-£23.0324
19	Mixed Use Large site - high density - 2,600 flats with 20,	2600	14.34	£58.52	£89.1911	£65.4461	£39.1276	£12.6372	£12.0018	-£15.0717	-£21.4391	-£25.8698	-£2.7257	-£27.9719	-£17.3157	-£43.2272	-£21.2736	-£47.3543	-£21.1793	-£47.2569	-£43.4599	-£70.6325
21	PBSA - 220 Student Rooms and ground floor commercia	0	0.37	£1.51	£0.9784	-£0.3840	£0.0965	-£1.2804	£0.0965	-£1.2804	£0.0965	£0.0965	-£0.6082	-£1.9866	-£0.6704	-£2.0488	-£0.2953	-£1.6738	£0.0965	-£1.2804	£0.0965	-£1.2804
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses ar	100	0.75	£3.06	£21.9232	£16.4180	£19.1373	£13.6321	£17.6710	£12.1659	£15.9115	£15.6917	£16.7526	£11.3784	£15.9604	£10.5861	£15.9135	£10.5392	£15.8712	£10.4969	£14.7010	£9.3267
23	Co-Living - 485 Units, 50 C3 Residential Units and comm	50	0.88	£3.59	£67.7726	£63.6562	£65.4806	£61.3642	£64.7382	£60.6218	£63.8473	£63.7375	£63.7882	£59.7371	£63.4170	£59.3659	£63.4448	£59.3938	£63.8105	£59.7595	£63.2161	£59.1651
24	Office	0	0.07	£0.28	-£0.6502	-£0.9336	-£2.2742	-£2.5576	-£2.2742	-£2.5576	-£2.2742	-£2.2742	-£3.2720	-£3.5554	-£3.2720	-£3.5554	-£2.9869	-£3.2703	-£2.2742	-£2.5576	-£2.2742	-£2.5576
25	Office	0	0.10	£0.42	-£1.4247	-£1.9813	-£4.5619	-£5.1185	-£4.5619	-£5.1185	-£4.5619	-£4.5619	-£6.4896	-£7.0462	-£6.4896	-£7.0462	-£5.9388	-£6.4954	-£4.5619	-£5.1185	-£4.5619	-£5.1185
26	Industrial	0	0.14	£0.58	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.4198	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248	£0.4198	£0.3248
27	Industrial	0	0.55	£2.23	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.6543	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895	£3.6543	£3.3895

RB GREENWICH LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £10,172

AH tenure (rent / SO): 60% 40%

AH %: 35%

CTL + R to run macro Macro 8

BLV1: Secondary offices

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.490	£0.490	£0.489	£0.484	£0.470	£0.430
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.223	£0.223	£0.222	£0.218	£0.198	£0.148
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.518	£0.518	£0.516	£0.507	£0.460	£0.345
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.837	£0.836	£0.834	£0.819	£0.741	£0.550
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£2.617	£2.614	£2.606	£2.558	£2.315	£1.711
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£4.851	£4.846	£4.830	£4.736	£4.256	£3.064
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£8.118	£8.113	£8.096	£7.983	£7.508	£6.285
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£7.488	£7.473	£7.415	£7.154	£5.468	£1.428
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£21.042	£21.017	£20.943	£20.514	£18.318	£12.851
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£17.930	£17.883	£17.711	£16.932	£11.837	-£0.550
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	£9.102	£9.055	£8.875	£8.066	£2.769	-£10.297
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£19.488	£19.423	£19.162	£17.992	£10.381	-£8.527
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£53.351	£53.251	£52.879	£51.201	£40.162	£11.859
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£44.284	£44.154	£43.632	£41.313	£25.977	-£14.439
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£4.512	£4.507	£4.487	£4.397	£3.810	£2.405
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	£2.677	£2.666	£2.614	£2.435	£0.970	-£2.484
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£36.460	£36.419	£36.256	£35.574	£30.899	£19.602
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	£30.782	£30.718	£30.476	£29.409	£22.268	£4.847
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	£89.191	£89.025	£88.345	£85.554	£65.446	£13.554
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	£0.978	£0.978	£0.927	£0.978	-£0.384	-£3.141
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£21.923	£21.913	£21.715	£21.703	£16.418	£5.408
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£67.773	£67.768	£67.617	£67.663	£63.656	£55.423

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.04%	0.15%	1.22%	4.10%	12.31%
0.10%	0.41%	2.16%	11.14%	33.44%
0.11%	0.41%	2.16%	11.16%	33.49%
0.12%	0.42%	2.22%	11.45%	34.36%
0.10%	0.42%	2.24%	11.54%	34.63%
0.11%	0.45%	2.38%	12.28%	36.85%
0.06%	0.27%	1.66%	7.51%	22.58%
0.21%	0.98%	4.47%	26.98%	80.93%
0.12%	0.47%	2.51%	12.94%	38.92%
0.26%	1.22%	5.56%	33.98%	103.07%
0.52%	2.50%	11.39%	69.58%	213.13%
0.33%	1.67%	7.68%	46.73%	143.75%
0.19%	0.88%	4.03%	24.72%	77.77%
0.29%	1.47%	6.71%	41.34%	132.60%
0.12%	0.57%	2.57%	15.57%	46.70%
0.39%	2.33%	9.03%	63.77%	192.79%
0.11%	0.56%	2.43%	15.25%	46.24%
0.21%	0.99%	4.46%	27.66%	84.25%
0.19%	0.95%	4.08%	26.62%	84.80%
0.00%	5.28%	0.00%	139.25%	421.02%
0.05%	0.95%	1.00%	25.11%	75.33%
0.01%	0.23%	0.16%	6.07%	18.22%

BLV2: Secondary industrial (Higher)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.49	£0.49	£0.49	£0.48	£0.47	£0.43
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.22	£0.22	£0.22	£0.22	£0.20	£0.15
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.52	£0.52	£0.52	£0.51	£0.46	£0.34
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.84	£0.84	£0.83	£0.82	£0.74	£0.55
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£2.62	£2.61	£2.61	£2.56	£2.31	£1.71
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£4.85	£4.85	£4.83	£4.74	£4.26	£3.06
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£8.12	£8.11	£8.10	£7.98	£7.51	£6.29
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£7.49	£7.47	£7.41	£7.15	£5.47	£1.43
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£21.04	£21.02	£20.94	£20.51	£18.32	£12.85
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£17.93	£17.88	£17.71	£16.93	£11.84	-£0.55
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	£9.10	£9.06	£8.87	£8.07	£2.77	-£10.30
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£19.49	£19.42	£19.16	£17.99	£10.38	-£8.53
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£37.10	£53.35	£53.25	£52.88	£51.20	£40.16	£11.86
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£44.27	£44.28	£44.15	£43.63	£41.31	£25.98	-£14.44
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£4.51	£4.51	£4.49	£4.40	£3.81	£2.41
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	£2.68	£2.67	£2.61	£2.43	£0.97	-£2.48
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£36.46	£36.42	£36.26	£35.57	£30.90	£19.60
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	£30.78	£30.72	£30.48	£29.41	£22.27	£4.85
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£116.43	£89.19	£89.02	£88.35	£85.55	£65.45	£13.55
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£3.00	£0.98	£0.98	£0.93	£0.98	-£0.38	-£3.14
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£21.92	£21.91	£21.72	£21.70	£16.42	£5.41
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£67.77	£67.77	£67.62	£67.66	£63.66	£55.42
24	Office	-	0.07	£0.56	-£0.65	-£0.65	-£0.66	-£0.65	-£0.93	-£1.50
25	Office	-	0.10	£0.84	-£1.42	-£1.42	-£1.45	-£1.42	-£1.98	-£3.09
26	Industrial	-	0.14	£1.15	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£4.44	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.04%	0.15%	1.22%	4.10%	12.31%
0.10%	0.41%	2.16%	11.14%	33.44%
0.11%	0.41%	2.16%	11.16%	33.49%
0.12%	0.42%	2.22%	11.45%	34.36%
0.10%	0.42%	2.24%	11.54%	34.63%
0.11%	0.45%	2.38%	12.28%	36.85%
0.06%	0.27%	1.66%	7.51%	22.58%
0.21%	0.98%	4.47%	26.98%	80.93%
0.12%	0.47%	2.51%	12.94%	38.92%
0.26%	1.22%	5.56%	33.98%	103.07%
0.52%	2.50%	11.39%	69.58%	213.13%
0.33%	1.67%	7.68%	46.73%	143.75%
0.19%	0.88%	4.03%	24.72%	77.77%
0.29%	1.47%	6.71%	41.34%	132.60%
0.12%	0.57%	2.57%	15.57%	46.70%
0.39%	2.33%	9.03%	63.77%	192.79%
0.11%	0.56%	2.43%	15.25%	46.24%
0.21%	0.99%	4.46%	27.66%	84.25%
0.19%	0.95%	4.08%	26.62%	84.80%
0.00%	5.28%	0.00%	139.25%	421.02%
0.05%	0.95%	1.00%	25.11%	75.33%
0.01%	0.23%	0.16%	6.07%	18.22%
0.00%	1.63%	0.00%	43.59%	130.77%
0.00%	1.46%	0.00%	39.07%	117.21%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 3: Secondary industrial (Lower)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.49	£0.49	£0.49	£0.48	£0.47	£0.43
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.22	£0.22	£0.22	£0.22	£0.20	£0.15
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.52	£0.52	£0.52	£0.51	£0.46	£0.34
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.84	£0.84	£0.83	£0.82	£0.74	£0.55
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£2.62	£2.61	£2.61	£2.56	£2.31	£1.71
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£4.85	£4.85	£4.83	£4.74	£4.26	£3.06
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£8.12	£8.11	£8.10	£7.98	£7.51	£6.29
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£7.49	£7.47	£7.41	£7.15	£5.47	£1.43
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£21.04	£21.02	£20.94	£20.51	£18.32	£12.85
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£17.93	£17.88	£17.71	£16.93	£11.84	-£0.55
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	£9.10	£9.06	£8.87	£8.07	£2.77	-£10.30
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£19.49	£19.42	£19.16	£17.99	£10.38	-£8.53
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£19.69	£53.35	£53.25	£52.88	£51.20	£40.16	£11.86
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£23.49	£44.28	£44.15	£43.63	£41.31	£25.98	-£14.44
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£4.51	£4.51	£4.49	£4.40	£3.81	£2.41
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	£2.68	£2.67	£2.61	£2.43	£0.97	-£2.48
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£36.46	£36.42	£36.26	£35.57	£30.90	£19.60
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	£30.78	£30.72	£30.48	£29.41	£22.27	£4.85
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£61.79	£89.19	£89.02	£88.35	£85.55	£65.45	£13.55
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.59	£0.98	£0.98	£0.93	£0.98	-£0.38	-£3.14
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£21.92	£21.91	£21.72	£21.70	£16.42	£5.41
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£67.77	£67.77	£67.62	£67.66	£63.66	£55.42
24	Office	-	0.07	£0.30	-£0.65	-£0.65	-£0.66	-£0.65	-£0.93	-£1.50
25	Office	-	0.10	£0.45	-£1.42	-£1.42	-£1.45	-£1.42	-£1.98	-£3.09
26	Industrial	-	0.14	£0.61	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.36	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.04%	0.15%	1.22%	4.10%	12.31%
0.10%	0.41%	2.16%	11.14%	33.44%
0.11%	0.41%	2.16%	11.16%	33.49%
0.12%	0.42%	2.22%	11.45%	34.36%
0.10%	0.42%	2.24%	11.54%	34.63%
0.11%	0.45%	2.38%	12.28%	36.85%
0.06%	0.27%	1.66%	7.51%	22.58%
0.21%	0.98%	4.47%	26.98%	80.93%
0.12%	0.47%	2.51%	12.94%	38.92%
0.26%	1.22%	5.56%	33.98%	103.07%
0.52%	2.50%	11.39%	69.58%	213.13%
0.33%	1.67%	7.68%	46.73%	143.75%
0.19%	0.88%	4.03%	24.72%	77.77%
0.29%	1.47%	6.71%	41.34%	132.60%
0.12%	0.57%	2.57%	15.57%	46.70%
0.39%	2.33%	9.03%	63.77%	192.79%
0.11%	0.56%	2.43%	15.25%	46.24%
0.21%	0.99%	4.46%	27.66%	84.25%
0.19%	0.95%	4.08%	26.62%	84.80%
0.00%	5.28%	0.00%	139.25%	421.02%
0.05%	0.95%	1.00%	25.11%	75.33%
0.01%	0.23%	0.16%	6.07%	18.22%
0.00%	1.63%	0.00%	43.59%	130.77%
0.00%	1.46%	0.00%	39.07%	117.21%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 4: Undeveloped/vacant sites

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.49	£0.49	£0.49	£0.48	£0.47	£0.43
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.22	£0.22	£0.22	£0.22	£0.20	£0.15
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.52	£0.52	£0.52	£0.51	£0.46	£0.34
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.84	£0.84	£0.83	£0.82	£0.74	£0.55
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£2.62	£2.61	£2.61	£2.56	£2.31	£1.71
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£4.85	£4.85	£4.83	£4.74	£4.26	£3.06
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£8.12	£8.11	£8.10	£7.98	£7.51	£6.29
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£7.49	£7.47	£7.41	£7.15	£5.47	£1.43
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£21.04	£21.02	£20.94	£20.51	£18.32	£12.85
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£17.93	£17.88	£17.71	£16.93	£11.84	-£0.55
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	£9.10	£9.06	£8.87	£8.07	£2.77	-£10.30
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£19.49	£19.42	£19.16	£17.99	£10.38	-£8.53
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£18.65	£53.35	£53.25	£52.88	£51.20	£40.16	£11.86
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£22.25	£44.28	£44.15	£43.63	£41.31	£25.98	-£14.44
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£4.51	£4.51	£4.49	£4.40	£3.81	£2.41
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	£2.68	£2.67	£2.61	£2.43	£0.97	-£2.48
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£36.46	£36.42	£36.26	£35.57	£30.90	£19.60
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	£30.78	£30.72	£30.48	£29.41	£22.27	£4.85
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£58.52	£89.19	£89.02	£88.35	£85.55	£65.45	£13.55
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.51	£0.98	£0.98	£0.93	£0.98	-£0.38	-£3.14
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£21.92	£21.91	£21.72	£21.70	£16.42	£5.41
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£67.77	£67.77	£67.62	£67.66	£63.66	£55.42
24	Office	-	0.07	£0.28	-£0.65	-£0.65	-£0.66	-£0.65	-£0.93	-£1.50
25	Office	-	0.10	£0.42	-£1.42	-£1.42	-£1.45	-£1.42	-£1.98	-£3.09
26	Industrial	-	0.14	£0.58	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.23	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.04%	0.15%	1.22%	4.10%	12.31%
0.10%	0.41%	2.16%	11.14%	33.44%
0.11%	0.41%	2.16%	11.16%	33.49%
0.12%	0.42%	2.22%	11.45%	34.36%
0.10%	0.42%	2.24%	11.54%	34.63%
0.11%	0.45%	2.38%	12.28%	36.85%
0.06%	0.27%	1.66%	7.51%	22.58%
0.21%	0.98%	4.47%	26.98%	80.93%
0.12%	0.47%	2.51%	12.94%	38.92%
0.26%	1.22%	5.56%	33.98%	103.07%
0.52%	2.50%	11.39%	69.58%	213.13%
0.33%	1.67%	7.68%	46.73%	143.75%
0.19%	0.88%	4.03%	24.72%	77.77%
0.29%	1.47%	6.71%	41.34%	132.60%
0.12%	0.57%	2.57%	15.57%	46.70%
0.39%	2.33%	9.03%	63.77%	192.79%
0.11%	0.56%	2.43%	15.25%	46.24%
0.21%	0.99%	4.46%	27.66%	84.25%
0.19%	0.95%	4.08%	26.62%	84.80%
0.00%	5.28%	0.00%	139.25%	421.02%
0.05%	0.95%	1.00%	25.11%	75.33%
0.01%	0.23%	0.16%	6.07%	18.22%
0.00%	1.63%	0.00%	43.59%	130.77%
0.00%	1.46%	0.00%	39.07%	117.21%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

RB GREENWICH LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £9,149 AH tenure (rent / SO): 60% 40% CTL + R to run macro Macro 8

AH %: 35%

BLV1: Secondary offices

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.413	£0.413	£0.413	£0.407	£0.393	£0.353
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.161	£0.160	£0.160	£0.156	£0.136	£0.086
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.373	£0.373	£0.371	£0.362	£0.315	£0.200
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.599	£0.598	£0.595	£0.580	£0.503	£0.311
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£1.872	£1.869	£1.861	£1.813	£1.569	£0.965
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£3.414	£3.409	£3.393	£3.299	£2.818	£1.627
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£6.382	£6.377	£6.360	£6.247	£5.771	£4.532
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£3.401	£3.385	£3.328	£3.066	£1.381	-£2.753
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£14.589	£14.564	£14.489	£14.060	£11.853	£6.317
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	£6.030	£5.982	£5.804	£5.000	-£0.193	-£13.120
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	-£2.532	-£2.582	-£2.771	-£3.621	-£9.122	-£22.593
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	£2.029	£1.961	£1.687	£0.470	-£7.557	-£27.438
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£25.603	£25.497	£25.093	£23.269	£11.141	-£19.637
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	£7.778	£7.632	£7.043	£4.429	-£12.929	-£56.933
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£2.746	£2.741	£2.721	£2.631	£2.044	£0.639
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	-£1.006	-£1.017	-£1.069	-£1.252	-£2.741	-£6.210
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£23.234	£23.192	£23.027	£22.334	£17.569	£6.008
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	£13.631	£13.565	£13.315	£12.212	£4.864	-£13.450
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	£39.128	£38.941	£38.177	£34.999	£12.637	-£42.641
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	£0.096	£0.096	£0.045	£0.096	-£1.280	-£4.037
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£19.137	£19.127	£18.929	£18.918	£13.632	£2.622
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£65.481	£65.476	£65.325	£65.371	£61.364	£53.131

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.05%	0.18%	1.45%	4.86%	14.59%
0.14%	0.56%	3.00%	15.47%	46.41%
0.15%	0.56%	3.01%	15.51%	46.52%
0.16%	0.58%	3.11%	16.02%	48.06%
0.14%	0.59%	3.13%	16.14%	48.42%
0.15%	0.63%	3.38%	17.45%	52.36%
0.08%	0.35%	2.11%	9.57%	28.99%
0.46%	2.16%	9.84%	59.40%	180.96%
0.17%	0.68%	3.62%	18.75%	56.70%
0.79%	3.75%	17.09%	103.21%	317.57%
1.95%	9.43%	42.97%	260.19%	792.14%
3.35%	16.87%	76.85%	472.44%	1452.29%
0.42%	1.99%	9.12%	56.49%	176.70%
1.88%	9.45%	43.05%	266.22%	831.99%
0.19%	0.93%	4.22%	25.57%	76.72%
1.06%	6.30%	24.43%	172.45%	517.35%
0.18%	0.89%	3.87%	24.38%	74.14%
0.48%	2.32%	10.41%	64.32%	198.67%
0.48%	2.43%	10.55%	67.70%	208.98%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.05%	1.09%	1.15%	28.77%	86.30%
0.01%	0.24%	0.17%	6.29%	18.86%

BLV2: Secondary industrial (Higher)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.41	£0.41	£0.41	£0.41	£0.39	£0.35
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.16	£0.16	£0.16	£0.16	£0.14	£0.09
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.37	£0.37	£0.37	£0.36	£0.32	£0.20
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.60	£0.60	£0.60	£0.58	£0.50	£0.31
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£1.87	£1.87	£1.86	£1.81	£1.57	£0.97
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£3.41	£3.41	£3.39	£3.30	£2.82	£1.63
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£6.38	£6.38	£6.36	£6.25	£5.77	£4.53
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£3.40	£3.39	£3.33	£3.07	£1.38	-£2.75
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£14.59	£14.56	£14.49	£14.06	£11.85	£6.32
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	£6.03	£5.98	£5.80	£5.00	-£0.19	-£13.12
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	-£2.53	-£2.58	-£2.77	-£3.62	-£9.12	-£22.59
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	£2.03	£1.96	£1.69	£0.47	-£7.56	-£27.44
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£37.10	£25.60	£25.50	£25.09	£23.27	£11.14	-£19.64
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£44.27	£7.78	£7.63	£7.04	£4.43	-£12.93	-£56.93
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£2.75	£2.74	£2.72	£2.63	£2.04	£0.64
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	-£1.01	-£1.02	-£1.07	-£1.25	-£2.74	-£6.21
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£23.23	£23.19	£23.03	£22.33	£17.57	£6.01
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	£13.63	£13.57	£13.32	£12.21	£4.86	-£13.45
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£116.43	£39.13	£38.94	£38.18	£35.00	£12.64	-£42.64
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£3.00	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£19.14	£19.13	£18.93	£18.92	£13.63	£2.62
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£65.48	£65.48	£65.33	£65.37	£61.36	£53.13
24	Office	-	0.07	£0.56	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.84	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£1.15	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£4.44	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.05%	0.18%	1.45%	4.86%	14.59%
0.14%	0.56%	3.00%	15.47%	46.41%
0.15%	0.56%	3.01%	15.51%	46.52%
0.16%	0.58%	3.11%	16.02%	48.06%
0.14%	0.59%	3.13%	16.14%	48.42%
0.15%	0.63%	3.38%	17.45%	52.36%
0.08%	0.35%	2.11%	9.57%	28.99%
0.46%	2.16%	9.84%	59.40%	180.96%
0.17%	0.68%	3.62%	18.75%	56.70%
0.79%	3.75%	17.09%	103.21%	317.57%
1.95%	9.43%	42.97%	260.19%	792.14%
3.35%	16.87%	76.85%	472.44%	1452.29%
0.42%	1.99%	9.12%	56.49%	176.70%
1.88%	9.45%	43.05%	266.22%	831.99%
0.19%	0.93%	4.22%	25.57%	76.72%
1.06%	6.30%	24.43%	172.45%	517.35%
0.18%	0.89%	3.87%	24.38%	74.14%
0.48%	2.32%	10.41%	64.32%	198.67%
0.48%	2.43%	10.55%	67.70%	208.98%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.05%	1.09%	1.15%	28.77%	86.30%
0.01%	0.24%	0.17%	6.29%	18.86%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 3: Secondary industrial (Lower)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.41	£0.41	£0.41	£0.41	£0.39	£0.35
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.16	£0.16	£0.16	£0.16	£0.14	£0.09
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.37	£0.37	£0.37	£0.36	£0.32	£0.20
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.60	£0.60	£0.60	£0.58	£0.50	£0.31
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£1.87	£1.87	£1.86	£1.81	£1.57	£0.97
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£3.41	£3.41	£3.39	£3.30	£2.82	£1.63
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£6.38	£6.38	£6.36	£6.25	£5.77	£4.53
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£3.40	£3.39	£3.33	£3.07	£1.38	-£2.75
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£14.59	£14.56	£14.49	£14.06	£11.85	£6.32
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	£6.03	£5.98	£5.80	£5.00	-£0.19	-£13.12
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	-£2.53	-£2.58	-£2.77	-£3.62	-£9.12	-£22.59
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	£2.03	£1.96	£1.69	£0.47	-£7.56	-£27.44
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£19.69	£25.60	£25.50	£25.09	£23.27	£11.14	-£19.64
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£23.49	£7.78	£7.63	£7.04	£4.43	-£12.93	-£56.93
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£2.75	£2.74	£2.72	£2.63	£2.04	£0.64
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	-£1.01	-£1.02	-£1.07	-£1.25	-£2.74	-£6.21
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£23.23	£23.19	£23.03	£22.33	£17.57	£6.01
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	£13.63	£13.57	£13.32	£12.21	£4.86	-£13.45
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£61.79	£39.13	£38.94	£38.18	£35.00	£12.64	-£42.64
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.59	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£19.14	£19.13	£18.93	£18.92	£13.63	£2.62
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£65.48	£65.48	£65.33	£65.37	£61.36	£53.13
24	Office	-	0.07	£0.30	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.45	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.61	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.36	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.05%	0.18%	1.45%	4.86%	14.59%
0.14%	0.56%	3.00%	15.47%	46.41%
0.15%	0.56%	3.01%	15.51%	46.52%
0.16%	0.58%	3.11%	16.02%	48.06%
0.14%	0.59%	3.13%	16.14%	48.42%
0.15%	0.63%	3.38%	17.45%	52.36%
0.08%	0.35%	2.11%	9.57%	28.99%
0.46%	2.16%	9.84%	59.40%	180.96%
0.17%	0.68%	3.62%	18.75%	56.70%
0.79%	3.75%	17.09%	103.21%	317.57%
1.95%	9.43%	42.97%	260.19%	792.14%
3.35%	16.87%	76.85%	472.44%	1452.29%
0.42%	1.99%	9.12%	56.49%	176.70%
1.88%	9.45%	43.05%	266.22%	831.99%
0.19%	0.93%	4.22%	25.57%	76.72%
1.06%	6.30%	24.43%	172.45%	517.35%
0.18%	0.89%	3.87%	24.38%	74.14%
0.48%	2.32%	10.41%	64.32%	198.67%
0.48%	2.43%	10.55%	67.70%	208.98%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.05%	1.09%	1.15%	28.77%	86.30%
0.01%	0.24%	0.17%	6.29%	18.86%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 4: Undeveloped/vacant sites

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.41	£0.41	£0.41	£0.41	£0.39	£0.35
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.16	£0.16	£0.16	£0.16	£0.14	£0.09
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.37	£0.37	£0.37	£0.36	£0.32	£0.20
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.60	£0.60	£0.60	£0.58	£0.50	£0.31
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£1.87	£1.87	£1.86	£1.81	£1.57	£0.97
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£3.41	£3.41	£3.39	£3.30	£2.82	£1.63
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£6.38	£6.38	£6.36	£6.25	£5.77	£4.53
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£3.40	£3.39	£3.33	£3.07	£1.38	-£2.75
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£14.59	£14.56	£14.49	£14.06	£11.85	£6.32
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	£6.03	£5.98	£5.80	£5.00	-£0.19	-£13.12
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	-£2.53	-£2.58	-£2.77	-£3.62	-£9.12	-£22.59
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	£2.03	£1.96	£1.69	£0.47	-£7.56	-£27.44
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£18.65	£25.60	£25.50	£25.09	£23.27	£11.14	-£19.64
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£22.25	£7.78	£7.63	£7.04	£4.43	-£12.93	-£56.93
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£2.75	£2.74	£2.72	£2.63	£2.04	£0.64
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	-£1.01	-£1.02	-£1.07	-£1.25	-£2.74	-£6.21
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£23.23	£23.19	£23.03	£22.33	£17.57	£6.01
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	£13.63	£13.57	£13.32	£12.21	£4.86	-£13.45
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£58.52	£39.13	£38.94	£38.18	£35.00	£12.64	-£42.64
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.51	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£19.14	£19.13	£18.93	£18.92	£13.63	£2.62
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£65.48	£65.48	£65.33	£65.37	£61.36	£53.13
24	Office	-	0.07	£0.28	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.42	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.58	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.23	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.05%	0.18%	1.45%	4.86%	14.59%
0.14%	0.56%	3.00%	15.47%	46.41%
0.15%	0.56%	3.01%	15.51%	46.52%
0.16%	0.58%	3.11%	16.02%	48.06%
0.14%	0.59%	3.13%	16.14%	48.42%
0.15%	0.63%	3.38%	17.45%	52.36%
0.08%	0.35%	2.11%	9.57%	28.99%
0.46%	2.16%	9.84%	59.40%	180.96%
0.17%	0.68%	3.62%	18.75%	56.70%
0.79%	3.75%	17.09%	103.21%	317.57%
1.95%	9.43%	42.97%	260.19%	792.14%
3.35%	16.87%	76.85%	472.44%	1452.29%
0.42%	1.99%	9.12%	56.49%	176.70%
1.88%	9.45%	43.05%	266.22%	831.99%
0.19%	0.93%	4.22%	25.57%	76.72%
1.06%	6.30%	24.43%	172.45%	517.35%
0.18%	0.89%	3.87%	24.38%	74.14%
0.48%	2.32%	10.41%	64.32%	198.67%
0.48%	2.43%	10.55%	67.70%	208.98%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.05%	1.09%	1.15%	28.77%	86.30%
0.01%	0.24%	0.17%	6.29%	18.86%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

RB GREENWICH LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £8,611 AH tenure (rent / SO): 60% 40% CTL + R to run macro Macro 8

AH %: 35%

BLV1: Secondary offices

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.373	£0.373	£0.372	£0.367	£0.353	£0.313
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.128	£0.128	£0.127	£0.123	£0.103	£0.053
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.297	£0.296	£0.295	£0.286	£0.239	£0.123
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.473	£0.472	£0.470	£0.455	£0.377	£0.185
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£1.479	£1.477	£1.468	£1.421	£1.177	£0.573
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£2.658	£2.653	£2.636	£2.542	£2.062	£0.870
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£5.468	£5.463	£5.445	£5.331	£4.848	£3.609
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£1.250	£1.234	£1.176	£0.915	-£0.801	-£4.975
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£11.182	£11.157	£11.081	£10.645	£8.414	£2.864
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	-£0.339	-£0.388	-£0.569	-£1.400	-£6.761	-£19.888
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	-£8.854	-£8.905	-£9.097	-£9.960	-£15.551	-£29.119
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	-£7.558	-£7.628	-£7.911	-£9.168	-£17.387	-£37.693
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£9.984	£9.871	£9.447	£7.534	-£5.136	-£37.173
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	-£13.251	-£13.404	-£14.022	-£16.766	-£34.891	-£80.459
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£1.988	£1.983	£1.962	£1.872	£1.285	-£0.121
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	-£2.505	-£2.515	-£2.568	-£2.750	-£4.239	-£7.709
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£17.573	£17.531	£17.366	£16.663	£11.834	£0.157
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	£4.408	£4.341	£4.086	£2.966	-£4.619	-£23.464
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	£12.002	£11.812	£11.036	£7.848	-£15.072	-£72.823
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	£0.096	£0.096	£0.045	£0.096	-£1.280	-£4.037
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£17.671	£17.661	£17.463	£17.451	£12.166	£1.156
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£64.738	£64.733	£64.583	£64.628	£60.622	£52.389

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.06%	0.20%	1.60%	5.39%	16.17%
0.17%	0.71%	3.77%	19.44%	58.32%
0.18%	0.71%	3.78%	19.50%	58.49%
0.21%	0.74%	3.93%	20.27%	60.82%
0.18%	0.74%	3.96%	20.42%	61.27%
0.20%	0.82%	4.35%	22.42%	67.26%
0.10%	0.41%	2.50%	11.33%	34.00%
1.24%	5.88%	26.78%	164.10%	498.07%
0.22%	0.90%	4.80%	24.75%	74.39%
14.32%	67.73%	312.51%	1891.90%	5759.01%
0.57%	2.74%	12.49%	75.62%	228.86%
0.93%	4.68%	21.31%	130.06%	398.74%
1.14%	5.39%	24.54%	151.44%	472.31%
1.16%	5.82%	26.53%	163.31%	507.20%
0.26%	1.29%	5.83%	35.33%	106.10%
0.43%	2.53%	9.81%	69.26%	207.79%
0.24%	1.18%	5.18%	32.66%	99.11%
1.52%	7.29%	32.72%	204.80%	632.34%
1.58%	8.05%	34.61%	225.58%	706.77%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.18%	1.24%	31.15%	93.46%
0.01%	0.24%	0.17%	6.36%	19.08%

BLV2: Secondary industrial (Higher)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.37	£0.37	£0.37	£0.37	£0.35	£0.31
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.13	£0.13	£0.13	£0.12	£0.10	£0.05
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.30	£0.30	£0.29	£0.29	£0.24	£0.12
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.47	£0.47	£0.47	£0.45	£0.38	£0.19
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£1.48	£1.48	£1.47	£1.42	£1.18	£0.57
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£2.66	£2.65	£2.64	£2.54	£2.06	£0.87
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£5.47	£5.46	£5.45	£5.33	£4.85	£3.61
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£1.25	£1.23	£1.18	£0.91	-£0.80	-£4.97
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£11.18	£11.16	£11.08	£10.65	£8.41	£2.86
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	-£0.34	-£0.39	-£0.57	-£1.40	-£6.76	-£19.89
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	-£8.85	-£8.90	-£9.10	-£9.96	-£15.55	-£29.12
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	-£7.56	-£7.63	-£7.91	-£9.17	-£17.39	-£37.69
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£37.10	£9.98	£9.87	£9.45	£7.53	-£5.14	-£37.17
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£44.27	-£13.25	-£13.40	-£14.02	-£16.77	-£34.89	-£80.46
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£1.99	£1.98	£1.96	£1.87	£1.29	-£0.12
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	-£2.50	-£2.52	-£2.57	-£2.75	-£4.24	-£7.71
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£17.57	£17.53	£17.37	£16.66	£11.83	£0.16
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	£4.41	£4.34	£4.09	£2.97	-£4.62	-£23.46
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£116.43	£12.00	£11.81	£11.04	£7.85	-£15.07	-£72.82
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£3.00	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£17.67	£17.66	£17.46	£17.45	£12.17	£1.16
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£64.74	£64.73	£64.58	£64.63	£60.62	£52.39
24	Office	-	0.07	£0.56	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.84	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£1.15	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£4.44	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.06%	0.20%	1.60%	5.39%	16.17%
0.17%	0.71%	3.77%	19.44%	58.32%
0.18%	0.71%	3.78%	19.50%	58.49%
0.21%	0.74%	3.93%	20.27%	60.82%
0.18%	0.74%	3.96%	20.42%	61.27%
0.20%	0.82%	4.35%	22.42%	67.26%
0.10%	0.41%	2.50%	11.33%	34.00%
1.24%	5.88%	26.78%	164.10%	498.07%
0.22%	0.90%	4.80%	24.75%	74.39%
14.32%	67.73%	312.51%	1891.90%	5759.01%
0.57%	2.74%	12.49%	75.62%	228.86%
0.93%	4.68%	21.31%	130.06%	398.74%
1.14%	5.39%	24.54%	151.44%	472.31%
1.16%	5.82%	26.53%	163.31%	507.20%
0.26%	1.29%	5.83%	35.33%	106.10%
0.43%	2.53%	9.81%	69.26%	207.79%
0.24%	1.18%	5.18%	32.66%	99.11%
1.52%	7.29%	32.72%	204.80%	632.34%
1.58%	8.05%	34.61%	225.58%	706.77%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.18%	1.24%	31.15%	93.46%
0.01%	0.24%	0.17%	6.36%	19.08%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 3: Secondary industrial (Lower)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.37	£0.37	£0.37	£0.37	£0.35	£0.31
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.13	£0.13	£0.13	£0.12	£0.10	£0.05
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.30	£0.30	£0.29	£0.29	£0.24	£0.12
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.47	£0.47	£0.47	£0.45	£0.38	£0.19
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£1.48	£1.48	£1.47	£1.42	£1.18	£0.57
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£2.66	£2.65	£2.64	£2.54	£2.06	£0.87
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£5.47	£5.46	£5.45	£5.33	£4.85	£3.61
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£1.25	£1.23	£1.18	£0.91	-£0.80	-£4.97
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£11.18	£11.16	£11.08	£10.65	£8.41	£2.86
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	-£0.34	-£0.39	-£0.57	-£1.40	-£6.76	-£19.89
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	-£8.85	-£8.90	-£9.10	-£9.96	-£15.55	-£29.12
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	-£7.56	-£7.63	-£7.91	-£9.17	-£17.39	-£37.69
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£19.69	£9.98	£9.87	£9.45	£7.53	-£5.14	-£37.17
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£23.49	-£13.25	-£13.40	-£14.02	-£16.77	-£34.89	-£80.46
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£1.99	£1.98	£1.96	£1.87	£1.29	-£0.12
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	-£2.50	-£2.52	-£2.57	-£2.75	-£4.24	-£7.71
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£17.57	£17.53	£17.37	£16.66	£11.83	£0.16
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	£4.41	£4.34	£4.09	£2.97	-£4.62	-£23.46
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£61.79	£12.00	£11.81	£11.04	£7.85	-£15.07	-£72.82
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.59	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£17.67	£17.66	£17.46	£17.45	£12.17	£1.16
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£64.74	£64.73	£64.58	£64.63	£60.62	£52.39
24	Office	-	0.07	£0.30	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.45	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.61	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.36	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.06%	0.20%	1.60%	5.39%	16.17%
0.17%	0.71%	3.77%	19.44%	58.32%
0.18%	0.71%	3.78%	19.50%	58.49%
0.21%	0.74%	3.93%	20.27%	60.82%
0.18%	0.74%	3.96%	20.42%	61.27%
0.20%	0.82%	4.35%	22.42%	67.26%
0.10%	0.41%	2.50%	11.33%	34.00%
1.24%	5.88%	26.78%	164.10%	498.07%
0.22%	0.90%	4.80%	24.75%	74.39%
14.32%	67.73%	312.51%	1891.90%	5759.01%
0.57%	2.74%	12.49%	75.62%	228.86%
0.93%	4.68%	21.31%	130.06%	398.74%
1.14%	5.39%	24.54%	151.44%	472.31%
1.16%	5.82%	26.53%	163.31%	507.20%
0.26%	1.29%	5.83%	35.33%	106.10%
0.43%	2.53%	9.81%	69.26%	207.79%
0.24%	1.18%	5.18%	32.66%	99.11%
1.52%	7.29%	32.72%	204.80%	632.34%
1.58%	8.05%	34.61%	225.58%	706.77%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.18%	1.24%	31.15%	93.46%
0.01%	0.24%	0.17%	6.36%	19.08%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 4: Undeveloped/vacant sites

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.37	£0.37	£0.37	£0.37	£0.35	£0.31
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.13	£0.13	£0.13	£0.12	£0.10	£0.05
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.30	£0.30	£0.29	£0.29	£0.24	£0.12
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.47	£0.47	£0.47	£0.45	£0.38	£0.19
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£1.48	£1.48	£1.47	£1.42	£1.18	£0.57
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£2.66	£2.65	£2.64	£2.54	£2.06	£0.87
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£5.47	£5.46	£5.45	£5.33	£4.85	£3.61
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£1.25	£1.23	£1.18	£0.91	-£0.80	-£4.97
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£11.18	£11.16	£11.08	£10.65	£8.41	£2.86
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	-£0.34	-£0.39	-£0.57	-£1.40	-£6.76	-£19.89
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	-£8.85	-£8.90	-£9.10	-£9.96	-£15.55	-£29.12
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	-£7.56	-£7.63	-£7.91	-£9.17	-£17.39	-£37.69
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£18.65	£9.98	£9.87	£9.45	£7.53	-£5.14	-£37.17
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£22.25	-£13.25	-£13.40	-£14.02	-£16.77	-£34.89	-£80.46
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£1.99	£1.98	£1.96	£1.87	£1.29	-£0.12
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	-£2.50	-£2.52	-£2.57	-£2.75	-£4.24	-£7.71
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£17.57	£17.53	£17.37	£16.66	£11.83	£0.16
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	£4.41	£4.34	£4.09	£2.97	-£4.62	-£23.46
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£58.52	£12.00	£11.81	£11.04	£7.85	-£15.07	-£72.82
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.51	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£17.67	£17.66	£17.46	£17.45	£12.17	£1.16
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£64.74	£64.73	£64.58	£64.63	£60.62	£52.39
24	Office	-	0.07	£0.28	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.42	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.58	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.23	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.06%	0.20%	1.60%	5.39%	16.17%
0.17%	0.71%	3.77%	19.44%	58.32%
0.18%	0.71%	3.78%	19.50%	58.49%
0.21%	0.74%	3.93%	20.27%	60.82%
0.18%	0.74%	3.96%	20.42%	61.27%
0.20%	0.82%	4.35%	22.42%	67.26%
0.10%	0.41%	2.50%	11.33%	34.00%
1.24%	5.88%	26.78%	164.10%	498.07%
0.22%	0.90%	4.80%	24.75%	74.39%
14.32%	67.73%	312.51%	1891.90%	5759.01%
0.57%	2.74%	12.49%	75.62%	228.86%
0.93%	4.68%	21.31%	130.06%	398.74%
1.14%	5.39%	24.54%	151.44%	472.31%
1.16%	5.82%	26.53%	163.31%	507.20%
0.26%	1.29%	5.83%	35.33%	106.10%
0.43%	2.53%	9.81%	69.26%	207.79%
0.24%	1.18%	5.18%	32.66%	99.11%
1.52%	7.29%	32.72%	204.80%	632.34%
1.58%	8.05%	34.61%	225.58%	706.77%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.18%	1.24%	31.15%	93.46%
0.01%	0.24%	0.17%	6.36%	19.08%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

RB GREENWICH LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £7,965 AH tenure (rent / SO): 60% 40% CTL + R to run macro Macro 8

AH %: 35%

BLV1: Secondary offices

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.325	£0.324	£0.324	£0.319	£0.305	£0.264
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.088	£0.088	£0.088	£0.084	£0.064	£0.014
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.205	£0.205	£0.203	£0.194	£0.147	£0.032
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.322	£0.321	£0.319	£0.304	£0.227	£0.035
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£1.008	£1.006	£0.997	£0.950	£0.706	£0.102
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£1.750	£1.745	£1.728	£1.635	£1.154	-£0.038
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£4.361	£4.355	£4.338	£4.224	£3.741	£2.501
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	-£1.380	-£1.396	-£1.456	-£1.726	-£3.467	-£7.640
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£7.055	£7.030	£6.954	£6.518	£4.287	-£1.347
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	-£8.239	-£8.290	-£8.477	-£9.321	-£14.785	-£28.060
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	-£16.597	-£16.648	-£16.844	-£17.721	-£23.381	-£36.950
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	-£19.427	-£19.500	-£19.792	-£21.091	-£29.586	-£50.000
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	-£9.695	-£9.816	-£10.269	-£12.309	-£25.647	-£59.004
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	-£39.830	-£39.991	-£40.640	-£43.559	-£62.663	-£108.689
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£1.078	£1.072	£1.052	£0.962	£0.375	-£1.046
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	-£4.303	-£4.314	-£4.366	-£4.549	-£6.038	-£9.507
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£10.696	£10.654	£10.486	£9.781	£4.887	-£7.081
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	-£7.045	-£7.115	-£7.383	-£8.559	-£16.422	-£35.794
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	-£21.439	-£21.640	-£22.468	-£25.870	-£50.119	-£110.179
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	£0.096	£0.096	£0.045	£0.096	-£1.280	-£4.037
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£15.911	£15.901	£15.704	£15.692	£10.406	-£0.614
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£63.847	£63.842	£63.692	£63.737	£59.731	£51.498

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.07%	0.23%	1.84%	6.19%	18.58%
0.25%	1.02%	5.45%	28.09%	84.28%
0.27%	1.03%	5.47%	28.21%	84.64%
0.30%	1.08%	5.77%	29.75%	89.24%
0.27%	1.09%	5.81%	29.96%	89.87%
0.30%	1.24%	6.60%	34.05%	102.18%
0.12%	0.52%	3.14%	14.21%	42.63%
1.16%	5.50%	25.06%	151.24%	453.71%
0.35%	1.43%	7.61%	39.24%	119.09%
0.61%	2.88%	13.13%	79.44%	240.56%
0.31%	1.49%	6.77%	40.88%	122.63%
0.37%	1.88%	8.56%	52.30%	157.37%
1.25%	5.92%	26.97%	164.54%	508.61%
0.40%	2.03%	9.36%	57.33%	172.89%
0.49%	2.38%	10.75%	65.19%	197.12%
0.25%	1.47%	5.71%	40.32%	120.95%
0.40%	1.97%	8.55%	54.31%	166.20%
1.00%	4.79%	21.49%	133.10%	408.06%
0.94%	4.80%	20.67%	133.77%	413.91%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.31%	1.38%	34.60%	103.86%
0.01%	0.24%	0.17%	6.45%	19.34%

BLV2: Secondary industrial (Higher)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.32	£0.32	£0.32	£0.32	£0.30	£0.26
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.09	£0.09	£0.09	£0.08	£0.06	£0.01
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.21	£0.20	£0.20	£0.19	£0.15	£0.03
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.32	£0.32	£0.32	£0.30	£0.23	£0.03
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£1.01	£1.01	£1.00	£0.95	£0.71	£0.10
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£1.75	£1.74	£1.73	£1.63	£1.15	-£0.04
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£4.36	£4.36	£4.34	£4.22	£3.74	£2.50
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	-£1.38	-£1.40	-£1.46	-£1.73	-£3.47	-£7.64
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£7.06	£7.03	£6.95	£6.52	£4.29	-£1.35
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	-£8.24	-£8.29	-£8.48	-£9.32	-£14.78	-£28.06
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	-£16.60	-£16.65	-£16.84	-£17.72	-£23.38	-£36.95
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	-£19.43	-£19.50	-£19.79	-£21.09	-£29.59	-£50.00
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£37.10	-£9.69	-£9.82	-£10.27	-£12.31	-£25.65	-£59.00
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£44.27	-£39.83	-£39.99	-£40.64	-£43.56	-£62.66	-£108.69
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£1.08	£1.07	£1.05	£0.96	£0.38	-£1.05
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	-£4.30	-£4.31	-£4.37	-£4.55	-£6.04	-£9.51
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£10.70	£10.65	£10.49	£9.78	£4.89	-£7.08
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	-£7.05	-£7.12	-£7.38	-£8.56	-£16.42	-£35.79
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£116.43	-£21.44	-£21.64	-£22.47	-£25.87	-£50.12	-£110.18
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£3.00	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£15.91	£15.90	£15.70	£15.69	£10.41	-£0.61
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£63.85	£63.84	£63.69	£63.74	£59.73	£51.50
24	Office	-	0.07	£0.56	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.84	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£1.15	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£4.44	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.07%	0.23%	1.84%	6.19%	18.58%
0.25%	1.02%	5.45%	28.09%	84.28%
0.27%	1.03%	5.47%	28.21%	84.64%
0.30%	1.08%	5.77%	29.75%	89.24%
0.27%	1.09%	5.81%	29.96%	89.87%
0.30%	1.24%	6.60%	34.05%	102.18%
0.12%	0.52%	3.14%	14.21%	42.63%
1.16%	5.50%	25.06%	151.24%	453.71%
0.35%	1.43%	7.61%	39.24%	119.09%
0.61%	2.88%	13.13%	79.44%	240.56%
0.31%	1.49%	6.77%	40.88%	122.63%
0.37%	1.88%	8.56%	52.30%	157.37%
1.25%	5.92%	26.97%	164.54%	508.61%
0.40%	2.03%	9.36%	57.33%	172.89%
0.49%	2.38%	10.75%	65.19%	197.12%
0.25%	1.47%	5.71%	40.32%	120.95%
0.40%	1.97%	8.55%	54.31%	166.20%
1.00%	4.79%	21.49%	133.10%	408.06%
0.94%	4.80%	20.67%	133.77%	413.91%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.31%	1.38%	34.60%	103.86%
0.01%	0.24%	0.17%	6.45%	19.34%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 3: Secondary industrial (Lower)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.32	£0.32	£0.32	£0.32	£0.30	£0.26
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.09	£0.09	£0.09	£0.08	£0.06	£0.01
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.21	£0.20	£0.20	£0.19	£0.15	£0.03
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.32	£0.32	£0.32	£0.30	£0.23	£0.03
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£1.01	£1.01	£1.00	£0.95	£0.71	£0.10
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£1.75	£1.74	£1.73	£1.63	£1.15	-£0.04
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£4.36	£4.36	£4.34	£4.22	£3.74	£2.50
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	-£1.38	-£1.40	-£1.46	-£1.73	-£3.47	-£7.64
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£7.06	£7.03	£6.95	£6.52	£4.29	-£1.35
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	-£8.24	-£8.29	-£8.48	-£9.32	-£14.78	-£28.06
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	-£16.60	-£16.65	-£16.84	-£17.72	-£23.38	-£36.95
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	-£19.43	-£19.50	-£19.79	-£21.09	-£29.59	-£50.00
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£19.69	-£9.69	-£9.82	-£10.27	-£12.31	-£25.65	-£59.00
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£23.49	-£39.83	-£39.99	-£40.64	-£43.56	-£62.66	-£108.69
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£1.08	£1.07	£1.05	£0.96	£0.38	-£1.05
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	-£4.30	-£4.31	-£4.37	-£4.55	-£6.04	-£9.51
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£10.70	£10.65	£10.49	£9.78	£4.89	-£7.08
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	-£7.05	-£7.12	-£7.38	-£8.56	-£16.42	-£35.79
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£61.79	-£21.44	-£21.64	-£22.47	-£25.87	-£50.12	-£110.18
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.59	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£15.91	£15.90	£15.70	£15.69	£10.41	-£0.61
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£63.85	£63.84	£63.69	£63.74	£59.73	£51.50
24	Office	-	0.07	£0.30	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.45	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.61	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.36	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.07%	0.23%	1.84%	6.19%	18.58%
0.25%	1.02%	5.45%	28.09%	84.28%
0.27%	1.03%	5.47%	28.21%	84.64%
0.30%	1.08%	5.77%	29.75%	89.24%
0.27%	1.09%	5.81%	29.96%	89.87%
0.30%	1.24%	6.60%	34.05%	102.18%
0.12%	0.52%	3.14%	14.21%	42.63%
1.16%	5.50%	25.06%	151.24%	453.71%
0.35%	1.43%	7.61%	39.24%	119.09%
0.61%	2.88%	13.13%	79.44%	240.56%
0.31%	1.49%	6.77%	40.88%	122.63%
0.37%	1.88%	8.56%	52.30%	157.37%
1.25%	5.92%	26.97%	164.54%	508.61%
0.40%	2.03%	9.36%	57.33%	172.89%
0.49%	2.38%	10.75%	65.19%	197.12%
0.25%	1.47%	5.71%	40.32%	120.95%
0.40%	1.97%	8.55%	54.31%	166.20%
1.00%	4.79%	21.49%	133.10%	408.06%
0.94%	4.80%	20.67%	133.77%	413.91%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.31%	1.38%	34.60%	103.86%
0.01%	0.24%	0.17%	6.45%	19.34%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 4: Undeveloped/vacant sites

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.32	£0.32	£0.32	£0.32	£0.30	£0.26
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.09	£0.09	£0.09	£0.08	£0.06	£0.01
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.21	£0.20	£0.20	£0.19	£0.15	£0.03
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.32	£0.32	£0.32	£0.30	£0.23	£0.03
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£1.01	£1.01	£1.00	£0.95	£0.71	£0.10
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£1.75	£1.74	£1.73	£1.63	£1.15	-£0.04
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£4.36	£4.36	£4.34	£4.22	£3.74	£2.50
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	-£1.38	-£1.40	-£1.46	-£1.73	-£3.47	-£7.64
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£7.06	£7.03	£6.95	£6.52	£4.29	-£1.35
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	-£8.24	-£8.29	-£8.48	-£9.32	-£14.78	-£28.06
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	-£16.60	-£16.65	-£16.84	-£17.72	-£23.38	-£36.95
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	-£19.43	-£19.50	-£19.79	-£21.09	-£29.59	-£50.00
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£18.65	-£9.69	-£9.82	-£10.27	-£12.31	-£25.65	-£59.00
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£22.25	-£39.83	-£39.99	-£40.64	-£43.56	-£62.66	-£108.69
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£1.08	£1.07	£1.05	£0.96	£0.38	-£1.05
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	-£4.30	-£4.31	-£4.37	-£4.55	-£6.04	-£9.51
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£10.70	£10.65	£10.49	£9.78	£4.89	-£7.08
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	-£7.05	-£7.12	-£7.38	-£8.56	-£16.42	-£35.79
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£58.52	-£21.44	-£21.64	-£22.47	-£25.87	-£50.12	-£110.18
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.51	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£15.91	£15.90	£15.70	£15.69	£10.41	-£0.61
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£63.85	£63.84	£63.69	£63.74	£59.73	£51.50
24	Office	-	0.07	£0.28	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.42	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.58	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.23	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.07%	0.23%	1.84%	6.19%	18.58%
0.25%	1.02%	5.45%	28.09%	84.28%
0.27%	1.03%	5.47%	28.21%	84.64%
0.30%	1.08%	5.77%	29.75%	89.24%
0.27%	1.09%	5.81%	29.96%	89.87%
0.30%	1.24%	6.60%	34.05%	102.18%
0.12%	0.52%	3.14%	14.21%	42.63%
1.16%	5.50%	25.06%	151.24%	453.71%
0.35%	1.43%	7.61%	39.24%	119.09%
0.61%	2.88%	13.13%	79.44%	240.56%
0.31%	1.49%	6.77%	40.88%	122.63%
0.37%	1.88%	8.56%	52.30%	157.37%
1.25%	5.92%	26.97%	164.54%	508.61%
0.40%	2.03%	9.36%	57.33%	172.89%
0.49%	2.38%	10.75%	65.19%	197.12%
0.25%	1.47%	5.71%	40.32%	120.95%
0.40%	1.97%	8.55%	54.31%	166.20%
1.00%	4.79%	21.49%	133.10%	408.06%
0.94%	4.80%	20.67%	133.77%	413.91%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.31%	1.38%	34.60%	103.86%
0.01%	0.24%	0.17%	6.45%	19.34%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

RB GREENWICH LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £7,266 AH tenure (rent / SO): 60% 40% CTL + R to run macro Macro 8

AH %: 35%

BLV1: Secondary offices

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.272	£0.272	£0.272	£0.266	£0.252	£0.212
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.105	£0.105	£0.104	£0.100	£0.083	£0.039
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.243	£0.242	£0.241	£0.232	£0.192	£0.090
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.387	£0.386	£0.384	£0.368	£0.302	£0.133
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£1.286	£1.283	£1.276	£1.227	£1.019	£0.487
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£2.322	£2.316	£2.303	£2.206	£1.796	£0.746
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£4.406	£4.401	£4.386	£4.270	£3.841	£2.710
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	£0.268	£0.253	£0.202	-£0.072	-£1.607	-£5.369
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£9.818	£9.793	£9.729	£9.281	£7.378	£2.490
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	-£2.743	-£2.792	-£2.953	-£3.807	-£8.564	-£20.460
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	-£10.303	-£10.354	-£10.522	-£11.409	-£16.387	-£28.617
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	-£10.464	-£10.536	-£10.788	-£12.101	-£19.443	-£37.824
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	£2.876	£2.761	£2.383	£0.386	-£11.038	-£40.420
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	-£19.975	-£20.131	-£20.682	-£23.561	-£39.871	-£81.265
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£1.301	£1.296	£1.278	£1.185	£0.670	-£0.603
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	-£3.869	-£3.879	-£3.927	-£4.114	-£5.457	-£8.634
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£13.550	£13.508	£13.360	£12.636	£8.366	-£2.268
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	£0.341	£0.273	£0.046	-£1.143	-£7.956	-£25.185
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	-£2.726	-£2.922	-£3.631	-£7.017	-£27.972	-£81.583
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	-£0.608	-£0.608	-£0.661	-£0.608	-£1.987	-£4.743
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£16.753	£16.742	£16.550	£16.533	£11.378	£0.630
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£63.788	£63.783	£63.635	£63.678	£59.737	£51.635

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.08%	0.27%	2.19%	7.39%	22.16%
0.21%	0.76%	4.60%	20.91%	62.73%
0.22%	0.76%	4.62%	20.99%	62.96%
0.25%	0.80%	4.81%	21.87%	65.60%
0.21%	0.75%	4.56%	20.71%	62.14%
0.23%	0.82%	4.98%	22.62%	67.87%
0.12%	0.47%	3.11%	12.83%	38.49%
5.78%	24.71%	126.82%	699.64%	2103.30%
0.25%	0.90%	5.47%	24.85%	74.64%
1.80%	7.68%	38.82%	212.24%	646.00%
0.49%	2.12%	10.73%	59.04%	177.74%
0.68%	3.09%	15.64%	85.80%	261.46%
4.01%	17.13%	86.59%	483.78%	1505.35%
0.78%	3.54%	17.95%	99.60%	306.82%
0.40%	1.77%	8.91%	48.54%	146.36%
0.28%	1.50%	6.35%	41.06%	123.17%
0.31%	1.40%	6.75%	38.26%	116.74%
19.94%	86.43%	435.03%	2432.21%	7482.35%
7.20%	33.21%	157.44%	926.23%	2893.10%
0.00%	8.63%	0.00%	226.65%	679.94%
0.06%	1.21%	1.31%	32.08%	96.24%
0.01%	0.24%	0.17%	6.35%	19.05%

BLV2: Secondary industrial (Higher)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.27	£0.27	£0.27	£0.27	£0.25	£0.21
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.10	£0.10	£0.10	£0.10	£0.08	£0.04
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.24	£0.24	£0.24	£0.23	£0.19	£0.09
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.39	£0.39	£0.38	£0.37	£0.30	£0.13
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£1.29	£1.28	£1.28	£1.23	£1.02	£0.49
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£2.32	£2.32	£2.30	£2.21	£1.80	£0.75
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£4.41	£4.40	£4.39	£4.27	£3.84	£2.71
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	£0.27	£0.25	£0.20	-£0.07	-£1.61	-£5.37
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£9.82	£9.79	£9.73	£9.28	£7.38	£2.49
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	-£2.74	-£2.79	-£2.95	-£3.81	-£8.56	-£20.46
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	-£10.30	-£10.35	-£10.52	-£11.41	-£16.39	-£28.62
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	-£10.46	-£10.54	-£10.79	-£12.10	-£19.44	-£37.82
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£37.10	£2.88	£2.76	£2.38	£0.39	-£11.04	-£40.42
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£44.27	-£19.98	-£20.13	-£20.68	-£23.56	-£39.87	-£81.26
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£1.30	£1.30	£1.28	£1.19	£0.67	-£0.60
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	-£3.87	-£3.88	-£3.93	-£4.11	-£5.46	-£8.63
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£13.55	£13.51	£13.36	£12.64	£8.37	-£2.27
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	£0.34	£0.27	£0.05	-£1.14	-£7.96	-£25.18
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£116.43	-£2.73	-£2.92	-£3.63	-£7.02	-£27.97	-£81.58
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£3.00	-£0.61	-£0.61	-£0.66	-£0.61	-£1.99	-£4.74
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£16.75	£16.74	£16.55	£16.53	£11.38	£0.63
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£63.79	£63.78	£63.63	£63.68	£59.74	£51.64
24	Office	-	0.07	£0.56	-£3.27	-£3.27	-£3.28	-£3.27	-£3.56	-£4.12
25	Office	-	0.10	£0.84	-£6.49	-£6.49	-£6.51	-£6.49	-£7.05	-£8.16
26	Industrial	-	0.14	£1.15	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£4.44	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.08%	0.27%	2.19%	7.39%	22.16%
0.21%	0.76%	4.60%	20.91%	62.73%
0.22%	0.76%	4.62%	20.99%	62.96%
0.25%	0.80%	4.81%	21.87%	65.60%
0.21%	0.75%	4.56%	20.71%	62.14%
0.23%	0.82%	4.98%	22.62%	67.87%
0.12%	0.47%	3.11%	12.83%	38.49%
5.78%	24.71%	126.82%	699.64%	2103.30%
0.25%	0.90%	5.47%	24.85%	74.64%
1.80%	7.68%	38.82%	212.24%	646.00%
0.49%	2.12%	10.73%	59.04%	177.74%
0.68%	3.09%	15.64%	85.80%	261.46%
4.01%	17.13%	86.59%	483.78%	1505.35%
0.78%	3.54%	17.95%	99.60%	306.82%
0.40%	1.77%	8.91%	48.54%	146.36%
0.28%	1.50%	6.35%	41.06%	123.17%
0.31%	1.40%	6.75%	38.26%	116.74%
19.94%	86.43%	435.03%	2432.21%	7482.35%
7.20%	33.21%	157.44%	926.23%	2893.10%
0.00%	8.63%	0.00%	226.65%	679.94%
0.06%	1.21%	1.31%	32.08%	96.24%
0.01%	0.24%	0.17%	6.35%	19.05%

BLV 3: Secondary industrial (Lower)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.27	£0.27	£0.27	£0.27	£0.25	£0.21
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.10	£0.10	£0.10	£0.10	£0.08	£0.04
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.24	£0.24	£0.24	£0.23	£0.19	£0.09
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.39	£0.39	£0.38	£0.37	£0.30	£0.13
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£1.29	£1.28	£1.28	£1.23	£1.02	£0.49
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£2.32	£2.32	£2.30	£2.21	£1.80	£0.75
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£4.41	£4.40	£4.39	£4.27	£3.84	£2.71
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	£0.27	£0.25	£0.20	-£0.07	-£1.61	-£5.37
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£9.82	£9.79	£9.73	£9.28	£7.38	£2.49
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	-£2.74	-£2.79	-£2.95	-£3.81	-£8.56	-£20.46
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	-£10.30	-£10.35	-£10.52	-£11.41	-£16.39	-£28.62
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	-£10.46	-£10.54	-£10.79	-£12.10	-£19.44	-£37.82
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£19.69	£2.88	£2.76	£2.38	£0.39	-£11.04	-£40.42
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£23.49	-£19.98	-£20.13	-£20.68	-£23.56	-£39.87	-£81.26
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£1.30	£1.30	£1.28	£1.19	£0.67	-£0.60
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	-£3.87	-£3.88	-£3.93	-£4.11	-£5.46	-£8.63
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£13.55	£13.51	£13.36	£12.64	£8.37	-£2.27
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	£0.34	£0.27	£0.05	-£1.14	-£7.96	-£25.18
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£61.79	-£2.73	-£2.92	-£3.63	-£7.02	-£27.97	-£81.58
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.59	-£0.61	-£0.61	-£0.66	-£0.61	-£1.99	-£4.74
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£16.75	£16.74	£16.55	£16.53	£11.38	£0.63
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£63.79	£63.78	£63.63	£63.68	£59.74	£51.64
24	Office	-	0.07	£0.30	-£3.27	-£3.27	-£3.28	-£3.27	-£3.56	-£4.12
25	Office	-	0.10	£0.45	-£6.49	-£6.49	-£6.51	-£6.49	-£7.05	-£8.16
26	Industrial	-	0.14	£0.61	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.36	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.08%	0.27%	2.19%	7.39%	22.16%
0.21%	0.76%	4.60%	20.91%	62.73%
0.22%	0.76%	4.62%	20.99%	62.96%
0.25%	0.80%	4.81%	21.87%	65.60%
0.21%	0.75%	4.56%	20.71%	62.14%
0.23%	0.82%	4.98%	22.62%	67.87%
0.12%	0.47%	3.11%	12.83%	38.49%
5.78%	24.71%	126.82%	699.64%	2103.30%
0.25%	0.90%	5.47%	24.85%	74.64%
1.80%	7.68%	38.82%	212.24%	646.00%
0.49%	2.12%	10.73%	59.04%	177.74%
0.68%	3.09%	15.64%	85.80%	261.46%
4.01%	17.13%	86.59%	483.78%	1505.35%
0.78%	3.54%	17.95%	99.60%	306.82%
0.40%	1.77%	8.91%	48.54%	146.36%
0.28%	1.50%	6.35%	41.06%	123.17%
0.31%	1.40%	6.75%	38.26%	116.74%
19.94%	86.43%	435.03%	2432.21%	7482.35%
7.20%	33.21%	157.44%	926.23%	2893.10%
0.00%	8.63%	0.00%	226.65%	679.94%
0.06%	1.21%	1.31%	32.08%	96.24%
0.01%	0.24%	0.17%	6.35%	19.05%
0.00%	0.32%	0.00%	8.66%	25.98%
0.00%	0.32%	0.00%	8.58%	25.73%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 4: Undeveloped/vacant sites

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.27	£0.27	£0.27	£0.27	£0.25	£0.21
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.10	£0.10	£0.10	£0.10	£0.08	£0.04
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.24	£0.24	£0.24	£0.23	£0.19	£0.09
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.39	£0.39	£0.38	£0.37	£0.30	£0.13
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£1.29	£1.28	£1.28	£1.23	£1.02	£0.49
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£2.32	£2.32	£2.30	£2.21	£1.80	£0.75
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£4.41	£4.40	£4.39	£4.27	£3.84	£2.71
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	£0.27	£0.25	£0.20	-£0.07	-£1.61	-£5.37
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£9.82	£9.79	£9.73	£9.28	£7.38	£2.49
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	-£2.74	-£2.79	-£2.95	-£3.81	-£8.56	-£20.46
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	-£10.30	-£10.35	-£10.52	-£11.41	-£16.39	-£28.62
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	-£10.46	-£10.54	-£10.79	-£12.10	-£19.44	-£37.82
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£18.65	£2.88	£2.76	£2.38	£0.39	-£11.04	-£40.42
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£22.25	-£19.98	-£20.13	-£20.68	-£23.56	-£39.87	-£81.26
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£1.30	£1.30	£1.28	£1.19	£0.67	-£0.60
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	-£3.87	-£3.88	-£3.93	-£4.11	-£5.46	-£8.63
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£13.55	£13.51	£13.36	£12.64	£8.37	-£2.27
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	£0.34	£0.27	£0.05	-£1.14	-£7.96	-£25.18
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£58.52	-£2.73	-£2.92	-£3.63	-£7.02	-£27.97	-£81.58
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.51	-£0.61	-£0.61	-£0.66	-£0.61	-£1.99	-£4.74
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£16.75	£16.74	£16.55	£16.53	£11.38	£0.63
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£63.79	£63.78	£63.63	£63.68	£59.74	£51.64
24	Office	-	0.07	£0.28	-£3.27	-£3.27	-£3.28	-£3.27	-£3.56	-£4.12
25	Office	-	0.10	£0.42	-£6.49	-£6.49	-£6.51	-£6.49	-£7.05	-£8.16
26	Industrial	-	0.14	£0.58	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.23	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.08%	0.27%	2.19%	7.39%	22.16%
0.21%	0.76%	4.60%	20.91%	62.73%
0.22%	0.76%	4.62%	20.99%	62.96%
0.25%	0.80%	4.81%	21.87%	65.60%
0.21%	0.75%	4.56%	20.71%	62.14%
0.23%	0.82%	4.98%	22.62%	67.87%
0.12%	0.47%	3.11%	12.83%	38.49%
5.78%	24.71%	126.82%	699.64%	2103.30%
0.25%	0.90%	5.47%	24.85%	74.64%
1.80%	7.68%	38.82%	212.24%	646.00%
0.49%	2.12%	10.73%	59.04%	177.74%
0.68%	3.09%	15.64%	85.80%	261.46%
4.01%	17.13%	86.59%	483.78%	1505.35%
0.78%	3.54%	17.95%	99.60%	306.82%
0.40%	1.77%	8.91%	48.54%	146.36%
0.28%	1.50%	6.35%	41.06%	123.17%
0.31%	1.40%	6.75%	38.26%	116.74%
19.94%	86.43%	435.03%	2432.21%	7482.35%
7.20%	33.21%	157.44%	926.23%	2893.10%
0.00%	8.63%	0.00%	226.65%	679.94%
0.06%	1.21%	1.31%	32.08%	96.24%
0.01%	0.24%	0.17%	6.35%	19.05%
0.00%	0.32%	0.00%	8.66%	25.98%
0.00%	0.32%	0.00%	8.58%	25.73%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

RB GREENWICH LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £6,997 AH tenure (rent / SO): 60% 40% CTL + R to run macro Macro 8

AH %: 35%

BLV1: Secondary offices

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.252	£0.252	£0.251	£0.246	£0.232	£0.192
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.088	£0.088	£0.088	£0.084	£0.066	£0.023
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.205	£0.204	£0.203	£0.194	£0.154	£0.052
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.324	£0.323	£0.321	£0.305	£0.239	£0.070
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£1.089	£1.087	£1.080	£1.031	£0.823	£0.291
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£1.943	£1.938	£1.924	£1.828	£1.418	£0.368
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£3.945	£3.940	£3.924	£3.808	£3.380	£2.249
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	-£0.837	-£0.853	-£0.905	-£1.183	-£2.718	-£6.480
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£8.098	£8.073	£8.010	£7.562	£5.658	£0.745
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	-£6.029	-£6.079	-£6.240	-£7.103	-£11.907	-£23.865
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	-£13.535	-£13.586	-£13.757	-£14.659	-£19.650	-£31.880
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	-£15.425	-£15.498	-£15.754	-£17.089	-£24.553	-£42.952
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	-£5.367	-£5.486	-£5.875	-£7.939	-£19.618	-£49.549
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	-£31.102	-£31.263	-£31.832	-£34.793	-£51.543	-£93.028
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£0.862	£0.856	£0.839	£0.746	£0.230	-£1.050
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	-£4.740	-£4.751	-£4.798	-£4.986	-£6.328	-£9.505
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£10.514	£10.471	£10.324	£9.599	£5.290	-£5.463
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	-£4.460	-£4.530	-£4.765	-£5.974	-£12.891	-£30.326
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	-£17.316	-£17.515	-£18.236	-£21.711	-£43.227	-£97.645
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	-£0.670	-£0.670	-£0.723	-£0.670	-£2.049	-£4.806
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£15.960	£15.950	£15.757	£15.741	£10.586	-£0.165
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£63.417	£63.412	£63.264	£63.307	£59.366	£51.264

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.29%	2.37%	7.98%	23.93%
0.25%	0.90%	5.45%	24.79%	74.38%
0.27%	0.91%	5.48%	24.90%	74.70%
0.30%	0.95%	5.74%	26.11%	78.32%
0.25%	0.89%	5.38%	24.44%	73.33%
0.27%	0.98%	5.94%	27.02%	81.07%
0.13%	0.52%	3.47%	14.33%	43.00%
1.91%	8.17%	41.32%	224.78%	674.33%
0.31%	1.10%	6.63%	30.13%	90.81%
0.82%	3.49%	17.81%	97.49%	295.83%
0.38%	1.64%	8.30%	45.18%	135.54%
0.47%	2.13%	10.79%	59.17%	178.45%
2.22%	9.48%	47.94%	265.55%	823.30%
0.52%	2.35%	11.87%	65.72%	199.11%
0.61%	2.68%	13.45%	73.29%	221.82%
0.23%	1.22%	5.18%	33.51%	100.53%
0.40%	1.81%	8.70%	49.68%	151.96%
1.58%	6.83%	33.95%	189.05%	579.97%
1.15%	5.31%	25.38%	149.64%	463.91%
0.00%	7.83%	0.00%	205.62%	616.86%
0.06%	1.27%	1.38%	33.67%	101.03%
0.01%	0.24%	0.17%	6.39%	19.16%

BLV2: Secondary industrial (Higher)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.25	£0.25	£0.25	£0.25	£0.23	£0.19
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.09	£0.09	£0.09	£0.08	£0.07	£0.02
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.20	£0.20	£0.20	£0.19	£0.15	£0.05
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.32	£0.32	£0.32	£0.31	£0.24	£0.07
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£1.09	£1.09	£1.08	£1.03	£0.82	£0.29
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£1.94	£1.94	£1.92	£1.83	£1.42	£0.37
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£3.94	£3.94	£3.92	£3.81	£3.38	£2.25
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	-£0.84	-£0.85	-£0.91	-£1.18	-£2.72	-£6.48
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£8.10	£8.07	£8.01	£7.56	£5.66	£0.74
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	-£6.03	-£6.08	-£6.24	-£7.10	-£11.91	-£23.87
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	-£13.53	-£13.59	-£13.76	-£14.66	-£19.65	-£31.88
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	-£15.43	-£15.50	-£15.75	-£17.09	-£24.55	-£42.95
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£37.10	-£5.37	-£5.49	-£5.88	-£7.94	-£19.62	-£49.55
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£44.27	-£31.10	-£31.26	-£31.83	-£34.79	-£51.54	-£93.03
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£0.86	£0.86	£0.84	£0.75	£0.23	-£1.05
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	-£4.74	-£4.75	-£4.80	-£4.99	-£6.33	-£9.51
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£10.51	£10.47	£10.32	£9.60	£5.29	-£5.46
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	-£4.46	-£4.53	-£4.76	-£5.97	-£12.89	-£30.33
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£116.43	-£17.32	-£17.52	-£18.24	-£21.71	-£43.23	-£97.65
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£3.00	-£0.67	-£0.67	-£0.72	-£0.67	-£2.05	-£4.81
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£15.96	£15.95	£15.76	£15.74	£10.59	-£0.17
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£63.42	£63.41	£63.26	£63.31	£59.37	£51.26
24	Office	-	0.07	£0.56	-£3.27	-£3.27	-£3.28	-£3.27	-£3.56	-£4.12
25	Office	-	0.10	£0.84	-£6.49	-£6.49	-£6.51	-£6.49	-£7.05	-£8.16
26	Industrial	-	0.14	£1.15	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£4.44	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.29%	2.37%	7.98%	23.93%
0.25%	0.90%	5.45%	24.79%	74.38%
0.27%	0.91%	5.48%	24.90%	74.70%
0.30%	0.95%	5.74%	26.11%	78.32%
0.25%	0.89%	5.38%	24.44%	73.33%
0.27%	0.98%	5.94%	27.02%	81.07%
0.13%	0.52%	3.47%	14.33%	43.00%
1.91%	8.17%	41.32%	224.78%	674.33%
0.31%	1.10%	6.63%	30.13%	90.81%
0.82%	3.49%	17.81%	97.49%	295.83%
0.38%	1.64%	8.30%	45.18%	135.54%
0.47%	2.13%	10.79%	59.17%	178.45%
2.22%	9.48%	47.94%	265.55%	823.30%
0.52%	2.35%	11.87%	65.72%	199.11%
0.61%	2.68%	13.45%	73.29%	221.82%
0.23%	1.22%	5.18%	33.51%	100.53%
0.40%	1.81%	8.70%	49.68%	151.96%
1.58%	6.83%	33.95%	189.05%	579.97%
1.15%	5.31%	25.38%	149.64%	463.91%
0.00%	7.83%	0.00%	205.62%	616.86%
0.06%	1.27%	1.38%	33.67%	101.03%
0.01%	0.24%	0.17%	6.39%	19.16%
0.00%	0.32%	0.00%	8.66%	25.98%
0.00%	0.32%	0.00%	8.58%	25.73%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 3: Secondary industrial (Lower)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.25	£0.25	£0.25	£0.25	£0.23	£0.19
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.09	£0.09	£0.09	£0.08	£0.07	£0.02
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.20	£0.20	£0.20	£0.19	£0.15	£0.05
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.32	£0.32	£0.32	£0.31	£0.24	£0.07
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£1.09	£1.09	£1.08	£1.03	£0.82	£0.29
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£1.94	£1.94	£1.92	£1.83	£1.42	£0.37
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£3.94	£3.94	£3.92	£3.81	£3.38	£2.25
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	-£0.84	-£0.85	-£0.91	-£1.18	-£2.72	-£6.48
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£8.10	£8.07	£8.01	£7.56	£5.66	£0.74
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	-£6.03	-£6.08	-£6.24	-£7.10	-£11.91	-£23.87
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	-£13.53	-£13.59	-£13.76	-£14.66	-£19.65	-£31.88
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	-£15.43	-£15.50	-£15.75	-£17.09	-£24.55	-£42.95
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£19.69	-£5.37	-£5.49	-£5.88	-£7.94	-£19.62	-£49.55
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£23.49	-£31.10	-£31.26	-£31.83	-£34.79	-£51.54	-£93.03
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£0.86	£0.86	£0.84	£0.75	£0.23	-£1.05
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	-£4.74	-£4.75	-£4.80	-£4.99	-£6.33	-£9.51
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£10.51	£10.47	£10.32	£9.60	£5.29	-£5.46
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	-£4.46	-£4.53	-£4.76	-£5.97	-£12.89	-£30.33
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£61.79	-£17.32	-£17.52	-£18.24	-£21.71	-£43.23	-£97.65
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.59	-£0.67	-£0.67	-£0.72	-£0.67	-£2.05	-£4.81
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£15.96	£15.95	£15.76	£15.74	£10.59	-£0.17
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£63.42	£63.41	£63.26	£63.31	£59.37	£51.26
24	Office	-	0.07	£0.30	-£3.27	-£3.27	-£3.28	-£3.27	-£3.56	-£4.12
25	Office	-	0.10	£0.45	-£6.49	-£6.49	-£6.51	-£6.49	-£7.05	-£8.16
26	Industrial	-	0.14	£0.61	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.36	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.29%	2.37%	7.98%	23.93%
0.25%	0.90%	5.45%	24.79%	74.38%
0.27%	0.91%	5.48%	24.90%	74.70%
0.30%	0.95%	5.74%	26.11%	78.32%
0.25%	0.89%	5.38%	24.44%	73.33%
0.27%	0.98%	5.94%	27.02%	81.07%
0.13%	0.52%	3.47%	14.33%	43.00%
1.91%	8.17%	41.32%	224.78%	674.33%
0.31%	1.10%	6.63%	30.13%	90.81%
0.82%	3.49%	17.81%	97.49%	295.83%
0.38%	1.64%	8.30%	45.18%	135.54%
0.47%	2.13%	10.79%	59.17%	178.45%
2.22%	9.48%	47.94%	265.55%	823.30%
0.52%	2.35%	11.87%	65.72%	199.11%
0.61%	2.68%	13.45%	73.29%	221.82%
0.23%	1.22%	5.18%	33.51%	100.53%
0.40%	1.81%	8.70%	49.68%	151.96%
1.58%	6.83%	33.95%	189.05%	579.97%
1.15%	5.31%	25.38%	149.64%	463.91%
0.00%	7.83%	0.00%	205.62%	616.86%
0.06%	1.27%	1.38%	33.67%	101.03%
0.01%	0.24%	0.17%	6.39%	19.16%
0.00%	0.32%	0.00%	8.66%	25.98%
0.00%	0.32%	0.00%	8.58%	25.73%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 4: Undeveloped/vacant sites

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.25	£0.25	£0.25	£0.25	£0.23	£0.19
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.09	£0.09	£0.09	£0.08	£0.07	£0.02
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.20	£0.20	£0.20	£0.19	£0.15	£0.05
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.32	£0.32	£0.32	£0.31	£0.24	£0.07
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£1.09	£1.09	£1.08	£1.03	£0.82	£0.29
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£1.94	£1.94	£1.92	£1.83	£1.42	£0.37
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£3.94	£3.94	£3.92	£3.81	£3.38	£2.25
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	-£0.84	-£0.85	-£0.91	-£1.18	-£2.72	-£6.48
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£8.10	£8.07	£8.01	£7.56	£5.66	£0.74
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	-£6.03	-£6.08	-£6.24	-£7.10	-£11.91	-£23.87
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	-£13.53	-£13.59	-£13.76	-£14.66	-£19.65	-£31.88
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	-£15.43	-£15.50	-£15.75	-£17.09	-£24.55	-£42.95
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£18.65	-£5.37	-£5.49	-£5.88	-£7.94	-£19.62	-£49.55
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£22.25	-£31.10	-£31.26	-£31.83	-£34.79	-£51.54	-£93.03
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£0.86	£0.86	£0.84	£0.75	£0.23	-£1.05
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	-£4.74	-£4.75	-£4.80	-£4.99	-£6.33	-£9.51
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£10.51	£10.47	£10.32	£9.60	£5.29	-£5.46
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	-£4.46	-£4.53	-£4.76	-£5.97	-£12.89	-£30.33
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£58.52	-£17.32	-£17.52	-£18.24	-£21.71	-£43.23	-£97.65
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.51	-£0.67	-£0.67	-£0.72	-£0.67	-£2.05	-£4.81
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£15.96	£15.95	£15.76	£15.74	£10.59	-£0.17
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£63.42	£63.41	£63.26	£63.31	£59.37	£51.26
24	Office	-	0.07	£0.28	-£3.27	-£3.27	-£3.28	-£3.27	-£3.56	-£4.12
25	Office	-	0.10	£0.42	-£6.49	-£6.49	-£6.51	-£6.49	-£7.05	-£8.16
26	Industrial	-	0.14	£0.58	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.23	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.29%	2.37%	7.98%	23.93%
0.25%	0.90%	5.45%	24.79%	74.38%
0.27%	0.91%	5.48%	24.90%	74.70%
0.30%	0.95%	5.74%	26.11%	78.32%
0.25%	0.89%	5.38%	24.44%	73.33%
0.27%	0.98%	5.94%	27.02%	81.07%
0.13%	0.52%	3.47%	14.33%	43.00%
1.91%	8.17%	41.32%	224.78%	674.33%
0.31%	1.10%	6.63%	30.13%	90.81%
0.82%	3.49%	17.81%	97.49%	295.83%
0.38%	1.64%	8.30%	45.18%	135.54%
0.47%	2.13%	10.79%	59.17%	178.45%
2.22%	9.48%	47.94%	265.55%	823.30%
0.52%	2.35%	11.87%	65.72%	199.11%
0.61%	2.68%	13.45%	73.29%	221.82%
0.23%	1.22%	5.18%	33.51%	100.53%
0.40%	1.81%	8.70%	49.68%	151.96%
1.58%	6.83%	33.95%	189.05%	579.97%
1.15%	5.31%	25.38%	149.64%	463.91%
0.00%	7.83%	0.00%	205.62%	616.86%
0.06%	1.27%	1.38%	33.67%	101.03%
0.01%	0.24%	0.17%	6.39%	19.16%
0.00%	0.32%	0.00%	8.66%	25.98%
0.00%	0.32%	0.00%	8.58%	25.73%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

RB GREENWICH LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £6,997 | AH tenure (rent / SO): 60% 40% | CTL + R to run macro | Macro 8

Charlton | AH %: 35%

BLV1: Secondary offices

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.247	£0.247	£0.246	£0.241	£0.227	£0.187
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.083	£0.083	£0.082	£0.078	£0.061	£0.018
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.192	£0.191	£0.190	£0.181	£0.141	£0.039
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.301	£0.300	£0.298	£0.282	£0.216	£0.047
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£1.025	£1.023	£1.016	£0.967	£0.759	£0.227
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£1.816	£1.811	£1.797	£1.701	£1.291	£0.240
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£3.818	£3.812	£3.797	£3.681	£3.252	£2.121
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	-£1.224	-£1.240	-£1.292	-£1.569	-£3.105	-£6.867
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£7.486	£7.461	£7.397	£6.949	£5.046	£0.122
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	-£7.274	-£7.324	-£7.488	-£8.356	-£13.174	-£25.139
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	-£14.808	-£14.860	-£15.031	-£15.933	-£20.923	-£33.153
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	-£17.413	-£17.485	-£17.742	-£19.076	-£26.572	-£44.972
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	-£8.836	-£8.957	-£9.353	-£11.451	-£23.220	-£53.303
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	-£35.925	-£36.086	-£36.655	-£39.664	-£56.524	-£98.009
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£1.002	£0.996	£0.979	£0.886	£0.370	-£0.908
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	-£4.417	-£4.428	-£4.475	-£4.663	-£6.006	-£9.183
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£10.508	£10.465	£10.318	£9.593	£5.284	-£5.470
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	-£6.384	-£6.454	-£6.688	-£7.898	-£14.852	-£32.346
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	-£21.274	-£21.476	-£22.209	-£25.706	-£47.354	-£101.908
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	-£0.295	-£0.295	-£0.348	-£0.295	-£1.674	-£4.431
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£15.913	£15.903	£15.710	£15.694	£10.539	-£0.213
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£63.445	£63.440	£63.292	£63.335	£59.394	£51.292

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.30%	2.42%	8.14%	24.42%
0.26%	0.96%	5.79%	26.32%	78.96%
0.28%	0.97%	5.84%	26.56%	79.68%
0.32%	1.02%	6.18%	28.10%	84.31%
0.26%	0.94%	5.71%	25.96%	77.89%
0.29%	1.05%	6.36%	28.92%	86.76%
0.14%	0.54%	3.59%	14.81%	44.43%
1.31%	5.59%	28.25%	153.71%	461.12%
0.33%	1.19%	7.17%	32.59%	98.36%
0.69%	2.94%	14.88%	81.10%	245.60%
0.34%	1.50%	7.59%	41.29%	123.88%
0.42%	1.89%	9.56%	52.60%	158.27%
1.37%	5.85%	29.59%	162.78%	503.24%
0.45%	2.03%	10.41%	57.34%	172.82%
0.53%	2.30%	11.57%	63.05%	190.61%
0.24%	1.31%	5.56%	35.96%	107.88%
0.40%	1.81%	8.70%	49.71%	152.05%
1.10%	4.77%	23.72%	132.65%	406.69%
0.95%	4.40%	20.84%	122.60%	379.04%
0.00%	17.76%	0.00%	466.72%	1400.15%
0.06%	1.28%	1.38%	33.77%	101.34%
0.01%	0.24%	0.17%	6.39%	19.16%

BLV2: Secondary industrial (Higher)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.25	£0.25	£0.25	£0.24	£0.23	£0.19
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.08	£0.08	£0.08	£0.08	£0.06	£0.02
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.19	£0.19	£0.19	£0.18	£0.14	£0.04
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.30	£0.30	£0.30	£0.28	£0.22	£0.05
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£1.03	£1.02	£1.02	£0.97	£0.76	£0.23
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£1.82	£1.81	£1.80	£1.70	£1.29	£0.24
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£3.82	£3.81	£3.80	£3.68	£3.25	£2.12
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	-£1.22	-£1.24	-£1.29	-£1.57	-£3.10	-£6.87
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£7.49	£7.46	£7.40	£6.95	£5.05	£0.12
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	-£7.27	-£7.32	-£7.49	-£8.36	-£13.17	-£25.14
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	-£14.81	-£14.86	-£15.03	-£15.93	-£20.92	-£33.15
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	-£17.41	-£17.49	-£17.74	-£19.08	-£26.57	-£44.97
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£37.10	-£8.84	-£8.96	-£9.35	-£11.45	-£23.22	-£53.30
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£44.27	-£35.92	-£36.09	-£36.66	-£39.66	-£56.52	-£98.01
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£1.00	£1.00	£0.98	£0.89	£0.37	-£0.91
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	-£4.42	-£4.43	-£4.48	-£4.66	-£6.01	-£9.18
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£10.51	£10.47	£10.32	£9.59	£5.28	-£5.47
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	-£6.38	-£6.45	-£6.69	-£7.90	-£14.85	-£32.35
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£116.43	-£21.27	-£21.48	-£22.21	-£25.71	-£47.35	-£101.91
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£3.00	-£0.30	-£0.30	-£0.35	-£0.30	-£1.67	-£4.43
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£15.91	£15.90	£15.71	£15.69	£10.54	-£0.21
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£63.44	£63.44	£63.29	£63.33	£59.39	£51.29
24	Office	-	0.07	£0.56	-£2.99	-£2.99	-£3.00	-£2.99	-£3.27	-£3.84
25	Office	-	0.10	£0.84	-£5.94	-£5.94	-£5.96	-£5.94	-£6.50	-£7.61
26	Industrial	-	0.14	£1.15	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£4.44	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.30%	2.42%	8.14%	24.42%
0.26%	0.96%	5.79%	26.32%	78.96%
0.28%	0.97%	5.84%	26.56%	79.68%
0.32%	1.02%	6.18%	28.10%	84.31%
0.26%	0.94%	5.71%	25.96%	77.89%
0.29%	1.05%	6.36%	28.92%	86.76%
0.14%	0.54%	3.59%	14.81%	44.43%
1.31%	5.59%	28.25%	153.71%	461.12%
0.33%	1.19%	7.17%	32.59%	98.36%
0.69%	2.94%	14.88%	81.10%	245.60%
0.34%	1.50%	7.59%	41.29%	123.88%
0.42%	1.89%	9.56%	52.60%	158.27%
1.37%	5.85%	29.59%	162.78%	503.24%
0.45%	2.03%	10.41%	57.34%	172.82%
0.53%	2.30%	11.57%	63.05%	190.61%
0.24%	1.31%	5.56%	35.96%	107.88%
0.40%	1.81%	8.70%	49.71%	152.05%
1.10%	4.77%	23.72%	132.65%	406.69%
0.95%	4.40%	20.84%	122.60%	379.04%
0.00%	17.76%	0.00%	466.72%	1400.15%
0.06%	1.28%	1.38%	33.77%	101.34%
0.01%	0.24%	0.17%	6.39%	19.16%
0.00%	0.35%	0.00%	9.49%	28.46%
0.00%	0.35%	0.00%	9.37%	28.12%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 3: Secondary industrial (Lower)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.25	£0.25	£0.25	£0.24	£0.23	£0.19
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.08	£0.08	£0.08	£0.08	£0.06	£0.02
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.19	£0.19	£0.19	£0.18	£0.14	£0.04
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.30	£0.30	£0.30	£0.28	£0.22	£0.05
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£1.03	£1.02	£1.02	£0.97	£0.76	£0.23
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£1.82	£1.81	£1.80	£1.70	£1.29	£0.24
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£3.82	£3.81	£3.80	£3.68	£3.25	£2.12
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	-£1.22	-£1.24	-£1.29	-£1.57	-£3.10	-£6.87
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£7.49	£7.46	£7.40	£6.95	£5.05	£0.12
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	-£7.27	-£7.32	-£7.49	-£8.36	-£13.17	-£25.14
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	-£14.81	-£14.86	-£15.03	-£15.93	-£20.92	-£33.15
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	-£17.41	-£17.49	-£17.74	-£19.08	-£26.57	-£44.97
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£19.69	-£8.84	-£8.96	-£9.35	-£11.45	-£23.22	-£53.30
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£23.49	-£35.92	-£36.09	-£36.66	-£39.66	-£56.52	-£98.01
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£1.00	£1.00	£0.98	£0.89	£0.37	-£0.91
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	-£4.42	-£4.43	-£4.48	-£4.66	-£6.01	-£9.18
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£10.51	£10.47	£10.32	£9.59	£5.28	-£5.47
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	-£6.38	-£6.45	-£6.69	-£7.90	-£14.85	-£32.35
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£61.79	-£21.27	-£21.48	-£22.21	-£25.71	-£47.35	-£101.91
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.59	-£0.30	-£0.30	-£0.35	-£0.30	-£1.67	-£4.43
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£15.91	£15.90	£15.71	£15.69	£10.54	-£0.21
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£63.44	£63.44	£63.29	£63.33	£59.39	£51.29
24	Office	-	0.07	£0.30	-£2.99	-£2.99	-£3.00	-£2.99	-£3.27	-£3.84
25	Office	-	0.10	£0.45	-£5.94	-£5.94	-£5.96	-£5.94	-£6.50	-£7.61
26	Industrial	-	0.14	£0.61	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.36	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.30%	2.42%	8.14%	24.42%
0.26%	0.96%	5.79%	26.32%	78.96%
0.28%	0.97%	5.84%	26.56%	79.68%
0.32%	1.02%	6.18%	28.10%	84.31%
0.26%	0.94%	5.71%	25.96%	77.89%
0.29%	1.05%	6.36%	28.92%	86.76%
0.14%	0.54%	3.59%	14.81%	44.43%
1.31%	5.59%	28.25%	153.71%	461.12%
0.33%	1.19%	7.17%	32.59%	98.36%
0.69%	2.94%	14.88%	81.10%	245.60%
0.34%	1.50%	7.59%	41.29%	123.88%
0.42%	1.89%	9.56%	52.60%	158.27%
1.37%	5.85%	29.59%	162.78%	503.24%
0.45%	2.03%	10.41%	57.34%	172.82%
0.53%	2.30%	11.57%	63.05%	190.61%
0.24%	1.31%	5.56%	35.96%	107.88%
0.40%	1.81%	8.70%	49.71%	152.05%
1.10%	4.77%	23.72%	132.65%	406.69%
0.95%	4.40%	20.84%	122.60%	379.04%
0.00%	17.76%	0.00%	466.72%	1400.15%
0.06%	1.28%	1.38%	33.77%	101.34%
0.01%	0.24%	0.17%	6.39%	19.16%
0.00%	0.35%	0.00%	9.49%	28.46%
0.00%	0.35%	0.00%	9.37%	28.12%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 4: Undeveloped/vacant sites

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.25	£0.25	£0.25	£0.24	£0.23	£0.19
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.08	£0.08	£0.08	£0.08	£0.06	£0.02
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.19	£0.19	£0.19	£0.18	£0.14	£0.04
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.30	£0.30	£0.30	£0.28	£0.22	£0.05
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£1.03	£1.02	£1.02	£0.97	£0.76	£0.23
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£1.82	£1.81	£1.80	£1.70	£1.29	£0.24
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£3.82	£3.81	£3.80	£3.68	£3.25	£2.12
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	-£1.22	-£1.24	-£1.29	-£1.57	-£3.10	-£6.87
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£7.49	£7.46	£7.40	£6.95	£5.05	£0.12
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	-£7.27	-£7.32	-£7.49	-£8.36	-£13.17	-£25.14
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	-£14.81	-£14.86	-£15.03	-£15.93	-£20.92	-£33.15
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	-£17.41	-£17.49	-£17.74	-£19.08	-£26.57	-£44.97
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£18.65	-£8.84	-£8.96	-£9.35	-£11.45	-£23.22	-£53.30
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£22.25	-£35.92	-£36.09	-£36.66	-£39.66	-£56.52	-£98.01
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£1.00	£1.00	£0.98	£0.89	£0.37	-£0.91
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	-£4.42	-£4.43	-£4.48	-£4.66	-£6.01	-£9.18
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£10.51	£10.47	£10.32	£9.59	£5.28	-£5.47
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	-£6.38	-£6.45	-£6.69	-£7.90	-£14.85	-£32.35
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£58.52	-£21.27	-£21.48	-£22.21	-£25.71	-£47.35	-£101.91
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.51	-£0.30	-£0.30	-£0.35	-£0.30	-£1.67	-£4.43
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£15.91	£15.90	£15.71	£15.69	£10.54	-£0.21
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£63.44	£63.44	£63.29	£63.33	£59.39	£51.29
24	Office	-	0.07	£0.28	-£2.99	-£2.99	-£3.00	-£2.99	-£3.27	-£3.84
25	Office	-	0.10	£0.42	-£5.94	-£5.94	-£5.96	-£5.94	-£6.50	-£7.61
26	Industrial	-	0.14	£0.58	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.23	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.30%	2.42%	8.14%	24.42%
0.26%	0.96%	5.79%	26.32%	78.96%
0.28%	0.97%	5.84%	26.56%	79.68%
0.32%	1.02%	6.18%	28.10%	84.31%
0.26%	0.94%	5.71%	25.96%	77.89%
0.29%	1.05%	6.36%	28.92%	86.76%
0.14%	0.54%	3.59%	14.81%	44.43%
1.31%	5.59%	28.25%	153.71%	461.12%
0.33%	1.19%	7.17%	32.59%	98.36%
0.69%	2.94%	14.88%	81.10%	245.60%
0.34%	1.50%	7.59%	41.29%	123.88%
0.42%	1.89%	9.56%	52.60%	158.27%
1.37%	5.85%	29.59%	162.78%	503.24%
0.45%	2.03%	10.41%	57.34%	172.82%
0.53%	2.30%	11.57%	63.05%	190.61%
0.24%	1.31%	5.56%	35.96%	107.88%
0.40%	1.81%	8.70%	49.71%	152.05%
1.10%	4.77%	23.72%	132.65%	406.69%
0.95%	4.40%	20.84%	122.60%	379.04%
0.00%	17.76%	0.00%	466.72%	1400.15%
0.06%	1.28%	1.38%	33.77%	101.34%
0.01%	0.24%	0.17%	6.39%	19.16%
0.00%	0.35%	0.00%	9.49%	28.46%
0.00%	0.35%	0.00%	9.37%	28.12%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

RB GREENWICH LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £6,997 | Thamesmead | AH tenure (rent / SO): 60% 40% | AH % 35% | CTL + R to run macro | Macro 8

BLV1: Secondary offices

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.246	£0.246	£0.245	£0.240	£0.226	£0.186
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.082	£0.082	£0.082	£0.078	£0.060	£0.017
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.190	£0.189	£0.188	£0.179	£0.139	£0.037
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.297	£0.296	£0.294	£0.278	£0.212	£0.043
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£1.015	£1.012	£1.005	£0.956	£0.749	£0.216
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£1.795	£1.790	£1.776	£1.679	£1.270	£0.219
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£3.796	£3.791	£3.776	£3.660	£3.231	£2.100
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	-£1.288	-£1.304	-£1.357	-£1.634	-£3.169	-£6.931
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£7.384	£7.359	£7.295	£6.847	£4.944	£0.019
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	-£7.483	-£7.533	-£7.697	-£8.565	-£13.386	-£25.351
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	-£15.021	-£15.072	-£15.243	-£16.145	-£21.136	-£33.366
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	-£17.744	-£17.816	-£18.073	-£19.408	-£26.909	-£45.308
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	-£9.422	-£9.543	-£9.939	-£12.037	-£23.825	-£53.928
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	-£36.730	-£36.894	-£37.472	-£40.481	-£57.355	-£98.840
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£1.123	£1.118	£1.100	£1.007	£0.491	-£0.784
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	-£4.075	-£4.085	-£4.133	-£4.320	-£5.663	-£8.840
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£11.484	£11.441	£11.294	£10.569	£6.276	-£4.430
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	-£6.704	-£6.775	-£7.009	-£8.219	-£15.183	-£32.682
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	-£21.179	-£21.382	-£22.114	-£25.612	-£47.257	-£101.808
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	£0.096	£0.096	£0.045	£0.096	-£1.280	-£4.037
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£15.871	£15.861	£15.668	£15.651	£10.497	-£0.256
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£63.810	£63.805	£63.657	£63.701	£59.759	£51.657

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.30%	2.43%	8.17%	24.51%
0.27%	0.97%	5.85%	26.59%	79.78%
0.29%	0.98%	5.91%	26.86%	80.58%
0.33%	1.03%	6.26%	28.47%	85.40%
0.26%	0.95%	5.77%	26.24%	78.71%
0.29%	1.06%	6.44%	29.26%	87.78%
0.14%	0.54%	3.61%	14.89%	44.68%
1.24%	5.31%	26.84%	146.01%	438.04%
0.34%	1.20%	7.27%	33.04%	99.75%
0.67%	2.86%	14.46%	78.89%	238.79%
0.34%	1.48%	7.48%	40.71%	122.13%
0.41%	1.86%	9.38%	51.65%	155.35%
1.28%	5.49%	27.75%	152.86%	472.35%
0.45%	2.02%	10.21%	56.15%	169.10%
0.47%	2.05%	10.32%	56.24%	169.84%
0.26%	1.42%	6.03%	38.98%	116.95%
0.37%	1.66%	7.97%	45.35%	138.58%
1.05%	4.54%	22.58%	126.47%	387.47%
0.96%	4.42%	20.93%	123.13%	380.69%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.28%	1.38%	33.86%	101.61%
0.01%	0.24%	0.17%	6.35%	19.05%

BLV2: Secondary industrial (Higher)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.25	£0.25	£0.25	£0.24	£0.23	£0.19
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.08	£0.08	£0.08	£0.08	£0.06	£0.02
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.19	£0.19	£0.19	£0.18	£0.14	£0.04
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.30	£0.30	£0.29	£0.28	£0.21	£0.04
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£1.01	£1.01	£1.01	£0.96	£0.75	£0.22
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£1.79	£1.79	£1.78	£1.68	£1.27	£0.22
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£3.80	£3.79	£3.78	£3.66	£3.23	£2.10
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	-£1.29	-£1.30	-£1.36	-£1.63	-£3.17	-£6.93
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£7.38	£7.36	£7.30	£6.85	£4.94	£0.02
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	-£7.48	-£7.53	-£7.70	-£8.57	-£13.39	-£25.35
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	-£15.02	-£15.07	-£15.24	-£16.14	-£21.14	-£33.37
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	-£17.74	-£17.82	-£18.07	-£19.41	-£26.91	-£45.31
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£37.10	-£9.42	-£9.54	-£9.94	-£12.04	-£23.83	-£53.93
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£44.27	-£36.73	-£36.89	-£37.47	-£40.48	-£57.35	-£98.84
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£1.12	£1.12	£1.10	£1.01	£0.49	-£0.78
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	-£4.07	-£4.09	-£4.13	-£4.32	-£5.66	-£8.84
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£11.48	£11.44	£11.29	£10.57	£6.28	-£4.43
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	-£6.70	-£6.77	-£7.01	-£8.22	-£15.18	-£32.68
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£116.43	-£21.18	-£21.38	-£22.11	-£25.61	-£47.26	-£101.81
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£3.00	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£15.87	£15.86	£15.67	£15.65	£10.50	-£0.26
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£63.81	£63.81	£63.66	£63.70	£59.76	£51.66
24	Office	-	0.07	£0.56	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.84	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£1.15	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£4.44	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.30%	2.43%	8.17%	24.51%
0.27%	0.97%	5.85%	26.59%	79.78%
0.29%	0.98%	5.91%	26.86%	80.58%
0.33%	1.03%	6.26%	28.47%	85.40%
0.26%	0.95%	5.77%	26.24%	78.71%
0.29%	1.06%	6.44%	29.26%	87.78%
0.14%	0.54%	3.61%	14.89%	44.68%
1.24%	5.31%	26.84%	146.01%	438.04%
0.34%	1.20%	7.27%	33.04%	99.75%
0.67%	2.86%	14.46%	78.89%	238.79%
0.34%	1.48%	7.48%	40.71%	122.13%
0.41%	1.86%	9.38%	51.65%	155.35%
1.28%	5.49%	27.75%	152.86%	472.35%
0.45%	2.02%	10.21%	56.15%	169.10%
0.47%	2.05%	10.32%	56.24%	169.84%
0.26%	1.42%	6.03%	38.98%	116.95%
0.37%	1.66%	7.97%	45.35%	138.58%
1.05%	4.54%	22.58%	126.47%	387.47%
0.96%	4.42%	20.93%	123.13%	380.69%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.28%	1.38%	33.86%	101.61%
0.01%	0.24%	0.17%	6.35%	19.05%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 3: Secondary industrial (Lower)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.25	£0.25	£0.25	£0.24	£0.23	£0.19
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.08	£0.08	£0.08	£0.08	£0.06	£0.02
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.19	£0.19	£0.19	£0.18	£0.14	£0.04
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.30	£0.30	£0.29	£0.28	£0.21	£0.04
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£1.01	£1.01	£1.01	£0.96	£0.75	£0.22
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£1.79	£1.79	£1.78	£1.68	£1.27	£0.22
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£3.80	£3.79	£3.78	£3.66	£3.23	£2.10
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	-£1.29	-£1.30	-£1.36	-£1.63	-£3.17	-£6.93
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£7.38	£7.36	£7.30	£6.85	£4.94	£0.02
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	-£7.48	-£7.53	-£7.70	-£8.57	-£13.39	-£25.35
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	-£15.02	-£15.07	-£15.24	-£16.14	-£21.14	-£33.37
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	-£17.74	-£17.82	-£18.07	-£19.41	-£26.91	-£45.31
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£19.69	-£9.42	-£9.54	-£9.94	-£12.04	-£23.83	-£53.93
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£23.49	-£36.73	-£36.89	-£37.47	-£40.48	-£57.35	-£98.84
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£1.12	£1.12	£1.10	£1.01	£0.49	-£0.78
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	-£4.07	-£4.09	-£4.13	-£4.32	-£5.66	-£8.84
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£11.48	£11.44	£11.29	£10.57	£6.28	-£4.43
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	-£6.70	-£6.77	-£7.01	-£8.22	-£15.18	-£32.68
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£61.79	-£21.18	-£21.38	-£22.11	-£25.61	-£47.26	-£101.81
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.59	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£15.87	£15.86	£15.67	£15.65	£10.50	-£0.26
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£63.81	£63.81	£63.66	£63.70	£59.76	£51.66
24	Office	-	0.07	£0.30	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.45	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.61	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.36	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.30%	2.43%	8.17%	24.51%
0.27%	0.97%	5.85%	26.59%	79.78%
0.29%	0.98%	5.91%	26.86%	80.58%
0.33%	1.03%	6.26%	28.47%	85.40%
0.26%	0.95%	5.77%	26.24%	78.71%
0.29%	1.06%	6.44%	29.26%	87.78%
0.14%	0.54%	3.61%	14.89%	44.68%
1.24%	5.31%	26.84%	146.01%	438.04%
0.34%	1.20%	7.27%	33.04%	99.75%
0.67%	2.86%	14.46%	78.89%	238.79%
0.34%	1.48%	7.48%	40.71%	122.13%
0.41%	1.86%	9.38%	51.65%	155.35%
1.28%	5.49%	27.75%	152.86%	472.35%
0.45%	2.02%	10.21%	56.15%	169.10%
0.47%	2.05%	10.32%	56.24%	169.84%
0.26%	1.42%	6.03%	38.98%	116.95%
0.37%	1.66%	7.97%	45.35%	138.58%
1.05%	4.54%	22.58%	126.47%	387.47%
0.96%	4.42%	20.93%	123.13%	380.69%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.28%	1.38%	33.86%	101.61%
0.01%	0.24%	0.17%	6.35%	19.05%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 4: Undeveloped/vacant sites

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.25	£0.25	£0.25	£0.24	£0.23	£0.19
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.08	£0.08	£0.08	£0.08	£0.06	£0.02
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.19	£0.19	£0.19	£0.18	£0.14	£0.04
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.30	£0.30	£0.29	£0.28	£0.21	£0.04
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£1.01	£1.01	£1.01	£0.96	£0.75	£0.22
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£1.79	£1.79	£1.78	£1.68	£1.27	£0.22
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£3.80	£3.79	£3.78	£3.66	£3.23	£2.10
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	-£1.29	-£1.30	-£1.36	-£1.63	-£3.17	-£6.93
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£7.38	£7.36	£7.30	£6.85	£4.94	£0.02
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	-£7.48	-£7.53	-£7.70	-£8.57	-£13.39	-£25.35
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	-£15.02	-£15.07	-£15.24	-£16.14	-£21.14	-£33.37
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	-£17.74	-£17.82	-£18.07	-£19.41	-£26.91	-£45.31
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£18.65	-£9.42	-£9.54	-£9.94	-£12.04	-£23.83	-£53.93
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£22.25	-£36.73	-£36.89	-£37.47	-£40.48	-£57.35	-£98.84
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£1.12	£1.12	£1.10	£1.01	£0.49	-£0.78
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	-£4.07	-£4.09	-£4.13	-£4.32	-£5.66	-£8.84
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£11.48	£11.44	£11.29	£10.57	£6.28	-£4.43
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	-£6.70	-£6.77	-£7.01	-£8.22	-£15.18	-£32.68
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£58.52	-£21.18	-£21.38	-£22.11	-£25.61	-£47.26	-£101.81
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.51	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£15.87	£15.86	£15.67	£15.65	£10.50	-£0.26
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£63.81	£63.81	£63.66	£63.70	£59.76	£51.66
24	Office	-	0.07	£0.28	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.42	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.58	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.23	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.09%	0.30%	2.43%	8.17%	24.51%
0.27%	0.97%	5.85%	26.59%	79.78%
0.29%	0.98%	5.91%	26.86%	80.58%
0.33%	1.03%	6.26%	28.47%	85.40%
0.26%	0.95%	5.77%	26.24%	78.71%
0.29%	1.06%	6.44%	29.26%	87.78%
0.14%	0.54%	3.61%	14.89%	44.68%
1.24%	5.31%	26.84%	146.01%	438.04%
0.34%	1.20%	7.27%	33.04%	99.75%
0.67%	2.86%	14.46%	78.89%	238.79%
0.34%	1.48%	7.48%	40.71%	122.13%
0.41%	1.86%	9.38%	51.65%	155.35%
1.28%	5.49%	27.75%	152.86%	472.35%
0.45%	2.02%	10.21%	56.15%	169.10%
0.47%	2.05%	10.32%	56.24%	169.84%
0.26%	1.42%	6.03%	38.98%	116.95%
0.37%	1.66%	7.97%	45.35%	138.58%
1.05%	4.54%	22.58%	126.47%	387.47%
0.96%	4.42%	20.93%	123.13%	380.69%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.06%	1.28%	1.38%	33.86%	101.61%
0.01%	0.24%	0.17%	6.35%	19.05%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

RB GREENWICH LOCAL PLAN VIABILITY TESTING

Sales value (£ psm): £6,458 AH tenure (rent / SO): 60% 40% CTL + R to run macro Macro 8

AH %: 35%

BLV1: Secondary offices

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.77	£0.212	£0.212	£0.211	£0.206	£0.192	£0.152
2	Residential Small site - low density - 2 flats	2	0.04	£0.61	£0.056	£0.055	£0.055	£0.051	£0.034	-£0.010
3	Residential Small site - medium density - 5 flats	5	0.05	£0.77	£0.128	£0.128	£0.127	£0.117	£0.077	-£0.025
4	Residential Small site - medium density - 9 flats	9	0.10	£1.54	£0.198	£0.197	£0.195	£0.180	£0.114	-£0.056
5	Residential Medium site - medium density - 25 flats	25	0.19	£2.92	£0.697	£0.694	£0.687	£0.638	£0.431	-£0.103
6	Residential Medium site - medium density - 50 flats	50	0.50	£7.69	£1.187	£1.182	£1.168	£1.071	£0.662	-£0.395
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£7.69	£3.022	£3.017	£3.002	£2.885	£2.457	£1.326
8	Residential Large site - high density - 150 flats	150	0.42	£6.46	-£3.058	-£3.074	-£3.127	-£3.404	-£4.939	-£8.701
9	Residential Large site - medium density - 250 flats	250	1.50	£23.06	£4.659	£4.634	£4.570	£4.122	£2.213	-£2.791
10	Residential Large site - high density - 500 flats	500	1.53	£23.52	-£12.727	-£12.779	-£12.945	-£13.827	-£18.710	-£30.676
11	Residential Large site - high density - 500 flats	500	1.10	£16.91	-£20.060	-£20.111	-£20.283	-£21.184	-£26.175	-£38.405
12	Residential Large site - high density - 800 flats	800	2.00	£30.74	-£25.608	-£25.682	-£25.943	-£27.299	-£34.808	-£53.207
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£70.25	-£22.500	-£22.625	-£23.035	-£25.201	-£37.454	-£67.808
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£83.82	-£54.325	-£54.492	-£55.080	-£58.138	-£75.068	-£116.553
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£4.30	£0.513	£0.508	£0.490	£0.397	-£0.121	-£1.404
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£5.69	-£5.272	-£5.282	-£5.330	-£5.517	-£6.860	-£10.037
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£53.49	£6.985	£6.942	£6.792	£6.055	£1.715	-£9.217
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£62.87	-£14.313	-£14.386	-£14.628	-£15.877	-£23.032	-£40.609
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£220.43	-£43.460	-£43.669	-£44.426	-£48.086	-£70.633	-£125.382
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£5.69	£0.096	£0.096	£0.045	£0.096	-£1.280	-£4.037
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£11.53	£14.701	£14.691	£14.498	£14.481	£9.327	-£1.445
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£13.53	£63.216	£63.211	£63.063	£63.106	£59.165	£51.063

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.10%	0.34%	2.82%	9.49%	28.48%
0.39%	1.43%	8.68%	39.44%	118.62%
0.43%	1.44%	8.74%	39.71%	119.45%
0.49%	1.55%	9.38%	42.64%	128.39%
0.39%	1.39%	8.40%	38.20%	114.84%
0.44%	1.61%	9.73%	44.25%	133.27%
0.17%	0.68%	4.53%	18.71%	56.13%
0.52%	2.24%	11.31%	61.50%	184.51%
0.53%	1.90%	11.52%	52.50%	159.91%
0.40%	1.71%	8.64%	47.01%	141.02%
0.25%	1.11%	5.60%	30.48%	91.45%
0.29%	1.31%	6.60%	35.92%	107.77%
0.56%	2.37%	12.00%	66.46%	201.36%
0.31%	1.39%	7.02%	38.18%	114.55%
1.03%	4.50%	22.59%	123.52%	373.83%
0.20%	1.10%	4.66%	30.13%	90.39%
0.62%	2.77%	13.31%	75.44%	231.96%
0.51%	2.20%	10.93%	60.92%	183.72%
0.48%	2.22%	10.64%	62.52%	188.50%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.07%	1.38%	1.49%	36.56%	109.83%
0.01%	0.24%	0.17%	6.41%	19.22%

BLV2: Secondary industrial (Higher)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.41	£0.21	£0.21	£0.21	£0.21	£0.19	£0.15
2	Residential Small site - low density - 2 flats	2	0.04	£0.32	£0.06	£0.06	£0.05	£0.05	£0.03	-£0.01
3	Residential Small site - medium density - 5 flats	5	0.05	£0.41	£0.13	£0.13	£0.13	£0.12	£0.08	-£0.02
4	Residential Small site - medium density - 9 flats	9	0.10	£0.81	£0.20	£0.20	£0.20	£0.18	£0.11	-£0.06
5	Residential Medium site - medium density - 25 flats	25	0.19	£1.54	£0.70	£0.69	£0.69	£0.64	£0.43	-£0.10
6	Residential Medium site - medium density - 50 flats	50	0.50	£4.06	£1.19	£1.18	£1.17	£1.07	£0.66	-£0.39
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£4.06	£3.02	£3.02	£3.00	£2.89	£2.46	£1.33
8	Residential Large site - high density - 150 flats	150	0.42	£3.41	-£3.06	-£3.07	-£3.13	-£3.40	-£4.94	-£8.70
9	Residential Large site - medium density - 250 flats	250	1.50	£12.18	£4.66	£4.63	£4.57	£4.12	£2.21	-£2.79
10	Residential Large site - high density - 500 flats	500	1.53	£12.42	-£12.73	-£12.78	-£12.95	-£13.83	-£18.71	-£30.68
11	Residential Large site - high density - 500 flats	500	1.10	£8.93	-£20.06	-£20.11	-£20.28	-£21.18	-£26.18	-£38.41
12	Residential Large site - high density - 800 flats	800	2.00	£16.24	-£25.61	-£25.68	-£25.94	-£27.30	-£34.81	-£53.21
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£37.10	-£22.50	-£22.63	-£23.03	-£25.20	-£37.45	-£67.81
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£44.27	-£54.33	-£54.49	-£55.08	-£58.14	-£75.07	-£116.55
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£2.27	£0.51	£0.51	£0.49	£0.40	-£0.12	-£1.40
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£3.00	-£5.27	-£5.28	-£5.33	-£5.52	-£6.86	-£10.04
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£28.25	£6.98	£6.94	£6.79	£6.06	£1.72	-£9.22
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£33.21	-£14.31	-£14.39	-£14.63	-£15.88	-£23.03	-£40.61
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£116.43	-£43.46	-£43.67	-£44.43	-£48.09	-£70.63	-£125.38
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£3.00	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£6.09	£14.70	£14.69	£14.50	£14.48	£9.33	-£1.45
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£7.14	£63.22	£63.21	£63.06	£63.11	£59.17	£51.06
24	Office	-	0.07	£0.56	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.84	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£1.15	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£4.44	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.10%	0.34%	2.82%	9.49%	28.48%
0.39%	1.43%	8.68%	39.44%	118.62%
0.43%	1.44%	8.74%	39.71%	119.45%
0.49%	1.55%	9.38%	42.64%	128.39%
0.39%	1.39%	8.40%	38.20%	114.84%
0.44%	1.61%	9.73%	44.25%	133.27%
0.17%	0.68%	4.53%	18.71%	56.13%
0.52%	2.24%	11.31%	61.50%	184.51%
0.53%	1.90%	11.52%	52.50%	159.91%
0.40%	1.71%	8.64%	47.01%	141.02%
0.25%	1.11%	5.60%	30.48%	91.45%
0.29%	1.31%	6.60%	35.92%	107.77%
0.56%	2.37%	12.00%	66.46%	201.36%
0.31%	1.39%	7.02%	38.18%	114.55%
1.03%	4.50%	22.59%	123.52%	373.83%
0.20%	1.10%	4.66%	30.13%	90.39%
0.62%	2.77%	13.31%	75.44%	231.96%
0.51%	2.20%	10.93%	60.92%	183.72%
0.48%	2.22%	10.64%	62.52%	188.50%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.07%	1.38%	1.49%	36.56%	109.83%
0.01%	0.24%	0.17%	6.41%	19.22%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 3: Secondary industrial (Lower)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.22	£0.21	£0.21	£0.21	£0.21	£0.19	£0.15
2	Residential Small site - low density - 2 flats	2	0.04	£0.17	£0.06	£0.06	£0.05	£0.05	£0.03	-£0.01
3	Residential Small site - medium density - 5 flats	5	0.05	£0.22	£0.13	£0.13	£0.13	£0.12	£0.08	-£0.02
4	Residential Small site - medium density - 9 flats	9	0.10	£0.43	£0.20	£0.20	£0.20	£0.18	£0.11	-£0.06
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.82	£0.70	£0.69	£0.69	£0.64	£0.43	-£0.10
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.15	£1.19	£1.18	£1.17	£1.07	£0.66	-£0.39
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.15	£3.02	£3.02	£3.00	£2.89	£2.46	£1.33
8	Residential Large site - high density - 150 flats	150	0.42	£1.81	-£3.06	-£3.07	-£3.13	-£3.40	-£4.94	-£8.70
9	Residential Large site - medium density - 250 flats	250	1.50	£6.46	£4.66	£4.63	£4.57	£4.12	£2.21	-£2.79
10	Residential Large site - high density - 500 flats	500	1.53	£6.59	-£12.73	-£12.78	-£12.95	-£13.83	-£18.71	-£30.68
11	Residential Large site - high density - 500 flats	500	1.10	£4.74	-£20.06	-£20.11	-£20.28	-£21.18	-£26.18	-£38.41
12	Residential Large site - high density - 800 flats	800	2.00	£8.62	-£25.61	-£25.68	-£25.94	-£27.30	-£34.81	-£53.21
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£19.69	-£22.50	-£22.63	-£23.03	-£25.20	-£37.45	-£67.81
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£23.49	-£54.33	-£54.49	-£55.08	-£58.14	-£75.07	-£116.55
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.21	£0.51	£0.51	£0.49	£0.40	-£0.12	-£1.40
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.59	-£5.27	-£5.28	-£5.33	-£5.52	-£6.86	-£10.04
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£15.00	£6.98	£6.94	£6.79	£6.06	£1.72	-£9.22
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£17.62	-£14.31	-£14.39	-£14.63	-£15.88	-£23.03	-£40.61
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£61.79	-£43.46	-£43.67	-£44.43	-£48.09	-£70.63	-£125.38
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.59	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.23	£14.70	£14.69	£14.50	£14.48	£9.33	-£1.45
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.79	£63.22	£63.21	£63.06	£63.11	£59.17	£51.06
24	Office	-	0.07	£0.30	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.45	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.61	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.36	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.10%	0.34%	2.82%	9.49%	28.48%
0.39%	1.43%	8.68%	39.44%	118.62%
0.43%	1.44%	8.74%	39.71%	119.45%
0.49%	1.55%	9.38%	42.64%	128.39%
0.39%	1.39%	8.40%	38.20%	114.84%
0.44%	1.61%	9.73%	44.25%	133.27%
0.17%	0.68%	4.53%	18.71%	56.13%
0.52%	2.24%	11.31%	61.50%	184.51%
0.53%	1.90%	11.52%	52.50%	159.91%
0.40%	1.71%	8.64%	47.01%	141.02%
0.25%	1.11%	5.60%	30.48%	91.45%
0.29%	1.31%	6.60%	35.92%	107.77%
0.56%	2.37%	12.00%	66.46%	201.36%
0.31%	1.39%	7.02%	38.18%	114.55%
1.03%	4.50%	22.59%	123.52%	373.83%
0.20%	1.10%	4.66%	30.13%	90.39%
0.62%	2.77%	13.31%	75.44%	231.96%
0.51%	2.20%	10.93%	60.92%	183.72%
0.48%	2.22%	10.64%	62.52%	188.50%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.07%	1.38%	1.49%	36.56%	109.83%
0.01%	0.24%	0.17%	6.41%	19.22%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

BLV 4: Undeveloped/vacant sites

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
1	Residential Small site - 2 houses	2	0.05	£0.20	£0.21	£0.21	£0.21	£0.21	£0.19	£0.15
2	Residential Small site - low density - 2 flats	2	0.04	£0.16	£0.06	£0.06	£0.05	£0.05	£0.03	-£0.01
3	Residential Small site - medium density - 5 flats	5	0.05	£0.20	£0.13	£0.13	£0.13	£0.12	£0.08	-£0.02
4	Residential Small site - medium density - 9 flats	9	0.10	£0.41	£0.20	£0.20	£0.20	£0.18	£0.11	-£0.06
5	Residential Medium site - medium density - 25 flats	25	0.19	£0.78	£0.70	£0.69	£0.69	£0.64	£0.43	-£0.10
6	Residential Medium site - medium density - 50 flats	50	0.50	£2.04	£1.19	£1.18	£1.17	£1.07	£0.66	-£0.39
7	Residential Medium site - medium density - 50 flats and houses	50	0.50	£2.04	£3.02	£3.02	£3.00	£2.89	£2.46	£1.33
8	Residential Large site - high density - 150 flats	150	0.42	£1.71	-£3.06	-£3.07	-£3.13	-£3.40	-£4.94	-£8.70
9	Residential Large site - medium density - 250 flats	250	1.50	£6.12	£4.66	£4.63	£4.57	£4.12	£2.21	-£2.79
10	Residential Large site - high density - 500 flats	500	1.53	£6.24	-£12.73	-£12.78	-£12.95	-£13.83	-£18.71	-£30.68
11	Residential Large site - high density - 500 flats	500	1.10	£4.49	-£20.06	-£20.11	-£20.28	-£21.18	-£26.18	-£38.41
12	Residential Large site - high density - 800 flats	800	2.00	£8.16	-£25.61	-£25.68	-£25.94	-£27.30	-£34.81	-£53.21
13	Residential Large site - high density - 1,500 flats	1,500	4.57	£18.65	-£22.50	-£22.63	-£23.03	-£25.20	-£37.45	-£67.81
14	Residential Large site - high density - 2,000 flats	2,000	5.45	£22.25	-£54.33	-£54.49	-£55.08	-£58.14	-£75.07	-£116.55
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	0.28	£1.14	£0.51	£0.51	£0.49	£0.40	-£0.12	-£1.40
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	0.37	£1.51	-£5.27	-£5.28	-£5.33	-£5.52	-£6.86	-£10.04
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	3.48	£14.20	£6.98	£6.94	£6.79	£6.06	£1.72	-£9.22
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	4.09	£16.69	-£14.31	-£14.39	-£14.63	-£15.88	-£23.03	-£40.61
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	14.34	£58.52	-£43.46	-£43.67	-£44.43	-£48.09	-£70.63	-£125.38
21	PBSA - 220 Student Rooms and ground floor commercial use	-	0.37	£1.51	£0.10	£0.10	£0.04	£0.10	-£1.28	-£4.04
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	0.75	£3.06	£14.70	£14.69	£14.50	£14.48	£9.33	-£1.45
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	0.88	£3.59	£63.22	£63.21	£63.06	£63.11	£59.17	£51.06
24	Office	-	0.07	£0.28	-£2.27	-£2.27	-£2.28	-£2.27	-£2.56	-£3.12
25	Office	-	0.10	£0.42	-£4.56	-£4.56	-£4.58	-£4.56	-£5.12	-£6.23
26	Industrial	-	0.14	£0.58	£0.42	£0.42	£0.42	£0.42	£0.32	£0.13
27	Industrial	-	0.55	£2.23	£3.65	£3.65	£3.64	£3.65	£3.39	£2.86

% change in residual land values resulting from policy change

EVC	BNG (10%)	Access	NZC Op	NZC Op & Emb
0.10%	0.34%	2.82%	9.49%	28.48%
0.39%	1.43%	8.68%	39.44%	118.62%
0.43%	1.44%	8.74%	39.71%	119.45%
0.49%	1.55%	9.38%	42.64%	128.39%
0.39%	1.39%	8.40%	38.20%	114.84%
0.44%	1.61%	9.73%	44.25%	133.27%
0.17%	0.68%	4.53%	18.71%	56.13%
0.52%	2.24%	11.31%	61.50%	184.51%
0.53%	1.90%	11.52%	52.50%	159.91%
0.40%	1.71%	8.64%	47.01%	141.02%
0.25%	1.11%	5.60%	30.48%	91.45%
0.29%	1.31%	6.60%	35.92%	107.77%
0.56%	2.37%	12.00%	66.46%	201.36%
0.31%	1.39%	7.02%	38.18%	114.55%
1.03%	4.50%	22.59%	123.52%	373.83%
0.20%	1.10%	4.66%	30.13%	90.39%
0.62%	2.77%	13.31%	75.44%	231.96%
0.51%	2.20%	10.93%	60.92%	183.72%
0.48%	2.22%	10.64%	62.52%	188.50%
0.00%	53.51%	0.00%	1427.24%	4285.00%
0.07%	1.38%	1.49%	36.56%	109.83%
0.01%	0.24%	0.17%	6.41%	19.22%
0.00%	0.46%	0.00%	12.46%	37.39%
0.00%	0.46%	0.00%	12.20%	36.60%
0.00%	0.86%	0.00%	22.62%	67.85%
0.00%	0.28%	0.00%	7.24%	21.73%

Appendix 14 - Cumulative policy impacts

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £10,172 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	489,942	489,724	488,992	482,285	461,803	420,839
2	Residential Small site - low density - 2 flats	2	614,877	222,941	222,722	221,818	216,097	190,919	140,563
3	Residential Small site - medium density - 5 flats	5	768,596	518,254	517,708	515,604	502,283	443,653	326,397
4	Residential Small site - medium density - 9 flats	9	1,537,192	837,372	836,396	832,909	810,824	713,631	519,243
5	Residential Medium site - medium density - 25 flats	25	2,920,665	2,616,955	2,614,271	2,603,286	2,533,729	2,227,611	1,615,378
6	Residential Medium site - medium density - 50 flats	50	7,685,960	4,851,404	4,846,138	4,824,470	4,687,265	4,083,439	2,875,787
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	8,118,020	8,112,839	8,090,667	7,933,818	7,315,144	6,070,633
8	Residential Large site - high density - 150 flats	150	6,456,206	7,488,440	7,472,949	7,399,487	6,991,310	4,947,021	858,440
9	Residential Large site - medium density - 250 flats	250	23,057,880	21,041,963	21,017,445	20,918,406	20,291,290	17,531,409	11,977,843
10	Residential Large site - high density - 500 flats	500	23,519,037	17,929,539	17,883,228	17,664,248	16,447,531	10,258,066	-2,361,494
11	Residential Large site - high density - 500 flats	500	16,909,112	9,102,209	9,055,141	8,827,660	7,563,644	1,129,797	-12,177,725
12	Residential Large site - high density - 800 flats	800	30,743,840	19,488,192	19,423,390	19,097,412	17,263,650	7,996,170	-11,262,421
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	53,350,558	53,251,065	52,779,245	50,151,574	36,678,842	7,677,229
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	44,283,714	44,154,196	43,502,165	39,879,295	21,065,608	-20,421,573
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	4,512,396	4,507,131	4,481,481	4,339,962	3,629,234	2,207,778
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	2,676,654	2,666,133	2,603,814	2,299,743	574,630	-2,922,626
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	36,459,724	36,418,622	36,214,934	35,125,740	29,500,375	18,024,034
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	30,782,161	30,718,402	30,412,337	28,732,644	20,083,656	2,368,265
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	89,191,071	89,024,735	88,178,763	83,684,164	59,329,340	6,364,790
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	978,402	978,402	926,785	875,168	-493,963	-3,260,850
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	21,923,152	21,912,982	21,705,222	21,277,718	15,741,586	4,669,322
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	67,772,648	67,767,563	67,611,950	67,346,466	63,209,568	54,935,770
24	Office	-	1,060,662	-650,172	-650,172	-660,745	-671,320	-955,757	-1,524,633
25	Office	-	1,590,994	-1,424,673	-1,424,673	-1,445,439	-1,466,206	-2,024,840	-3,142,108
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	489,942	489,724	488,992	482,285	461,803	420,839
2	Residential Small site - low density - 2 flats	2	324,764	222,941	222,722	221,818	216,097	190,919	140,563
3	Residential Small site - medium density - 5 flats	5	405,954	518,254	517,708	515,604	502,283	443,653	326,397
4	Residential Small site - medium density - 9 flats	9	811,909	837,372	836,396	832,909	810,824	713,631	519,243
5	Residential Medium site - medium density - 25 flats	25	1,542,627	2,616,955	2,614,271	2,603,286	2,533,729	2,227,611	1,615,378
6	Residential Medium site - medium density - 50 flats	50	4,059,544	4,851,404	4,846,138	4,824,470	4,687,265	4,083,439	2,875,787
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	8,118,020	8,112,839	8,090,667	7,933,818	7,315,144	6,070,633
8	Residential Large site - high density - 150 flats	150	3,410,017	7,488,440	7,472,949	7,399,487	6,991,310	4,947,021	858,440
9	Residential Large site - medium density - 250 flats	250	12,178,631	21,041,963	21,017,445	20,918,406	20,291,290	17,531,409	11,977,843
10	Residential Large site - high density - 500 flats	500	12,422,204	17,929,539	17,883,228	17,664,248	16,447,531	10,258,066	-2,361,494
11	Residential Large site - high density - 500 flats	500	8,930,996	9,102,209	9,055,141	8,827,660	7,563,644	1,129,797	-12,177,725
12	Residential Large site - high density - 800 flats	800	16,238,175	19,488,192	19,423,390	19,097,412	17,263,650	7,996,170	-11,262,421
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	53,350,558	53,251,065	52,779,245	50,151,574	36,678,842	7,677,229
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	44,283,714	44,154,196	43,502,165	39,879,295	21,065,608	-20,421,573
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	4,512,396	4,507,131	4,481,481	4,339,962	3,629,234	2,207,778
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	2,676,654	2,666,133	2,603,814	2,299,743	574,630	-2,922,626
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	36,459,724	36,418,622	36,214,934	35,125,740	29,500,375	18,024,034
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	30,782,161	30,718,402	30,412,337	28,732,644	20,083,656	2,368,265
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	89,191,071	89,024,735	88,178,763	83,684,164	59,329,340	6,364,790
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	978,402	978,402	926,785	875,168	-493,963	-3,260,850
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	21,923,152	21,912,982	21,705,222	21,277,718	15,741,586	4,669,322
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	67,772,648	67,767,563	67,611,950	67,346,466	63,209,568	54,935,770
24	Office	-	560,217	-650,172	-650,172	-660,745	-671,320	-955,757	-1,524,633
25	Office	-	840,326	-1,424,673	-1,424,673	-1,445,439	-1,466,206	-2,024,840	-3,142,108
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	489,942	489,724	488,992	482,285	461,803	420,839
2	Residential Small site - low density - 2 flats	2	172,359	222,941	222,722	221,818	216,097	190,919	140,563
3	Residential Small site - medium density - 5 flats	5	215,449	518,254	517,708	515,604	502,283	443,653	326,397
4	Residential Small site - medium density - 9 flats	9	430,899	837,372	836,396	832,909	810,824	713,631	519,243
5	Residential Medium site - medium density - 25 flats	25	818,707	2,616,955	2,614,271	2,603,286	2,533,729	2,227,611	1,615,378
6	Residential Medium site - medium density - 50 flats	50	2,154,493	4,851,404	4,846,138	4,824,470	4,687,265	4,083,439	2,875,787
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	8,118,020	8,112,839	8,090,667	7,933,818	7,315,144	6,070,633
8	Residential Large site - high density - 150 flats	150	1,809,774	7,488,440	7,472,949	7,399,487	6,991,310	4,947,021	858,440
9	Residential Large site - medium density - 250 flats	250	6,463,480	21,041,963	21,017,445	20,918,406	20,291,290	17,531,409	11,977,843
10	Residential Large site - high density - 500 flats	500	6,592,749	17,929,539	17,883,228	17,664,248	16,447,531	10,258,066	-2,361,494
11	Residential Large site - high density - 500 flats	500	4,739,885	9,102,209	9,055,141	8,827,660	7,563,644	1,129,797	-12,177,725
12	Residential Large site - high density - 800 flats	800	8,617,973	19,488,192	19,423,390	19,097,412	17,263,650	7,996,170	-11,262,421
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	53,350,558	53,251,065	52,779,245	50,151,574	36,678,842	7,677,229
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	44,283,714	44,154,196	43,502,165	39,879,295	21,065,608	-20,421,573
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	4,512,396	4,507,131	4,481,481	4,339,962	3,629,234	2,207,778
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	2,676,654	2,666,133	2,603,814	2,299,743	574,630	-2,922,626
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	36,459,724	36,418,622	36,214,934	35,125,740	29,500,375	18,024,034
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	30,782,161	30,718,402	30,412,337	28,732,644	20,083,656	2,368,265
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	89,191,071	89,024,735	88,178,763	83,684,164	59,329,340	6,364,790
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	978,402	978,402	926,785	875,168	-493,963	-3,260,850
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	21,923,152	21,912,982	21,705,222	21,277,718	15,741,586	4,669,322
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	67,772,648	67,767,563	67,611,950	67,346,466	63,209,568	54,935,770
24	Office	-	297,320	-650,172	-650,172	-660,745	-671,320	-955,757	-1,524,633
25	Office	-	445,980	-1,424,673	-1,424,673	-1,445,439	-1,466,206	-2,024,840	-3,142,108
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	489,942	489,724	488,992	482,285	461,803	420,839
2	Residential Small site - low density - 2 flats	2	163,244	222,941	222,722	221,818	216,097	190,919	140,563
3	Residential Small site - medium density - 5 flats	5	204,055	518,254	517,708	515,604	502,283	443,653	326,397
4	Residential Small site - medium density - 9 flats	9	408,110	837,372	836,396	832,909	810,824	713,631	519,243
5	Residential Medium site - medium density - 25 flats	25	775,408	2,616,955	2,614,271	2,603,286	2,533,729	2,227,611	1,615,378
6	Residential Medium site - medium density - 50 flats	50	2,040,548	4,851,404	4,846,138	4,824,470	4,687,265	4,083,439	2,875,787
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	8,118,020	8,112,839	8,090,667	7,933,818	7,315,144	6,070,633
8	Residential Large site - high density - 150 flats	150	1,714,060	7,488,440	7,472,949	7,399,487	6,991,310	4,947,021	858,440
9	Residential Large site - medium density - 250 flats	250	6,121,644	21,041,963	21,017,445	20,918,406	20,291,290	17,531,409	11,977,843
10	Residential Large site - high density - 500 flats	500	6,244,077	17,929,539	17,883,228	17,664,248	16,447,531	10,258,066	-2,361,494
11	Residential Large site - high density - 500 flats	500	4,489,206	9,102,209	9,055,141	8,827,660	7,563,644	1,129,797	-12,177,725
12	Residential Large site - high density - 800 flats	800	8,162,192	19,488,192	19,423,390	19,097,412	17,263,650	7,996,170	-11,262,421
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	53,350,558	53,251,065	52,779,245	50,151,574	36,678,842	7,677,229
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	44,283,714	44,154,196	43,502,165	39,879,295	21,065,608	-20,421,573
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	4,512,396	4,507,131	4,481,481	4,339,962	3,629,234	2,207,778
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	2,676,654	2,666,133	2,603,814	2,299,743	574,630	-2,922,626
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	36,459,724	36,418,622	36,214,934	35,125,740	29,500,375	18,024,034
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	30,782,161	30,718,402	30,412,337	28,732,644	20,083,656	2,368,265
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	89,191,071	89,024,735	88,178,763	83,684,164	59,329,340	6,364,790
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	978,402	978,402	926,785	875,168	-493,963	-3,260,850
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	21,923,152	21,912,982	21,705,222	21,277,718	15,741,586	4,669,322
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	67,772,648	67,767,563	67,611,950	67,346,466	63,209,568	54,935,770
24	Office	-	281,596	-650,172	-650,172	-660,745	-671,320	-955,757	-1,524,633
25	Office	-	422,393	-1,424,673	-1,424,673	-1,445,439	-1,466,206	-2,024,840	-3,142,108
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £9,149 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	413,369	413,150	412,419	405,712	385,229	344,266
2	Residential Small site - low density - 2 flats	2	614,877	160,613	160,394	159,491	153,770	128,592	78,236
3	Residential Small site - medium density - 5 flats	5	768,596	373,122	372,574	370,471	357,149	298,521	181,263
4	Residential Small site - medium density - 9 flats	9	1,537,192	598,738	597,763	594,276	572,190	474,997	280,609
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,871,527	1,868,843	1,857,858	1,788,300	1,482,183	869,949
6	Residential Medium site - medium density - 50 flats	50	7,685,960	3,414,210	3,408,944	3,387,276	3,250,070	2,646,245	1,438,593
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	6,381,906	6,376,725	6,354,553	6,197,704	5,574,791	4,317,208
8	Residential Large site - high density - 150 flats	150	6,456,206	3,400,984	3,385,494	3,312,032	2,903,855	859,565	-3,341,447
9	Residential Large site - medium density - 250 flats	250	23,057,880	14,588,534	14,564,016	14,464,977	13,837,861	11,053,389	5,443,352
10	Residential Large site - high density - 500 flats	500	23,519,037	6,030,241	5,982,403	5,756,201	4,499,360	-1,846,028	-14,960,731
11	Residential Large site - high density - 500 flats	500	16,909,112	-2,532,495	-2,581,910	-2,820,737	-4,147,725	-10,843,073	-24,504,547
12	Residential Large site - high density - 800 flats	800	30,743,840	2,028,971	1,960,938	1,618,702	-287,485	-10,060,579	-30,309,804
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	25,603,240	25,496,708	24,984,459	22,134,949	7,324,860	-24,157,198
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	7,777,953	7,631,803	6,896,820	2,813,050	-18,398,454	-63,409,381
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	2,746,409	2,741,143	2,715,493	2,573,975	1,863,247	441,789
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-1,005,934	-1,016,626	-1,079,964	-1,389,008	-3,142,336	-6,648,990
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	23,234,114	23,192,340	22,985,320	21,878,312	16,123,924	4,404,636
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	13,631,322	13,565,460	13,249,303	11,514,217	2,605,545	-16,079,184
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	39,127,636	38,940,699	37,989,948	32,876,789	6,056,169	-50,458,020
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	19,137,257	19,127,087	18,919,328	18,491,824	12,955,692	1,883,428
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	65,480,642	65,475,557	65,319,946	65,054,462	60,917,563	52,643,765
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	413,369	413,150	412,419	405,712	385,229	344,266
2	Residential Small site - low density - 2 flats	2	324,764	160,613	160,394	159,491	153,770	128,592	78,236
3	Residential Small site - medium density - 5 flats	5	405,954	373,122	372,574	370,471	357,149	298,521	181,263
4	Residential Small site - medium density - 9 flats	9	811,909	598,738	597,763	594,276	572,190	474,997	280,609
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,871,527	1,868,843	1,857,858	1,788,300	1,482,183	869,949
6	Residential Medium site - medium density - 50 flats	50	4,059,544	3,414,210	3,408,944	3,387,276	3,250,070	2,646,245	1,438,593
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	6,381,906	6,376,725	6,354,553	6,197,704	5,574,791	4,317,208
8	Residential Large site - high density - 150 flats	150	3,410,017	3,400,984	3,385,494	3,312,032	2,903,855	859,565	-3,341,447
9	Residential Large site - medium density - 250 flats	250	12,178,631	14,588,534	14,564,016	14,464,977	13,837,861	11,053,389	5,443,352
10	Residential Large site - high density - 500 flats	500	12,422,204	6,030,241	5,982,403	5,756,201	4,499,360	-1,846,028	-14,960,731
11	Residential Large site - high density - 500 flats	500	8,930,996	-2,532,495	-2,581,910	-2,820,737	-4,147,725	-10,843,073	-24,504,547
12	Residential Large site - high density - 800 flats	800	16,238,175	2,028,971	1,960,938	1,618,702	-287,485	-10,060,579	-30,309,804
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	25,603,240	25,496,708	24,984,459	22,134,949	7,324,860	-24,157,198
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	7,777,953	7,631,803	6,896,820	2,813,050	-18,398,454	-63,409,381
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	2,746,409	2,741,143	2,715,493	2,573,975	1,863,247	441,789
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-1,005,934	-1,016,626	-1,079,964	-1,389,008	-3,142,336	-6,648,990
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	23,234,114	23,192,340	22,985,320	21,878,312	16,123,924	4,404,636
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	13,631,322	13,565,460	13,249,303	11,514,217	2,605,545	-16,079,184
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	39,127,636	38,940,699	37,989,948	32,876,789	6,056,169	-50,458,020
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	19,137,257	19,127,087	18,919,328	18,491,824	12,955,692	1,883,428
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	65,480,642	65,475,557	65,319,946	65,054,462	60,917,563	52,643,765
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	413,369	413,150	412,419	405,712	385,229	344,266
2	Residential Small site - low density - 2 flats	2	172,359	160,613	160,394	159,491	153,770	128,592	78,236
3	Residential Small site - medium density - 5 flats	5	215,449	373,122	372,574	370,471	357,149	298,521	181,263
4	Residential Small site - medium density - 9 flats	9	430,899	598,738	597,763	594,276	572,190	474,997	280,609
5	Residential Medium site - medium density - 25 flats	25	818,707	1,871,527	1,868,843	1,857,858	1,788,300	1,482,183	869,949
6	Residential Medium site - medium density - 50 flats	50	2,154,493	3,414,210	3,408,944	3,387,276	3,250,070	2,646,245	1,438,593
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	6,381,906	6,376,725	6,354,553	6,197,704	5,574,791	4,317,208
8	Residential Large site - high density - 150 flats	150	1,809,774	3,400,984	3,385,494	3,312,032	2,903,855	859,565	-3,341,447
9	Residential Large site - medium density - 250 flats	250	6,463,480	14,588,534	14,564,016	14,464,977	13,837,861	11,053,389	5,443,352
10	Residential Large site - high density - 500 flats	500	6,592,749	6,030,241	5,982,403	5,756,201	4,499,360	-1,846,028	-14,960,731
11	Residential Large site - high density - 500 flats	500	4,739,885	-2,532,495	-2,581,910	-2,820,737	-4,147,725	-10,843,073	-24,504,547
12	Residential Large site - high density - 800 flats	800	8,617,973	2,028,971	1,960,938	1,618,702	-287,485	-10,060,579	-30,309,804
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	25,603,240	25,496,708	24,984,459	22,134,949	7,324,860	-24,157,198
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	7,777,953	7,631,803	6,896,820	2,813,050	-18,398,454	-63,409,381
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	2,746,409	2,741,143	2,715,493	2,573,975	1,863,247	441,789
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-1,005,934	-1,016,626	-1,079,964	-1,389,008	-3,142,336	-6,648,990
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	23,234,114	23,192,340	22,985,320	21,878,312	16,123,924	4,404,636
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	13,631,322	13,565,460	13,249,303	11,514,217	2,605,545	-16,079,184
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	39,127,636	38,940,699	37,989,948	32,876,789	6,056,169	-50,458,020
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	19,137,257	19,127,087	18,919,328	18,491,824	12,955,692	1,883,428
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	65,480,642	65,475,557	65,319,946	65,054,462	60,917,563	52,643,765
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	413,369	413,150	412,419	405,712	385,229	344,266
2	Residential Small site - low density - 2 flats	2	163,244	160,613	160,394	159,491	153,770	128,592	78,236
3	Residential Small site - medium density - 5 flats	5	204,055	373,122	372,574	370,471	357,149	298,521	181,263
4	Residential Small site - medium density - 9 flats	9	408,110	598,738	597,763	594,276	572,190	474,997	280,609
5	Residential Medium site - medium density - 25 flats	25	775,408	1,871,527	1,868,843	1,857,858	1,788,300	1,482,183	869,949
6	Residential Medium site - medium density - 50 flats	50	2,040,548	3,414,210	3,408,944	3,387,276	3,250,070	2,646,245	1,438,593
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	6,381,906	6,376,725	6,354,553	6,197,704	5,574,791	4,317,208
8	Residential Large site - high density - 150 flats	150	1,714,060	3,400,984	3,385,494	3,312,032	2,903,855	859,565	-3,341,447
9	Residential Large site - medium density - 250 flats	250	6,121,644	14,588,534	14,564,016	14,464,977	13,837,861	11,053,389	5,443,352
10	Residential Large site - high density - 500 flats	500	6,244,077	6,030,241	5,982,403	5,756,201	4,499,360	-1,846,028	-14,960,731
11	Residential Large site - high density - 500 flats	500	4,489,206	-2,532,495	-2,581,910	-2,820,737	-4,147,725	-10,843,073	-24,504,547
12	Residential Large site - high density - 800 flats	800	8,162,192	2,028,971	1,960,938	1,618,702	-287,485	-10,060,579	-30,309,804
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	25,603,240	25,496,708	24,984,459	22,134,949	7,324,860	-24,157,198
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	7,777,953	7,631,803	6,896,820	2,813,050	-18,398,454	-63,409,381
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	2,746,409	2,741,143	2,715,493	2,573,975	1,863,247	441,789
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-1,005,934	-1,016,626	-1,079,964	-1,389,008	-3,142,336	-6,648,990
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	23,234,114	23,192,340	22,985,320	21,878,312	16,123,924	4,404,636
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	13,631,322	13,565,460	13,249,303	11,514,217	2,605,545	-16,079,184
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	39,127,636	38,940,699	37,989,948	32,876,789	6,056,169	-50,458,020
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	19,137,257	19,127,087	18,919,328	18,491,824	12,955,692	1,883,428
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	65,480,642	65,475,557	65,319,946	65,054,462	60,917,563	52,643,765
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £8,611 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	373,068	372,848	372,117	365,409	344,928	303,963
2	Residential Small site - low density - 2 flats	2	614,877	127,809	127,591	126,687	120,966	95,788	45,432
3	Residential Small site - medium density - 5 flats	5	768,596	296,735	296,189	294,084	280,762	222,134	104,877
4	Residential Small site - medium density - 9 flats	9	1,537,192	473,142	472,167	468,679	446,594	349,400	155,013
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,479,197	1,476,513	1,465,527	1,395,969	1,089,853	477,619
6	Residential Medium site - medium density - 50 flats	50	7,685,960	2,657,792	2,652,526	2,630,858	2,493,653	1,889,827	682,176
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	5,467,941	5,462,676	5,440,141	5,280,726	4,651,934	3,394,351
8	Residential Large site - high density - 150 flats	150	6,456,206	1,249,692	1,234,201	1,160,739	752,562	-1,339,418	-5,562,831
9	Residential Large site - medium density - 250 flats	250	23,057,880	11,182,152	11,157,233	11,056,574	10,419,201	7,614,183	1,976,169
10	Residential Large site - high density - 500 flats	500	23,519,037	-339,439	-388,060	-618,666	-1,916,956	-8,430,612	-21,758,676
11	Residential Large site - high density - 500 flats	500	16,909,112	-8,854,487	-8,904,712	-9,147,445	-10,496,136	-17,299,903	-31,030,286
12	Residential Large site - high density - 800 flats	800	30,743,840	-7,557,739	-7,628,016	-7,981,537	-9,945,807	-19,973,893	-40,565,308
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	9,984,377	9,870,976	9,333,196	6,338,877	-9,142,241	-41,842,581
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-13,250,684	-13,404,123	-14,175,760	-18,482,294	-40,623,425	-86,934,720
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,987,821	1,982,555	1,956,906	1,815,388	1,104,659	-321,979
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-2,504,567	-2,515,259	-2,578,599	-2,887,643	-4,640,969	-8,147,624
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	17,572,898	17,531,125	17,324,105	16,199,990	10,389,113	-1,497,149
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	4,407,777	4,340,838	4,019,509	2,252,420	-6,987,601	-26,171,284
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	12,001,835	11,811,840	10,845,540	5,724,957	-21,980,907	-81,008,856
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	17,670,997	17,660,827	17,453,068	17,025,564	11,489,432	417,168
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	64,738,236	64,733,151	64,577,540	64,312,056	60,175,157	51,901,359
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	373,068	372,848	372,117	365,409	344,928	303,963
2	Residential Small site - low density - 2 flats	2	324,764	127,809	127,591	126,687	120,966	95,788	45,432
3	Residential Small site - medium density - 5 flats	5	405,954	296,735	296,189	294,084	280,762	222,134	104,877
4	Residential Small site - medium density - 9 flats	9	811,909	473,142	472,167	468,679	446,594	349,400	155,013
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,479,197	1,476,513	1,465,527	1,395,969	1,089,853	477,619
6	Residential Medium site - medium density - 50 flats	50	4,059,544	2,657,792	2,652,526	2,630,858	2,493,653	1,889,827	682,176
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	5,467,941	5,462,676	5,440,141	5,280,726	4,651,934	3,394,351
8	Residential Large site - high density - 150 flats	150	3,410,017	1,249,692	1,234,201	1,160,739	752,562	-1,339,418	-5,562,831
9	Residential Large site - medium density - 250 flats	250	12,178,631	11,182,152	11,157,233	11,056,574	10,419,201	7,614,183	1,976,169
10	Residential Large site - high density - 500 flats	500	12,422,204	-339,439	-388,060	-618,666	-1,916,956	-8,430,612	-21,758,676
11	Residential Large site - high density - 500 flats	500	8,930,996	-8,854,487	-8,904,712	-9,147,445	-10,496,136	-17,299,903	-31,030,286
12	Residential Large site - high density - 800 flats	800	16,238,175	-7,557,739	-7,628,016	-7,981,537	-9,945,807	-19,973,893	-40,565,308
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	9,984,377	9,870,976	9,333,196	6,338,877	-9,142,241	-41,842,581
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-13,250,684	-13,404,123	-14,175,760	-18,482,294	-40,623,425	-86,934,720
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,987,821	1,982,555	1,956,906	1,815,388	1,104,659	-321,979
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-2,504,567	-2,515,259	-2,578,599	-2,887,643	-4,640,969	-8,147,624
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	17,572,898	17,531,125	17,324,105	16,199,990	10,389,113	-1,497,149
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	4,407,777	4,340,838	4,019,509	2,252,420	-6,987,601	-26,171,284
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	12,001,835	11,811,840	10,845,540	5,724,957	-21,980,907	-81,008,856
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	17,670,997	17,660,827	17,453,068	17,025,564	11,489,432	417,168
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	64,738,236	64,733,151	64,577,540	64,312,056	60,175,157	51,901,359
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	373,068	372,848	372,117	365,409	344,928	303,963
2	Residential Small site - low density - 2 flats	2	172,359	127,809	127,591	126,687	120,966	95,788	45,432
3	Residential Small site - medium density - 5 flats	5	215,449	296,735	296,189	294,084	280,762	222,134	104,877
4	Residential Small site - medium density - 9 flats	9	430,899	473,142	472,167	468,679	446,594	349,400	155,013
5	Residential Medium site - medium density - 25 flats	25	818,707	1,479,197	1,476,513	1,465,527	1,395,969	1,089,853	477,619
6	Residential Medium site - medium density - 50 flats	50	2,154,493	2,657,792	2,652,526	2,630,858	2,493,653	1,889,827	682,176
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	5,467,941	5,462,676	5,440,141	5,280,726	4,651,934	3,394,351
8	Residential Large site - high density - 150 flats	150	1,809,774	1,249,692	1,234,201	1,160,739	752,562	-1,339,418	-5,562,831
9	Residential Large site - medium density - 250 flats	250	6,463,480	11,182,152	11,157,233	11,056,574	10,419,201	7,614,183	1,976,169
10	Residential Large site - high density - 500 flats	500	6,592,749	-339,439	-388,060	-618,666	-1,916,956	-8,430,612	-21,758,676
11	Residential Large site - high density - 500 flats	500	4,739,885	-8,854,487	-8,904,712	-9,147,445	-10,496,136	-17,299,903	-31,030,286
12	Residential Large site - high density - 800 flats	800	8,617,973	-7,557,739	-7,628,016	-7,981,537	-9,945,807	-19,973,893	-40,565,308
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	9,984,377	9,870,976	9,333,196	6,338,877	-9,142,241	-41,842,581
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-13,250,684	-13,404,123	-14,175,760	-18,482,294	-40,623,425	-86,934,720
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,987,821	1,982,555	1,956,906	1,815,388	1,104,659	-321,979
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-2,504,567	-2,515,259	-2,578,599	-2,887,643	-4,640,969	-8,147,624
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	17,572,898	17,531,125	17,324,105	16,199,990	10,389,113	-1,497,149
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	4,407,777	4,340,838	4,019,509	2,252,420	-6,987,601	-26,171,284
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	12,001,835	11,811,840	10,845,540	5,724,957	-21,980,907	-81,008,856
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	17,670,997	17,660,827	17,453,068	17,025,564	11,489,432	417,168
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	64,738,236	64,733,151	64,577,540	64,312,056	60,175,157	51,901,359
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	373,068	372,848	372,117	365,409	344,928	303,963
2	Residential Small site - low density - 2 flats	2	163,244	127,809	127,591	126,687	120,966	95,788	45,432
3	Residential Small site - medium density - 5 flats	5	204,055	296,735	296,189	294,084	280,762	222,134	104,877
4	Residential Small site - medium density - 9 flats	9	408,110	473,142	472,167	468,679	446,594	349,400	155,013
5	Residential Medium site - medium density - 25 flats	25	775,408	1,479,197	1,476,513	1,465,527	1,395,969	1,089,853	477,619
6	Residential Medium site - medium density - 50 flats	50	2,040,548	2,657,792	2,652,526	2,630,858	2,493,653	1,889,827	682,176
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	5,467,941	5,462,676	5,440,141	5,280,726	4,651,934	3,394,351
8	Residential Large site - high density - 150 flats	150	1,714,060	1,249,692	1,234,201	1,160,739	752,562	-1,339,418	-5,562,831
9	Residential Large site - medium density - 250 flats	250	6,121,644	11,182,152	11,157,233	11,056,574	10,419,201	7,614,183	1,976,169
10	Residential Large site - high density - 500 flats	500	6,244,077	-339,439	-388,060	-618,666	-1,916,956	-8,430,612	-21,758,676
11	Residential Large site - high density - 500 flats	500	4,489,206	-8,854,487	-8,904,712	-9,147,445	-10,496,136	-17,299,903	-31,030,286
12	Residential Large site - high density - 800 flats	800	8,162,192	-7,557,739	-7,628,016	-7,981,537	-9,945,807	-19,973,893	-40,565,308
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	9,984,377	9,870,976	9,333,196	6,338,877	-9,142,241	-41,842,581
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-13,250,684	-13,404,123	-14,175,760	-18,482,294	-40,623,425	-86,934,720
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,987,821	1,982,555	1,956,906	1,815,388	1,104,659	-321,979
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-2,504,567	-2,515,259	-2,578,599	-2,887,643	-4,640,969	-8,147,624
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	17,572,898	17,531,125	17,324,105	16,199,990	10,389,113	-1,497,149
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	4,407,777	4,340,838	4,019,509	2,252,420	-6,987,601	-26,171,284
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	12,001,835	11,811,840	10,845,540	5,724,957	-21,980,907	-81,008,856
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	17,670,997	17,660,827	17,453,068	17,025,564	11,489,432	417,168
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	64,738,236	64,733,151	64,577,540	64,312,056	60,175,157	51,901,359
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £7,965 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	324,705	324,486	323,754	317,048	296,565	255,601
2	Residential Small site - low density - 2 flats	2	614,877	88,445	88,226	87,323	81,601	56,423	6,067
3	Residential Small site - medium density - 5 flats	5	768,596	205,072	204,525	202,421	189,099	130,471	13,214
4	Residential Small site - medium density - 9 flats	9	1,537,192	322,426	321,451	317,963	295,878	198,685	4,297
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,008,400	1,005,716	994,730	925,173	619,056	6,822
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,750,091	1,744,825	1,723,156	1,585,952	982,126	-229,215
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	4,360,514	4,355,248	4,332,714	4,173,299	3,544,508	2,286,925
8	Residential Large site - high density - 150 flats	150	6,456,206	-1,379,848	-1,395,850	-1,471,734	-1,893,372	-4,005,078	-8,228,491
9	Residential Large site - medium density - 250 flats	250	23,057,880	7,055,105	7,030,185	6,929,526	6,292,154	3,487,135	-2,249,014
10	Residential Large site - high density - 500 flats	500	23,519,037	-8,239,324	-8,289,547	-8,527,030	-9,846,554	-16,497,539	-29,930,970
11	Residential Large site - high density - 500 flats	500	16,909,112	-16,597,101	-16,648,146	-16,894,850	-18,265,599	-25,130,790	-38,861,173
12	Residential Large site - high density - 800 flats	800	30,743,840	-19,426,951	-19,499,544	-19,864,725	-21,893,772	-32,215,162	-52,871,915
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-9,694,865	-9,815,870	-10,389,704	-13,578,093	-29,852,567	-63,749,735
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-39,829,544	-39,990,634	-40,800,755	-45,369,780	-68,590,469	-115,165,128
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,077,516	1,072,250	1,046,600	905,082	194,354	-1,247,173
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-4,302,928	-4,313,620	-4,376,960	-4,686,004	-6,439,331	-9,945,985
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	10,696,194	10,653,737	10,443,330	9,318,218	3,418,478	-8,764,206
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-7,045,212	-7,115,488	-7,452,842	-9,304,254	-18,868,643	-38,510,333
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-21,439,148	-21,639,705	-22,670,789	-28,134,672	-57,420,357	-118,364,311
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	15,911,485	15,901,315	15,693,556	15,266,052	9,729,920	-1,364,299
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,847,350	63,842,265	63,686,652	63,421,168	59,284,270	51,010,472
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	324,705	324,486	323,754	317,048	296,565	255,601
2	Residential Small site - low density - 2 flats	2	324,764	88,445	88,226	87,323	81,601	56,423	6,067
3	Residential Small site - medium density - 5 flats	5	405,954	205,072	204,525	202,421	189,099	130,471	13,214
4	Residential Small site - medium density - 9 flats	9	811,909	322,426	321,451	317,963	295,878	198,685	4,297
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,008,400	1,005,716	994,730	925,173	619,056	6,822
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,750,091	1,744,825	1,723,156	1,585,952	982,126	-229,215
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	4,360,514	4,355,248	4,332,714	4,173,299	3,544,508	2,286,925
8	Residential Large site - high density - 150 flats	150	3,410,017	-1,379,848	-1,395,850	-1,471,734	-1,893,372	-4,005,078	-8,228,491
9	Residential Large site - medium density - 250 flats	250	12,178,631	7,055,105	7,030,185	6,929,526	6,292,154	3,487,135	-2,249,014
10	Residential Large site - high density - 500 flats	500	12,422,204	-8,239,324	-8,289,547	-8,527,030	-9,846,554	-16,497,539	-29,930,970
11	Residential Large site - high density - 500 flats	500	8,930,996	-16,597,101	-16,648,146	-16,894,850	-18,265,599	-25,130,790	-38,861,173
12	Residential Large site - high density - 800 flats	800	16,238,175	-19,426,951	-19,499,544	-19,864,725	-21,893,772	-32,215,162	-52,871,915
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-9,694,865	-9,815,870	-10,389,704	-13,578,093	-29,852,567	-63,749,735
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-39,829,544	-39,990,634	-40,800,755	-45,369,780	-68,590,469	-115,165,128
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,077,516	1,072,250	1,046,600	905,082	194,354	-1,247,173
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-4,302,928	-4,313,620	-4,376,960	-4,686,004	-6,439,331	-9,945,985
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	10,696,194	10,653,737	10,443,330	9,318,218	3,418,478	-8,764,206
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-7,045,212	-7,115,488	-7,452,842	-9,304,254	-18,868,643	-38,510,333
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-21,439,148	-21,639,705	-22,670,789	-28,134,672	-57,420,357	-118,364,311
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	15,911,485	15,901,315	15,693,556	15,266,052	9,729,920	-1,364,299
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,847,350	63,842,265	63,686,652	63,421,168	59,284,270	51,010,472
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	324,705	324,486	323,754	317,048	296,565	255,601
2	Residential Small site - low density - 2 flats	2	172,359	88,445	88,226	87,323	81,601	56,423	6,067
3	Residential Small site - medium density - 5 flats	5	215,449	205,072	204,525	202,421	189,099	130,471	13,214
4	Residential Small site - medium density - 9 flats	9	430,899	322,426	321,451	317,963	295,878	198,685	4,297
5	Residential Medium site - medium density - 25 flats	25	818,707	1,008,400	1,005,716	994,730	925,173	619,056	6,822
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,750,091	1,744,825	1,723,156	1,585,952	982,126	-229,215
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	4,360,514	4,355,248	4,332,714	4,173,299	3,544,508	2,286,925
8	Residential Large site - high density - 150 flats	150	1,809,774	-1,379,848	-1,395,850	-1,471,734	-1,893,372	-4,005,078	-8,228,491
9	Residential Large site - medium density - 250 flats	250	6,463,480	7,055,105	7,030,185	6,929,526	6,292,154	3,487,135	-2,249,014
10	Residential Large site - high density - 500 flats	500	6,592,749	-8,239,324	-8,289,547	-8,527,030	-9,846,554	-16,497,539	-29,930,970
11	Residential Large site - high density - 500 flats	500	4,739,885	-16,597,101	-16,648,146	-16,894,850	-18,265,599	-25,130,790	-38,861,173
12	Residential Large site - high density - 800 flats	800	8,617,973	-19,426,951	-19,499,544	-19,864,725	-21,893,772	-32,215,162	-52,871,915
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-9,694,865	-9,815,870	-10,389,704	-13,578,093	-29,852,567	-63,749,735
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-39,829,544	-39,990,634	-40,800,755	-45,369,780	-68,590,469	-115,165,128
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,077,516	1,072,250	1,046,600	905,082	194,354	-1,247,173
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-4,302,928	-4,313,620	-4,376,960	-4,686,004	-6,439,331	-9,945,985
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	10,696,194	10,653,737	10,443,330	9,318,218	3,418,478	-8,764,206
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-7,045,212	-7,115,488	-7,452,842	-9,304,254	-18,868,643	-38,510,333
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-21,439,148	-21,639,705	-22,670,789	-28,134,672	-57,420,357	-118,364,311
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	15,911,485	15,901,315	15,693,556	15,266,052	9,729,920	-1,364,299
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,847,350	63,842,265	63,686,652	63,421,168	59,284,270	51,010,472
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	324,705	324,486	323,754	317,048	296,565	255,601
2	Residential Small site - low density - 2 flats	2	163,244	88,445	88,226	87,323	81,601	56,423	6,067
3	Residential Small site - medium density - 5 flats	5	204,055	205,072	204,525	202,421	189,099	130,471	13,214
4	Residential Small site - medium density - 9 flats	9	408,110	322,426	321,451	317,963	295,878	198,685	4,297
5	Residential Medium site - medium density - 25 flats	25	775,408	1,008,400	1,005,716	994,730	925,173	619,056	6,822
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,750,091	1,744,825	1,723,156	1,585,952	982,126	-229,215
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	4,360,514	4,355,248	4,332,714	4,173,299	3,544,508	2,286,925
8	Residential Large site - high density - 150 flats	150	1,714,060	-1,379,848	-1,395,850	-1,471,734	-1,893,372	-4,005,078	-8,228,491
9	Residential Large site - medium density - 250 flats	250	6,121,644	7,055,105	7,030,185	6,929,526	6,292,154	3,487,135	-2,249,014
10	Residential Large site - high density - 500 flats	500	6,244,077	-8,239,324	-8,289,547	-8,527,030	-9,846,554	-16,497,539	-29,930,970
11	Residential Large site - high density - 500 flats	500	4,489,206	-16,597,101	-16,648,146	-16,894,850	-18,265,599	-25,130,790	-38,861,173
12	Residential Large site - high density - 800 flats	800	8,162,192	-19,426,951	-19,499,544	-19,864,725	-21,893,772	-32,215,162	-52,871,915
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-9,694,865	-9,815,870	-10,389,704	-13,578,093	-29,852,567	-63,749,735
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-39,829,544	-39,990,634	-40,800,755	-45,369,780	-68,590,469	-115,165,128
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,077,516	1,072,250	1,046,600	905,082	194,354	-1,247,173
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-4,302,928	-4,313,620	-4,376,960	-4,686,004	-6,439,331	-9,945,985
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	10,696,194	10,653,737	10,443,330	9,318,218	3,418,478	-8,764,206
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-7,045,212	-7,115,488	-7,452,842	-9,304,254	-18,868,643	-38,510,333
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-21,439,148	-21,639,705	-22,670,789	-28,134,672	-57,420,357	-118,364,311
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	15,911,485	15,901,315	15,693,556	15,266,052	9,729,920	-1,364,299
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,847,350	63,842,265	63,686,652	63,421,168	59,284,270	51,010,472
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £7,266 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	272,313	272,094	271,362	264,654	244,173	203,209
2	Residential Small site - low density - 2 flats	2	614,877	104,732	104,513	103,717	98,102	75,882	31,441
3	Residential Small site - medium density - 5 flats	5	768,596	242,997	242,450	240,596	227,523	175,781	72,296
4	Residential Small site - medium density - 9 flats	9	1,537,192	386,643	385,668	382,594	360,923	275,145	103,590
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,285,518	1,282,834	1,273,151	1,204,896	934,734	394,411
6	Residential Medium site - medium density - 50 flats	50	7,685,960	2,321,659	2,316,393	2,297,293	2,162,658	1,629,756	563,950
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	4,406,420	4,401,154	4,380,593	4,223,152	3,648,842	2,500,220
8	Residential Large site - high density - 150 flats	150	6,456,206	268,004	252,513	186,299	-224,665	-2,129,732	-5,939,864
9	Residential Large site - medium density - 250 flats	250	23,057,880	9,817,827	9,792,908	9,704,186	9,078,750	6,603,200	1,629,933
10	Residential Large site - high density - 500 flats	500	23,519,037	-2,742,668	-2,792,085	-3,002,692	-4,277,928	-10,199,576	-22,276,382
11	Residential Large site - high density - 500 flats	500	16,909,112	-10,303,469	-10,353,692	-10,572,477	-11,897,220	-18,085,010	-30,471,813
12	Residential Large site - high density - 800 flats	800	30,743,840	-10,464,389	-10,535,814	-10,859,670	-12,820,615	-21,976,731	-40,612,126
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	2,876,146	2,760,891	2,268,241	-726,453	-14,990,570	-45,026,783
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-19,975,489	-20,131,437	-20,838,318	-25,156,674	-45,533,781	-87,550,900
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,301,052	1,295,787	1,272,713	1,133,772	494,171	-797,872
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-3,868,764	-3,879,456	-3,937,474	-4,241,197	-5,847,678	-9,060,640
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	13,550,481	13,508,024	13,317,962	12,213,194	6,946,226	-3,875,629
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	341,149	273,116	-22,086	-1,811,446	-10,270,075	-27,821,939
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-2,725,702	-2,921,963	-3,827,206	-9,023,730	-34,868,517	-89,532,890
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	-608,189	-608,189	-660,650	-713,111	-2,096,555	-4,863,443
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	16,752,624	16,742,454	16,539,453	16,116,708	10,711,907	-99,293
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,788,154	63,783,069	63,629,837	63,366,731	59,295,498	51,153,032
24	Office	-	1,060,662	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	1,590,994	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	272,313	272,094	271,362	264,654	244,173	203,209
2	Residential Small site - low density - 2 flats	2	324,764	104,732	104,513	103,717	98,102	75,882	31,441
3	Residential Small site - medium density - 5 flats	5	405,954	242,997	242,450	240,596	227,523	175,781	72,296
4	Residential Small site - medium density - 9 flats	9	811,909	386,643	385,668	382,594	360,923	275,145	103,590
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,285,518	1,282,834	1,273,151	1,204,896	934,734	394,411
6	Residential Medium site - medium density - 50 flats	50	4,059,544	2,321,659	2,316,393	2,297,293	2,162,658	1,629,756	563,950
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	4,406,420	4,401,154	4,380,593	4,223,152	3,648,842	2,500,220
8	Residential Large site - high density - 150 flats	150	3,410,017	268,004	252,513	186,299	-224,665	-2,129,732	-5,939,864
9	Residential Large site - medium density - 250 flats	250	12,178,631	9,817,827	9,792,908	9,704,186	9,078,750	6,603,200	1,629,933
10	Residential Large site - high density - 500 flats	500	12,422,204	-2,742,668	-2,792,085	-3,002,692	-4,277,928	-10,199,576	-22,276,382
11	Residential Large site - high density - 500 flats	500	8,930,996	-10,303,469	-10,353,692	-10,572,477	-11,897,220	-18,085,010	-30,471,813
12	Residential Large site - high density - 800 flats	800	16,238,175	-10,464,389	-10,535,814	-10,859,670	-12,820,615	-21,976,731	-40,612,126
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	2,876,146	2,760,891	2,268,241	-726,453	-14,990,570	-45,026,783
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-19,975,489	-20,131,437	-20,838,318	-25,156,674	-45,533,781	-87,550,900
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,301,052	1,295,787	1,272,713	1,133,772	494,171	-797,872
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-3,868,764	-3,879,456	-3,937,474	-4,241,197	-5,847,678	-9,060,640
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	13,550,481	13,508,024	13,317,962	12,213,194	6,946,226	-3,875,629
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	341,149	273,116	-22,086	-1,811,446	-10,270,075	-27,821,939
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-2,725,702	-2,921,963	-3,827,206	-9,023,730	-34,868,517	-89,532,890
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	-608,189	-608,189	-660,650	-713,111	-2,096,555	-4,863,443
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	16,752,624	16,742,454	16,539,453	16,116,708	10,711,907	-99,293
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,788,154	63,783,069	63,629,837	63,366,731	59,295,498	51,153,032
24	Office	-	560,217	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	840,326	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	272,313	272,094	271,362	264,654	244,173	203,209
2	Residential Small site - low density - 2 flats	2	172,359	104,732	104,513	103,717	98,102	75,882	31,441
3	Residential Small site - medium density - 5 flats	5	215,449	242,997	242,450	240,596	227,523	175,781	72,296
4	Residential Small site - medium density - 9 flats	9	430,899	386,643	385,668	382,594	360,923	275,145	103,590
5	Residential Medium site - medium density - 25 flats	25	818,707	1,285,518	1,282,834	1,273,151	1,204,896	934,734	394,411
6	Residential Medium site - medium density - 50 flats	50	2,154,493	2,321,659	2,316,393	2,297,293	2,162,658	1,629,756	563,950
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	4,406,420	4,401,154	4,380,593	4,223,152	3,648,842	2,500,220
8	Residential Large site - high density - 150 flats	150	1,809,774	268,004	252,513	186,299	-224,665	-2,129,732	-5,939,864
9	Residential Large site - medium density - 250 flats	250	6,463,480	9,817,827	9,792,908	9,704,186	9,078,750	6,603,200	1,629,933
10	Residential Large site - high density - 500 flats	500	6,592,749	-2,742,668	-2,792,085	-3,002,692	-4,277,928	-10,199,576	-22,276,382
11	Residential Large site - high density - 500 flats	500	4,739,885	-10,303,469	-10,353,692	-10,572,477	-11,897,220	-18,085,010	-30,471,813
12	Residential Large site - high density - 800 flats	800	8,617,973	-10,464,389	-10,535,814	-10,859,670	-12,820,615	-21,976,731	-40,612,126
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	2,876,146	2,760,891	2,268,241	-726,453	-14,990,570	-45,026,783
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-19,975,489	-20,131,437	-20,838,318	-25,156,674	-45,533,781	-87,550,900
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,301,052	1,295,787	1,272,713	1,133,772	494,171	-797,872
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-3,868,764	-3,879,456	-3,937,474	-4,241,197	-5,847,678	-9,060,640
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	13,550,481	13,508,024	13,317,962	12,213,194	6,946,226	-3,875,629
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	341,149	273,116	-22,086	-1,811,446	-10,270,075	-27,821,939
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-2,725,702	-2,921,963	-3,827,206	-9,023,730	-34,868,517	-89,532,890
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	-608,189	-608,189	-660,650	-713,111	-2,096,555	-4,863,443
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	16,752,624	16,742,454	16,539,453	16,116,708	10,711,907	-99,293
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,788,154	63,783,069	63,629,837	63,366,731	59,295,498	51,153,032
24	Office	-	297,320	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	445,980	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	272,313	272,094	271,362	264,654	244,173	203,209
2	Residential Small site - low density - 2 flats	2	163,244	104,732	104,513	103,717	98,102	75,882	31,441
3	Residential Small site - medium density - 5 flats	5	204,055	242,997	242,450	240,596	227,523	175,781	72,296
4	Residential Small site - medium density - 9 flats	9	408,110	386,643	385,668	382,594	360,923	275,145	103,590
5	Residential Medium site - medium density - 25 flats	25	775,408	1,285,518	1,282,834	1,273,151	1,204,896	934,734	394,411
6	Residential Medium site - medium density - 50 flats	50	2,040,548	2,321,659	2,316,393	2,297,293	2,162,658	1,629,756	563,950
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	4,406,420	4,401,154	4,380,593	4,223,152	3,648,842	2,500,220
8	Residential Large site - high density - 150 flats	150	1,714,060	268,004	252,513	186,299	-224,665	-2,129,732	-5,939,864
9	Residential Large site - medium density - 250 flats	250	6,121,644	9,817,827	9,792,908	9,704,186	9,078,750	6,603,200	1,629,933
10	Residential Large site - high density - 500 flats	500	6,244,077	-2,742,668	-2,792,085	-3,002,692	-4,277,928	-10,199,576	-22,276,382
11	Residential Large site - high density - 500 flats	500	4,489,206	-10,303,469	-10,353,692	-10,572,477	-11,897,220	-18,085,010	-30,471,813
12	Residential Large site - high density - 800 flats	800	8,162,192	-10,464,389	-10,535,814	-10,859,670	-12,820,615	-21,976,731	-40,612,126
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	2,876,146	2,760,891	2,268,241	-726,453	-14,990,570	-45,026,783
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-19,975,489	-20,131,437	-20,838,318	-25,156,674	-45,533,781	-87,550,900
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,301,052	1,295,787	1,272,713	1,133,772	494,171	-797,872
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-3,868,764	-3,879,456	-3,937,474	-4,241,197	-5,847,678	-9,060,640
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	13,550,481	13,508,024	13,317,962	12,213,194	6,946,226	-3,875,629
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	341,149	273,116	-22,086	-1,811,446	-10,270,075	-27,821,939
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-2,725,702	-2,921,963	-3,827,206	-9,023,730	-34,868,517	-89,532,890
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	-608,189	-608,189	-660,650	-713,111	-2,096,555	-4,863,443
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	16,752,624	16,742,454	16,539,453	16,116,708	10,711,907	-99,293
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,788,154	63,783,069	63,629,837	63,366,731	59,295,498	51,153,032
24	Office	-	281,596	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	422,393	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £6,997 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	252,161	251,943	251,211	244,504	224,022	183,058
2	Residential Small site - low density - 2 flats	2	614,877	88,329	88,110	87,314	81,700	59,480	15,039
3	Residential Small site - medium density - 5 flats	5	768,596	204,803	204,257	202,402	189,330	137,587	34,103
4	Residential Small site - medium density - 9 flats	9	1,537,192	323,845	322,870	319,796	298,124	212,347	40,792
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,089,352	1,086,668	1,076,986	1,008,731	738,569	198,247
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,943,449	1,938,183	1,919,085	1,784,449	1,251,546	185,741
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	3,944,991	3,939,725	3,919,165	3,761,724	3,187,414	2,038,793
8	Residential Large site - high density - 150 flats	150	6,456,206	-836,806	-852,809	-921,207	-1,335,357	-3,240,423	-7,050,556
9	Residential Large site - medium density - 250 flats	250	23,057,880	8,098,224	8,073,305	7,984,583	7,359,148	4,883,596	-117,369
10	Residential Large site - high density - 500 flats	500	23,519,037	-6,029,275	-6,078,690	-6,289,298	-7,581,201	-13,562,594	-25,681,504
11	Residential Large site - high density - 500 flats	500	16,909,112	-13,534,660	-13,585,705	-13,808,068	-15,154,477	-21,347,879	-33,734,682
12	Residential Large site - high density - 800 flats	800	30,743,840	-15,425,211	-15,497,806	-15,826,957	-17,819,974	-27,104,483	-45,739,879
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-5,366,581	-5,485,638	-5,994,534	-9,088,601	-23,669,043	-54,156,187
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-31,101,945	-31,263,036	-31,993,228	-36,414,563	-57,296,451	-99,313,571
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	861,685	856,419	833,347	694,406	54,804	-1,244,425
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-4,740,054	-4,750,746	-4,808,765	-5,112,488	-6,718,969	-9,931,931
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	10,513,730	10,471,273	10,281,211	9,176,442	3,865,477	-7,097,050
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-4,459,938	-4,530,215	-4,834,784	-6,653,410	-15,240,346	-32,963,209
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-17,315,678	-17,515,149	-18,435,198	-23,784,021	-50,301,909	-105,595,131
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	-670,382	-670,382	-722,844	-775,306	-2,158,750	-4,925,637
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	15,960,393	15,950,223	15,747,222	15,324,476	9,919,675	-904,482
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,416,951	63,411,866	63,258,633	62,995,529	58,924,295	50,781,828
24	Office	-	1,060,662	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	1,590,994	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	252,161	251,943	251,211	244,504	224,022	183,058
2	Residential Small site - low density - 2 flats	2	324,764	88,329	88,110	87,314	81,700	59,480	15,039
3	Residential Small site - medium density - 5 flats	5	405,954	204,803	204,257	202,402	189,330	137,587	34,103
4	Residential Small site - medium density - 9 flats	9	811,909	323,845	322,870	319,796	298,124	212,347	40,792
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,089,352	1,086,668	1,076,986	1,008,731	738,569	198,247
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,943,449	1,938,183	1,919,085	1,784,449	1,251,546	185,741
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	3,944,991	3,939,725	3,919,165	3,761,724	3,187,414	2,038,793
8	Residential Large site - high density - 150 flats	150	3,410,017	-836,806	-852,809	-921,207	-1,335,357	-3,240,423	-7,050,556
9	Residential Large site - medium density - 250 flats	250	12,178,631	8,098,224	8,073,305	7,984,583	7,359,148	4,883,596	-117,369
10	Residential Large site - high density - 500 flats	500	12,422,204	-6,029,275	-6,078,690	-6,289,298	-7,581,201	-13,562,594	-25,681,504
11	Residential Large site - high density - 500 flats	500	8,930,996	-13,534,660	-13,585,705	-13,808,068	-15,154,477	-21,347,879	-33,734,682
12	Residential Large site - high density - 800 flats	800	16,238,175	-15,425,211	-15,497,806	-15,826,957	-17,819,974	-27,104,483	-45,739,879
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-5,366,581	-5,485,638	-5,994,534	-9,088,601	-23,669,043	-54,156,187
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-31,101,945	-31,263,036	-31,993,228	-36,414,563	-57,296,451	-99,313,571
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	861,685	856,419	833,347	694,406	54,804	-1,244,425
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-4,740,054	-4,750,746	-4,808,765	-5,112,488	-6,718,969	-9,931,931
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	10,513,730	10,471,273	10,281,211	9,176,442	3,865,477	-7,097,050
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-4,459,938	-4,530,215	-4,834,784	-6,653,410	-15,240,346	-32,963,209
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-17,315,678	-17,515,149	-18,435,198	-23,784,021	-50,301,909	-105,595,131
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	-670,382	-670,382	-722,844	-775,306	-2,158,750	-4,925,637
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	15,960,393	15,950,223	15,747,222	15,324,476	9,919,675	-904,482
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,416,951	63,411,866	63,258,633	62,995,529	58,924,295	50,781,828
24	Office	-	560,217	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	840,326	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	252,161	251,943	251,211	244,504	224,022	183,058
2	Residential Small site - low density - 2 flats	2	172,359	88,329	88,110	87,314	81,700	59,480	15,039
3	Residential Small site - medium density - 5 flats	5	215,449	204,803	204,257	202,402	189,330	137,587	34,103
4	Residential Small site - medium density - 9 flats	9	430,899	323,845	322,870	319,796	298,124	212,347	40,792
5	Residential Medium site - medium density - 25 flats	25	818,707	1,089,352	1,086,668	1,076,986	1,008,731	738,569	198,247
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,943,449	1,938,183	1,919,085	1,784,449	1,251,546	185,741
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	3,944,991	3,939,725	3,919,165	3,761,724	3,187,414	2,038,793
8	Residential Large site - high density - 150 flats	150	1,809,774	-836,806	-852,809	-921,207	-1,335,357	-3,240,423	-7,050,556
9	Residential Large site - medium density - 250 flats	250	6,463,480	8,098,224	8,073,305	7,984,583	7,359,148	4,883,596	-117,369
10	Residential Large site - high density - 500 flats	500	6,592,749	-6,029,275	-6,078,690	-6,289,298	-7,581,201	-13,562,594	-25,681,504
11	Residential Large site - high density - 500 flats	500	4,739,885	-13,534,660	-13,585,705	-13,808,068	-15,154,477	-21,347,879	-33,734,682
12	Residential Large site - high density - 800 flats	800	8,617,973	-15,425,211	-15,497,806	-15,826,957	-17,819,974	-27,104,483	-45,739,879
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-5,366,581	-5,485,638	-5,994,534	-9,088,601	-23,669,043	-54,156,187
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-31,101,945	-31,263,036	-31,993,228	-36,414,563	-57,296,451	-99,313,571
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	861,685	856,419	833,347	694,406	54,804	-1,244,425
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-4,740,054	-4,750,746	-4,808,765	-5,112,488	-6,718,969	-9,931,931
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	10,513,730	10,471,273	10,281,211	9,176,442	3,865,477	-7,097,050
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-4,459,938	-4,530,215	-4,834,784	-6,653,410	-15,240,346	-32,963,209
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-17,315,678	-17,515,149	-18,435,198	-23,784,021	-50,301,909	-105,595,131
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	-670,382	-670,382	-722,844	-775,306	-2,158,750	-4,925,637
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	15,960,393	15,950,223	15,747,222	15,324,476	9,919,675	-904,482
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,416,951	63,411,866	63,258,633	62,995,529	58,924,295	50,781,828
24	Office	-	297,320	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	445,980	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	252,161	251,943	251,211	244,504	224,022	183,058
2	Residential Small site - low density - 2 flats	2	163,244	88,329	88,110	87,314	81,700	59,480	15,039
3	Residential Small site - medium density - 5 flats	5	204,055	204,803	204,257	202,402	189,330	137,587	34,103
4	Residential Small site - medium density - 9 flats	9	408,110	323,845	322,870	319,796	298,124	212,347	40,792
5	Residential Medium site - medium density - 25 flats	25	775,408	1,089,352	1,086,668	1,076,986	1,008,731	738,569	198,247
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,943,449	1,938,183	1,919,085	1,784,449	1,251,546	185,741
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	3,944,991	3,939,725	3,919,165	3,761,724	3,187,414	2,038,793
8	Residential Large site - high density - 150 flats	150	1,714,060	-836,806	-852,809	-921,207	-1,335,357	-3,240,423	-7,050,556
9	Residential Large site - medium density - 250 flats	250	6,121,644	8,098,224	8,073,305	7,984,583	7,359,148	4,883,596	-117,369
10	Residential Large site - high density - 500 flats	500	6,244,077	-6,029,275	-6,078,690	-6,289,298	-7,581,201	-13,562,594	-25,681,504
11	Residential Large site - high density - 500 flats	500	4,489,206	-13,534,660	-13,585,705	-13,808,068	-15,154,477	-21,347,879	-33,734,682
12	Residential Large site - high density - 800 flats	800	8,162,192	-15,425,211	-15,497,806	-15,826,957	-17,819,974	-27,104,483	-45,739,879
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-5,366,581	-5,485,638	-5,994,534	-9,088,601	-23,669,043	-54,156,187
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-31,101,945	-31,263,036	-31,993,228	-36,414,563	-57,296,451	-99,313,571
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	861,685	856,419	833,347	694,406	54,804	-1,244,425
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-4,740,054	-4,750,746	-4,808,765	-5,112,488	-6,718,969	-9,931,931
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	10,513,730	10,471,273	10,281,211	9,176,442	3,865,477	-7,097,050
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-4,459,938	-4,530,215	-4,834,784	-6,653,410	-15,240,346	-32,963,209
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-17,315,678	-17,515,149	-18,435,198	-23,784,021	-50,301,909	-105,595,131
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	-670,382	-670,382	-722,844	-775,306	-2,158,750	-4,925,637
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	15,960,393	15,950,223	15,747,222	15,324,476	9,919,675	-904,482
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,416,951	63,411,866	63,258,633	62,995,529	58,924,295	50,781,828
24	Office	-	281,596	-3,272,022	-3,272,022	-3,282,595	-3,293,169	-3,577,607	-4,146,483
25	Office	-	422,393	-6,489,551	-6,489,551	-6,510,317	-6,531,084	-7,089,718	-8,206,986
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £6,997 per square metre Charlton

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 20%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	247,040	246,821	245,358	239,382	218,901	177,937
2	Residential Small site - low density - 2 flats	2	614,877	83,208	82,989	81,396	76,579	54,358	9,917
3	Residential Small site - medium density - 5 flats	5	768,596	191,999	191,452	187,744	176,525	124,784	21,299
4	Residential Small site - medium density - 9 flats	9	1,537,192	300,823	299,849	293,700	275,103	189,326	17,770
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,025,476	1,022,792	1,003,428	944,854	674,693	134,370
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,816,128	1,810,862	1,772,665	1,657,128	1,124,225	58,420
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	3,817,670	3,812,404	3,771,283	3,634,403	3,060,092	1,911,471
8	Residential Large site - high density - 150 flats	150	6,456,206	-1,223,709	-1,239,711	-1,376,506	-1,722,260	-3,627,325	-7,437,459
9	Residential Large site - medium density - 250 flats	250	23,057,880	7,486,090	7,461,170	7,283,727	6,747,013	4,271,461	-749,691
10	Residential Large site - high density - 500 flats	500	23,519,037	-7,274,136	-7,324,361	-7,752,465	-8,834,505	-14,836,396	-26,955,306
11	Residential Large site - high density - 500 flats	500	16,909,112	-14,808,462	-14,859,508	-15,304,232	-16,428,280	-22,621,681	-35,008,484
12	Residential Large site - high density - 800 flats	800	30,743,840	-17,412,519	-17,485,113	-18,143,415	-19,807,282	-29,124,293	-47,759,689
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-8,835,979	-8,956,982	-9,991,419	-12,605,974	-27,302,411	-57,909,375
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-35,924,669	-36,085,760	-37,560,861	-41,312,373	-62,278,218	-104,295,337
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,001,616	996,350	950,204	834,336	194,734	-1,102,206
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-4,417,360	-4,428,052	-4,544,090	-4,789,795	-6,396,275	-9,609,237
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	10,507,909	10,465,451	10,085,328	9,170,621	3,859,561	-7,103,262
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-6,383,801	-6,454,078	-7,063,215	-8,577,272	-17,227,654	-34,983,019
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-21,273,605	-21,476,337	-23,346,529	-27,779,327	-54,496,470	-109,858,295
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	-295,346	-295,346	-400,270	-400,270	-1,783,714	-4,550,601
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	15,913,462	15,903,292	15,497,290	15,277,546	9,872,745	-952,180
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,444,797	63,439,712	63,133,247	63,023,374	58,952,141	50,809,674
24	Office	-	1,060,662	-2,986,924	-2,986,924	-3,008,071	-3,008,071	-3,292,509	-3,861,384
25	Office	-	1,590,994	-5,938,800	-5,938,800	-5,980,333	-5,980,333	-6,538,966	-7,656,235
26	Industrial	-	2,181,275	419,763	419,763	412,557	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,633,852	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 20%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	247,040	246,821	245,358	239,382	218,901	177,937
2	Residential Small site - low density - 2 flats	2	324,764	83,208	82,989	81,396	76,579	54,358	9,917
3	Residential Small site - medium density - 5 flats	5	405,954	191,999	191,452	187,744	176,525	124,784	21,299
4	Residential Small site - medium density - 9 flats	9	811,909	300,823	299,849	293,700	275,103	189,326	17,770
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,025,476	1,022,792	1,003,428	944,854	674,693	134,370
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,816,128	1,810,862	1,772,665	1,657,128	1,124,225	58,420
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	3,817,670	3,812,404	3,771,283	3,634,403	3,060,092	1,911,471
8	Residential Large site - high density - 150 flats	150	3,410,017	-1,223,709	-1,239,711	-1,376,506	-1,722,260	-3,627,325	-7,437,459
9	Residential Large site - medium density - 250 flats	250	12,178,631	7,486,090	7,461,170	7,283,727	6,747,013	4,271,461	-749,691
10	Residential Large site - high density - 500 flats	500	12,422,204	-7,274,136	-7,324,361	-7,752,465	-8,834,505	-14,836,396	-26,955,306
11	Residential Large site - high density - 500 flats	500	8,930,996	-14,808,462	-14,859,508	-15,304,232	-16,428,280	-22,621,681	-35,008,484
12	Residential Large site - high density - 800 flats	800	16,238,175	-17,412,519	-17,485,113	-18,143,415	-19,807,282	-29,124,293	-47,759,689
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-8,835,979	-8,956,982	-9,991,419	-12,605,974	-27,302,411	-57,909,375
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-35,924,669	-36,085,760	-37,560,861	-41,312,373	-62,278,218	-104,295,337
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,001,616	996,350	950,204	834,336	194,734	-1,102,206
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-4,417,360	-4,428,052	-4,544,090	-4,789,795	-6,396,275	-9,609,237
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	10,507,909	10,465,451	10,085,328	9,170,621	3,859,561	-7,103,262
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-6,383,801	-6,454,078	-7,063,215	-8,577,272	-17,227,654	-34,983,019
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-21,273,605	-21,476,337	-23,346,529	-27,779,327	-54,496,470	-109,858,295
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	-295,346	-295,346	-400,270	-400,270	-1,783,714	-4,550,601
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	15,913,462	15,903,292	15,497,290	15,277,546	9,872,745	-952,180
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,444,797	63,439,712	63,133,247	63,023,374	58,952,141	50,809,674
24	Office	-	560,217	-2,986,924	-2,986,924	-3,008,071	-3,008,071	-3,292,509	-3,861,384
25	Office	-	840,326	-5,938,800	-5,938,800	-5,980,333	-5,980,333	-6,538,966	-7,656,235
26	Industrial	-	1,152,099	419,763	419,763	412,557	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,633,852	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 20%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	247,040	246,821	245,358	239,382	218,901	177,937
2	Residential Small site - low density - 2 flats	2	172,359	83,208	82,989	81,396	76,579	54,358	9,917
3	Residential Small site - medium density - 5 flats	5	215,449	191,999	191,452	187,744	176,525	124,784	21,299
4	Residential Small site - medium density - 9 flats	9	430,899	300,823	299,849	293,700	275,103	189,326	17,770
5	Residential Medium site - medium density - 25 flats	25	818,707	1,025,476	1,022,792	1,003,428	944,854	674,693	134,370
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,816,128	1,810,862	1,772,665	1,657,128	1,124,225	58,420
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	3,817,670	3,812,404	3,771,283	3,634,403	3,060,092	1,911,471
8	Residential Large site - high density - 150 flats	150	1,809,774	-1,223,709	-1,239,711	-1,376,506	-1,722,260	-3,627,325	-7,437,459
9	Residential Large site - medium density - 250 flats	250	6,463,480	7,486,090	7,461,170	7,283,727	6,747,013	4,271,461	-749,691
10	Residential Large site - high density - 500 flats	500	6,592,749	-7,274,136	-7,324,361	-7,752,465	-8,834,505	-14,836,396	-26,955,306
11	Residential Large site - high density - 500 flats	500	4,739,885	-14,808,462	-14,859,508	-15,304,232	-16,428,280	-22,621,681	-35,008,484
12	Residential Large site - high density - 800 flats	800	8,617,973	-17,412,519	-17,485,113	-18,143,415	-19,807,282	-29,124,293	-47,759,689
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-8,835,979	-8,956,982	-9,991,419	-12,605,974	-27,302,411	-57,909,375
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-35,924,669	-36,085,760	-37,560,861	-41,312,373	-62,278,218	-104,295,337
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,001,616	996,350	950,204	834,336	194,734	-1,102,206
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-4,417,360	-4,428,052	-4,544,090	-4,789,795	-6,396,275	-9,609,237
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	10,507,909	10,465,451	10,085,328	9,170,621	3,859,561	-7,103,262
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-6,383,801	-6,454,078	-7,063,215	-8,577,272	-17,227,654	-34,983,019
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-21,273,605	-21,476,337	-23,346,529	-27,779,327	-54,496,470	-109,858,295
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	-295,346	-295,346	-400,270	-400,270	-1,783,714	-4,550,601
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	15,913,462	15,903,292	15,497,290	15,277,546	9,872,745	-952,180
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,444,797	63,439,712	63,133,247	63,023,374	58,952,141	50,809,674
24	Office	-	297,320	-2,986,924	-2,986,924	-3,008,071	-3,008,071	-3,292,509	-3,861,384
25	Office	-	445,980	-5,938,800	-5,938,800	-5,980,333	-5,980,333	-6,538,966	-7,656,235
26	Industrial	-	611,445	419,763	419,763	412,557	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,633,852	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 20%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	247,040	246,821	245,358	239,382	218,901	177,937
2	Residential Small site - low density - 2 flats	2	163,244	83,208	82,989	81,396	76,579	54,358	9,917
3	Residential Small site - medium density - 5 flats	5	204,055	191,999	191,452	187,744	176,525	124,784	21,299
4	Residential Small site - medium density - 9 flats	9	408,110	300,823	299,849	293,700	275,103	189,326	17,770
5	Residential Medium site - medium density - 25 flats	25	775,408	1,025,476	1,022,792	1,003,428	944,854	674,693	134,370
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,816,128	1,810,862	1,772,665	1,657,128	1,124,225	58,420
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	3,817,670	3,812,404	3,771,283	3,634,403	3,060,092	1,911,471
8	Residential Large site - high density - 150 flats	150	1,714,060	-1,223,709	-1,239,711	-1,376,506	-1,722,260	-3,627,325	-7,437,459
9	Residential Large site - medium density - 250 flats	250	6,121,644	7,486,090	7,461,170	7,283,727	6,747,013	4,271,461	-749,691
10	Residential Large site - high density - 500 flats	500	6,244,077	-7,274,136	-7,324,361	-7,752,465	-8,834,505	-14,836,396	-26,955,306
11	Residential Large site - high density - 500 flats	500	4,489,206	-14,808,462	-14,859,508	-15,304,232	-16,428,280	-22,621,681	-35,008,484
12	Residential Large site - high density - 800 flats	800	8,162,192	-17,412,519	-17,485,113	-18,143,415	-19,807,282	-29,124,293	-47,759,689
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-8,835,979	-8,956,982	-9,991,419	-12,605,974	-27,302,411	-57,909,375
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-35,924,669	-36,085,760	-37,560,861	-41,312,373	-62,278,218	-104,295,337
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,001,616	996,350	950,204	834,336	194,734	-1,102,206
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-4,417,360	-4,428,052	-4,544,090	-4,789,795	-6,396,275	-9,609,237
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	10,507,909	10,465,451	10,085,328	9,170,621	3,859,561	-7,103,262
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-6,383,801	-6,454,078	-7,063,215	-8,577,272	-17,227,654	-34,983,019
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-21,273,605	-21,476,337	-23,346,529	-27,779,327	-54,496,470	-109,858,295
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	-295,346	-295,346	-400,270	-400,270	-1,783,714	-4,550,601
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	15,913,462	15,903,292	15,497,290	15,277,546	9,872,745	-952,180
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,444,797	63,439,712	63,133,247	63,023,374	58,952,141	50,809,674
24	Office	-	281,596	-2,986,924	-2,986,924	-3,008,071	-3,008,071	-3,292,509	-3,861,384
25	Office	-	422,393	-5,938,800	-5,938,800	-5,980,333	-5,980,333	-6,538,966	-7,656,235
26	Industrial	-	579,108	419,763	419,763	412,557	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,633,852	3,633,852	3,368,141	2,836,717

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £6,997 per square metre Thamesmead

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	246,186	245,968	245,236	238,529	218,047	177,083
2	Residential Small site - low density - 2 flats	2	614,877	82,354	82,135	81,339	75,725	53,504	9,064
3	Residential Small site - medium density - 5 flats	5	768,596	189,865	189,319	187,464	174,392	122,649	19,165
4	Residential Small site - medium density - 9 flats	9	1,537,192	296,987	296,012	292,938	271,266	185,488	13,933
5	Residential Medium site - medium density - 25 flats	25	2,920,665	1,014,830	1,012,145	1,002,464	934,209	664,047	123,724
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,794,908	1,789,642	1,770,543	1,635,908	1,103,005	37,200
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	3,796,450	3,791,184	3,770,623	3,613,182	3,038,872	1,890,251
8	Residential Large site - high density - 150 flats	150	6,456,206	-1,288,193	-1,304,195	-1,372,593	-1,786,743	-3,691,810	-7,501,942
9	Residential Large site - medium density - 250 flats	250	23,057,880	7,384,067	7,359,147	7,270,426	6,644,990	4,169,439	-855,077
10	Residential Large site - high density - 500 flats	500	23,519,037	-7,483,021	-7,533,244	-7,747,297	-9,043,390	-15,048,696	-27,167,606
11	Residential Large site - high density - 500 flats	500	16,909,112	-15,020,763	-15,071,808	-15,294,170	-16,640,580	-22,833,981	-35,220,784
12	Residential Large site - high density - 800 flats	800	30,743,840	-17,743,737	-17,816,331	-18,145,482	-20,143,229	-29,460,927	-48,096,324
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-9,422,208	-9,543,211	-10,060,430	-13,192,203	-27,907,972	-58,534,907
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-36,729,799	-36,893,526	-37,635,661	-42,129,306	-63,108,512	-105,125,631
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	1,122,888	1,117,622	1,094,548	955,608	316,006	-978,950
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-4,074,688	-4,085,380	-4,143,399	-4,447,122	-6,053,603	-9,266,565
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	11,483,708	11,441,252	11,251,190	10,146,420	4,851,320	-6,062,041
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-6,704,445	-6,774,721	-7,079,290	-8,897,916	-17,558,872	-35,319,655
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-21,179,322	-21,382,054	-22,317,150	-27,685,044	-54,397,485	-109,757,691
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	15,871,165	15,860,995	15,657,994	15,235,248	9,830,447	-995,169
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,810,493	63,805,408	63,652,175	63,389,070	59,317,837	51,175,370
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	246,186	245,968	245,236	238,529	218,047	177,083
2	Residential Small site - low density - 2 flats	2	324,764	82,354	82,135	81,339	75,725	53,504	9,064
3	Residential Small site - medium density - 5 flats	5	405,954	189,865	189,319	187,464	174,392	122,649	19,165
4	Residential Small site - medium density - 9 flats	9	811,909	296,987	296,012	292,938	271,266	185,488	13,933
5	Residential Medium site - medium density - 25 flats	25	1,542,627	1,014,830	1,012,145	1,002,464	934,209	664,047	123,724
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,794,908	1,789,642	1,770,543	1,635,908	1,103,005	37,200
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	3,796,450	3,791,184	3,770,623	3,613,182	3,038,872	1,890,251
8	Residential Large site - high density - 150 flats	150	3,410,017	-1,288,193	-1,304,195	-1,372,593	-1,786,743	-3,691,810	-7,501,942
9	Residential Large site - medium density - 250 flats	250	12,178,631	7,384,067	7,359,147	7,270,426	6,644,990	4,169,439	-855,077
10	Residential Large site - high density - 500 flats	500	12,422,204	-7,483,021	-7,533,244	-7,747,297	-9,043,390	-15,048,696	-27,167,606
11	Residential Large site - high density - 500 flats	500	8,930,996	-15,020,763	-15,071,808	-15,294,170	-16,640,580	-22,833,981	-35,220,784
12	Residential Large site - high density - 800 flats	800	16,238,175	-17,743,737	-17,816,331	-18,145,482	-20,143,229	-29,460,927	-48,096,324
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-9,422,208	-9,543,211	-10,060,430	-13,192,203	-27,907,972	-58,534,907
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-36,729,799	-36,893,526	-37,635,661	-42,129,306	-63,108,512	-105,125,631
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	1,122,888	1,117,622	1,094,548	955,608	316,006	-978,950
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-4,074,688	-4,085,380	-4,143,399	-4,447,122	-6,053,603	-9,266,565
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	11,483,708	11,441,252	11,251,190	10,146,420	4,851,320	-6,062,041
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-6,704,445	-6,774,721	-7,079,290	-8,897,916	-17,558,872	-35,319,655
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-21,179,322	-21,382,054	-22,317,150	-27,685,044	-54,397,485	-109,757,691
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	15,871,165	15,860,995	15,657,994	15,235,248	9,830,447	-995,169
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,810,493	63,805,408	63,652,175	63,389,070	59,317,837	51,175,370
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	246,186	245,968	245,236	238,529	218,047	177,083
2	Residential Small site - low density - 2 flats	2	172,359	82,354	82,135	81,339	75,725	53,504	9,064
3	Residential Small site - medium density - 5 flats	5	215,449	189,865	189,319	187,464	174,392	122,649	19,165
4	Residential Small site - medium density - 9 flats	9	430,899	296,987	296,012	292,938	271,266	185,488	13,933
5	Residential Medium site - medium density - 25 flats	25	818,707	1,014,830	1,012,145	1,002,464	934,209	664,047	123,724
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,794,908	1,789,642	1,770,543	1,635,908	1,103,005	37,200
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	3,796,450	3,791,184	3,770,623	3,613,182	3,038,872	1,890,251
8	Residential Large site - high density - 150 flats	150	1,809,774	-1,288,193	-1,304,195	-1,372,593	-1,786,743	-3,691,810	-7,501,942
9	Residential Large site - medium density - 250 flats	250	6,463,480	7,384,067	7,359,147	7,270,426	6,644,990	4,169,439	-855,077
10	Residential Large site - high density - 500 flats	500	6,592,749	-7,483,021	-7,533,244	-7,747,297	-9,043,390	-15,048,696	-27,167,606
11	Residential Large site - high density - 500 flats	500	4,739,885	-15,020,763	-15,071,808	-15,294,170	-16,640,580	-22,833,981	-35,220,784
12	Residential Large site - high density - 800 flats	800	8,617,973	-17,743,737	-17,816,331	-18,145,482	-20,143,229	-29,460,927	-48,096,324
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-9,422,208	-9,543,211	-10,060,430	-13,192,203	-27,907,972	-58,534,907
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-36,729,799	-36,893,526	-37,635,661	-42,129,306	-63,108,512	-105,125,631
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	1,122,888	1,117,622	1,094,548	955,608	316,006	-978,950
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-4,074,688	-4,085,380	-4,143,399	-4,447,122	-6,053,603	-9,266,565
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	11,483,708	11,441,252	11,251,190	10,146,420	4,851,320	-6,062,041
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-6,704,445	-6,774,721	-7,079,290	-8,897,916	-17,558,872	-35,319,655
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-21,179,322	-21,382,054	-22,317,150	-27,685,044	-54,397,485	-109,757,691
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	15,871,165	15,860,995	15,657,994	15,235,248	9,830,447	-995,169
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,810,493	63,805,408	63,652,175	63,389,070	59,317,837	51,175,370
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	246,186	245,968	245,236	238,529	218,047	177,083
2	Residential Small site - low density - 2 flats	2	163,244	82,354	82,135	81,339	75,725	53,504	9,064
3	Residential Small site - medium density - 5 flats	5	204,055	189,865	189,319	187,464	174,392	122,649	19,165
4	Residential Small site - medium density - 9 flats	9	408,110	296,987	296,012	292,938	271,266	185,488	13,933
5	Residential Medium site - medium density - 25 flats	25	775,408	1,014,830	1,012,145	1,002,464	934,209	664,047	123,724
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,794,908	1,789,642	1,770,543	1,635,908	1,103,005	37,200
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	3,796,450	3,791,184	3,770,623	3,613,182	3,038,872	1,890,251
8	Residential Large site - high density - 150 flats	150	1,714,060	-1,288,193	-1,304,195	-1,372,593	-1,786,743	-3,691,810	-7,501,942
9	Residential Large site - medium density - 250 flats	250	6,121,644	7,384,067	7,359,147	7,270,426	6,644,990	4,169,439	-855,077
10	Residential Large site - high density - 500 flats	500	6,244,077	-7,483,021	-7,533,244	-7,747,297	-9,043,390	-15,048,696	-27,167,606
11	Residential Large site - high density - 500 flats	500	4,489,206	-15,020,763	-15,071,808	-15,294,170	-16,640,580	-22,833,981	-35,220,784
12	Residential Large site - high density - 800 flats	800	8,162,192	-17,743,737	-17,816,331	-18,145,482	-20,143,229	-29,460,927	-48,096,324
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-9,422,208	-9,543,211	-10,060,430	-13,192,203	-27,907,972	-58,534,907
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-36,729,799	-36,893,526	-37,635,661	-42,129,306	-63,108,512	-105,125,631
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	1,122,888	1,117,622	1,094,548	955,608	316,006	-978,950
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-4,074,688	-4,085,380	-4,143,399	-4,447,122	-6,053,603	-9,266,565
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	11,483,708	11,441,252	11,251,190	10,146,420	4,851,320	-6,062,041
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-6,704,445	-6,774,721	-7,079,290	-8,897,916	-17,558,872	-35,319,655
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-21,179,322	-21,382,054	-22,317,150	-27,685,044	-54,397,485	-109,757,691
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	15,871,165	15,860,995	15,657,994	15,235,248	9,830,447	-995,169
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,810,493	63,805,408	63,652,175	63,389,070	59,317,837	51,175,370
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

RB GREENWICH LOCAL PLAN VIABILITY

Aff Hsg: 35%
Mkt value: £6,458 per square metre

BLV 1: Secondary offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	768,596	211,859	211,640	210,910	204,202	183,720	142,756
2	Residential Small site - low density - 2 flats	2	614,877	55,526	55,307	54,511	48,896	26,676	-18,056
3	Residential Small site - medium density - 5 flats	5	768,596	128,417	127,870	126,016	112,943	61,202	-42,975
4	Residential Small site - medium density - 9 flats	9	1,537,192	198,249	197,274	194,199	172,528	86,751	-86,192
5	Residential Medium site - medium density - 25 flats	25	2,920,665	697,021	694,337	684,655	616,400	346,239	-197,259
6	Residential Medium site - medium density - 50 flats	50	7,685,960	1,187,032	1,181,766	1,162,667	1,028,031	495,129	-580,010
7	Residential Medium site - medium density - 50 flats and houses	50	7,685,960	3,022,136	3,016,870	2,996,309	2,838,868	2,264,558	1,115,937
8	Residential Large site - high density - 150 flats	150	6,456,206	-3,058,190	-3,074,192	-3,142,590	-3,556,740	-5,461,807	-9,271,940
9	Residential Large site - medium density - 250 flats	250	23,057,880	4,659,018	4,634,099	4,545,377	3,919,941	1,425,771	-3,667,447
10	Residential Large site - high density - 500 flats	500	23,519,037	-12,727,495	-12,778,541	-12,996,094	-14,313,385	-20,372,840	-32,491,749
11	Residential Large site - high density - 500 flats	500	16,909,112	-20,060,400	-20,111,444	-20,333,808	-21,680,217	-27,873,619	-40,260,421
12	Residential Large site - high density - 800 flats	800	30,743,840	-25,608,360	-25,682,141	-26,016,676	-28,042,289	-37,359,987	-55,995,384
13	Residential Large site - high density - 1,500 flats	1,500	70,249,674	-22,500,412	-22,625,407	-23,159,682	-26,397,147	-41,671,432	-72,414,995
14	Residential Large site - high density - 2,000 flats	2,000	83,815,393	-54,325,416	-54,491,820	-55,246,092	-59,813,231	-80,821,791	-122,838,910
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	4,304,138	512,841	507,576	484,503	345,561	-298,850	-1,598,975
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	5,687,610	-5,271,720	-5,282,412	-5,340,430	-5,644,154	-7,250,635	-10,463,597
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	53,494,281	6,984,724	6,941,572	6,748,401	5,625,564	272,485	-10,864,397
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	62,871,152	-14,313,120	-14,385,715	-14,700,327	-16,578,928	-25,446,650	-43,245,750
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	220,433,330	-43,459,919	-43,669,337	-44,635,270	-50,262,057	-77,910,439	-133,331,557
21	PBSA - 220 Student Rooms and ground floor commercial use	-	5,687,610	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	11,528,940	14,700,987	14,690,817	14,487,816	14,065,070	8,660,269	-2,184,486
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	13,527,289	63,216,128	63,211,043	63,057,811	62,794,705	58,723,472	50,581,005
24	Office	-	1,060,662	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	1,590,994	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	2,181,275	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	8,403,829	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 2: Secondary industrial (Higher)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	405,954	211,859	211,640	210,910	204,202	183,720	142,756
2	Residential Small site - low density - 2 flats	2	324,764	55,526	55,307	54,511	48,896	26,676	-18,056
3	Residential Small site - medium density - 5 flats	5	405,954	128,417	127,870	126,016	112,943	61,202	-42,975
4	Residential Small site - medium density - 9 flats	9	811,909	198,249	197,274	194,199	172,528	86,751	-86,192
5	Residential Medium site - medium density - 25 flats	25	1,542,627	697,021	694,337	684,655	616,400	346,239	-197,259
6	Residential Medium site - medium density - 50 flats	50	4,059,544	1,187,032	1,181,766	1,162,667	1,028,031	495,129	-580,010
7	Residential Medium site - medium density - 50 flats and houses	50	4,059,544	3,022,136	3,016,870	2,996,309	2,838,868	2,264,558	1,115,937
8	Residential Large site - high density - 150 flats	150	3,410,017	-3,058,190	-3,074,192	-3,142,590	-3,556,740	-5,461,807	-9,271,940
9	Residential Large site - medium density - 250 flats	250	12,178,631	4,659,018	4,634,099	4,545,377	3,919,941	1,425,771	-3,667,447
10	Residential Large site - high density - 500 flats	500	12,422,204	-12,727,495	-12,778,541	-12,996,094	-14,313,385	-20,372,840	-32,491,749
11	Residential Large site - high density - 500 flats	500	8,930,996	-20,060,400	-20,111,444	-20,333,808	-21,680,217	-27,873,619	-40,260,421
12	Residential Large site - high density - 800 flats	800	16,238,175	-25,608,360	-25,682,141	-26,016,676	-28,042,289	-37,359,987	-55,995,384
13	Residential Large site - high density - 1,500 flats	1,500	37,104,231	-22,500,412	-22,625,407	-23,159,682	-26,397,147	-41,671,432	-72,414,995
14	Residential Large site - high density - 2,000 flats	2,000	44,269,325	-54,325,416	-54,491,820	-55,246,092	-59,813,231	-80,821,791	-122,838,910
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	2,273,345	512,841	507,576	484,503	345,561	-298,850	-1,598,975
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	3,004,062	-5,271,720	-5,282,412	-5,340,430	-5,644,154	-7,250,635	-10,463,597
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	28,254,425	6,984,724	6,941,572	6,748,401	5,625,564	272,485	-10,864,397
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	33,207,069	-14,313,120	-14,385,715	-14,700,327	-16,578,928	-25,446,650	-43,245,750
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	116,427,717	-43,459,919	-43,669,337	-44,635,270	-50,262,057	-77,910,439	-133,331,557
21	PBSA - 220 Student Rooms and ground floor commercial use	-	3,004,062	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	6,089,316	14,700,987	14,690,817	14,487,816	14,065,070	8,660,269	-2,184,486
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	7,144,797	63,216,128	63,211,043	63,057,811	62,794,705	58,723,472	50,581,005
24	Office	-	560,217	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	840,326	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	1,152,099	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	4,438,705	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 3: Secondary industrial (Lower)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	215,449	211,859	211,640	210,910	204,202	183,720	142,756
2	Residential Small site - low density - 2 flats	2	172,359	55,526	55,307	54,511	48,896	26,676	-18,056
3	Residential Small site - medium density - 5 flats	5	215,449	128,417	127,870	126,016	112,943	61,202	-42,975
4	Residential Small site - medium density - 9 flats	9	430,899	198,249	197,274	194,199	172,528	86,751	-86,192
5	Residential Medium site - medium density - 25 flats	25	818,707	697,021	694,337	684,655	616,400	346,239	-197,259
6	Residential Medium site - medium density - 50 flats	50	2,154,493	1,187,032	1,181,766	1,162,667	1,028,031	495,129	-580,010
7	Residential Medium site - medium density - 50 flats and houses	50	2,154,493	3,022,136	3,016,870	2,996,309	2,838,868	2,264,558	1,115,937
8	Residential Large site - high density - 150 flats	150	1,809,774	-3,058,190	-3,074,192	-3,142,590	-3,556,740	-5,461,807	-9,271,940
9	Residential Large site - medium density - 250 flats	250	6,463,480	4,659,018	4,634,099	4,545,377	3,919,941	1,425,771	-3,667,447
10	Residential Large site - high density - 500 flats	500	6,592,749	-12,727,495	-12,778,541	-12,996,094	-14,313,385	-20,372,840	-32,491,749
11	Residential Large site - high density - 500 flats	500	4,739,885	-20,060,400	-20,111,444	-20,333,808	-21,680,217	-27,873,619	-40,260,421
12	Residential Large site - high density - 800 flats	800	8,617,973	-25,608,360	-25,682,141	-26,016,676	-28,042,289	-37,359,987	-55,995,384
13	Residential Large site - high density - 1,500 flats	1,500	19,692,069	-22,500,412	-22,625,407	-23,159,682	-26,397,147	-41,671,432	-72,414,995
14	Residential Large site - high density - 2,000 flats	2,000	23,494,749	-54,325,416	-54,491,820	-55,246,092	-59,813,231	-80,821,791	-122,838,910
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,206,516	512,841	507,576	484,503	345,561	-298,850	-1,598,975
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,594,325	-5,271,720	-5,282,412	-5,340,430	-5,644,154	-7,250,635	-10,463,597
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,995,273	6,984,724	6,941,572	6,748,401	5,625,564	272,485	-10,864,397
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	17,623,755	-14,313,120	-14,385,715	-14,700,327	-16,578,928	-25,446,650	-43,245,750
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	61,790,868	-43,459,919	-43,669,337	-44,635,270	-50,262,057	-77,910,439	-133,331,557
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,594,325	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,231,740	14,700,987	14,690,817	14,487,816	14,065,070	8,660,269	-2,184,486
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,791,908	63,216,128	63,211,043	63,057,811	62,794,705	58,723,472	50,581,005
24	Office	-	297,320	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	445,980	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	611,445	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,355,723	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

BLV 4: Undeveloped/vacant sites

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG 10%	Accessibility	NZC Operational	NZC Operational & Embodied
1	Residential Small site - 2 houses	2	204,055	211,859	211,640	210,910	204,202	183,720	142,756
2	Residential Small site - low density - 2 flats	2	163,244	55,526	55,307	54,511	48,896	26,676	-18,056
3	Residential Small site - medium density - 5 flats	5	204,055	128,417	127,870	126,016	112,943	61,202	-42,975
4	Residential Small site - medium density - 9 flats	9	408,110	198,249	197,274	194,199	172,528	86,751	-86,192
5	Residential Medium site - medium density - 25 flats	25	775,408	697,021	694,337	684,655	616,400	346,239	-197,259
6	Residential Medium site - medium density - 50 flats	50	2,040,548	1,187,032	1,181,766	1,162,667	1,028,031	495,129	-580,010
7	Residential Medium site - medium density - 50 flats and houses	50	2,040,548	3,022,136	3,016,870	2,996,309	2,838,868	2,264,558	1,115,937
8	Residential Large site - high density - 150 flats	150	1,714,060	-3,058,190	-3,074,192	-3,142,590	-3,556,740	-5,461,807	-9,271,940
9	Residential Large site - medium density - 250 flats	250	6,121,644	4,659,018	4,634,099	4,545,377	3,919,941	1,425,771	-3,667,447
10	Residential Large site - high density - 500 flats	500	6,244,077	-12,727,495	-12,778,541	-12,996,094	-14,313,385	-20,372,840	-32,491,749
11	Residential Large site - high density - 500 flats	500	4,489,206	-20,060,400	-20,111,444	-20,333,808	-21,680,217	-27,873,619	-40,260,421
12	Residential Large site - high density - 800 flats	800	8,162,192	-25,608,360	-25,682,141	-26,016,676	-28,042,289	-37,359,987	-55,995,384
13	Residential Large site - high density - 1,500 flats	1,500	18,650,609	-22,500,412	-22,625,407	-23,159,682	-26,397,147	-41,671,432	-72,414,995
14	Residential Large site - high density - 2,000 flats	2,000	22,252,177	-54,325,416	-54,491,820	-55,246,092	-59,813,231	-80,821,791	-122,838,910
15	Mixed Use Medium site - high density - 50 flats and 750 sq m commercial on ground floor	50	1,142,707	512,841	507,576	484,503	345,561	-298,850	-1,598,975
16	Mixed Use Medium site - high density - 100 flats and 1,750 sq m commercial on ground floor	100	1,510,006	-5,271,720	-5,282,412	-5,340,430	-5,644,154	-7,250,635	-10,463,597
17	Mixed Use Large site - medium density - 450 flats with 11,720 light industrial and commercial	450	14,202,214	6,984,724	6,941,572	6,748,401	5,625,564	272,485	-10,864,397
18	Mixed Use Large site - high density - 800 flats with 1,500 sq m commercial/community use	800	16,691,683	-14,313,120	-14,385,715	-14,700,327	-16,578,928	-25,446,650	-43,245,750
19	Mixed Use Large site - high density - 2,600 flats with 20,500 sq m light industrial and commercial	2,600	58,522,918	-43,459,919	-43,669,337	-44,635,270	-50,262,057	-77,910,439	-133,331,557
21	PBSA - 220 Student Rooms and ground floor commercial use	-	1,510,006	96,469	96,469	44,853	-6,875	-1,390,319	-4,157,206
22	PBSA - 875 Student Rooms, 100 C3 Residential Uses and ground floor commercial use	100	3,060,822	14,700,987	14,690,817	14,487,816	14,065,070	8,660,269	-2,184,486
23	Co-Living - 485 Units, 50 C3 Residential Units and commercial uses	50	3,591,365	63,216,128	63,211,043	63,057,811	62,794,705	58,723,472	50,581,005
24	Office	-	281,596	-2,274,178	-2,274,178	-2,284,751	-2,295,325	-2,579,763	-3,148,639
25	Office	-	422,393	-4,561,920	-4,561,920	-4,582,687	-4,603,453	-5,162,087	-6,279,355
26	Industrial	-	579,108	419,763	419,763	416,160	412,557	317,274	126,707
27	Industrial	-	2,231,135	3,654,290	3,654,290	3,644,071	3,633,852	3,368,141	2,836,717

Appendix 15 - Thamesmead Waterfront testing

RB GREENWICH LOCAL PLAN

Sales value £5,997 psm Thamesmead | AH tenure | Rented 60% | LLR 40%

BLV1: **Secondary offices** **£15,371,920** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
Base Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	45,435,506	19,614,554	- 6,752,110	- 33,947,135	- 61,892,058	- 90,679,223	- 120,567,620	- 151,997,750	- 185,470,322	- 220,401,794	- 255,333,267	0%
Growth Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	1,395,783,023	1,328,549,788	1,261,316,553	1,194,083,318	1,126,850,083	1,059,616,848	992,383,614	925,150,379	857,917,144	790,683,909	723,450,674	0%
Growth & Regeneration Premium Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£1,491,076,222	1,675,985,783	1,596,098,612	1,516,211,443	1,436,324,272	1,356,437,102	1,276,549,933	1,196,662,762	1,116,775,593	1,036,888,423	957,001,253	877,114,083	10%

BLV2: **Secondary industrial (Higher)** **£8,119,088** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
Base Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	45,435,506	19,614,554	- 6,752,110	- 33,947,135	- 61,892,058	- 90,679,223	- 120,567,620	- 151,997,750	- 185,470,322	- 220,401,794	- 255,333,267	0%
Growth Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	1,395,783,023	1,328,549,788	1,261,316,553	1,194,083,318	1,126,850,083	1,059,616,848	992,383,614	925,150,379	857,917,144	790,683,909	723,450,674	45%
Growth & Regeneration Premium Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£787,551,503	1,675,985,783	1,596,098,612	1,516,211,443	1,436,324,272	1,356,437,102	1,276,549,933	1,196,662,762	1,116,775,593	1,036,888,423	957,001,253	877,114,083	50%

BLV 3: **Secondary industrial (Lower)** **£4,308,987** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
Base Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	45,435,506	19,614,554	- 6,752,110	- 33,947,135	- 61,892,058	- 90,679,223	- 120,567,620	- 151,997,750	- 185,470,322	- 220,401,794	- 255,333,267	0%
Growth Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	1,395,783,023	1,328,549,788	1,261,316,553	1,194,083,318	1,126,850,083	1,059,616,848	992,383,614	925,150,379	857,917,144	790,683,909	723,450,674	50%
Growth & Regeneration Premium Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£417,971,700	1,675,985,783	1,596,098,612	1,516,211,443	1,436,324,272	1,356,437,102	1,276,549,933	1,196,662,762	1,116,775,593	1,036,888,423	957,001,253	877,114,083	50%

BLV 4: **Undeveloped/vacant sites** **£4,081,096** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	
Base Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	45,435,506	19,614,554	- 6,752,110	- 33,947,135	- 61,892,058	- 90,679,223	- 120,567,620	- 151,997,750	- 185,470,322	- 220,401,794	- 255,333,267	0%
Growth Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	1,395,783,023	1,328,549,788	1,261,316,553	1,194,083,318	1,126,850,083	1,059,616,848	992,383,614	925,150,379	857,917,144	790,683,909	723,450,674	50%
Growth & Regeneration Premium Scenario	Thamesmead Waterfront Strategic Site - 15,000 flats and 135,000 sq m commercial/community Use	15,000	£395,866,323	1,675,985,783	1,596,098,612	1,516,211,443	1,436,324,272	1,356,437,102	1,276,549,933	1,196,662,762	1,116,775,593	1,036,888,423	957,001,253	877,114,083	50%