



**WESTMINSTER CITY COUNCIL – LOCAL PLAN
VIABILITY ADDENDUM NOTE ON AFFORDABLE HOUSING**

This note tests additional viability modelling in relation to developments in Westminster and should be read in conjunction with our report *'Westminster City Council: Local Plan policies: Viability Review'* (January 2019, re-issued October 2019).

The purpose of this addendum is to supplement the previously tested levels of affordable housing (35%, 30%, 25% and 20%) with three new percentages (50%, 45% and 40%) in response to representations received by the Council at the Regulation 19 consultation.

The January 2019 report notes that not all schemes will be viable at a particular level of affordable housing, particularly in complex urban areas such as Westminster, where virtually all schemes involve a degree of recycling of existing buildings (either through conversion, refurbishment or demolition).

Table 1.1 below replicates the results from Table 5.3.1, but with the additional of the results for 40%, 45% and 50% affordable housing.

Table 1.1: Appraisal results – viable and non-viable schemes based on gross floorspace (present day values)

Affordable housing percentage	Sustainability requirements	Viable schemes	Viable schemes as % of schemes required to provide AH
50%	Off	43	50%
45%	Off	43	50%
40%	Off	44	52%
35%	Off	48	56%
30%	Off	48	56%
25%	Off	52	61%
20%	Off	56	66%
50%	On	43	50%
45%	On	43	50%
40%	On	45	52%
35%	On	47	55%
30%	On	48	56%
25%	On	49	58%
20%	On	52	61%



Table 1.2: Appraisal results – viable and non-viable schemes based on gross floorspace (10% value growth and 5% cost inflation)

Affordable housing percentage	Sustainability requirements	Viable schemes	Viable schemes as % of schemes required to provide AH
50%	Off	45	54%
45%	Off	47	56%
40%	Off	47	56%
35%	Off	51	60%
30%	Off	53	62%
25%	Off	57	67%
20%	Off	60	71%
50%	On	45	52%
45%	On	48	56%
40%	On	49	57%
35%	On	50	59%
30%	On	52	61%
25%	On	53	62%
20%	On	57	67%

When the affordable housing requirement is increased above 35%, there is a reduction in the number of viable schemes from 56% to 50% of the total. These schemes may either be delayed until market conditions change, or come forward with other uses.

The full appraisal results are attached as Appendix 1 (present day results) and Appendix 2 (results with growth of 10% on sales values and 5% inflation on costs).



APPENDIX 1: APPRAISAL RESULTS (PRESENT DAY)

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 43 schemes 50% Sustainability: On Commercial AH cont On AH percentage Rented percentage 50% 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH required	Com PIL
1	Office MU	Prime	£43,964,472	£36,094,248	£7,870,225	Viable	AH required	0
2	Office - MU with resi and retail	Prime	£32,160,180	£21,459,506	£10,700,675	Viable	AH required	0
3	Residential only on existing office	Core	£100,560	£1,535,666	-1,435,105	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£1,736,136	£5,976,526	-4,240,390	Non-viable	No AH required	0
5	Hotel with resi	Prime	£8,574,664	£3,963,133	£4,611,531	Viable	No AH required	0
6	Retail MU	Prime	£120,018,416	£27,987,321	£92,031,095	Viable	No AH required	0
7	Residential only on existing office	Core	£1,729,715	£7,561,217	-5,831,503	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,383,017	£4,995,281	-£3,612,263	Non-viable	No AH required	0
9	D1	Core	-£462,685	£761,410	-£1,224,095	Non-viable	No resi	0
10	Residential only on existing office	Prime	£2,205,734	£10,064,022	-£7,858,288	Non-viable	AH required	0
11	Office - MU	Prime	£100,015,188	£96,875,390	£3,139,798	Viable	AH required	0
12	Residential MU	Core	£17,824,896	£4,416,346	£13,408,550	Viable	AH required	0
13	Retail only	Prime	£36,246,346	£8,980,477	£27,265,869	Viable	No resi	0
14	Residential only on existing resi	Core	£287,203	£1,451,647	-£1,164,444	Non-viable	No AH required	0
15	Office - MU	Prime	£196,369,507	£162,430,981	£33,938,525	Viable	No resi	0
16	Residential only on existing resi	Prime	£2,086,633	£8,912,901	-£6,826,269	Non-viable	AH required	0
17	Residential only on existing office	Core	£175,074	£554,044	-£378,970	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£45,191	£1,012,869	-£967,679	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£181,198	£150,920	£30,278	Viable	AH required	0
20	Residential only on existing other	Fringe	£1,410,652	£1,396,651	£14,001	Viable	AH required	0
21	Residential only on existing resi	Fringe	£194,476	£211,503	-£17,027	Non-viable	No AH required	0
22	Office - MU	Fringe	£4,849,216	£3,370,390	£1,478,836	Viable	No AH required	0
23	Residential MU	Core	£4,661,832	£2,305,548	£2,356,284	Viable	AH required	0
24	Residential only on existing office	Core	£773,150	£5,504,307	-£4,731,158	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,603,828	£1,805,183	-£201,355	Non-viable	No resi	0
26	Residential only on existing resi	Core	£299,905	£728,860	-£428,955	Non-viable	No AH required	0
27	Residential only on existing office	Core	£973,122	£5,112,863	-£4,139,741	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£270,485	£1,232,468	-£961,983	Non-viable	No AH required	0
29	Residential only on existing office	Core	£930,281	£4,858,502	-£3,928,221	Non-viable	AH required	0
30	Residential only on existing resi	Core	£58,994	£732,549	-£673,555	Non-viable	No AH required	0
31	Hotel	Core	£2,730,842	£2,830,527	-£99,685	Non-viable	No resi	0
32	Residential only on existing office	Core	£32,350	£4,577,890	-£4,545,540	Non-viable	No AH required	0
33	Residential MU	Core	£44,045,473	£23,700,153	£20,345,320	Viable	AH required	0
34	Office - MU	Core	£67,854,555	£56,741,251	£11,113,304	Viable	No AH required	0
35	Residential only on existing resi	Core	£289,345	£855,497	-£566,152	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,079,642	£3,406,913	-£2,327,271	Non-viable	AH required	0
37	Residential only on existing other	Core	£800,901	£8,378,517	-£7,577,616	Non-viable	No AH required	0
38	Residential only on existing other	Core	£540,967	£2,562,115	-£2,021,148	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£581,173	£2,801,187	-£2,220,014	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,097,674	£4,805,181	-£3,707,507	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£805,060	£2,273,820	-£1,468,760	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£10,754,410	£35,554,646	-£24,800,235	Non-viable	AH required	0
43	Residential MU	Prime	£563,797,235	£13,559,176	£550,238,059	Viable	AH required	0
44	Residential only on existing other	Prime	£13,254,762	£87,019,530	-£73,764,768	Non-viable	No AH required	0
45	Residential MU	Prime	£2,009,643	£1,201,233	£808,410	Viable	No AH required	0
46	Residential only on existing office	Prime	£366,897	£14,049,227	-£13,682,330	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,490,383	£203,774	£2,286,608	Viable	No resi	0
48	Office	Core	£1,333,661	£1,115,010	£218,650	Viable	No resi	6,225
49	Residential only on existing resi	Prime	£164,826	£3,863,488	-£3,698,662	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£113,926	£1,801,246	-£1,687,321	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,199,408	£4,569,171	-£3,369,763	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£745,749	£3,546,388	-£2,800,639	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£1,450,151	£8,844,274	-£7,394,124	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£496,401	£1,783,985	-£1,287,584	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£75,516,391	£64,263,076	£11,253,315	Viable	AH required	0
56	Residential only on existing resi	Prime	£19,075,502	£97,064,778	-£77,989,276	Non-viable	AH required	0
57	Residential MU	Core	£5,971,071	£8,495,344	-£2,524,272	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£110,714	£10,804,332	-£10,693,618	Non-viable	AH required	0
59	Residential MU	Core	£1,767,790	£25,644,772	-£23,876,982	Non-viable	AH required	0
60	Residential MU	Core	£1,287,214	£8,237,341	-£6,950,126	Non-viable	AH required	0
61	Residential MU	Core	£2,799,444	£696,707	£2,102,737	Viable	AH required	0
62	Office - Mu with resi	Prime	£595,557,676	£406,054,545	£189,503,131	Viable	AH required	0
63	Office and hotel	Prime	£80,174,177	£76,957,293	£3,216,884	Viable	No resi	0
64	Retail only	Prime	£48,733,838	£13,788,890	£34,944,948	Viable	No resi	0
65	Residential only	Core	£386,601	£648,050	-£261,449	Non-viable	No AH required	0
66	Hotel extension	Core	£102,488	£0	£102,488	Viable	No resi	0
67	Hotel extension	Core	£276,185	£0	£276,185	Viable	No resi	0
68	Hotel extension	Core	£81,378	£0	£81,378	Viable	No resi	0
69	Office	Fringe	£308,456	£0	£308,456	Viable	No resi	0
70	Hotel extension	Core	£70,619	£0	£70,619	Viable	No resi	0
71	Hotel extension	Core	£380,952	£0	£380,952	Viable	No resi	0
72	Residential only on existing office	Prime	£26,162,426	£45,912,507	-£19,750,081	Non-viable	AH required	0
73	Residential only on existing office	Prime	£49,259,076	£91,825,014	-£42,565,938	Non-viable	AH required	0
74	Residential only on existing office	Core	£10,325,463	£30,111,090	-£19,785,627	Non-viable	AH required	0
75	Residential only on existing office	Core	£20,665,118	£60,222,180	-£39,557,063	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£1,228,810	£10,170,126	-£8,941,316	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£2,472,201	£20,340,252	-£17,868,050	Non-viable	AH required	0
78	Office on existing office	Prime	£63,506,378	£45,912,507	£17,593,871	Viable	No resi	0
79	Office on existing office	Prime	£33,862,683	£22,956,254	£10,906,429	Viable	No resi	0
80	Office on existing office	Core	£47,212,715	£17,111,090	£30,101,625	Viable	AH required	0
81	Office on existing office	Core	£25,302,348	£15,055,545	£10,246,803	Viable	AH required	0
82	Office on existing office	Fringe	£26,588,407	£10,170,126	£16,418,281	Viable	No resi	0
83	Office on existing office	Fringe	£14,172,728	£5,085,063	£9,087,665	Viable	No resi	0
84	Retail on existing retail	Prime	£117,236,180	£23,265,485	£93,970,694	Viable	No resi	0
85	Retail on existing retail	Prime	£208,432,581	£46,530,970	£161,901,610	Viable	No resi	0
86	Retail on existing retail	Prime	£117,235,785	£23,265,485	£93,970,300	Viable	No resi	0
87	Retail on existing retail	Prime	£208,432,186	£46,530,970	£161,901,216	Viable	No resi	0
88	Retail on existing retail	Core	£27,704,015	£11,861,642	£15,842,373	Viable	AH required	0
89	Retail on existing retail	Core	£48,832,398	£23,723,283	£25,109,115	Viable	AH required	0
90	Retail on existing retail	Fringe	£7,856,283	£7,112,811	£743,472	Viable	No resi	0
91	Retail on existing retail	Fringe	£13,980,353	£14,225,623	-£245,270	Non-viable	No resi	0
92	Hotel	Core	£4,592,525	£2,830,527	£1,761,998	Viable	No resi	0
93	Resi on existing other	Prime	£108,082,640	£69,034,841	£39,047,799	Viable	AH required	0
94	Retail with resi on existing office and B8	Prime	£477,041,482	£79,565,718	£397,475,764	Viable	AH required	0
95	Retail with resi on existing retail and office	Prime	£188,420,858	£44,867,576	£143,553,283	Viable	AH required	0
96	Retail with office on existing retail and office	Prime	£173,367,857	£96,551,115	£76,816,742	Viable	No resi	0
97	Retail on existing office and retail	Prime	£121,481,380	£56,058,737	£65,422,643	Viable	AH required	0
98	Retail on existing office and retail	Prime	£97,816,239	£107,910,141	-£10,093,902	Non-viable	AH required	0
99	Retail with office on existing C2	Prime	£414,145,267	£61,821,282	£352,323,985	Viable	AH required	0
100	Retail with office/resi on existing office	Prime	£126,218,957	£162,373,283	-£36,154,326	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£67,267,764	£102,447,659	-£35,179,894	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£15,846,765	£9,623,923	£6,222,842	Viable	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,907,520	£42,706,604	£35,200,916	Viable	No resi	0
104	Retail on existing office and retail	Prime	£8,001,774	£8,103,869	-£102,095	Non-viable	No AH required	0
105	Retail with resi on existing office	Prime	£5,374,776	£3,324,731	£2,049,985	Viable	No AH required	0
106	Retail on existing retail and office	Prime	£30,300,104	£15,150,034	£15,150,070	Viable	No AH required	0
107	Hotel on existing gov building	Prime	£51,591,022	£0	£51,591,022	Viable	AH required	0
108	Hotel on existing gov building	Prime	£24,187,161	£577,713	£23,609,448	Viable	No resi	0
109	Hotel with retail on existing members club	Prime	£18,711,387	£463,008	£18,248,379	Viable	No resi	0
110	Hotel on existing office	Prime	£2,704,935	£6,602,219	-£3,897,283	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,035,012	£0	£1,035,012	Viable	No resi	0
112	Hotel on existing office	Core	£5,403,222	£15,019,412	-£9,616,190	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£414,142,623	£61,821,282	£352,321,341	Viable	AH required	0
114	Office with resi on existing office and B8	Prime	£469,987,830	£79,565,718	£390,422,112	Viable	AH required	0
115	Office with retail on existing office and B8	Prime	£384,076,114	£248,517,253	£135,558,861	Viable	No resi	0
116	Office with retail on existing hotel and retail	Prime	£35,512,969	£22,463,653	£13,049,315	Viable	AH required	0
117	Office with retail on existing office	Prime	£189,087,869	£167,038,984	£22,048,884	Viable	AH required	0
118	Office with retail on existing office and retail</							

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 43 schemes 11% Sustainability: Off Commercial AH cont Off AH percentage 45% Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Com PIL
1	Office MU	Prime	£44,827,379	£36,094,248	£8,733,131	Viable	AH required	0
2	Office - MU with resi and retail	Prime	£33,070,511	£21,459,506	£11,611,005	Viable	AH required	0
3	Residential only on existing office	Core	£273,601	£1,535,666	-£1,262,065	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£2,282,119	£5,976,526	-£3,694,407	Non-viable	No AH required	0
5	Hotel with resi	Prime	£9,026,373	£3,963,133	£5,063,240	Viable	No AH required	0
6	Retail MU	Prime	£120,513,442	£27,987,321	£92,526,121	Viable	No AH required	0
7	Residential only on existing office	Core	£2,531,088	£7,561,217	-£5,030,129	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,828,852	£4,995,281	-£3,166,429	Non-viable	No AH required	0
9	D1	Core	-£462,502	£761,410	-£1,223,911	Non-viable	No resi	0
10	Residential only on existing office	Prime	£3,188,857	£10,064,022	-£6,875,164	Non-viable	AH required	0
11	Office - MU	Prime	£100,844,270	£96,875,390	£3,968,880	Viable	AH required	0
12	Residential MU	Core	£22,860,885	£4,416,346	£18,444,540	Viable	AH required	0
13	Retail only	Prime	£36,246,607	£8,980,477	£27,266,130	Viable	No resi	0
14	Residential only on existing resi	Core	£393,144	£1,451,647	-£1,058,503	Non-viable	No AH required	0
15	Office - MU	Prime	£196,369,802	£162,430,981	£33,938,821	Viable	No resi	0
16	Residential only on existing resi	Prime	£3,034,783	£8,912,901	-£5,878,118	Non-viable	AH required	0
17	Residential only on existing office	Core	£311,475	£554,044	-£242,569	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£118,791	£1,012,869	-£894,078	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£510,571	£150,920	£359,651	Viable	AH required	0
20	Residential only on existing other	Fringe	£6,204,290	£1,396,651	£4,807,629	Viable	AH required	0
21	Residential only on existing resi	Fringe	£326,032	£211,503	£114,530	Viable	No AH required	0
22	Office - MU	Fringe	£5,112,991	£3,370,390	£1,742,611	Viable	No AH required	0
23	Residential MU	Core	£12,066,028	£2,305,548	£9,760,480	Viable	AH required	0
24	Residential only on existing office	Core	£1,364,706	£5,504,307	-£4,139,601	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,604,332	£1,805,183	-£200,851	Non-viable	No resi	0
26	Residential only on existing resi	Core	£406,704	£728,860	-£322,155	Non-viable	No AH required	0
27	Residential only on existing office	Core	£1,504,549	£5,112,863	-£3,608,314	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£367,116	£1,232,468	-£865,351	Non-viable	No AH required	0
29	Residential only on existing office	Core	£1,505,452	£4,858,502	-£3,353,049	Non-viable	AH required	0
30	Residential only on existing resi	Core	£117,588	£732,549	-£614,961	Non-viable	No AH required	0
31	Hotel	Core	£2,731,469	£2,830,527	-£99,058	Non-viable	No resi	0
32	Residential only on existing office	Core	£1,345,891	£4,577,890	-£3,231,999	Non-viable	No AH required	0
33	Residential MU	Core	£46,019,775	£23,700,153	£22,319,622	Viable	AH required	0
34	Office - MU	Core	£68,198,768	£56,741,251	£11,457,517	Viable	No AH required	0
35	Residential only on existing resi	Core	£426,723	£855,497	-£428,774	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,720,520	£3,406,913	-£1,686,393	Non-viable	AH required	0
37	Residential only on existing other	Core	£1,274,891	£8,378,517	-£7,103,626	Non-viable	No AH required	0
38	Residential only on existing other	Core	£849,494	£2,562,115	-£1,712,620	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£739,789	£2,801,187	-£2,061,398	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,395,476	£4,805,181	-£3,409,705	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£984,445	£2,273,820	-£1,289,375	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£13,159,638	£35,554,646	-£22,395,008	Non-viable	AH required	0
43	Residential MU	Prime	£669,912,065	£13,559,176	£656,352,889	Viable	AH required	0
44	Residential only on existing other	Prime	£18,341,589	£87,019,530	-£68,677,940	Non-viable	No AH required	0
45	Residential MU	Prime	£2,063,667	£1,201,233	£862,433	Viable	No AH required	0
46	Residential only on existing office	Prime	£925,263	£14,049,227	-£13,123,964	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,491,326	£203,774	£2,287,551	Viable	No resi	0
48	Office	Core	£1,340,313	£1,115,010	£225,303	Viable	No resi	0
49	Residential only on existing resi	Prime	£425,695	£3,863,488	-£3,437,793	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£296,611	£1,801,246	-£1,504,636	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,549,118	£4,569,171	-£3,020,052	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£964,722	£3,546,388	-£2,581,666	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£2,103,362	£8,844,274	-£6,740,912	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£696,759	£1,783,985	-£1,087,226	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£105,909,061	£64,263,076	£41,645,985	Viable	AH required	0
56	Residential only on existing resi	Prime	£24,905,074	£97,064,778	-£72,159,703	Non-viable	AH required	0
57	Residential MU	Core	£7,479,386	£8,495,344	-£1,015,958	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£1,586,631	£10,804,332	-£9,217,701	Non-viable	AH required	0
59	Residential MU	Core	£3,157,067	£25,644,772	-£22,487,705	Non-viable	AH required	0
60	Residential MU	Core	£1,787,686	£8,237,341	-£6,449,654	Non-viable	AH required	0
61	Residential MU	Core	£4,250,981	£696,707	£3,554,273	Viable	AH required	0
62	Office - Mu with resi	Prime	£613,511,493	£406,054,545	£207,456,948	Viable	AH required	0
63	Office and hotel	Prime	£80,175,421	£76,957,293	£3,218,128	Viable	No resi	0
64	Retail only	Prime	£48,735,141	£13,788,890	£34,946,251	Viable	No resi	0
65	Residential only	Core	£512,203	£648,050	-£135,847	Non-viable	No AH required	0
66	Hotel extension	Core	£103,833	£0	£103,833	Viable	No resi	0
67	Hotel extension	Core	£277,550	£0	£277,550	Viable	No resi	0
68	Hotel extension	Core	£82,763	£0	£82,763	Viable	No resi	0
69	Office	Fringe	£307,862	£0	£307,862	Viable	No resi	0
70	Hotel extension	Core	£72,045	£0	£72,045	Viable	No resi	0
71	Hotel extension	Core	£382,399	£0	£382,399	Viable	No resi	0
72	Residential only on existing office	Prime	£32,415,635	£45,912,507	-£13,496,873	Non-viable	AH required	0
73	Residential only on existing office	Prime	£61,028,453	£91,825,014	-£30,796,562	Non-viable	AH required	0
74	Residential only on existing office	Core	£14,282,950	£30,111,090	-£15,828,140	Non-viable	AH required	0
75	Residential only on existing office	Core	£28,578,672	£60,222,180	-£31,643,508	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£4,131,534	£10,170,126	-£6,038,592	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£8,276,191	£20,340,252	-£12,064,061	Non-viable	AH required	0
78	Office on existing office	Prime	£63,507,919	£45,912,507	£17,595,412	Viable	No resi	0
79	Office on existing office	Core	£33,864,242	£22,956,254	£10,907,988	Viable	No resi	0
80	Office on existing office	Core	£45,947,928	£30,111,090	£15,836,838	Viable	No resi	0
81	Office on existing office	Core	£24,498,749	£15,055,545	£9,443,203	Viable	AH required	0
82	Office on existing office	Fringe	£26,590,026	£10,170,126	£16,419,900	Viable	No resi	0
83	Office on existing office	Fringe	£14,174,367	£5,085,063	£9,089,305	Viable	No resi	0
84	Retail on existing retail	Prime	£117,237,839	£23,265,485	£93,972,354	Viable	No resi	0
85	Retail on existing retail	Prime	£208,434,260	£46,530,970	£161,903,289	Viable	No resi	0
86	Retail on existing retail	Prime	£117,237,483	£23,265,485	£93,971,998	Viable	No resi	0
87	Retail on existing retail	Prime	£208,433,904	£46,530,970	£161,902,934	Viable	No resi	0
88	Retail on existing retail	Core	£26,541,667	£11,861,642	£14,680,025	Viable	AH required	0
89	Retail on existing retail	Core	£47,197,173	£23,723,283	£23,473,889	Viable	No resi	0
90	Retail on existing retail	Fringe	£7,858,060	£7,112,811	£745,249	Viable	No resi	0
91	Retail on existing retail	Fringe	£13,962,150	£14,225,623	-£263,473	Non-viable	No resi	0
92	Hotel	Core	£4,594,370	£2,830,527	£1,763,843	Viable	No resi	0
93	Resi on existing other	Prime	£134,948,902	£95,984,841	£38,964,061	Viable	AH required	0
94	Retail with resi on existing office and B8	Prime	£493,320,554	£79,565,718	£413,754,836	Viable	AH required	0
95	Retail with resi on existing retail and office	Prime	£189,556,724	£44,867,576	£144,689,149	Viable	AH required	0
96	Retail with office on existing retail and office	Prime	£173,369,753	£96,551,115	£76,818,638	Viable	No resi	0
97	Retail on existing office and retail	Prime	£123,577,191	£56,058,737	£67,518,455	Viable	AH required	0
98	Retail on existing office and retail	Prime	£103,548,612	£107,910,141	-£4,361,528	Non-viable	AH required	0
99	Retail with office on existing C2	Prime	£439,932,650	£61,821,282	£378,111,368	Viable	AH required	0
100	Retail with office/resi on existing office	Prime	£136,427,595	£162,373,283	-£25,945,688	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£75,057,043	£102,447,659	-£27,390,616	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£16,240,471	£9,623,923	£6,616,549	Viable	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,909,554	£42,706,604	£35,202,950	Viable	No resi	0
104	Retail on existing office and retail	Prime	£8,619,017	£8,103,869	£515,148	Viable	No AH required	0
105	Retail with resi on existing office	Prime	£5,542,171	£3,324,731	£2,217,440	Viable	No AH required	0
106	Retail on existing retail and office	Prime	£30,845,524	£15,150,034	£15,695,490	Viable	No AH required	0
107	Hotel on existing gov building	Prime	£52,658,256	£0	£52,658,256	Viable	AH required	0
108	Hotel on existing gov building	Prime	£24,189,294	£577,713	£23,611,581	Viable	No resi	0
109	Hotel with retail on existing members club	Prime	£18,713,539	£463,008	£18,250,531	Viable	No resi	0
110	Hotel on existing office	Prime	£2,707,142	£6,602,219	-£3,895,077	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,037,238	£0	£1,037,238	Viable	No resi	0
112	Hotel on existing office	Core	£5,405,433	£15,019,412	-£9,613,979	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£439,930,270	£61,821,282	£378,108,988	Viable	AH required	0
114	Office with resi on existing office and B8	Prime	£486,026,703	£79,565,718	£406,460,985	Viable	AH required	0
115	Office with retail on existing office and resi	Prime	£384,078,385	£248,517,253	£135,561,132	Viable	No resi	0
116	Office with retail on existing hotel and retail	Prime	£37,301,490	£22,463,653	£14,837,837	Viable	AH required	0
117	Office with retail on existing office	Prime	£191,345,893	£167,038,984	£24,306,909	Viable	AH required	0
118	Office with retail on existing office and retail	Prime	£77,908,898	£42,706,604	£35,202,294	Viable	No resi	0
119	Office on existing office	Prime	£35,551,047	£29,292,180	£6,258,867	Viable	No resi	0
120	Office on existing office	Prime	£18,891,223	£12,429,534	£6,461,689	Viable	No resi	0
121	Office with retail on existing office and retail	Prime	£173,365,310	£96,551,115	£76,814,195	Viable	No resi	0
122	Office on existing office	Prime	£13,981,676	£12,185,179	£1,796,496	Viable	No AH required	0
123	ST. Resi and office on existing office and	Core	£260,695,651	£53,363,808	£207,331,843	Viable	AH required	0
124	ST. Resi on existing resi, retail and D1	Core	£17,682,709	£37,851,433	-£20,168,724	Non-viable	AH required	0
125	ST. Resi, retail, office and hotel on existing	Prime	£614,275,513	£505,208,870	£109,066,643	Viable	AH required	0
126	ST. Resi on existing electricity transfer station	Prime	£43,626,511	£130,749	£43,495,762	Viable	AH required	0
127	ST. Resi with office on existing resi and D1	Prime	£5,709,881	£16,541,101	-£10,831,219	Non-viable	AH required	0
128	Nightclub in cinema basement	Prime	-£221,186	£229,331	-£449,517	Non-viable	No resi	0
129	Nightclub with leisure on existing retail and	Prime	£328,663,825	£106,805,519	£221,858,306	Viable	No resi	0
130	Nightclub with resi on existing retail	Prime	£3,072,739	£21,677,213	-£18,604,474	Non-viable	No AH required	0
131	Casino on existing hotel</							

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 44 schemes 10% Sustainability: Off Commercial AH cont Off AH percentage 40% Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£45,394,289	£36,094,248	£9,300,041	Viable	AH required	0	0
2	Office - MU with resi and retail	Prime	£33,590,249	£21,459,506	£12,130,743	Viable	AH required	0	0
3	Residential only on existing office	Core	£366,187	£1,535,666	-£1,169,478	Non-viable	No AH required	0	0
4	Residential only on existing resi	Prime	£2,643,027	£5,976,526	-£3,333,500	Non-viable	No AH required	0	0
5	Hotel with resi	Prime	£9,315,480	£3,963,133	£5,352,347	Viable	No AH required	0	0
6	Retail MU	Prime	£120,804,452	£27,987,321	£92,817,131	Viable	No AH required	0	0
7	Residential only on existing office	Core	£3,022,362	£7,561,217	-£4,538,855	Non-viable	AH required	0	0
8	Residential only on existing office	Prime	£2,117,244	£4,995,281	-£2,878,037	Non-viable	No AH required	0	0
9	D1	Core	-£462,319	£761,410	-£1,223,729	Non-viable	No resi	0	0
10	Residential only on existing office	Prime	£3,807,142	£10,064,022	-£6,256,879	Non-viable	AH required	0	0
11	Office - MU	Prime	£101,379,575	£96,875,390	£4,504,185	Viable	AH required	0	0
12	Residential MU	Core	£25,955,611	£4,416,346	£21,539,265	Viable	AH required	0	0
13	Retail only	Prime	£36,246,868	£8,980,477	£27,266,391	Viable	No resi	0	0
14	Residential only on existing resi	Core	£459,236	£1,451,647	-£992,411	Non-viable	No AH required	0	0
15	Office - MU	Prime	£196,370,099	£162,430,981	£33,939,117	Viable	No resi	0	0
16	Residential only on existing resi	Prime	£3,630,060	£8,912,901	-£5,282,841	Non-viable	AH required	0	0
17	Residential only on existing office	Core	£386,776	£554,044	-£167,268	Non-viable	No AH required	0	0
18	Residential only on existing resi	Fringe	£154,314	£1,012,869	-£858,555	Non-viable	No AH required	0	0
19	Residential only on existing other	Fringe	£914,568	£150,920	£763,647	Viable	AH required	0	0
20	Residential only on existing other	Fringe	£8,479,757	£1,396,651	£7,083,107	Viable	AH required	0	0
21	Residential only on existing resi	Fringe	£396,708	£211,503	£185,205	Viable	No AH required	0	0
22	Office - MU	Fringe	£5,224,861	£3,370,390	£1,854,471	Viable	No AH required	0	0
23	Residential MU	Core	£16,081,354	£2,305,548	£13,775,806	Viable	AH required	0	0
24	Residential only on existing office	Core	£1,690,824	£5,504,307	-£3,813,483	Non-viable	AH required	0	0
25	Residential only on existing resi	Core	£1,604,838	£1,805,183	-£200,345	Non-viable	No resi	0	0
26	Residential only on existing resi	Core	£474,318	£728,860	-£254,541	Non-viable	No AH required	0	0
27	Residential only on existing office	Core	£1,821,500	£5,112,863	-£3,291,363	Non-viable	No AH required	0	0
28	Residential only on existing resi	Core	£428,326	£1,232,468	-£804,142	Non-viable	No AH required	0	0
29	Residential only on existing office	Core	£1,840,748	£4,858,502	-£3,017,754	Non-viable	AH required	0	0
30	Residential only on existing resi	Core	£150,722	£732,549	-£581,827	Non-viable	No AH required	0	0
31	Hotel	Core	£2,732,096	£2,830,527	-£98,431	Non-viable	No resi	0	0
32	Residential only on existing office	Core	£1,601,827	£4,577,890	-£2,976,063	Non-viable	No AH required	0	0
33	Residential MU	Core	£47,176,642	£23,700,153	£23,476,489	Viable	AH required	0	0
34	Office - MU	Core	£68,400,692	£56,741,251	£11,659,441	Viable	No AH required	0	0
35	Residential only on existing resi	Core	£508,755	£855,497	-£346,742	Non-viable	No AH required	0	0
36	Residential only on existing office	Core	£2,081,131	£3,406,913	-£1,325,782	Non-viable	AH required	0	0
37	Residential only on existing other	Core	£1,545,085	£8,378,517	-£6,833,432	Non-viable	No AH required	0	0
38	Residential only on existing other	Core	£1,026,221	£2,562,115	-£1,535,893	Non-viable	No AH required	0	0
39	Residential only on existing resi	Prime	£851,051	£2,801,187	-£1,950,136	Non-viable	No AH required	0	0
40	Residential only on existing resi	Prime	£1,604,169	£4,805,181	-£3,201,012	Non-viable	No AH required	0	0
41	Residential only on existing resi	Prime	£1,115,348	£2,273,820	-£1,158,472	Non-viable	No AH required	0	0
42	Residential only on existing office	Prime	£14,903,996	£35,554,646	-£20,650,650	Non-viable	AH required	0	0
43	Residential MU	Prime	£748,765,159	£13,559,176	£735,205,983	Viable	AH required	0	0
44	Residential only on existing other	Prime	£21,531,465	£87,019,530	-£65,488,065	Non-viable	No AH required	0	0
45	Residential MU	Prime	£2,100,422	£1,201,233	£899,189	Viable	No AH required	0	0
46	Residential only on existing office	Prime	£1,224,831	£14,049,227	-£12,824,396	Non-viable	AH required	0	0
47	Hotel - convy of car park	Core	£2,492,268	£203,774	£2,288,494	Viable	No resi	0	0
48	Office	Core	£1,341,292	£1,115,010	£226,281	Viable	No resi	0	0
49	Residential only on existing resi	Prime	£565,910	£3,863,488	-£3,297,578	Non-viable	No AH required	0	0
50	Residential only on existing resi	Prime	£394,949	£1,801,246	-£1,406,297	Non-viable	No AH required	0	0
51	Residential only on existing resi	Prime	£1,785,481	£4,569,171	-£2,783,690	Non-viable	No AH required	0	0
52	Residential only on existing resi	Prime	£1,112,852	£3,546,388	-£2,433,536	Non-viable	No AH required	0	0
53	Residential only on existing resi	Prime	£2,504,860	£8,444,274	-£5,939,414	Non-viable	AH required	0	0
54	Residential only on existing resi	Prime	£826,084	£1,783,985	-£957,901	Non-viable	No AH required	0	0
55	Residential only on existing other	Prime	£124,971,666	£64,263,076	£60,708,590	Viable	AH required	0	0
56	Residential only on existing resi	Prime	£28,782,896	£97,064,778	-£68,281,882	Non-viable	AH required	0	0
57	Residential MU	Core	£8,293,949	£8,495,344	-£201,394	Non-viable	AH required	0	0
58	Residential only on former hotel/resi	Core	£2,341,629	£10,804,332	-£8,462,703	Non-viable	AH required	0	0
59	Residential MU	Core	£3,867,786	£25,644,772	-£21,776,986	Non-viable	AH required	0	0
60	Residential MU	Core	£2,061,475	£8,237,341	-£6,175,865	Non-viable	AH required	0	0
61	Residential MU	Core	£5,044,045	£696,707	£4,347,338	Viable	AH required	0	0
62	Office - Mu with resi	Prime	£624,952,468	£406,054,545	£218,897,923	Viable	AH required	0	0
63	Office and hotel	Prime	£80,176,666	£76,957,293	£3,219,372	Viable	No resi	0	0
64	Retail only	Prime	£48,736,445	£13,788,890	£34,947,555	Viable	No resi	0	0
65	Residential only	Core	£593,750	£648,050	-£54,300	Non-viable	No AH required	0	0
66	Hotel extension	Core	£105,177	£0	£105,177	Viable	No resi	0	0
67	Hotel extension	Core	£278,915	£0	£278,915	Viable	No resi	0	0
68	Hotel extension	Core	£84,149	£0	£84,149	Viable	No resi	0	0
69	Office	Fringe	£309,267	£0	£309,267	Viable	No resi	0	0
70	Hotel extension	Core	£73,471	£0	£73,471	Viable	No resi	0	0
71	Hotel extension	Core	£383,845	£0	£383,845	Viable	No resi	0	0
72	Residential only on existing office	Prime	£36,866,923	£45,912,507	-£9,045,584	Non-viable	AH required	0	0
73	Residential only on existing office	Prime	£69,406,150	£91,825,014	-£22,418,864	Non-viable	AH required	0	0
74	Residential only on existing office	Core	£16,739,396	£30,111,090	-£13,371,694	Non-viable	AH required	0	0
75	Residential only on existing office	Core	£33,490,145	£60,222,180	-£26,732,035	Non-viable	AH required	0	0
76	Residential only on existing office	Fringe	£5,533,218	£10,170,126	-£4,636,908	Non-viable	AH required	0	0
77	Residential only on existing office	Fringe	£11,078,099	£20,340,252	-£9,262,153	Non-viable	AH required	0	0
78	Office on existing office	Prime	£63,509,459	£45,912,507	£17,596,952	Viable	No resi	0	0
79	Office on existing office	Prime	£33,865,802	£22,956,254	£10,909,548	Viable	No resi	0	0
80	Office on existing office	Core	£45,949,508	£30,111,090	£15,838,418	Viable	No resi	0	0
81	Office on existing office	Core	£24,500,348	£15,055,545	£9,444,803	Viable	AH required	0	0
82	Office on existing office	Fringe	£26,591,645	£10,170,126	£16,421,519	Viable	No resi	0	0
83	Office on existing office	Fringe	£14,176,007	£5,085,063	£9,090,944	Viable	No resi	0	0
84	Retail on existing retail	Prime	£117,239,498	£23,265,485	£93,974,013	Viable	No resi	0	0
85	Retail on existing retail	Prime	£208,435,939	£46,530,970	£161,904,969	Viable	No resi	0	0
86	Retail on existing retail	Prime	£117,239,182	£23,265,485	£93,973,697	Viable	No resi	0	0
87	Retail on existing retail	Prime	£208,435,622	£46,530,970	£161,904,652	Viable	No resi	0	0
88	Retail on existing retail	Core	£26,543,405	£11,861,642	£14,681,763	Viable	AH required	0	0
89	Retail on existing retail	Core	£47,198,931	£23,723,283	£23,475,647	Viable	No resi	0	0
90	Retail on existing retail	Fringe	£7,859,838	£7,112,811	£747,027	Viable	No resi	0	0
91	Retail on existing retail	Fringe	£13,963,948	£14,225,623	-£261,675	Non-viable	No resi	0	0
92	Hotel	Core	£4,596,216	£2,830,527	£1,765,689	Viable	No resi	0	0
93	Resi on existing other	Prime	£163,891,486	£2,830,527	£161,060,959	Viable	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£504,463,696	£79,565,718	£424,897,979	Viable	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£190,339,051	£44,867,576	£145,471,475	Viable	AH required	0	0
96	Retail with office on existing retail and office	Prime	£173,371,649	£96,551,115	£76,820,534	Viable	No resi	0	0
97	Retail on existing office and retail	Prime	£125,020,198	£56,058,737	£68,961,461	Viable	AH required	0	0
98	Retail on existing office and retail	Prime	£107,472,866	£107,910,141	-£437,275	Non-viable	AH required	0	0
99	Retail with office on existing C2	Prime	£457,583,988	£61,821,282	£395,762,706	Viable	AH required	0	0
100	Retail with office/resi on existing office	Prime	£143,415,740	£162,373,283	-£18,957,544	Non-viable	AH required	0	0
101	Retail with office on existing retail	Prime	£80,389,208	£102,447,659	-£22,058,450	Non-viable	AH required	0	0
102	Retail with office on existing retail	Prime	£16,513,524	£9,623,923	£6,889,601	Viable	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£77,911,589	£42,706,604	£35,204,985	Viable	No resi	0	0
104	Retail on existing office and retail	Prime	£9,046,757	£8,103,869	£942,888	Viable	No AH required	0	0
105	Retail with resi on existing office	Prime	£5,658,848	£3,324,731	£2,334,117	Viable	No AH required	0	0
106	Retail on existing retail and office	Prime	£31,223,578	£15,150,034	£16,073,544	Viable	No AH required	0	0
107	Hotel on existing gov building	Prime	£53,389,406	£0	£53,389,406	Viable	AH required	0	0
108	Hotel on existing gov building	Prime	£24,191,427	£577,713	£23,613,714	Viable	No resi	0	0
109	Hotel with retail on existing members club	Prime	£18,715,693	£463,008	£18,252,684	Viable	No resi	0	0
110	Hotel on existing office	Prime	£2,709,348	£6,602,219	-£3,892,871	Non-viable	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,039,465	£0	£1,039,465	Viable	No resi	0	0
112	Hotel on existing office	Core	£5,407,645	£15,019,412	-£9,611,767	Non-viable	No resi	0	0
113	Office with resi on existing C2	Prime	£457,581,872	£61,821,282	£395,760,590	Viable	AH required	0	0
114	Office with resi on existing office and B8	Prime	£497,005,545	£79,565,718	£417,439,827	Viable	AH required	0	0
115	Office with retail on existing office and B8	Prime	£384,080,656	£248,517,253	£135,563,403	Viable	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£39,778,200	£22,463,653	£17,314,547	Viable	AH required	0	0
117	Office with retail on existing office	Prime	£192,891,677	£167,038,984	£25,852,693	Viable	AH required	0	0
118	Office with retail on existing office and retail	Prime	£77,809,219	£42,706,604	£35,102,615	Viable	No resi	0	0
119	Office on existing office	Prime	£35,553,397	£29,292,180	£6,261,217	Viable	No resi	0	0
120	Office on existing office	Prime	£18,893,592	£12,429,534	£6,464,058	Viable	No resi	0	0
121	Office with retail on existing office and retail	Prime	£173,367,700	£96,551,115	£76,816,585	Viable	No resi	0	0
122	Office on existing office	Prime	£14,172,602	£12,185,179	£1,987,422	Viable	No AH required	0	0
123	ST. Resi and office on existing office and	Core	£267,706,015	£53,363,808	£214,342,207				

WESTMINSTER LOCAL PLAN

Viability and AH reqrd AS schemes, Commercial AH cont, AH percentage, 35%, 40%, Sustainability, Off, Off

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non	AH percentage	35%	40%	Com PIL
1	Office MU	Prime	£45,961,198	£36,094,248	£9,866,950	Viable	AH required	0	0	0
2	Office - MU with resi and retail	Prime	£34,109,987	£21,459,506	£12,650,481	Viable	AH required	0	0	0
3	Residential only on existing office	Core	£458,775	£1,535,666	-£1,076,891	Non-viable	No AH required	0	0	0
4	Residential only on existing resi	Prime	£3,003,933	£5,976,526	-£2,972,593	Non-viable	No AH required	0	0	0
5	Hotel with resi	Prime	£9,604,587	£3,963,133	£5,641,454	Viable	No AH required	0	0	0
6	Retail MU	Prime	£121,095,462	£27,987,321	£93,108,140	Viable	No AH required	0	0	0
7	Residential only on existing office	Core	£3,513,836	£7,561,217	-£4,047,381	Non-viable	AH required	0	0	0
8	Residential only on existing office	Prime	£2,405,636	£4,995,281	-£2,589,645	Non-viable	No AH required	0	0	0
9	D1	Core	£462,136	£761,410	-£1,223,546	Non-viable	No resi	0	0	0
10	Residential only on existing office	Prime	£4,425,426	£10,064,022	-£5,638,596	Non-viable	AH required	0	0	0
11	Office - MU	Prime	£101,914,881	£96,875,390	£5,039,491	Viable	AH required	0	0	0
12	Residential MU	Core	£29,050,336	£4,416,346	£24,633,991	Viable	AH required	0	0	0
13	Retail only	Prime	£36,247,129	£8,980,477	£27,266,651	Viable	No resi	0	0	0
14	Residential only on existing resi	Core	£525,328	£1,451,647	-£926,319	Non-viable	No AH required	0	0	0
15	Office - MU	Prime	£196,370,395	£162,430,981	£33,939,414	Viable	No resi	0	0	0
16	Residential only on existing resi	Prime	£4,225,338	£8,912,901	-£4,687,564	Non-viable	AH required	0	0	0
17	Residential only on existing office	Core	£462,075	£554,044	-£91,969	Non-viable	No AH required	0	0	0
18	Residential only on existing resi	Fringe	£189,837	£1,012,869	-£823,033	Non-viable	No AH required	0	0	0
19	Residential only on existing other	Fringe	£1,018,565	£150,920	£867,644	Viable	AH required	0	0	0
20	Residential only on existing other	Prime	£10,755,234	£1,396,651	£9,358,584	Viable	AH required	0	0	0
21	Residential only on existing resi	Fringe	£467,384	£211,503	£255,882	Viable	No AH required	0	0	0
22	Office - MU	Fringe	£5,336,731	£3,370,390	£1,966,351	Viable	No AH required	0	0	0
23	Residential MU	Core	£20,096,680	£2,305,548	£17,791,132	Viable	AH required	0	0	0
24	Residential only on existing office	Core	£2,016,942	£5,504,307	-£3,487,365	Non-viable	AH required	0	0	0
25	Residential only on existing resi	Core	£1,605,343	£1,805,183	-£199,840	Non-viable	No resi	0	0	0
26	Residential only on existing resi	Core	£541,932	£728,860	-£186,928	Non-viable	No AH required	0	0	0
27	Residential only on existing office	Core	£2,138,451	£5,112,863	-£2,974,412	Non-viable	No AH required	0	0	0
28	Residential only on existing resi	Core	£489,537	£1,232,468	-£742,931	Non-viable	No AH required	0	0	0
29	Residential only on existing office	Core	£2,176,045	£4,858,502	-£2,682,457	Non-viable	AH required	0	0	0
30	Residential only on existing resi	Core	£183,856	£732,549	-£548,693	Non-viable	No AH required	0	0	0
31	Hotel	Core	£2,732,722	£2,830,527	-£97,805	Non-viable	No resi	0	0	0
32	Residential only on existing office	Core	£1,857,962	£4,577,890	-£2,719,928	Non-viable	No AH required	0	0	0
33	Residential MU	Core	£48,333,508	£23,700,153	£24,633,355	Viable	AH required	0	0	0
34	Office - MU	Core	£68,602,617	£56,741,251	£11,861,366	Viable	No AH required	0	0	0
35	Residential only on existing resi	Core	£590,789	£855,497	-£264,709	Non-viable	No AH required	0	0	0
36	Residential only on existing office	Core	£2,441,742	£3,406,913	-£965,171	Non-viable	AH required	0	0	0
37	Residential only on existing other	Core	£1,815,279	£8,378,517	-£6,563,239	Non-viable	No AH required	0	0	0
38	Residential only on existing other	Core	£1,202,949	£2,562,115	-£1,359,166	Non-viable	No AH required	0	0	0
39	Residential only on existing resi	Prime	£962,312	£2,801,187	-£1,838,875	Non-viable	No AH required	0	0	0
40	Residential only on existing resi	Prime	£1,812,862	£4,805,181	-£2,992,319	Non-viable	No AH required	0	0	0
41	Residential only on existing resi	Prime	£1,246,251	£2,273,820	-£1,027,570	Non-viable	No AH required	0	0	0
42	Residential only on existing office	Prime	£16,648,354	£35,554,646	-£18,906,292	Non-viable	AH required	0	0	0
43	Residential MU	Prime	£827,618,252	£13,559,176	£814,059,076	Viable	AH required	0	0	0
44	Residential only on existing other	Prime	£24,721,342	£87,919,530	-£63,198,188	Non-viable	AH required	0	0	0
45	Residential MU	Prime	£2,137,178	£1,201,233	£935,945	Viable	No AH required	0	0	0
46	Residential only on existing office	Prime	£1,524,399	£14,049,227	-£12,524,828	Non-viable	AH required	0	0	0
47	Hotel - convy of car park	Core	£2,493,211	£203,774	£2,289,437	Viable	No resi	0	0	0
48	Office	Core	£1,342,270	£1,116,010	£227,259	Viable	No resi	0	0	0
49	Residential only on existing resi	Prime	£706,125	£3,863,488	-£3,157,363	Non-viable	No AH required	0	0	0
50	Residential only on existing resi	Prime	£493,287	£1,801,246	-£1,307,959	Non-viable	No AH required	0	0	0
51	Residential only on existing resi	Prime	£2,021,843	£4,569,171	-£2,547,327	Non-viable	No AH required	0	0	0
52	Residential only on existing resi	Prime	£1,260,983	£3,546,388	-£2,285,405	Non-viable	No AH required	0	0	0
53	Residential only on existing resi	Prime	£2,906,358	£8,844,274	-£5,937,916	Non-viable	AH required	0	0	0
54	Residential only on existing resi	Prime	£955,408	£1,783,985	-£828,576	Non-viable	No AH required	0	0	0
55	Residential only on existing other	Prime	£144,034,271	£64,263,076	£79,771,195	Viable	AH required	0	0	0
56	Residential only on existing resi	Prime	£32,640,249	£97,064,778	-£64,424,529	Non-viable	AH required	0	0	0
57	Residential MU	Core	£9,108,514	£8,495,344	£613,170	Viable	AH required	0	0	0
58	Residential only on former hotel/resi	Core	£3,096,627	£10,804,332	-£7,707,705	Non-viable	AH required	0	0	0
59	Residential MU	Core	£4,578,506	£25,644,772	-£21,066,266	Non-viable	AH required	0	0	0
60	Residential MU	Core	£2,335,263	£8,237,341	-£5,902,077	Non-viable	AH required	0	0	0
61	Residential MU	Core	£5,837,110	£696,707	£5,140,403	Viable	AH required	0	0	0
62	Office - Mu with resi	Prime	£636,393,444	£406,054,545	£230,338,898	Viable	AH required	0	0	0
63	Office and hotel	Prime	£80,177,910	£76,957,293	£3,220,616	Viable	No resi	0	0	0
64	Retail only	Prime	£48,737,749	£13,788,890	£34,948,859	Viable	No resi	0	0	0
65	Residential only	Core	£675,297	£648,050	£27,247	Viable	No AH required	0	0	0
66	Hotel extension	Core	£106,521	£0	£106,521	Viable	No resi	0	0	0
67	Hotel extension	Core	£280,280	£0	£280,280	Viable	No resi	0	0	0
68	Hotel extension	Core	£85,534	£0	£85,534	Viable	No resi	0	0	0
69	Office	Fringe	£310,673	£0	£310,673	Viable	No resi	0	0	0
70	Hotel extension	Core	£74,897	£0	£74,897	Viable	No resi	0	0	0
71	Hotel extension	Core	£385,292	£0	£385,292	Viable	No resi	0	0	0
72	Residential only on existing office	Prime	£41,318,211	£45,912,507	-£4,594,296	Non-viable	AH required	0	0	0
73	Residential only on existing office	Prime	£77,783,847	£91,825,014	-£14,041,167	Non-viable	AH required	0	0	0
74	Residential only on existing office	Core	£19,195,842	£30,111,090	-£10,915,248	Non-viable	AH required	0	0	0
75	Residential only on existing office	Core	£38,401,619	£60,222,180	-£21,820,561	Non-viable	AH required	0	0	0
76	Residential only on existing office	Fringe	£6,934,900	£10,170,126	-£3,235,226	Non-viable	AH required	0	0	0
77	Residential only on existing office	Fringe	£13,880,008	£20,340,252	-£6,460,244	Non-viable	AH required	0	0	0
78	Office on existing office	Prime	£63,510,999	£45,912,507	£17,598,492	Viable	No resi	0	0	0
79	Office on existing office	Prime	£33,867,362	£22,956,254	£10,911,109	Viable	No resi	0	0	0
80	Office on existing office	Core	£49,151,463	£21,077,763	£28,073,700	Viable	AH required	0	0	0
81	Office on existing office	Core	£39,318,855	£15,265,545	£24,053,310	Viable	AH required	0	0	0
82	Office on existing office	Fringe	£26,593,265	£10,170,126	£16,423,139	Viable	No resi	0	0	0
83	Office on existing office	Fringe	£14,177,646	£5,085,063	£9,092,583	Viable	No resi	0	0	0
84	Retail on existing retail	Prime	£117,241,157	£23,265,485	£93,975,672	Viable	No resi	0	0	0
85	Retail on existing retail	Prime	£208,437,617	£46,530,970	£161,906,647	Viable	No resi	0	0	0
86	Retail on existing retail	Prime	£117,240,880	£23,265,485	£93,975,395	Viable	No resi	0	0	0
87	Retail on existing retail	Prime	£208,437,340	£46,530,970	£161,906,370	Viable	No resi	0	0	0
88	Retail on existing retail	Core	£26,545,143	£11,861,642	£14,683,501	Viable	AH required	0	0	0
89	Retail on existing retail	Core	£47,200,688	£23,723,283	£23,477,405	Viable	No resi	0	0	0
90	Retail on existing retail	Fringe	£7,861,615	£7,112,811	£748,804	Viable	No resi	0	0	0
91	Retail on existing retail	Fringe	£13,965,744	£14,225,623	-£259,878	Non-viable	No resi	0	0	0
92	Hotel	Core	£4,598,061	£2,830,527	£1,767,533	Viable	No resi	0	0	0
93	Resi on existing other	Prime	£172,836,070	£93,324,841	£79,511,229	Viable	AH required	0	0	0
94	Retail with resi on existing office and B8	Prime	£515,606,838	£79,565,718	£436,041,120	Viable	AH required	0	0	0
95	Retail with resi on existing retail and office	Prime	£191,121,379	£44,867,576	£146,253,803	Viable	AH required	0	0	0
96	Retail with office on existing retail and office	Prime	£173,373,546	£96,551,115	£76,822,431	Viable	No resi	0	0	0
97	Retail on existing office and retail	Prime	£126,463,203	£56,058,737	£70,404,466	Viable	AH required	0	0	0
98	Retail on existing office and retail	Prime	£111,397,118	£107,910,141	£3,486,977	Viable	AH required	0	0	0
99	Retail with office on existing C2	Prime	£475,235,326	£61,821,282	£413,414,044	Viable	AH required	0	0	0
100	Retail with office/resi on existing office	Prime	£150,403,883	£162,373,283	-£11,969,400	Non-viable	AH required	0	0	0
101	Retail with office on existing retail	Prime	£85,721,374	£102,447,659	-£16,726,285	Non-viable	AH required	0	0	0
102	Retail with office on existing retail	Prime	£16,786,576	£9,623,923	£7,162,654	Viable	No AH required	0	0	0
103	Retail with office on existing retail and office	Prime	£77,913,623	£42,706,604	£35,207,019	Viable	No resi	0	0	0
104	Retail on existing office and retail	Prime	£9,474,497	£8,103,869	£1,370,628	Viable	No AH required	0	0	0
105	Retail on existing office	Prime	£5,775,124	£3,324,731	£2,450,393	Viable	No AH required	0	0	0
106	Retail on existing retail and office	Prime	£31,601,632	£15,150,034	£16,451,598	Viable	No AH required	0	0	0
107	Hotel on existing gov building	Prime	£54,120,556	£0	£54,120,556	Viable	AH required	0	0	0
108	Hotel on existing gov building	Prime	£24,193,559	£577,713	£23,615,847	Viable	No resi	0	0	0
109	Hotel with retail on existing members club	Prime	£18,717,845	£463,008	£18,254,837	Viable	No resi	0	0	0
110	Hotel on existing office	Prime	£2,711,555	£6,602,219	-£3,890,663	Non-viable	No resi	0	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,041,691	£0	£1,041,691	Viable	No resi	0	0	0
112	Hotel on existing office	Core	£5,409,857	£15,019,412	-£9,609,554	Non-viable	No resi	0	0	0
113	Office with resi on existing C2	Prime	£475,233,475	£61,821,282	£413,412,193	Viable	AH required	0	0	0
114	Office with resi on existing office and B8	Prime	£507,984,389	£79,565,718	£428,418,671	Viable	AH required	0	0	0
115	Office with retail on existing office and B8	Prime	£384,082,927	£248,517,253	£135,565,674	Viable	No resi	0	0	0
116	Office with retail on existing hotel and retail	Prime	£42,254,911	£22,463,653	£19,791,258	Viable	AH required	0	0	0

WESTMINSTER LOCAL PLAN

Viability and AH reqrd AS schemes 30% 40%
Sustainability: Off Commercial AH cont Off AH percentage Rented percentage Com PIL

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£46,528,108	£36,094,248	£10,433,860	Viability	AH required	0	0
2	Office - MU with resi and retail	Prime	£34,629,724	£21,459,506	£13,170,218	Viability	AH required	0	0
3	Residential only on existing office	Core	£551,362	£1,535,666	-£984,304	Non-viable	No AH required	0	0
4	Residential only on existing resi	Prime	£3,364,840	£5,976,526	-£2,611,686	Non-viable	No AH required	0	0
5	Hotel with resi	Prime	£9,893,694	£3,963,133	£5,930,561	Viability	No AH required	0	0
6	Retail MU	Prime	£121,386,471	£27,987,321	£93,399,150	Viability	No AH required	0	0
7	Residential only on existing office	Core	£4,004,908	£7,561,217	-£3,556,309	Non-viable	AH required	0	0
8	Residential only on existing office	Prime	£2,694,029	£4,995,281	-£2,301,251	Non-viable	No AH required	0	0
9	D1	Core	-£461,953	£761,410	-£1,223,362	Non-viable	No resi	0	0
10	Residential only on existing office	Prime	£5,043,712	£10,064,022	-£5,020,310	Non-viable	AH required	0	0
11	Office - MU	Prime	£102,450,187	£96,875,390	£5,574,797	Viability	AH required	0	0
12	Residential MU	Core	£32,145,062	£4,416,346	£27,728,716	Viability	AH required	0	0
13	Retail only	Prime	£36,247,388	£8,980,477	£27,266,911	Viability	No resi	0	0
14	Residential only on existing resi	Core	£591,421	£1,451,647	-£860,226	Non-viable	No AH required	0	0
15	Office - MU	Prime	£196,370,692	£162,430,981	£33,939,710	Viability	No resi	0	0
16	Residential only on existing resi	Prime	£4,820,615	£8,912,901	-£4,092,286	Non-viable	AH required	0	0
17	Residential only on existing office	Core	£537,375	£554,044	-£16,669	Non-viable	No AH required	0	0
18	Residential only on existing resi	Fringe	£225,359	£1,012,869	-£787,511	Non-viable	No AH required	0	0
19	Residential only on existing other	Fringe	£1,222,562	£150,920	£1,071,641	Viability	AH required	0	0
20	Residential only on existing other	Fringe	£13,030,711	£1,396,651	£11,634,060	Viability	AH required	0	0
21	Residential only on existing resi	Fringe	£538,060	£211,503	£326,557	Viability	No AH required	0	0
22	Office - MU	Fringe	£5,448,602	£3,370,390	£2,078,212	Viability	No AH required	0	0
23	Residential MU	Core	£24,112,007	£2,305,548	£21,806,458	Viability	AH required	0	0
24	Residential only on existing office	Core	£2,343,059	£5,504,307	-£3,161,248	Non-viable	AH required	0	0
25	Residential only on existing resi	Core	£1,605,849	£1,805,183	-£199,335	Non-viable	No resi	0	0
26	Residential only on existing resi	Core	£609,546	£728,860	-£119,314	Non-viable	No AH required	0	0
27	Residential only on existing office	Core	£2,455,402	£5,112,863	-£2,657,461	Non-viable	No AH required	0	0
28	Residential only on existing resi	Core	£550,747	£1,232,468	-£681,721	Non-viable	No AH required	0	0
29	Residential only on existing office	Core	£2,511,340	£4,858,502	-£2,347,161	Non-viable	AH required	0	0
30	Residential only on existing resi	Core	£216,991	£732,549	-£515,559	Non-viable	No AH required	0	0
31	Hotel	Core	£2,733,349	£2,830,527	-£97,178	Non-viable	No resi	0	0
32	Residential only on existing office	Core	£2,114,098	£4,577,890	-£2,463,792	Non-viable	No AH required	0	0
33	Residential MU	Core	£49,490,376	£23,700,153	£25,790,223	Viability	AH required	0	0
34	Office - MU	Core	£68,804,541	£56,741,251	£12,063,290	Viability	No AH required	0	0
35	Residential only on existing resi	Core	£672,821	£855,497	-£182,676	Non-viable	No AH required	0	0
36	Residential only on existing office	Core	£2,802,354	£3,406,913	-£604,559	Non-viable	AH required	0	0
37	Residential only on existing other	Core	£2,085,472	£8,378,517	-£6,293,045	Non-viable	No AH required	0	0
38	Residential only on existing other	Core	£1,379,677	£2,562,115	-£1,182,437	Non-viable	No AH required	0	0
39	Residential only on existing resi	Prime	£1,073,575	£2,801,187	-£1,727,613	Non-viable	No AH required	0	0
40	Residential only on existing resi	Prime	£2,021,556	£4,805,181	-£2,783,625	Non-viable	No AH required	0	0
41	Residential only on existing resi	Prime	£1,377,153	£2,273,820	-£896,667	Non-viable	No AH required	0	0
42	Residential only on existing office	Prime	£18,392,712	£35,554,646	-£17,161,934	Non-viable	AH required	0	0
43	Residential MU	Prime	£906,471,345	£13,559,176	£892,912,168	Viability	AH required	0	0
44	Residential only on existing other	Prime	£27,911,218	£87,019,530	-£59,108,312	Non-viable	No AH required	0	0
45	Residential MU	Prime	£2,173,933	£1,201,233	£972,699	Viability	No AH required	0	0
46	Residential only on existing office	Prime	£1,823,967	£14,049,227	-£12,225,260	Non-viable	AH required	0	0
47	Hotel - convy of car park	Core	£2,494,154	£203,774	£2,290,379	Viability	No resi	0	0
48	Office	Core	£1,343,248	£1,115,010	£228,237	Viability	No resi	0	0
49	Residential only on existing resi	Prime	£846,340	£3,863,488	-£3,017,148	Non-viable	No AH required	0	0
50	Residential only on existing resi	Prime	£591,625	£1,801,246	-£1,209,622	Non-viable	No AH required	0	0
51	Residential only on existing resi	Prime	£2,258,206	£4,569,171	-£2,310,965	Non-viable	No AH required	0	0
52	Residential only on existing resi	Prime	£1,409,113	£3,546,388	-£2,137,275	Non-viable	No AH required	0	0
53	Residential only on existing resi	Prime	£3,307,857	£8,844,274	-£5,536,417	Non-viable	AH required	0	0
54	Residential only on existing resi	Prime	£1,084,734	£1,783,985	-£699,251	Non-viable	No AH required	0	0
55	Residential only on existing other	Prime	£163,096,877	£64,263,076	£98,833,801	Viability	AH required	0	0
56	Residential only on existing resi	Prime	£38,497,803	£97,064,778	-£58,566,975	Non-viable	AH required	0	0
57	Residential MU	Core	£9,923,078	£8,495,344	£1,427,734	Viability	AH required	0	0
58	Residential only on former hotel/resi	Core	£3,851,625	£10,804,332	-£6,952,707	Non-viable	AH required	0	0
59	Residential MU	Core	£5,289,225	£25,644,772	-£20,355,547	Non-viable	AH required	0	0
60	Residential MU	Core	£2,609,052	£8,237,341	-£5,628,288	Non-viable	AH required	0	0
61	Residential MU	Core	£6,630,174	£696,707	£5,933,467	Viability	AH required	0	0
62	Office - Mu with resi	Prime	£647,834,419	£406,054,545	£241,779,873	Viability	AH required	0	0
63	Office and hotel	Prime	£80,179,153	£76,957,293	£3,221,860	Viability	No resi	0	0
64	Retail only	Prime	£48,739,054	£13,788,890	£34,950,163	Viability	No resi	0	0
65	Residential only	Core	£756,844	£648,050	£108,795	Viability	No AH required	0	0
66	Hotel extension	Core	£107,867	£0	£107,867	Viability	No resi	0	0
67	Hotel extension	Core	£281,645	£0	£281,645	Viability	No resi	0	0
68	Hotel extension	Core	£86,919	£0	£86,919	Viability	No resi	0	0
69	Office	Fringe	£312,078	£0	£312,078	Viability	No resi	0	0
70	Hotel extension	Core	£76,324	£0	£76,324	Viability	No resi	0	0
71	Hotel extension	Core	£386,738	£0	£386,738	Viability	No resi	0	0
72	Residential only on existing office	Prime	£45,769,499	£45,912,507	-£143,008	Non-viable	AH required	0	0
73	Residential only on existing office	Prime	£86,161,545	£91,825,014	-£5,663,470	Non-viable	AH required	0	0
74	Residential only on existing office	Core	£21,652,289	£30,111,090	-£8,458,801	Non-viable	AH required	0	0
75	Residential only on existing office	Core	£43,313,093	£60,222,180	-£16,909,087	Non-viable	AH required	0	0
76	Residential only on existing office	Fringe	£8,336,584	£10,170,126	-£1,833,542	Non-viable	AH required	0	0
77	Residential only on existing office	Fringe	£16,681,918	£20,340,252	-£3,658,334	Non-viable	AH required	0	0
78	Office on existing office	Prime	£63,512,540	£45,912,507	£17,600,033	Viability	No resi	0	0
79	Office on existing office	Prime	£33,868,923	£22,956,254	£10,912,669	Viability	No resi	0	0
80	Office on existing office	Core	£50,392,677	£21,077,763	£29,314,914	Viability	AH required	0	0
81	Office on existing office	Core	£40,312,157	£15,256,612	£25,055,545	Viability	AH required	0	0
82	Office on existing office	Fringe	£26,594,884	£10,170,126	£16,424,758	Viability	No resi	0	0
83	Office on existing office	Fringe	£14,179,285	£5,085,063	£9,094,222	Viability	No resi	0	0
84	Retail on existing retail	Prime	£117,242,816	£23,265,485	£93,977,331	Viability	No resi	0	0
85	Retail on existing retail	Prime	£208,439,296	£46,530,970	£161,908,326	Viability	No resi	0	0
86	Retail on existing retail	Prime	£117,242,578	£23,265,485	£93,977,093	Viability	No resi	0	0
87	Retail on existing retail	Prime	£208,439,059	£46,530,970	£161,908,089	Viability	No resi	0	0
88	Retail on existing retail	Core	£26,546,881	£11,861,642	£14,685,239	Viability	AH required	0	0
89	Retail on existing retail	Core	£47,202,445	£23,723,283	£23,479,162	Viability	No resi	0	0
90	Retail on existing retail	Fringe	£7,863,393	£7,112,811	£750,581	Viability	No resi	0	0
91	Retail on existing retail	Fringe	£13,967,541	£14,225,623	-£258,082	Non-viable	No resi	0	0
92	Hotel	Core	£4,599,907	£2,830,527	£1,769,379	Viability	No resi	0	0
93	Resi on existing other	Prime	£191,780,654	£29,324,841	£162,455,813	Viability	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£526,749,980	£79,565,718	£447,184,262	Viability	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£191,903,705	£44,867,576	£147,036,130	Viability	AH required	0	0
96	Retail with office on existing retail and office	Prime	£173,375,441	£96,551,115	£76,824,326	Viability	No resi	0	0
97	Retail on existing office and retail	Prime	£127,906,209	£56,058,737	£71,847,473	Viability	AH required	0	0
98	Retail on existing office and retail	Prime	£115,321,370	£107,910,141	£7,411,229	Viability	AH required	0	0
99	Retail with office on existing C2	Prime	£492,886,664	£61,821,282	£431,065,382	Viability	AH required	0	0
100	Retail with office/resi on existing office	Prime	£157,392,027	£162,373,283	-£4,981,256	Non-viable	AH required	0	0
101	Retail with office on existing retail	Prime	£91,053,539	£102,447,659	-£11,394,120	Non-viable	AH required	0	0
102	Retail with office on existing retail	Prime	£17,059,628	£9,623,923	£7,435,705	Viability	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£77,915,657	£42,706,604	£35,209,053	Viability	No resi	0	0
104	Retail on existing office and retail	Prime	£9,502,236	£8,103,869	£1,398,367	Viability	No AH required	0	0
105	Retail with resi on existing office	Prime	£5,891,808	£3,324,731	£2,567,077	Viability	No AH required	0	0
106	Retail on existing retail and office	Prime	£31,979,696	£15,150,034	£16,829,662	Viability	No AH required	0	0
107	Hotel on existing gov building	Prime	£54,851,705	£0	£54,851,705	Viability	AH required	0	0
108	Hotel on existing gov building	Prime	£24,195,693	£577,713	£23,617,980	Viability	No resi	0	0
109	Hotel with retail on existing members club	Prime	£18,719,998	£463,008	£18,256,990	Viability	No resi	0	0
110	Hotel on existing office	Prime	£2,713,761	£6,602,219	-£3,888,457	Non-viable	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,043,918	£0	£1,043,918	Viability	No resi	0	0
112	Hotel on existing office	Core	£5,412,069	£15,019,412	-£9,607,342	Non-viable	No resi	0	0
113	Office with resi on existing C2	Prime	£492,885,078	£61,821,282	£431,063,796	Viability	AH required	0	0
114	Office with resi on existing office and B8	Prime	£518,963,231	£79,565,718	£439,397,513	Viability	AH required	0	0
115	Office with retail on existing office and B8	Prime	£384,085,198	£248,517,253	£135,567,945	Viability	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£44,731,621	£22,463,653	£22,267,968	Viability	AH required	0	0
117	Office with retail on existing office	Prime	£198,983,827	£167,038,994	£31,944,833	Viability	AH required	0	0
118	Office with retail on existing office and retail	Prime	£77,913,890	£42,706,604	£35,207,286	Viability	No resi	0	0
119	Office on existing office	Prime	£35,558,097	£29,292,180	£6,265,918	Viability	No resi	0	0
120	Office on existing office	Prime	£18,898,332	£12,429,534	£6,468,798	Viability	No resi	0	0
121	Office with retail on existing office and retail	Prime	£173,372,478	£96,551,115	£76,821,363	Viability	No resi	0	0
122	Office on existing office	Prime	£14,554,453	£12,185,179	£2,369,274	Viability	No AH required	0	0
1									

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 52 schemes 1.1% Sustainability: Off Commercial AH cont Off AH percentage 25% Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Com PIL
1	Office MU	Prime	£47,095,017	£36,094,248	£11,000,770	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£35,149,462	£21,459,506	£13,689,956	Viability	AH required	0
3	Residential only on existing office	Core	£643,948	£1,535,666	-£891,717	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£3,725,748	£5,976,526	-£2,250,778	Non-viable	No AH required	0
5	Hotel with resi	Prime	£10,182,801	£3,963,133	£6,219,668	Viability	No AH required	0
6	Retail MU	Prime	£121,677,482	£27,987,321	£93,690,161	Viability	No AH required	0
7	Residential only on existing office	Core	£4,496,182	£7,561,217	-£3,065,035	Non-viable	AH required	0
8	Residential only on existing office	Prime	£2,982,422	£4,995,281	-£2,012,859	Non-viable	No AH required	0
9	D1	Core	-£461,769	£761,410	-£1,223,179	Non-viable	No resi	0
10	Residential only on existing office	Prime	£5,661,997	£10,064,022	-£4,402,025	Non-viable	AH required	0
11	Office - MU	Prime	£102,985,492	£96,875,390	£6,110,102	Viability	AH required	0
12	Residential MU	Core	£35,239,788	£4,416,346	£30,823,442	Viability	AH required	0
13	Retail only	Prime	£36,247,649	£8,980,477	£27,267,172	Viability	No resi	0
14	Residential only on existing resi	Core	£657,512	£1,451,647	-£794,135	Non-viable	No AH required	0
15	Office - MU	Prime	£196,370,987	£162,430,981	£33,940,006	Viability	No resi	0
16	Residential only on existing resi	Prime	£5,415,892	£8,912,901	-£3,497,009	Non-viable	AH required	0
17	Residential only on existing office	Core	£612,675	£554,044	£58,631	Viability	No AH required	0
18	Residential only on existing resi	Fringe	£260,882	£1,012,869	-£751,987	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£1,426,557	£150,920	£1,275,637	Viability	AH required	0
20	Residential only on existing other	Fringe	£15,306,189	£1,396,651	£13,909,538	Viability	AH required	0
21	Residential only on existing resi	Fringe	£608,735	£211,503	£397,233	Viability	No AH required	0
22	Office - MU	Fringe	£5,560,472	£3,370,390	£2,190,082	Viability	No AH required	0
23	Residential MU	Core	£28,123,289	£2,305,548	£25,817,741	Viability	AH required	0
24	Residential only on existing office	Core	£2,669,177	£5,504,307	-£2,835,130	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,606,354	£1,805,183	-£198,829	Non-viable	No resi	0
26	Residential only on existing resi	Core	£677,160	£728,860	-£51,700	Non-viable	No AH required	0
27	Residential only on existing office	Core	£2,772,353	£5,112,863	-£2,340,510	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£611,956	£1,232,468	-£620,511	Non-viable	No AH required	0
29	Residential only on existing office	Core	£2,846,636	£4,858,502	-£2,011,866	Non-viable	AH required	0
30	Residential only on existing resi	Core	£250,125	£732,549	-£482,424	Non-viable	No AH required	0
31	Hotel	Core	£2,733,975	£2,830,527	-£96,552	Non-viable	No resi	0
32	Residential only on existing office	Core	£2,370,233	£4,577,890	-£2,207,657	Non-viable	No AH required	0
33	Residential MU	Core	£50,647,242	£23,700,153	£26,947,089	Viability	AH required	0
34	Office - MU	Core	£69,006,465	£56,741,251	£12,265,214	Viability	No AH required	0
35	Residential only on existing resi	Core	£754,853	£855,497	-£100,644	Non-viable	No AH required	0
36	Residential only on existing office	Core	£3,162,966	£3,406,913	-£243,947	Non-viable	AH required	0
37	Residential only on existing other	Core	£2,355,666	£8,378,517	-£6,022,851	Non-viable	No AH required	0
38	Residential only on existing other	Core	£1,556,404	£2,562,115	-£1,005,710	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£1,184,836	£2,801,187	-£1,616,352	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£2,230,248	£4,805,181	-£2,574,933	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,508,056	£2,273,820	-£765,764	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£20,137,070	£35,554,646	-£15,417,576	Non-viable	AH required	0
43	Residential MU	Prime	£965,324,439	£13,559,176	£971,765,262	Viability	AH required	0
44	Residential only on existing other	Prime	£311,010,955	£87,019,530	£223,991,425	Non-viable	No AH required	0
45	Residential MU	Prime	£2,210,888	£1,201,233	£1,009,655	Viability	No AH required	0
46	Residential only on existing office	Prime	£2,123,536	£14,049,227	-£11,925,691	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,495,097	£203,774	£2,291,322	Viability	No resi	0
48	Office	Core	£1,344,226	£1,115,010	£229,216	Viability	No resi	0
49	Residential only on existing resi	Prime	£986,555	£3,863,488	-£2,876,933	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£689,962	£1,801,246	-£1,111,284	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£2,494,568	£4,569,171	-£2,074,602	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,557,244	£3,546,388	-£1,989,144	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£3,709,355	£8,844,274	-£5,134,919	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£1,214,059	£1,783,985	-£569,926	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£182,159,158	£64,263,076	£117,896,082	Viability	AH required	0
56	Residential only on existing resi	Prime	£40,354,957	£97,064,778	-£56,709,820	Non-viable	AH required	0
57	Residential MU	Prime	£10,737,641	£8,495,344	£2,242,298	Viability	AH required	0
58	Residential only on former hotel/resi	Core	£4,606,623	£10,804,332	-£6,197,709	Non-viable	AH required	0
59	Residential MU	Core	£5,999,946	£25,644,772	-£19,644,826	Non-viable	AH required	0
60	Residential MU	Core	£2,882,840	£8,237,341	-£5,354,500	Non-viable	AH required	0
61	Residential MU	Core	£7,423,238	£696,707	£6,726,531	Viability	AH required	0
62	Office - Mu with resi	Prime	£659,275,393	£406,054,545	£253,220,848	Viability	AH required	0
63	Office and hotel	Prime	£80,180,398	£76,957,293	£3,223,105	Viability	No resi	0
64	Retail only	Prime	£48,740,357	£13,788,890	£34,951,466	Viability	No resi	0
65	Residential only	Core	£838,391	£648,050	£190,342	Viability	No AH required	0
66	Hotel extension	Core	£109,211	£0	£109,211	Viability	No resi	0
67	Hotel extension	Core	£263,010	£0	£263,010	Viability	No resi	0
68	Hotel extension	Core	£88,305	£0	£88,305	Viability	No resi	0
69	Office	Fringe	£313,494	£0	£313,494	Viability	No resi	0
70	Hotel extension	Core	£77,750	£0	£77,750	Viability	No resi	0
71	Hotel extension	Core	£388,185	£0	£388,185	Viability	No resi	0
72	Residential only on existing office	Prime	£50,220,788	£45,912,507	£4,308,281	Viability	AH required	0
73	Residential only on existing office	Prime	£94,539,242	£91,825,014	£2,714,228	Viability	AH required	0
74	Residential only on existing office	Core	£24,101,166	£30,111,090	-£6,009,924	Non-viable	AH required	0
75	Residential only on existing office	Core	£48,209,330	£60,222,180	-£12,012,851	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£9,738,268	£10,170,126	-£431,858	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£19,483,826	£20,340,252	-£856,425	Non-viable	AH required	0
78	Office on existing office	Prime	£63,514,081	£45,912,507	£17,601,574	Viability	No resi	0
79	Office on existing office	Prime	£33,870,483	£22,956,254	£10,914,229	Viability	No resi	0
80	Office on existing office	Core	£51,633,891	£21,077,763	£30,556,128	Viability	AH required	0
81	Office on existing office	Core	£41,305,458	£15,255,545	£26,049,913	Viability	AH required	0
82	Office on existing office	Fringe	£26,596,503	£10,170,126	£16,426,376	Viability	No resi	0
83	Office on existing office	Fringe	£14,180,925	£5,085,063	£9,095,862	Viability	No resi	0
84	Retail on existing retail	Prime	£117,244,475	£23,265,485	£93,978,990	Viability	No resi	0
85	Retail on existing retail	Prime	£208,440,975	£46,530,970	£161,910,005	Viability	No resi	0
86	Retail on existing retail	Prime	£117,244,277	£23,265,485	£93,978,792	Viability	No resi	0
87	Retail on existing retail	Prime	£208,440,777	£46,530,970	£161,909,807	Viability	No resi	0
88	Retail on existing retail	Core	£26,548,618	£11,861,642	£14,686,977	Viability	AH required	0
89	Retail on existing retail	Core	£47,204,203	£23,723,283	£23,480,920	Viability	No resi	0
90	Retail on existing retail	Fringe	£7,865,171	£7,112,811	£752,359	Viability	No resi	0
91	Retail on existing retail	Fringe	£13,969,339	£14,225,623	-£256,284	Non-viable	No resi	0
92	Hotel	Core	£4,601,752	£2,830,527	£1,771,224	Viability	No resi	0
93	Resi on existing other	Prime	£210,725,238	£97,884,841	£112,840,397	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£537,893,122	£79,565,718	£458,327,404	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£192,686,032	£44,867,576	£147,818,456	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£173,377,337	£96,551,115	£76,826,222	Viability	No resi	0
97	Retail on existing office and retail	Prime	£129,349,215	£56,058,737	£73,290,478	Viability	AH required	0
98	Retail on existing office and retail	Prime	£119,245,623	£107,910,141	£11,335,482	Viability	AH required	0
99	Retail with office on existing C2	Prime	£510,538,003	£61,821,282	£448,716,721	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£164,380,171	£162,373,283	£2,006,887	Viability	AH required	0
101	Retail with office on existing retail	Prime	£96,385,704	£102,447,659	-£6,061,954	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£17,332,681	£9,623,923	£7,708,758	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,917,691	£42,706,604	£35,211,087	Viability	No resi	0
104	Retail on existing office and retail	Prime	£10,329,975	£8,103,869	£2,226,107	Viability	No AH required	0
105	Retail with resi on existing office	Prime	£5,008,078	£3,324,731	£1,683,347	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£32,357,741	£15,150,034	£17,207,706	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£55,582,854	£0	£55,582,854	Viability	AH required	0
108	Hotel on existing gov building	Prime	£24,197,826	£577,713	£23,620,113	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£18,722,150	£463,008	£18,259,142	Viability	No resi	0
110	Hotel on existing office	Prime	£2,715,968	£6,602,219	-£3,886,251	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,046,144	£0	£1,046,144	Viability	No resi	0
112	Hotel on existing office	Core	£5,414,282	£15,019,412	-£9,605,130	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£510,536,680	£61,821,282	£448,715,398	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£529,942,073	£79,565,718	£450,376,356	Viability	AH required	0
115	Office with retail on existing office and B8	Prime	£384,087,469	£248,517,253	£135,570,216	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£47,208,331	£22,463,653	£24,744,678	Viability	AH required	0
117	Office with retail on existing office	Prime	£197,529,952	£167,038,994	£30,490,958	Viability	No AH required	0
118	Office with retail on existing office and retail	Prime	£77,916,210	£42,706,604	£35,209,606	Viability	No resi	0
119	Office on existing office	Prime	£35,580,447	£29,292,180	£6,288,266	Viability	No resi	0
120	Office on existing office	Prime	£18,900,702	£12,429,534	£6,471,168	Viability	No resi	0
121	Office with retail on existing office and retail	Prime	£173,374,868	£96,551,115	£76,823,753	Viability	No resi	0
122	Office on existing office	Prime	£14,745,379	£12,185,179	£2,560,199	Viability	No AH required	0
123	ST. Resi on office on existing office and	Core	£288,737,107	£53,363,808	£235,373,299	Viability	AH required	0
124	ST. Resi on existing resi, retail and D1	Core	£28,883,249	£37,851,433	-£8,968,184	Non-viable	AH required	0
125	ST. Resi, retail, office and hotel on existing	Prime	£644,180,930	£505,208,870	£138,972,060	Viability	AH required	0
126	ST. Resi on existing electricity transfer station	Prime	£69,357,995	£130,749	£69,227,246	Viability	AH required	0
127	ST. Resi with office on existing resi and D1	Prime	£10,242,363	£16,541,101	-£6,298,738	Non-viable	AH required	0
128	Nightclub in cinema basement	Prime	-£210,608	£229,331	-£438,939	Non-viable	No resi	0
129	Nightclub with leisure on existing retail and	Prime	£328,674,175	£106,805,519	£221,868,656	Viability	No resi	0
130	Nightclub with resi on existing retail	Prime	£4,969,					

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 56 schemes 20% 40%

Proxy number	Development type	Area	Sustainability:		Commercial AH cont		Surplus/Deficit	Viability/Non viable	AH percentage	Rented percentage	20% 40%
			Off	On	Off	On					
1	Office MU	Prime	£47,661,927	£36,094,248	£11,567,680	£11,567,680	£11,567,680	Viability	AH required	0	Com PIL
2	Office - MU with resi and retail	Prime	£35,669,199	£21,459,506	£14,209,693	£14,209,693	£14,209,693	Viability	AH required	0	
3	Residential only on existing office	Core	£736,536	£1,535,666	£1,535,666	£1,535,666	£1,535,666	Non-viable	No AH required	0	
4	Residential only on existing resi	Prime	£4,086,654	£5,976,526	£1,889,872	£1,889,872	£1,889,872	Non-viable	No AH required	0	
5	Hotel with resi	Prime	£10,471,908	£3,963,133	£6,508,776	£6,508,776	£6,508,776	Viability	No AH required	0	
6	Retail MU	Prime	£121,968,492	£27,987,321	£93,981,171	£93,981,171	£93,981,171	Viability	No AH required	0	
7	Residential only on existing office	Core	£4,387,456	£7,561,217	£2,573,761	£2,573,761	£2,573,761	Non-viable	AH required	0	
8	Residential only on existing office	Prime	£3,270,814	£4,995,281	£1,724,467	£1,724,467	£1,724,467	Non-viable	No AH required	0	
9	D1	Core	£461,587	£761,410	£1,222,997	£1,222,997	£1,222,997	Non-viable	No resi	0	
10	Residential only on existing office	Prime	£6,280,281	£10,064,022	£3,783,741	£3,783,741	£3,783,741	Non-viable	AH required	0	
11	Office - MU	Prime	£103,520,798	£96,875,390	£6,645,408	£6,645,408	£6,645,408	Viability	AH required	0	
12	Residential MU	Core	£38,334,513	£4,416,346	£33,918,168	£33,918,168	£33,918,168	Viability	AH required	0	
13	Retail only	Prime	£36,247,910	£8,980,477	£27,267,433	£27,267,433	£27,267,433	Viability	No resi	0	
14	Residential only on existing resi	Core	£723,605	£1,451,647	£1,451,647	£1,451,647	£1,451,647	Non-viable	No AH required	0	
15	Office - MU	Prime	£196,371,284	£162,430,981	£33,940,303	£33,940,303	£33,940,303	Viability	No resi	0	
16	Residential only on existing resi	Prime	£6,011,170	£8,912,901	£2,901,731	£2,901,731	£2,901,731	Non-viable	AH required	0	
17	Residential only on existing office	Core	£687,976	£554,044	£133,932	£133,932	£133,932	Viability	No AH required	0	
18	Residential only on existing resi	Fringe	£296,404	£1,012,869	£1,012,869	£1,012,869	£1,012,869	Non-viable	No AH required	0	
19	Residential only on existing other	Fringe	£1,630,554	£150,920	£1,479,634	£1,479,634	£1,479,634	Viability	AH required	0	
20	Residential only on existing other	Fringe	£17,581,665	£1,396,651	£16,185,015	£16,185,015	£16,185,015	Viability	AH required	0	
21	Residential only on existing resi	Fringe	£679,412	£211,503	£467,909	£467,909	£467,909	Viability	No AH required	0	
22	Office - MU	Fringe	£5,672,342	£3,370,390	£2,301,952	£2,301,952	£2,301,952	Viability	No AH required	0	
23	Residential MU	Core	£32,108,345	£2,305,548	£29,802,796	£29,802,796	£29,802,796	Viability	AH required	0	
24	Residential only on existing office	Core	£2,995,294	£5,504,307	£2,509,013	£2,509,013	£2,509,013	Non-viable	AH required	0	
25	Residential only on existing resi	Core	£1,606,860	£1,805,183	£198,324	£198,324	£198,324	Non-viable	No resi	0	
26	Residential only on existing resi	Core	£744,772	£728,860	£15,913	£15,913	£15,913	Viability	No AH required	0	
27	Residential only on existing office	Core	£3,089,304	£5,112,863	£2,023,559	£2,023,559	£2,023,559	Non-viable	No AH required	0	
28	Residential only on existing resi	Core	£673,166	£1,232,468	£1,232,468	£1,232,468	£1,232,468	Non-viable	No AH required	0	
29	Residential only on existing office	Core	£3,181,933	£4,858,502	£1,676,569	£1,676,569	£1,676,569	Non-viable	AH required	0	
30	Residential only on existing resi	Core	£283,258	£732,549	£449,291	£449,291	£449,291	Non-viable	No AH required	0	
31	Hotel	Core	£2,734,602	£2,830,527	£95,925	£95,925	£95,925	Non-viable	No resi	0	
32	Residential only on existing office	Core	£2,628,370	£4,577,890	£1,949,520	£1,949,520	£1,949,520	Non-viable	No AH required	0	
33	Residential MU	Core	£51,804,110	£23,700,153	£28,103,957	£28,103,957	£28,103,957	Viability	AH required	0	
34	Office - MU	Core	£69,208,390	£56,741,251	£12,467,139	£12,467,139	£12,467,139	Viability	No AH required	0	
35	Residential only on existing resi	Core	£836,885	£855,497	£18,612	£18,612	£18,612	Non-viable	No AH required	0	
36	Residential only on existing office	Core	£3,523,577	£3,406,913	£116,664	£116,664	£116,664	Viability	AH required	0	
37	Residential only on existing other	Core	£2,625,860	£8,378,517	£5,752,657	£5,752,657	£5,752,657	Non-viable	No AH required	0	
38	Residential only on existing other	Core	£1,733,132	£2,562,115	£828,982	£828,982	£828,982	Non-viable	No AH required	0	
39	Residential only on existing resi	Prime	£1,296,098	£2,801,187	£1,505,089	£1,505,089	£1,505,089	Non-viable	No AH required	0	
40	Residential only on existing resi	Prime	£2,438,942	£4,805,181	£2,366,240	£2,366,240	£2,366,240	Non-viable	No AH required	0	
41	Residential only on existing resi	Prime	£1,638,958	£2,273,820	£634,862	£634,862	£634,862	Non-viable	No AH required	0	
42	Residential only on existing office	Prime	£21,881,428	£35,554,646	£13,673,218	£13,673,218	£13,673,218	Non-viable	AH required	0	
43	Residential MU	Prime	£44,212,311	£13,559,176	£30,653,135	£30,653,135	£30,653,135	Viability	AH required	0	
44	Residential only on existing other	Prime	£34,290,970	£87,019,530	£52,728,559	£52,728,559	£52,728,559	Non-viable	No AH required	0	
45	Residential MU	Prime	£2,247,444	£1,201,233	£1,046,211	£1,046,211	£1,046,211	Viability	No AH required	0	
46	Residential only on existing office	Prime	£2,423,104	£14,049,227	£11,626,123	£11,626,123	£11,626,123	Non-viable	AH required	0	
47	Hotel - convy of car park	Core	£2,496,039	£203,774	£2,292,265	£2,292,265	£2,292,265	Viability	No resi	0	
48	Office	Core	£1,345,203	£1,116,010	£230,193	£230,193	£230,193	Viability	No resi	0	
49	Residential only on existing resi	Prime	£1,126,770	£3,863,488	£2,736,718	£2,736,718	£2,736,718	Non-viable	No AH required	0	
50	Residential only on existing resi	Prime	£788,300	£1,801,246	£1,012,947	£1,012,947	£1,012,947	Non-viable	No AH required	0	
51	Residential only on existing resi	Prime	£2,730,931	£4,569,171	£1,838,240	£1,838,240	£1,838,240	Non-viable	No AH required	0	
52	Residential only on existing resi	Prime	£1,705,374	£3,546,388	£1,841,014	£1,841,014	£1,841,014	Non-viable	No AH required	0	
53	Residential only on existing resi	Prime	£4,110,853	£8,844,274	£4,733,421	£4,733,421	£4,733,421	Non-viable	AH required	0	
54	Residential only on existing resi	Prime	£1,343,384	£1,783,985	£440,601	£440,601	£440,601	Non-viable	No AH required	0	
55	Residential only on existing other	Prime	£201,124,921	£64,263,076	£136,861,845	£136,861,845	£136,861,845	Viability	AH required	0	
56	Residential only on existing resi	Prime	£44,212,311	£97,064,778	£52,852,467	£52,852,467	£52,852,467	Non-viable	AH required	0	
57	Residential MU	Core	£11,552,206	£8,495,344	£3,056,862	£3,056,862	£3,056,862	Viability	AH required	0	
58	Residential only on former hotel/resi	Core	£5,361,621	£10,804,332	£5,442,711	£5,442,711	£5,442,711	Non-viable	AH required	0	
59	Residential MU	Core	£6,710,665	£25,644,772	£18,934,106	£18,934,106	£18,934,106	Non-viable	AH required	0	
60	Residential MU	Core	£3,156,629	£8,237,341	£5,080,711	£5,080,711	£5,080,711	Non-viable	AH required	0	
61	Residential MU	Core	£8,216,303	£696,707	£7,519,596	£7,519,596	£7,519,596	Viability	AH required	0	
62	Office - MU with resi	Prime	£670,716,368	£406,054,545	£264,661,823	£264,661,823	£264,661,823	Viability	AH required	0	
63	Office and hotel	Prime	£80,181,642	£76,957,293	£3,224,349	£3,224,349	£3,224,349	Viability	No resi	0	
64	Retail only	Prime	£48,741,661	£13,788,890	£34,952,771	£34,952,771	£34,952,771	Viability	No resi	0	
65	Residential only	Core	£919,939	£648,050	£271,889	£271,889	£271,889	Viability	No AH required	0	
66	Hotel extension	Core	£110,555	£0	£110,555	£110,555	£110,555	Viability	No resi	0	
67	Hotel extension	Core	£284,375	£0	£284,375	£284,375	£284,375	Viability	No resi	0	
68	Hotel extension	Core	£89,690	£0	£89,690	£89,690	£89,690	Viability	No resi	0	
69	Office	Fringe	£314,890	£0	£314,890	£314,890	£314,890	Viability	No resi	0	
70	Hotel extension	Core	£79,176	£0	£79,176	£79,176	£79,176	Viability	No resi	0	
71	Hotel extension	Core	£389,631	£0	£389,631	£389,631	£389,631	Viability	No resi	0	
72	Residential only on existing office	Prime	£54,672,077	£45,912,507	£8,759,569	£8,759,569	£8,759,569	Viability	AH required	0	
73	Residential only on existing office	Prime	£102,916,938	£91,825,014	£11,091,924	£11,091,924	£11,091,924	Viability	AH required	0	
74	Residential only on existing office	Core	£26,545,259	£30,111,090	£3,565,831	£3,565,831	£3,565,831	Non-viable	AH required	0	
75	Residential only on existing office	Core	£53,096,115	£60,222,180	£7,126,065	£7,126,065	£7,126,065	Non-viable	AH required	0	
76	Residential only on existing office	Fringe	£11,139,952	£10,170,126	£969,826	£969,826	£969,826	Viability	AH required	0	
77	Residential only on existing office	Fringe	£22,285,735	£20,340,252	£1,945,483	£1,945,483	£1,945,483	Viability	AH required	0	
78	Office on existing office	Prime	£63,515,621	£45,912,507	£17,603,114	£17,603,114	£17,603,114	Viability	No resi	0	
79	Office on existing office	Prime	£33,872,043	£22,956,254	£10,915,789	£10,915,789	£10,915,789	Viability	No resi	0	
80	Office on existing office	Core	£52,875,104	£21,077,763	£31,797,341	£31,797,341	£31,797,341	Viability	AH required	0	
81	Office on existing office	Core	£42,298,761	£15,545,245	£26,753,516	£26,753,516	£26,753,516	Viability	AH required	0	
82	Office on existing office	Fringe	£26,598,124	£10,170,126	£16,427,998	£16,427,998	£16,427,998	Viability	No resi	0	
83	Office on existing office	Fringe	£14,182,564	£5,085,063	£9,097,501	£9,097,501	£9,097,501	Viability	No resi	0	
84	Retail on existing retail	Prime	£117,246,134	£23,265,485	£93,980,649	£93,980,649	£93,980,649	Viability	No resi	0	
85	Retail on existing retail	Prime	£208,442,653	£46,530,970	£161,911,683	£161,911,683	£161,911,683	Viability	No resi	0	
86	Retail on existing retail	Prime	£117,245,975	£23,265,485	£93,980,490	£93,980,490	£93,980,490	Viability	No resi	0	
87	Retail on existing retail	Prime	£208,442,495								

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 41 schemes 40%
Sustainability: On Commercial AH cont Off AH percentage 50%
Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH required	Com PIL
1	Office MU	Prime	£43,964,472	£36,094,248	£7,870,225	Viable	AH required	0
2	Office - MU with resi and retail	Prime	£32,160,180	£21,459,506	£10,700,675	Viable	AH required	0
3	Residential only on existing office	Core	£100,560	£1,535,666	-1,435,105	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£1,736,136	£5,976,526	-4,240,390	Non-viable	No AH required	0
5	Hotel with resi	Prime	£8,574,664	£3,963,133	£4,611,531	Viable	No AH required	0
6	Retail MU	Prime	£120,018,416	£27,987,321	£92,031,095	Viable	No AH required	0
7	Residential only on existing office	Core	£1,729,715	£7,561,217	-5,831,503	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,383,017	£4,995,281	-£3,602,263	Non-viable	No AH required	0
9	D1	Core	-£462,685	£761,410	-£1,224,095	Non-viable	No resi	0
10	Residential only on existing office	Prime	£2,205,734	£10,064,022	-£7,858,288	Non-viable	AH required	0
11	Office - MU	Prime	£100,015,188	£96,875,390	£3,139,798	Viable	AH required	0
12	Residential MU	Core	£17,824,896	£4,416,346	£13,408,550	Viable	AH required	0
13	Retail only	Prime	£36,246,346	£8,980,477	£27,265,869	Viable	No resi	0
14	Residential only on existing resi	Core	£287,203	£1,451,647	-£1,164,444	Non-viable	No AH required	0
15	Office - MU	Prime	£196,369,507	£162,430,981	£33,938,525	Viable	No resi	0
16	Residential only on existing resi	Prime	£2,086,633	£8,912,901	-£6,826,269	Non-viable	AH required	0
17	Residential only on existing office	Core	£175,074	£554,044	-£378,970	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£45,191	£1,012,869	-£967,679	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£181,198	£150,920	£30,278	Viable	AH required	0
20	Residential only on existing other	Fringe	£1,410,652	£1,396,651	£14,001	Viable	AH required	0
21	Residential only on existing resi	Fringe	£194,476	£211,503	-£17,027	Non-viable	No AH required	0
22	Office - MU	Fringe	£4,849,216	£3,370,390	£1,478,836	Viable	No AH required	0
23	Residential MU	Core	£4,661,832	£2,305,548	£2,356,284	Viable	AH required	0
24	Residential only on existing office	Core	£773,150	£5,504,307	-£4,731,158	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,603,828	£1,805,183	-£201,355	Non-viable	No resi	0
26	Residential only on existing resi	Core	£299,905	£728,860	-£428,955	Non-viable	No AH required	0
27	Residential only on existing office	Core	£973,122	£5,112,863	-£4,139,741	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£270,485	£1,232,468	-£961,983	Non-viable	No AH required	0
29	Residential only on existing office	Core	£930,281	£4,858,502	-£3,928,221	Non-viable	AH required	0
30	Residential only on existing resi	Core	£58,994	£732,549	-£673,555	Non-viable	No AH required	0
31	Hotel	Core	£2,730,842	£2,830,527	-£99,685	Non-viable	No resi	0
32	Residential only on existing office	Core	£912,350	£4,577,890	-£3,665,540	Non-viable	No AH required	0
33	Residential MU	Core	£44,045,473	£23,700,153	£20,345,320	Viable	AH required	0
34	Office - MU	Core	£67,854,555	£56,741,251	£11,113,304	Viable	No AH required	0
35	Residential only on existing resi	Core	£289,345	£855,497	-£566,152	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,079,642	£3,406,913	-£2,327,271	Non-viable	AH required	0
37	Residential only on existing other	Core	£800,901	£8,378,517	-£7,577,616	Non-viable	No AH required	0
38	Residential only on existing other	Core	£540,967	£2,562,115	-£2,021,148	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£581,173	£2,801,187	-£2,220,014	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,097,674	£4,805,181	-£3,707,507	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£805,060	£2,273,820	-£1,468,760	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£10,754,410	£35,554,646	-£24,800,235	Non-viable	AH required	0
43	Residential MU	Prime	£563,797,235	£13,559,176	£550,238,059	Viable	AH required	0
44	Residential only on existing other	Prime	£13,254,762	£87,019,530	-£73,764,768	Non-viable	No AH required	0
45	Residential MU	Prime	£2,009,643	£1,201,233	£808,410	Viable	No AH required	0
46	Residential only on existing office	Prime	£366,897	£14,049,227	-£13,682,330	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,490,383	£203,774	£2,286,608	Viable	No resi	0
48	Office	Core	£1,333,661	£1,115,010	£218,650	Viable	No resi	0
49	Residential only on existing resi	Prime	£164,826	£3,863,488	-£3,698,662	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£113,926	£1,801,246	-£1,687,321	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,199,408	£4,569,171	-£3,369,763	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£745,749	£3,546,388	-£2,800,639	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£1,450,151	£8,844,274	-£7,394,124	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£496,401	£1,783,985	-£1,287,584	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£75,516,391	£64,263,076	£11,253,315	Viable	AH required	0
56	Residential only on existing resi	Prime	£19,075,502	£97,064,778	-£77,989,276	Non-viable	AH required	0
57	Residential MU	Core	£5,971,071	£8,495,344	-£2,524,272	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£110,714	£10,804,332	-£10,693,618	Non-viable	AH required	0
59	Residential MU	Core	£1,767,790	£25,644,772	-£23,876,982	Non-viable	AH required	0
60	Residential MU	Core	£1,287,214	£8,237,341	-£6,950,126	Non-viable	AH required	0
61	Residential MU	Core	£2,799,444	£696,707	£2,102,737	Viable	AH required	0
62	Office - Mu with resi	Prime	£595,557,676	£406,054,545	£189,503,131	Viable	AH required	0
63	Office and hotel	Prime	£80,174,177	£76,957,293	£3,216,884	Viable	No resi	0
64	Retail only	Prime	£48,733,838	£13,788,890	£34,944,948	Viable	No resi	0
65	Residential only	Core	£386,601	£648,050	-£261,449	Non-viable	No AH required	0
66	Hotel extension	Core	£102,488	£0	£102,488	Viable	No resi	0
67	Hotel extension	Core	£276,185	£0	£276,185	Viable	No resi	0
68	Hotel extension	Core	£81,378	£0	£81,378	Viable	No resi	0
69	Office	Fringe	£308,456	£0	£308,456	Viable	No resi	0
70	Hotel extension	Core	£70,619	£0	£70,619	Viable	No resi	0
71	Hotel extension	Core	£380,952	£0	£380,952	Viable	No resi	0
72	Residential only on existing office	Prime	£26,162,426	£45,912,507	-£19,750,081	Non-viable	AH required	0
73	Residential only on existing office	Prime	£49,259,076	£91,825,014	-£42,565,938	Non-viable	AH required	0
74	Residential only on existing office	Core	£10,325,463	£30,111,090	-£19,785,627	Non-viable	AH required	0
75	Residential only on existing office	Core	£20,665,118	£60,222,180	-£39,557,063	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£1,228,810	£10,170,126	-£8,941,316	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£2,472,201	£20,340,252	-£17,868,050	Non-viable	AH required	0
78	Office on existing office	Prime	£63,506,378	£45,912,507	£17,593,871	Viable	No resi	0
79	Office on existing office	Prime	£33,862,683	£22,956,254	£10,906,429	Viable	No resi	0
80	Office on existing office	Core	£47,212,715	£30,111,090	£17,101,625	Viable	No resi	0
81	Office on existing office	Core	£25,302,348	£15,055,545	£10,246,803	Viable	AH required	0
82	Office on existing office	Fringe	£26,588,407	£10,170,126	£16,418,281	Viable	No resi	0
83	Office on existing office	Fringe	£14,172,728	£5,085,063	£9,087,665	Viable	No resi	0
84	Retail on existing retail	Prime	£117,236,180	£23,265,485	£93,970,694	Viable	No resi	0
85	Retail on existing retail	Prime	£208,432,581	£46,530,970	£161,901,610	Viable	No resi	0
86	Retail on existing retail	Prime	£117,235,785	£23,265,485	£93,970,300	Viable	No resi	0
87	Retail on existing retail	Prime	£208,432,186	£46,530,970	£161,901,216	Viable	No resi	0
88	Retail on existing retail	Core	£27,704,015	£11,861,642	£15,842,373	Viable	AH required	0
89	Retail on existing retail	Core	£48,832,398	£23,723,283	£25,109,115	Viable	No resi	0
90	Retail on existing retail	Fringe	£7,856,283	£7,112,811	£743,472	Viable	No resi	0
91	Retail on existing retail	Fringe	£13,980,353	£14,225,623	-£245,270	Non-viable	No resi	0
92	Hotel	Core	£4,592,525	£2,830,527	£1,761,998	Viable	No resi	0
93	Resi on existing other	Prime	£108,082,640	£69,034,841	£38,947,799	Viable	AH required	0
94	Retail with resi on existing office and B8	Prime	£477,041,482	£79,565,718	£397,475,764	Viable	AH required	0
95	Retail with resi on existing retail and office	Prime	£188,420,858	£44,867,576	£143,553,283	Viable	AH required	0
96	Retail with office on existing retail and office	Prime	£173,367,857	£96,551,115	£76,816,742	Viable	No resi	0
97	Retail on existing office and retail	Prime	£121,481,380	£56,058,737	£65,422,643	Viable	AH required	0
98	Retail on existing office and retail	Prime	£97,816,239	£107,910,141	-£10,093,902	Non-viable	AH required	0
99	Retail with office on existing C2	Prime	£414,145,267	£61,821,282	£352,323,985	Viable	AH required	0
100	Retail with office/resi on existing office	Prime	£126,218,957	£162,373,283	-£36,154,326	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£67,267,764	£102,447,659	-£35,179,894	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£15,846,765	£9,623,923	£6,222,842	Viable	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,907,520	£42,706,604	£35,200,916	Viable	No resi	0
104	Retail on existing office and retail	Prime	£8,001,774	£8,103,869	-£102,095	Non-viable	No AH required	0
105	Retail with resi on existing office	Prime	£5,374,776	£3,324,731	£2,049,985	Viable	No AH required	0
106	Retail on existing retail and office	Prime	£30,300,104	£15,150,034	£15,150,070	Viable	No AH required	0
107	Hotel on existing gov building	Prime	£51,591,022	£0	£51,591,022	Viable	AH required	0
108	Hotel on existing gov building	Prime	£24,187,161	£577,713	£23,609,448	Viable	No resi	0
109	Hotel with retail on existing members club	Prime	£18,711,387	£463,008	£18,248,379	Viable	No resi	0
110	Hotel on existing office	Prime	£2,704,935	£6,602,219	-£3,897,283	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,035,012	£0	£1,035,012	Viable	No resi	0
112	Hotel on existing office	Core	£5,403,222	£15,019,412	-£9,616,190	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£414,142,623	£61,821,282	£352,321,341	Viable	AH required	0
114	Office with resi on existing office and B8	Prime	£469,987,830	£79,565,718	£390,422,112	Viable	AH required	0
115	Office with retail on existing office and B8	Prime	£384,076,114	£248,517,253	£135,558,861	Viable	No resi	0
116	Office with retail on existing hotel and retail	Prime	£35,512,969	£22,463,653	£13,049,315	Viable	AH required	0
117	Office with retail on existing office	Prime	£189,087,869	£167,038,984	£22,048,884	Viable	No AH required	0
118	Office with retail on existing office and							

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 41 schemes 45%
Sustainability: On Commercial AH cont Off AH percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Com PIL
1	Office MU	Prime	£44,531,382	£36,094,248	£8,437,135	Viable	AH required	0
2	Office - MU with resi and retail	Prime	£32,679,918	£21,459,506	£11,220,412	Viable	AH required	0
3	Residential only on existing office	Core	£193,148	£1,535,666	-1,342,518	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£2,097,043	£5,976,526	-£3,879,483	Non-viable	No AH required	0
5	Hotel with resi	Prime	£8,863,771	£3,963,133	£4,900,638	Viable	No AH required	0
6	Retail MU	Prime	£120,309,426	£27,987,321	£92,322,105	Viable	No AH required	0
7	Residential only on existing office	Core	£2,220,987	£7,561,217	-£5,340,230	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,681,410	£4,995,281	-£3,313,870	Non-viable	No AH required	0
9	D1	Core	-£462,502	£761,410	-£1,223,911	Non-viable	No resi	0
10	Residential only on existing office	Prime	£2,824,018	£10,064,022	-£7,240,004	Non-viable	AH required	0
11	Office - MU	Prime	£100,550,494	£96,875,390	£3,675,104	Viable	AH required	0
12	Residential MU	Core	£20,935,141	£4,416,346	£16,518,795	Viable	AH required	0
13	Retail only	Prime	£36,246,607	£8,980,477	£27,266,130	Viable	No resi	0
14	Residential only on existing resi	Core	£353,295	£1,451,647	-£1,098,352	Non-viable	No AH required	0
15	Office - MU	Prime	£196,369,802	£162,430,981	£33,938,821	Viable	No resi	0
16	Residential only on existing resi	Prime	£2,681,910	£8,912,901	-£6,230,992	Non-viable	AH required	0
17	Residential only on existing office	Core	£250,374	£554,044	-£303,671	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£80,713	£1,012,869	-£932,157	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£385,195	£150,920	£234,275	Viable	AH required	0
20	Residential only on existing other	Fringe	£3,686,129	£1,396,651	£2,289,478	Viable	AH required	0
21	Residential only on existing resi	Fringe	£265,151	£211,503	£53,649	Viable	No AH required	0
22	Office - MU	Fringe	£4,961,086	£3,370,390	£1,590,706	Viable	No AH required	0
23	Residential MU	Core	£8,677,158	£2,305,548	£6,371,610	Viable	AH required	0
24	Residential only on existing office	Core	£1,099,268	£5,504,307	-£4,405,039	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,604,332	£1,805,183	-£200,851	Non-viable	No resi	0
26	Residential only on existing resi	Core	£367,519	£728,860	-£361,341	Non-viable	No AH required	0
27	Residential only on existing office	Core	£1,290,073	£5,112,863	-£3,822,790	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£331,695	£1,232,468	-£900,773	Non-viable	No AH required	0
29	Residential only on existing office	Core	£1,265,577	£4,858,502	-£3,592,925	Non-viable	AH required	0
30	Residential only on existing resi	Core	£92,128	£732,549	-£640,421	Non-viable	No AH required	0
31	Hotel	Core	£2,731,469	£2,830,527	-£99,058	Non-viable	No resi	0
32	Residential only on existing office	Core	£1,188,485	£4,577,890	-£3,409,405	Non-viable	No AH required	0
33	Residential MU	Core	£45,202,339	£23,700,153	£21,502,187	Viable	AH required	0
34	Office - MU	Core	£68,056,479	£56,741,251	£11,315,228	Viable	No AH required	0
35	Residential only on existing resi	Core	£371,377	£855,497	-£484,120	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,440,254	£3,406,913	-£1,966,659	Non-viable	AH required	0
37	Residential only on existing other	Core	£1,071,095	£8,378,517	-£7,307,423	Non-viable	No AH required	0
38	Residential only on existing other	Core	£717,695	£2,562,115	-£1,844,420	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£692,434	£2,801,187	-£2,108,753	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,306,367	£4,805,181	-£3,498,814	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£935,962	£2,273,820	-£1,337,858	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£12,498,768	£35,554,646	-£23,055,877	Non-viable	AH required	0
43	Residential MU	Prime	£642,909,396	£13,559,176	£629,350,220	Viable	AH required	0
44	Residential only on existing other	Prime	£18,444,638	£87,019,530	-£68,574,892	Non-viable	No AH required	0
45	Residential MU	Prime	£2,046,398	£1,201,233	£845,165	Viable	No AH required	0
46	Residential only on existing office	Prime	£666,465	£14,049,227	-£13,382,762	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,491,326	£203,774	£2,287,551	Viable	No resi	0
48	Office	Core	£1,340,313	£1,115,010	£225,303	Viable	No resi	0
49	Residential only on existing resi	Prime	£305,041	£3,863,488	-£3,558,447	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£212,264	£1,801,246	-£1,588,982	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,435,770	£4,569,171	-£3,133,400	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£893,880	£3,546,388	-£2,652,508	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£1,851,649	£8,844,274	-£6,992,626	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£625,725	£1,783,985	-£1,158,260	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£94,578,997	£64,263,076	£30,315,921	Viable	AH required	0
56	Residential only on existing resi	Prime	£22,953,722	£97,064,778	-£74,111,055	Non-viable	AH required	0
57	Residential MU	Core	£6,685,635	£8,495,344	-£1,809,709	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£965,712	£10,804,332	-£9,838,620	Non-viable	AH required	0
59	Residential MU	Core	£2,478,510	£25,644,772	-£23,166,262	Non-viable	AH required	0
60	Residential MU	Core	£1,561,002	£8,237,341	-£6,676,339	Non-viable	AH required	0
61	Residential MU	Core	£3,592,508	£696,707	£2,895,801	Viable	AH required	0
62	Office - Mu with resi	Prime	£606,998,651	£406,054,545	£200,944,106	Viable	AH required	0
63	Office and hotel	Prime	£80,175,421	£76,957,293	£3,218,128	Viable	No resi	0
64	Retail only	Prime	£48,735,141	£13,788,890	£34,946,251	Viable	No resi	0
65	Residential only	Core	£468,148	£648,050	-£179,902	Non-viable	No AH required	0
66	Hotel extension	Core	£103,833	£0	£103,833	Viable	No resi	0
67	Hotel extension	Core	£277,550	£0	£277,550	Viable	No resi	0
68	Hotel extension	Core	£82,763	£0	£82,763	Viable	No resi	0
69	Office	Fringe	£307,862	£0	£307,862	Viable	No resi	0
70	Hotel extension	Core	£72,045	£0	£72,045	Viable	No resi	0
71	Hotel extension	Core	£382,399	£0	£382,399	Viable	No resi	0
72	Residential only on existing office	Prime	£30,618,376	£45,912,507	-£15,294,131	Non-viable	AH required	0
73	Residential only on existing office	Prime	£57,645,378	£91,825,014	-£34,179,636	Non-viable	AH required	0
74	Residential only on existing office	Core	£12,781,909	£30,111,090	-£17,329,181	Non-viable	AH required	0
75	Residential only on existing office	Core	£25,576,591	£60,222,180	-£34,645,589	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£2,630,494	£10,170,126	-£7,539,632	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£5,274,110	£20,340,252	-£15,066,142	Non-viable	AH required	0
78	Office on existing office	Prime	£63,507,919	£45,912,507	£17,595,412	Viable	No resi	0
79	Office on existing office	Core	£33,864,242	£22,956,254	£10,907,988	Viable	No resi	0
80	Office on existing office	Core	£45,947,928	£30,111,090	£15,836,838	Viable	No resi	0
81	Office on existing office	Core	£24,498,749	£15,055,545	£9,443,203	Viable	AH required	0
82	Office on existing office	Fringe	£26,590,026	£10,170,126	£16,419,900	Viable	No resi	0
83	Office on existing office	Fringe	£14,174,367	£5,085,063	£9,089,305	Viable	No resi	0
84	Retail on existing retail	Prime	£117,237,839	£23,265,485	£93,972,354	Viable	No resi	0
85	Retail on existing retail	Prime	£208,434,260	£46,530,970	£161,903,289	Viable	No resi	0
86	Retail on existing retail	Prime	£117,237,483	£23,265,485	£93,971,998	Viable	No resi	0
87	Retail on existing retail	Prime	£208,433,904	£46,530,970	£161,902,934	Viable	No resi	0
88	Retail on existing retail	Core	£26,541,667	£11,861,642	£14,680,025	Viable	AH required	0
89	Retail on existing retail	Core	£47,197,173	£23,723,283	£23,473,890	Viable	No resi	0
90	Retail on existing retail	Fringe	£7,858,060	£7,112,811	£745,249	Viable	No resi	0
91	Retail on existing retail	Fringe	£13,962,150	£14,225,623	-£263,473	Non-viable	No resi	0
92	Hotel	Core	£4,594,370	£2,830,527	£1,763,843	Viable	No resi	0
93	Resi on existing other	Prime	£127,027,224	£87,064,841	£40,000,000	Viable	AH required	0
94	Retail with resi on existing office and B8	Prime	£488,184,623	£79,565,718	£408,618,906	Viable	AH required	0
95	Retail with resi on existing retail and office	Prime	£189,203,185	£44,867,576	£144,335,609	Viable	AH required	0
96	Retail with office on existing retail and office	Prime	£173,369,753	£96,551,115	£76,818,638	Viable	No resi	0
97	Retail on existing office and retail	Prime	£122,924,385	£56,058,737	£66,865,649	Viable	AH required	0
98	Retail on existing office and retail	Prime	£101,740,491	£107,910,141	-£6,169,650	Non-viable	AH required	0
99	Retail with office on existing C2	Prime	£431,796,605	£61,821,282	£369,975,323	Viable	AH required	0
100	Retail with office/resi on existing office	Prime	£133,207,101	£162,373,283	-£29,166,183	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£72,599,930	£102,447,659	-£29,847,729	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£16,119,818	£9,623,923	£6,495,895	Viable	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,909,554	£42,708,604	£35,200,950	Viable	No resi	0
104	Retail on existing office and retail	Prime	£8,429,513	£8,103,869	£325,644	Viable	No AH required	0
105	Retail with resi on existing office	Prime	£5,491,252	£3,324,731	£2,166,521	Viable	No AH required	0
106	Retail on existing retail and office	Prime	£30,678,158	£15,150,034	£15,528,124	Viable	No AH required	0
107	Hotel on existing gov building	Prime	£52,322,171	£0	£52,322,171	Viable	AH required	0
108	Hotel on existing gov building	Prime	£24,189,294	£577,713	£23,611,581	Viable	No resi	0
109	Hotel with retail on existing members club	Prime	£18,713,539	£463,008	£18,250,531	Viable	No resi	0
110	Hotel on existing office	Prime	£2,707,142	£6,602,219	-£3,895,077	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,037,238	£0	£1,037,238	Viable	No resi	0
112	Hotel on existing office	Core	£5,405,433	£15,019,412	-£9,613,979	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£431,794,225	£61,821,282	£369,972,944	Viable	AH required	0
114	Office with resi on existing office and B8	Prime	£480,966,673	£79,565,718	£401,400,955	Viable	AH required	0
115	Office with retail on existing office and B8	Prime	£384,078,385	£248,517,253	£135,561,132	Viable	No resi	0
116	Office with retail on existing hotel and retail	Prime	£35,969,679	£22,463,653	£13,506,026	Viable	AH required	0
117	Office with retail on existing office	Prime	£190,633,944	£167,038,984	£23,594,960	Viable	AH required	0
118	Office with retail on existing office and							

WESTMINSTER LOCAL PLAN

43 schemes 11%
Sustainability: On Commercial AH cont Off AH percentage 40%
Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non-viable	AH required	Com PIL
1	Office MU	Prime	£45,098,291	£36,094,248	£9,004,044	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£33,199,655	£21,459,506	£11,740,149	Viability	AH required	0
3	Residential only on existing office	Core	£285,735	£1,535,666	-£1,249,931	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£2,457,950	£5,976,526	-£3,518,576	Non-viable	No AH required	0
5	Hotel with resi	Prime	£9,152,878	£3,963,133	£5,189,745	Viability	No AH required	0
6	Retail MU	Prime	£120,600,436	£27,987,321	£92,613,115	Viability	No AH required	0
7	Residential only on existing office	Core	£2,712,261	£7,561,217	-£4,848,956	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,969,803	£4,995,281	-£3,025,478	Non-viable	No AH required	0
9	D1	Core	-£462,319	£761,410	-£1,223,729	Non-viable	No resi	0
10	Residential only on existing office	Prime	£3,442,303	£10,064,022	-£6,621,718	Non-viable	AH required	0
11	Office - MU	Prime	£101,085,800	£96,875,390	£4,210,410	Viability	AH required	0
12	Residential MU	Core	£24,045,386	£4,416,346	£19,629,040	Viability	AH required	0
13	Retail only	Prime	£36,246,868	£8,980,477	£27,266,391	Viability	No resi	0
14	Residential only on existing resi	Core	£419,387	£1,451,647	-£1,032,260	Non-viable	No AH required	0
15	Office - MU	Prime	£196,370,099	£162,430,981	£33,939,117	Viability	No resi	0
16	Residential only on existing resi	Prime	£3,277,187	£8,912,901	-£5,635,714	Non-viable	AH required	0
17	Residential only on existing office	Core	£325,674	£554,044	-£228,370	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£116,236	£1,012,869	-£896,634	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£589,192	£150,920	£438,272	Viability	AH required	0
20	Residential only on existing other	Fringe	£5,961,605	£1,396,651	£4,564,955	Viability	AH required	0
21	Residential only on existing resi	Fringe	£335,828	£211,503	£124,325	Viability	No AH required	0
22	Office - MU	Fringe	£5,072,956	£3,370,390	£1,702,577	Viability	No AH required	0
23	Residential MU	Core	£12,692,484	£2,305,548	£10,386,935	Viability	AH required	0
24	Residential only on existing office	Core	£1,425,385	£5,504,307	-£4,078,922	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,604,838	£1,805,183	-£200,345	Non-viable	No resi	0
26	Residential only on existing resi	Core	£435,133	£728,860	-£293,727	Non-viable	No AH required	0
27	Residential only on existing office	Core	£1,607,024	£5,112,863	-£3,505,839	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£392,905	£1,232,468	-£839,563	Non-viable	No AH required	0
29	Residential only on existing office	Core	£1,600,872	£4,858,502	-£3,257,629	Non-viable	AH required	0
30	Residential only on existing resi	Core	£125,262	£732,549	-£607,288	Non-viable	No AH required	0
31	Hotel	Core	£2,732,096	£2,830,527	-£98,432	Non-viable	No resi	0
32	Residential only on existing office	Core	£1,424,820	£4,577,890	-£3,153,070	Non-viable	No AH required	0
33	Residential MU	Core	£46,359,207	£23,700,153	£22,659,054	Viability	AH required	0
34	Office - MU	Core	£68,258,403	£56,741,251	£11,517,152	Viability	No AH required	0
35	Residential only on existing resi	Core	£453,410	£855,497	-£402,087	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,800,866	£3,406,913	-£1,606,047	Non-viable	AH required	0
37	Residential only on existing other	Core	£1,341,287	£8,378,517	-£7,037,230	Non-viable	No AH required	0
38	Residential only on existing other	Core	£894,422	£2,562,115	-£1,667,693	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£803,696	£2,801,187	-£1,997,491	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,515,060	£4,805,181	-£3,290,121	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,066,865	£2,273,820	-£1,206,955	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£14,243,126	£35,554,646	-£21,311,520	Non-viable	AH required	0
43	Residential MU	Prime	£722,021,556	£13,559,176	£708,462,380	Viability	AH required	0
44	Residential only on existing other	Prime	£19,634,515	£87,319,530	-£67,685,015	Non-viable	AH required	0
45	Residential MU	Prime	£2,083,154	£1,201,233	£881,921	Viability	No AH required	0
46	Residential only on existing office	Prime	£966,033	£14,049,227	-£13,083,194	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,492,268	£203,774	£2,288,494	Viability	No resi	0
48	Office	Core	£1,341,292	£1,115,010	£226,281	Viability	No resi	0
49	Residential only on existing resi	Prime	£445,256	£3,863,488	-£3,418,232	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£310,602	£1,801,246	-£1,490,644	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,672,133	£4,569,171	-£2,897,038	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,042,010	£3,546,388	-£2,504,379	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£2,253,147	£8,844,274	-£6,591,128	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£755,051	£1,783,985	-£1,028,934	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£113,641,602	£64,263,076	£49,378,526	Viability	AH required	0
56	Residential only on existing resi	Prime	£26,831,942	£97,064,778	-£70,232,836	Non-viable	AH required	0
57	Residential MU	Core	£7,500,198	£8,495,344	-£995,145	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£1,620,710	£10,804,332	-£9,183,622	Non-viable	AH required	0
59	Residential MU	Core	£3,189,230	£25,644,772	-£22,455,542	Non-viable	AH required	0
60	Residential MU	Core	£1,834,791	£8,237,341	-£6,402,549	Non-viable	AH required	0
61	Residential MU	Core	£4,385,572	£696,707	£3,688,865	Viability	AH required	0
62	Office - Mu with resi	Prime	£618,439,626	£406,054,545	£212,385,081	Viability	AH required	0
63	Office and hotel	Prime	£80,176,666	£76,957,293	£3,219,372	Viability	No resi	0
64	Retail only	Prime	£48,736,445	£13,788,890	£34,947,555	Viability	No resi	0
65	Residential only	Core	£549,695	£648,050	-£98,355	Non-viable	No AH required	0
66	Hotel extension	Core	£105,177	£0	£105,177	Viability	No resi	0
67	Hotel extension	Core	£278,915	£0	£278,915	Viability	No resi	0
68	Hotel extension	Core	£84,149	£0	£84,149	Viability	No resi	0
69	Office	Fringe	£309,267	£0	£309,267	Viability	No resi	0
70	Hotel extension	Core	£73,471	£0	£73,471	Viability	No resi	0
71	Hotel extension	Core	£383,845	£0	£383,845	Viability	No resi	0
72	Residential only on existing office	Prime	£35,069,664	£45,912,507	-£10,842,843	Non-viable	AH required	0
73	Residential only on existing office	Prime	£66,023,075	£91,825,014	-£25,801,939	Non-viable	AH required	0
74	Residential only on existing office	Core	£15,238,356	£30,111,090	-£14,872,734	Non-viable	AH required	0
75	Residential only on existing office	Core	£30,488,065	£60,222,180	-£29,734,115	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£4,032,177	£10,170,126	-£6,137,949	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£8,076,019	£20,340,252	-£12,264,233	Non-viable	AH required	0
78	Office on existing office	Prime	£63,509,459	£45,912,507	£17,596,952	Viability	No resi	0
79	Office on existing office	Prime	£33,865,802	£22,956,254	£10,909,549	Viability	No resi	0
80	Office on existing office	Core	£45,949,508	£30,111,090	£15,838,418	Viability	No resi	0
81	Office on existing office	Core	£24,500,348	£15,055,545	£9,444,803	Viability	AH required	0
82	Office on existing office	Fringe	£26,591,645	£10,170,126	£16,421,519	Viability	No resi	0
83	Office on existing office	Fringe	£14,176,007	£5,085,063	£9,090,944	Viability	No resi	0
84	Retail on existing retail	Prime	£117,239,498	£23,265,485	£93,974,013	Viability	No resi	0
85	Retail on existing retail	Prime	£208,435,939	£46,530,970	£161,904,969	Viability	No resi	0
86	Retail on existing retail	Prime	£117,239,182	£23,265,485	£93,973,697	Viability	No resi	0
87	Retail on existing retail	Prime	£208,435,622	£46,530,970	£161,904,652	Viability	No resi	0
88	Retail on existing retail	Core	£26,543,405	£11,861,642	£14,681,763	Viability	AH required	0
89	Retail on existing retail	Core	£47,198,931	£23,723,283	£23,475,647	Viability	No resi	0
90	Retail on existing retail	Fringe	£7,859,838	£7,112,811	£747,027	Viability	No resi	0
91	Retail on existing retail	Fringe	£13,983,948	£14,225,623	-£241,675	Non-viable	No resi	0
92	Hotel	Core	£4,596,216	£2,830,527	£1,765,689	Viability	No resi	0
93	Resi on existing other	Prime	£145,971,808	£97,324,841	£48,646,967	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£499,327,766	£79,565,718	£419,762,048	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£189,985,512	£44,867,576	£145,117,936	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£173,371,649	£96,551,115	£76,820,534	Viability	No resi	0
97	Retail on existing office and retail	Prime	£124,367,392	£56,058,737	£68,308,655	Viability	AH required	0
98	Retail on existing office and retail	Prime	£105,664,744	£107,910,141	-£2,245,397	Non-viable	AH required	0
99	Retail with office on existing C2	Prime	£449,447,943	£61,821,282	£387,626,661	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£140,195,244	£162,373,283	-£22,178,039	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£77,932,095	£102,447,659	-£24,515,564	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£16,392,870	£9,623,923	£6,768,947	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,911,589	£42,706,604	£35,204,985	Viability	No resi	0
104	Retail on existing office and retail	Prime	£8,857,253	£8,103,869	£753,384	Viability	No AH required	0
105	Retail on existing office	Prime	£5,607,730	£3,324,731	£2,282,999	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£31,056,212	£15,150,034	£15,906,178	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£53,053,320	£0	£53,053,320	Viability	AH required	0
108	Hotel on existing gov building	Prime	£24,191,427	£577,713	£23,613,714	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£18,715,693	£463,008	£18,252,684	Viability	No resi	0
110	Hotel on existing office	Prime	£2,709,348	£6,602,219	-£3,892,871	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,039,465	£0	£1,039,465	Viability	No resi	0
112	Hotel on existing office	Core	£5,407,645	£15,019,412	-£9,611,767	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£449,445,828	£61,821,282	£387,624,546	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£491,945,516	£79,565,718	£412,379,798	Viability	AH required	0
115	Office with retail on existing office and resi	Prime	£384,080,656	£248,517,253	£135,563,403	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£38,466,389	£22,463,653	£16,002,735	Viability	AH required	0
117	Office with retail on existing office	Prime	£192,180,018	£167,038,984	£25,141,035	Viability	No AH required	0
118	Office with retail on existing office and retail	Prime	£77,909,219	£42,706,604	£35,202,615	Viability	No AH required	0
119	Office on existing office	Prime	£35,553,397	£29,292,180	£6,261,217	Viability	No resi	0
120	Office on existing office	Prime	£18,893,592	£12,429,534	£6,464,058	Viability	No resi	0
121	Office with retail on existing office and retail	Prime	£173,367,700	£96,551,115	£76,816,585	Viability	No resi	0
122	Office on existing office	Prime	£14,085,684	£12,185,179	£1,900,504	Viability	No AH required	0
123	ST. Resi and office on existing office and	Core	£262,645,986	£53,363,808	£209,282,177	Viability	AH required	0
124	ST. Resi on existing resi, retail and D1	Core	£18,444,328	£37,851,433	-£19,407,105	Non-viable	AH required	0
125	ST. Resi, retail, office and hotel on existing	Prime	£616,355,405	£505,208,870	£111,146,535	Viability	AH required	0
126	ST. Resi on existing electricity transfer station	Prime	£47,061,105	£130,749	£46,930,356	Viability	AH required	0
127	ST. Resi with office on existing resi and D1	Core	£5,456,899	£16,541,101	-£11,084,202	Non-viable	AH required	0
128	Nightclub in cinema basement	Prime	-£218,541	£229,331	-£446,873	Non-viable	No resi	0
129	Nightclub with leisure on existing retail and office	Prime	£328,666,412	£106,805,519	£221,860,893	Viability	No resi	0
130	Nightclub with resi on existing retail	Prime	£3,333,243</					

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 47 schemes 35% Sustainability: On Commercial AH cont Off AH percentage 40% Rented percentage 35% Com PIL

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£45,665,201	£36,094,248	£9,570,953	Viability	AH required	0	0
2	Office - MU with resi and retail	Prime	£33,719,393	£21,459,506	£12,259,887	Viability	AH required	0	0
3	Residential only on existing office	Core	£378,321	£1,535,666	-£1,157,344	Non-viable	No AH required	0	0
4	Residential only on existing resi	Prime	£2,818,857	£5,976,526	-£3,157,669	Non-viable	No AH required	0	0
5	Hotel with resi	Prime	£9,441,985	£3,963,133	£5,478,852	Viability	No AH required	0	0
6	Retail MU	Prime	£120,891,447	£27,987,321	£92,904,126	Viability	No AH required	0	0
7	Residential only on existing office	Core	£3,203,535	£7,561,217	-£4,357,683	Non-viable	AH required	0	0
8	Residential only on existing office	Prime	£2,258,195	£4,995,281	-£2,737,086	Non-viable	No AH required	0	0
9	D1	Core	-£462,136	£761,410	-£1,223,546	Non-viable	No resi	0	0
10	Residential only on existing office	Prime	£4,060,587	£10,064,022	-£6,003,434	Non-viable	AH required	0	0
11	Office - MU	Prime	£101,621,105	£96,875,390	£4,745,715	Viability	AH required	0	0
12	Residential MU	Core	£27,141,692	£4,416,346	£22,725,346	Viability	AH required	0	0
13	Retail only	Prime	£36,247,129	£8,980,477	£27,266,651	Viability	No resi	0	0
14	Residential only on existing resi	Core	£485,480	£1,451,647	-£966,167	Non-viable	No AH required	0	0
15	Office - MU	Prime	£196,370,395	£162,430,981	£33,939,414	Viability	No resi	0	0
16	Residential only on existing resi	Prime	£3,872,464	£8,912,901	-£5,040,437	Non-viable	AH required	0	0
17	Residential only on existing office	Core	£400,974	£554,044	-£153,070	Non-viable	No AH required	0	0
18	Residential only on existing resi	Fringe	£151,758	£1,012,869	-£861,111	Non-viable	No AH required	0	0
19	Residential only on existing other	Fringe	£793,188	£150,920	£642,268	Viability	AH required	0	0
20	Residential only on existing other	Fringe	£8,237,083	£1,396,651	£6,840,432	Viability	AH required	0	0
21	Residential only on existing resi	Fringe	£406,503	£211,503	£195,001	Viability	No AH required	0	0
22	Office - MU	Fringe	£5,184,827	£3,370,390	£1,814,437	Viability	No AH required	0	0
23	Residential MU	Core	£16,707,810	£2,305,548	£14,402,262	Viability	AH required	0	0
24	Residential only on existing office	Core	£1,751,503	£5,504,307	-£3,752,804	Non-viable	AH required	0	0
25	Residential only on existing resi	Core	£1,605,343	£1,805,183	-£199,840	Non-viable	No resi	0	0
26	Residential only on existing resi	Core	£502,746	£728,860	-£226,113	Non-viable	No AH required	0	0
27	Residential only on existing office	Core	£1,923,975	£5,112,863	-£3,188,889	Non-viable	No AH required	0	0
28	Residential only on existing resi	Core	£454,116	£1,232,468	-£778,352	Non-viable	No AH required	0	0
29	Residential only on existing office	Core	£1,936,169	£4,858,502	-£2,922,332	Non-viable	AH required	0	0
30	Residential only on existing resi	Core	£158,396	£732,549	-£574,153	Non-viable	No AH required	0	0
31	Hotel	Core	£2,732,722	£2,830,527	-£97,805	Non-viable	No resi	0	0
32	Residential only on existing office	Core	£1,680,757	£4,577,890	-£2,897,133	Non-viable	No AH required	0	0
33	Residential MU	Core	£47,516,073	£23,700,153	£23,815,920	Viability	AH required	0	0
34	Office - MU	Core	£68,460,328	£56,741,251	£11,719,077	Viability	No AH required	0	0
35	Residential only on existing resi	Core	£535,442	£855,497	-£320,055	Non-viable	No AH required	0	0
36	Residential only on existing office	Core	£2,161,477	£3,406,913	-£1,245,436	Non-viable	AH required	0	0
37	Residential only on existing other	Core	£1,611,481	£8,378,517	-£6,767,036	Non-viable	No AH required	0	0
38	Residential only on existing other	Core	£1,071,150	£2,562,115	-£1,490,965	Non-viable	No AH required	0	0
39	Residential only on existing resi	Prime	£914,957	£2,801,187	-£1,886,230	Non-viable	No AH required	0	0
40	Residential only on existing resi	Prime	£1,723,753	£4,805,181	-£3,081,428	Non-viable	No AH required	0	0
41	Residential only on existing resi	Prime	£1,197,767	£2,273,820	-£1,076,053	Non-viable	No AH required	0	0
42	Residential only on existing office	Prime	£15,987,484	£35,554,646	-£19,567,162	Non-viable	AH required	0	0
43	Residential MU	Prime	£800,953,147	£13,559,176	£787,393,970	Viability	AH required	0	0
44	Residential only on existing other	Prime	£22,824,391	£87,019,530	-£64,195,139	Non-viable	No AH required	0	0
45	Residential MU	Prime	£2,119,910	£1,201,233	£918,677	Viability	No AH required	0	0
46	Residential only on existing office	Prime	£1,265,601	£14,049,227	-£12,783,626	Non-viable	AH required	0	0
47	Hotel - convy of car park	Core	£2,493,211	£203,774	£2,289,437	Viability	No resi	0	0
48	Office	Core	£1,342,270	£1,115,010	£227,259	Viability	No resi	0	0
49	Residential only on existing resi	Prime	£585,471	£3,863,488	-£3,278,017	Non-viable	No AH required	0	0
50	Residential only on existing resi	Prime	£408,940	£1,801,246	-£1,392,307	Non-viable	No AH required	0	0
51	Residential only on existing resi	Prime	£1,908,495	£4,569,171	-£2,660,676	Non-viable	No AH required	0	0
52	Residential only on existing resi	Prime	£1,190,141	£3,546,388	-£2,356,248	Non-viable	No AH required	0	0
53	Residential only on existing resi	Prime	£2,654,646	£8,844,274	-£6,189,629	Non-viable	AH required	0	0
54	Residential only on existing resi	Prime	£884,376	£1,783,985	-£899,609	Non-viable	No AH required	0	0
55	Residential only on existing other	Prime	£132,704,208	£64,263,076	£68,441,132	Viability	AH required	0	0
56	Residential only on existing resi	Prime	£30,710,162	£97,064,778	-£66,354,616	Non-viable	AH required	0	0
57	Residential MU	Core	£8,314,763	£8,495,344	-£180,581	Non-viable	AH required	0	0
58	Residential only on former hotel/resi	Core	£2,375,708	£10,804,332	-£8,428,624	Non-viable	AH required	0	0
59	Residential MU	Core	£3,899,950	£25,644,772	-£21,744,822	Non-viable	AH required	0	0
60	Residential MU	Core	£2,108,579	£8,237,341	-£6,128,761	Non-viable	AH required	0	0
61	Residential MU	Core	£5,178,637	£696,707	£4,481,930	Viability	AH required	0	0
62	Office - Mu with resi	Prime	£629,880,602	£406,054,545	£223,826,057	Viability	AH required	0	0
63	Office and hotel	Prime	£80,177,910	£76,957,293	£3,220,616	Viability	No resi	0	0
64	Retail only	Prime	£48,737,749	£13,788,890	£34,948,859	Viability	No resi	0	0
65	Residential only	Core	£631,242	£648,050	-£16,807	Non-viable	No AH required	0	0
66	Hotel extension	Core	£106,521	£0	£106,521	Viability	No resi	0	0
67	Hotel extension	Core	£280,280	£0	£280,280	Viability	No resi	0	0
68	Hotel extension	Core	£85,534	£0	£85,534	Viability	No resi	0	0
69	Office	Fringe	£310,673	£0	£310,673	Viability	No resi	0	0
70	Hotel extension	Core	£74,897	£0	£74,897	Viability	No resi	0	0
71	Hotel extension	Core	£385,292	£0	£385,292	Viability	No resi	0	0
72	Residential only on existing office	Prime	£39,520,952	£45,912,507	-£6,391,555	Non-viable	AH required	0	0
73	Residential only on existing office	Prime	£74,400,773	£91,825,014	-£17,424,242	Non-viable	AH required	0	0
74	Residential only on existing office	Core	£17,694,802	£30,111,090	-£12,416,288	Non-viable	AH required	0	0
75	Residential only on existing office	Core	£35,399,540	£60,222,180	-£24,822,640	Non-viable	AH required	0	0
76	Residential only on existing office	Fringe	£5,433,861	£10,170,126	-£4,736,265	Non-viable	AH required	0	0
77	Residential only on existing office	Fringe	£10,877,929	£20,340,252	-£9,462,323	Non-viable	AH required	0	0
78	Office on existing office	Prime	£63,510,999	£45,912,507	£17,598,492	Viability	No resi	0	0
79	Office on existing office	Prime	£33,867,362	£22,956,254	£10,911,109	Viability	No resi	0	0
80	Office on existing office	Core	£48,400,315	£21,077,763	£27,322,552	Viability	AH required	0	0
81	Office on existing office	Core	£38,717,937	£23,652,345	£15,065,592	Viability	AH required	0	0
82	Office on existing office	Fringe	£26,593,265	£10,170,126	£16,423,139	Viability	No resi	0	0
83	Office on existing office	Fringe	£14,177,646	£5,085,063	£9,092,583	Viability	No resi	0	0
84	Retail on existing retail	Prime	£117,241,157	£23,265,485	£93,975,672	Viability	No resi	0	0
85	Retail on existing retail	Prime	£208,437,617	£46,530,970	£161,906,647	Viability	No resi	0	0
86	Retail on existing retail	Prime	£117,240,880	£23,265,485	£93,975,395	Viability	No resi	0	0
87	Retail on existing retail	Prime	£208,437,340	£46,530,970	£161,906,370	Viability	No resi	0	0
88	Retail on existing retail	Core	£26,545,143	£11,861,642	£14,683,501	Viability	AH required	0	0
89	Retail on existing retail	Core	£47,200,688	£23,723,283	£23,477,405	Viability	No resi	0	0
90	Retail on existing retail	Fringe	£7,861,615	£7,112,811	£748,804	Viability	No resi	0	0
91	Retail on existing retail	Fringe	£13,965,744	£14,225,623	-£259,878	Non-viable	No resi	0	0
92	Hotel	Core	£4,598,061	£2,830,527	£1,767,533	Viability	No resi	0	0
93	Resi on existing other	Prime	£164,916,391	£29,324,841	£135,591,550	Viability	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£510,470,908	£79,565,718	£430,905,190	Viability	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£190,767,839	£44,867,576	£145,900,264	Viability	AH required	0	0
96	Retail with office on existing retail and office	Prime	£173,373,546	£96,551,115	£76,822,431	Viability	No resi	0	0
97	Retail on existing office and retail	Prime	£125,810,397	£56,058,737	£69,751,661	Viability	AH required	0	0
98	Retail on existing office and retail	Prime	£109,588,996	£107,910,141	£1,678,855	Viability	AH required	0	0
99	Retail with office on existing C2	Prime	£467,099,282	£61,821,282	£405,278,000	Viability	AH required	0	0
100	Retail with office/resi on existing office	Prime	£147,183,388	£162,373,283	-£15,189,895	Non-viable	AH required	0	0
101	Retail with office on existing retail	Prime	£83,264,260	£102,447,659	-£19,183,398	Non-viable	AH required	0	0
102	Retail with office on existing retail	Prime	£16,665,922	£9,623,923	£7,041,999	Viability	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£77,913,623	£42,706,604	£35,207,019	Viability	No resi	0	0
104	Retail on existing office and retail	Prime	£9,284,992	£8,103,869	£1,181,124	Viability	No AH required	0	0
105	Retail on existing office	Prime	£5,724,206	£3,324,731	£2,399,475	Viability	No AH required	0	0
106	Retail on existing retail and office	Prime	£31,434,266	£15,150,034	£16,284,232	Viability	No AH required	0	0
107	Hotel on existing gov building	Prime	£53,784,470	£0	£53,784,470	Viability	AH required	0	0
108	Hotel on existing gov building	Prime	£24,193,559	£577,713	£23,615,847	Viability	No resi	0	0
109	Hotel with retail on existing members club	Prime	£18,717,845	£463,008	£18,254,837	Viability	No resi	0	0
110	Hotel on existing office	Prime	£2,711,555	£6,602,219	-£3,890,663	Non-viable	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,041,691	£0	£1,041,691	Viability	No resi	0	0
112	Hotel on existing office	Core	£5,409,857	£15,019,412	-£9,609,554	Non-viable	No resi	0	0
113	Office with resi on existing C2	Prime	£467,097,431	£61,821,282	£405,276,149	Viability	AH required	0	0
114	Office with resi on existing office and B8	Prime	£502,924,358	£79,565,718	£423,358,640	Viability	AH required	0	0
115	Office with retail on existing office and B8	Prime	£384,082,927	£248,517,253	£135,565,674	Viability	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£40,943,099	£22,463,653	£18,479,445	Viability	AH required	0	0
117	Office with retail on existing office	Prime	£193,726,092	£167,038,994	£26,687,098	Viability	AH required	0	0
118	Office with retail on existing office and retail	Prime	£77,911,549	£42,706,604	£35,204,945	Viability	No resi	0	0
119	Office on existing office	Prime	£35,555,747	£29,292,180	£6,263,568	Viability	No resi	0	0
120	Office on existing office	Prime	£18,895,962	£12,429,534	£6,466,428	Viability	No resi	0	0
121	Office with retail on existing office and retail	Prime	£173,370,090	£96,551,115	£76,818,975	Viability	No resi	0	0
122	Office on existing office	Prime	£14,276,609	£12,185,179	£2,091,429	Viability	No AH required	0	0
1									

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 49 schemes 25% 40%

Proxy number	Development type	Area	RLV	BLV	Commercial AH cont	Off	Surplus/Deficit	Viability/Non	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£46,799,021	£36,094,248	£10,704,773	0	£10,704,773	Viability	AH required	0	0
2	Office - MU with resi and retail	Prime	£34,758,868	£21,459,506	£13,299,362	0	£13,299,362	Viability	AH required	0	0
3	Residential only on existing office	Core	£563,495	£1,535,666	£-972,170	0	£-972,170	Non-viability	No AH required	0	0
4	Residential only on existing resi	Prime	£3,540,671	£5,976,526	£-2,435,855	0	£-2,435,855	Non-viability	No AH required	0	0
5	Hotel with resi	Prime	£10,020,199	£3,963,133	£6,057,066	0	£6,057,066	Viability	No AH required	0	0
6	Retail MU	Prime	£121,473,466	£27,987,321	£93,486,145	0	£93,486,145	Viability	No AH required	0	0
7	Residential only on existing office	Core	£4,186,081	£7,561,217	£-3,375,136	0	£-3,375,136	Non-viability	AH required	0	0
8	Residential only on existing office	Prime	£2,834,980	£4,995,281	£-2,160,301	0	£-2,160,301	Non-viability	No AH required	0	0
9	D1	Core	£-461,769	£761,410	£-1,223,179	0	£-1,223,179	Non-viability	No resi	0	0
10	Residential only on existing office	Prime	£5,297,157	£10,064,022	£-4,766,865	0	£-4,766,865	Non-viability	AH required	0	0
11	Office - MU	Prime	£102,691,716	£96,875,390	£5,816,326	0	£5,816,326	Viability	AH required	0	0
12	Residential MU	Core	£33,331,143	£4,416,346	£28,914,797	0	£28,914,797	Viability	AH required	0	0
13	Retail only	Prime	£36,247,649	£8,980,477	£27,267,172	0	£27,267,172	Viability	No resi	0	0
14	Residential only on existing resi	Core	£617,664	£1,451,647	£-833,983	0	£-833,983	Non-viability	No AH required	0	0
15	Office - MU	Prime	£196,370,987	£162,430,981	£33,940,006	0	£33,940,006	Viability	No resi	0	0
16	Residential only on existing resi	Prime	£5,063,019	£8,912,901	£-3,849,883	0	£-3,849,883	Non-viability	AH required	0	0
17	Residential only on existing office	Core	£551,574	£554,044	£-2,471	0	£-2,471	Non-viability	No AH required	0	0
18	Residential only on existing resi	Fringe	£222,804	£1,012,869	£-790,065	0	£-790,065	Non-viability	No AH required	0	0
19	Residential only on existing other	Fringe	£1,201,192	£150,920	£1,050,271	0	£1,050,271	Viability	AH required	0	0
20	Residential only on existing other	Fringe	£12,788,036	£1,396,651	£11,391,386	0	£11,391,386	Viability	AH required	0	0
21	Residential only on existing resi	Fringe	£547,855	£211,503	£336,353	0	£336,353	Viability	No AH required	0	0
22	Office - MU	Fringe	£5,408,568	£3,370,390	£2,038,198	0	£2,038,198	Viability	No AH required	0	0
23	Residential MU	Core	£24,738,463	£2,305,548	£22,432,914	0	£22,432,914	Viability	AH required	0	0
24	Residential only on existing office	Core	£2,403,738	£5,504,307	£-3,100,569	0	£-3,100,569	Non-viability	AH required	0	0
25	Residential only on existing resi	Core	£1,606,354	£1,805,183	£-198,829	0	£-198,829	Non-viability	No resi	0	0
26	Residential only on existing resi	Core	£637,974	£728,860	£-90,886	0	£-90,886	Non-viability	No AH required	0	0
27	Residential only on existing office	Core	£2,557,876	£5,112,863	£-2,554,987	0	£-2,554,987	Non-viability	No AH required	0	0
28	Residential only on existing resi	Core	£576,535	£1,232,468	£-655,932	0	£-655,932	Non-viability	No AH required	0	0
29	Residential only on existing office	Core	£2,606,762	£4,858,502	£-2,251,740	0	£-2,251,740	Non-viability	AH required	0	0
30	Residential only on existing resi	Core	£224,664	£732,549	£-507,885	0	£-507,885	Non-viability	No AH required	0	0
31	Hotel	Core	£2,733,975	£2,830,527	£-96,552	0	£-96,552	Non-viability	No resi	0	0
32	Residential only on existing office	Core	£2,193,028	£4,577,890	£-2,384,862	0	£-2,384,862	Non-viability	No AH required	0	0
33	Residential MU	Core	£49,829,807	£23,700,153	£26,129,654	0	£26,129,654	Viability	AH required	0	0
34	Office - MU	Core	£68,864,177	£56,741,251	£12,122,926	0	£12,122,926	Viability	No AH required	0	0
35	Residential only on existing resi	Core	£699,508	£855,497	£-155,989	0	£-155,989	Non-viability	No AH required	0	0
36	Residential only on existing office	Core	£2,882,700	£3,406,913	£-524,213	0	£-524,213	Non-viability	AH required	0	0
37	Residential only on existing other	Core	£2,151,869	£8,378,517	£-6,226,649	0	£-6,226,649	Non-viability	No AH required	0	0
38	Residential only on existing other	Core	£1,424,605	£2,562,115	£-1,137,510	0	£-1,137,510	Non-viability	No AH required	0	0
39	Residential only on existing resi	Prime	£1,137,481	£2,801,187	£-1,663,707	0	£-1,663,707	Non-viability	No AH required	0	0
40	Residential only on existing resi	Prime	£2,141,139	£4,805,181	£-2,664,042	0	£-2,664,042	Non-viability	No AH required	0	0
41	Residential only on existing resi	Prime	£1,459,573	£2,273,820	£-814,248	0	£-814,248	Non-viability	No AH required	0	0
42	Residential only on existing office	Prime	£19,476,199	£35,554,646	£-16,078,447	0	£-16,078,447	Non-viability	AH required	0	0
43	Residential MU	Prime	£958,659,333	£13,559,176	£945,100,157	0	£945,100,157	Viability	AH required	0	0
44	Residential only on existing other	Prime	£29,204,143	£87,019,530	£-57,815,386	0	£-57,815,386	Non-viability	No AH required	0	0
45	Residential MU	Prime	£2,193,421	£1,201,233	£992,188	0	£992,188	Viability	No AH required	0	0
46	Residential only on existing office	Prime	£1,864,738	£14,049,227	£-12,184,489	0	£-12,184,489	Non-viability	AH required	0	0
47	Hotel - convy of car park	Core	£2,495,097	£203,774	£2,291,322	0	£2,291,322	Viability	No resi	0	0
48	Office	Core	£1,344,226	£1,115,010	£229,215	0	£229,215	Viability	No resi	0	0
49	Residential only on existing resi	Prime	£865,902	£3,863,488	£-2,997,587	0	£-2,997,587	Non-viability	No AH required	0	0
50	Residential only on existing resi	Prime	£605,616	£1,801,246	£-1,195,631	0	£-1,195,631	Non-viability	No AH required	0	0
51	Residential only on existing resi	Prime	£2,381,220	£4,569,171	£-2,187,951	0	£-2,187,951	Non-viability	No AH required	0	0
52	Residential only on existing resi	Prime	£1,486,402	£3,546,388	£-2,059,987	0	£-2,059,987	Non-viability	No AH required	0	0
53	Residential only on existing resi	Prime	£3,457,642	£8,844,274	£-5,386,633	0	£-5,386,633	Non-viability	AH required	0	0
54	Residential only on existing resi	Prime	£1,143,026	£1,783,985	£-640,958	0	£-640,958	Non-viability	No AH required	0	0
55	Residential only on existing other	Prime	£170,529,418	£64,263,076	£106,266,342	0	£106,266,342	Viability	AH required	0	0
56	Residential only on existing resi	Prime	£38,430,833	£97,064,778	£-58,633,945	0	£-58,633,945	Non-viability	AH required	0	0
57	Residential MU	Core	£9,943,890	£8,495,344	£1,448,546	0	£1,448,546	Viability	AH required	0	0
58	Residential only on former hotel/resi	Core	£3,885,704	£10,804,332	£-6,918,628	0	£-6,918,628	Non-viability	AH required	0	0
59	Residential MU	Core	£5,321,389	£25,644,772	£-20,323,383	0	£-20,323,383	Non-viability	AH required	0	0
60	Residential MU	Core	£2,656,156	£8,237,341	£-5,581,184	0	£-5,581,184	Non-viability	AH required	0	0
61	Residential MU	Core	£6,764,766	£6,967,707	£-202,941	0	£-202,941	Non-viability	AH required	0	0
62	Office - Mu with resi	Prime	£652,762,552	£406,054,545	£246,708,006	0	£246,708,006	Viability	AH required	0	0
63	Office and hotel	Prime	£80,180,398	£76,957,293	£3,223,105	0	£3,223,105	Viability	No resi	0	0
64	Retail only	Prime	£48,740,357	£13,788,890	£34,951,466	0	£34,951,466	Viability	No resi	0	0
65	Residential only	Core	£794,337	£648,050	£146,287	0	£146,287	Viability	No AH required	0	0
66	Hotel extension	Core	£109,211	£0	£109,211	0	£109,211	Viability	No resi	0	0
67	Hotel extension	Core	£263,010	£0	£263,010	0	£263,010	Viability	No resi	0	0
68	Hotel extension	Core	£88,305	£0	£88,305	0	£88,305	Viability	No resi	0	0
69	Office	Fringe	£313,494	£0	£313,494	0	£313,494	Viability	No resi	0	0
70	Hotel extension	Core	£77,750	£0	£77,750	0	£77,750	Viability	No resi	0	0
71	Hotel extension	Core	£388,185	£0	£388,185	0	£388,185	Viability	No resi	0	0
72	Residential only on existing office	Prime	£48,423,530	£45,912,507	£2,511,023	0	£2,511,023	Viability	AH required	0	0
73	Residential only on existing office	Prime	£91,156,166	£91,825,014	£-668,848	0	£-668,848	Non-viability	AH required	0	0
74	Residential only on existing office	Core	£22,607,696	£30,111,090	£-7,503,394	0	£-7,503,394	Non-viability	AH required	0	0
75	Residential only on existing office	Core	£45,222,487	£60,222,180	£-14,999,693	0	£-14,999,693	Non-viability	AH required	0	0
76	Residential only on existing office	Fringe	£8,237,228	£10,170,126	£-1,932,898	0	£-1,932,898	Non-viability	AH required	0	0
77	Residential only on existing office	Fringe	£16,481,746	£20,340,252	£-3,858,506	0	£-3,858,506	Non-viability	AH required	0	0
78	Office on existing office	Prime	£63,514,081	£45,912,507	£17,601,574	0	£17,601,574	Viability	No resi	0	0
79	Office on existing office	Prime	£33,870,483	£22,956,254	£10,914,229	0	£10,914,229	Viability	No resi	0	0
80	Office on existing office	Core	£50,882,742	£21,077,763	£29,804,979	0	£29,804,979	Viability	AH required	0	0
81	Office on existing office	Core	£40,704,540	£15,645,545	£25,058,995	0	£25,058,995	Viability	AH required	0	0
82	Office on existing office	Fringe	£26,596,503	£10,170,126	£16,426,376	0	£16,426,376	Viability	No resi	0	0
83	Office on existing office	Fringe	£14,180,925	£5,085,063	£9,095,862	0	£9,095,862	Viability	No resi	0	0
84	Retail on existing retail	Prime	£117,244,475	£23,265,485	£93,978,990	0	£93,978,990	Viability	No resi	0	0
85	Retail on existing retail	Prime	£208,440,975	£46,530,970	£161,910,005	0	£161,910,005	Viability	No resi	0	0
86	Retail on existing retail	Prime	£117,244,277	£23,265,485	£93,978,792	0	£93,978,792	Viability	No resi	0	0
87	Retail on existing retail	Prime	£208,440,777	£46,530,970	£161,909,807	0	£161,909,807	Viability	No resi	0	0
88	Retail on existing retail	Core	£26,548,618	£11,861,642	£14,686,977	0	£14,686,977	Viability	AH required	0	0
89	Retail on existing retail	Core	£47,204,203	£23,723,283	£23,480,920	0	£23,480,920	Viability	No resi	0	0
90	Retail on existing retail	Fringe	£7,865,171	£7,112,811	£752,359	0	£752,359	Viability	No resi	0	0
91	Retail on existing retail	Fringe	£13,969,339	£14,225,623	£-256,284						

WESTMINSTER LOCAL PLAN

52 schemes 20% 40%

Proxy number	Development type	Area	Sustainability:		Surplus/Deficit	Viable/Non viable	AH percentage	Rented percentage	Com PIL
			On	Commercial AH cont Off					
1	Office MU	Prime	£47,365,930	£36,094,248	£11,271,682	Viable	AH required	0	
2	Office - MU with resi and retail	Prime	£35,278,606	£21,459,506	£13,819,100	Viable	AH required	0	
3	Residential only on existing office	Core	£656,082	£1,535,666	£-879,584	Non-viable	No AH required	0	
4	Residential only on existing resi	Prime	£3,901,577	£5,976,526	£-2,074,949	Non-viable	No AH required	0	
5	Hotel with resi	Prime	£10,309,306	£3,963,133	£6,346,173	Viable	No AH required	0	
6	Retail MU	Prime	£121,764,476	£27,987,321	£93,777,155	Viable	No AH required	0	
7	Residential only on existing office	Core	£4,677,355	£7,561,217	£-2,883,863	Non-viable	AH required	0	
8	Residential only on existing office	Prime	£3,123,372	£4,995,281	£-1,871,909	Non-viable	No AH required	0	
9	D1	Core	£461,587	£761,410	£-299,823	Non-viable	No resi	0	
10	Residential only on existing office	Prime	£5,915,442	£10,064,022	£-4,148,580	Non-viable	AH required	0	
11	Office - MU	Prime	£103,227,023	£96,875,390	£6,351,632	Viable	AH required	0	
12	Residential MU	Core	£36,425,868	£4,416,346	£32,009,523	Viable	AH required	0	
13	Retail only	Prime	£36,247,910	£8,980,477	£27,267,433	Viable	No resi	0	
14	Residential only on existing resi	Core	£683,755	£1,451,647	£-767,892	Non-viable	No AH required	0	
15	Office - MU	Prime	£196,371,284	£162,430,981	£33,940,302	Viable	No resi	0	
16	Residential only on existing resi	Prime	£5,658,296	£8,912,901	£-3,254,605	Non-viable	AH required	0	
17	Residential only on existing office	Core	£626,874	£554,044	£72,830	Viable	No AH required	0	
18	Residential only on existing resi	Fringe	£258,327	£1,012,869	£-754,543	Non-viable	No AH required	0	
19	Residential only on existing other	Fringe	£1,405,179	£150,920	£1,254,258	Viable	AH required	0	
20	Residential only on existing other	Fringe	£15,063,514	£1,396,651	£13,666,864	Viable	AH required	0	
21	Residential only on existing resi	Fringe	£618,531	£211,503	£407,028	Viable	No AH required	0	
22	Office - MU	Fringe	£5,520,438	£3,370,390	£2,150,058	Viable	No AH required	0	
23	Residential MU	Core	£28,753,789	£2,305,548	£26,448,240	Viable	AH required	0	
24	Residential only on existing office	Core	£2,729,856	£5,504,307	£-2,774,451	Non-viable	AH required	0	
25	Residential only on existing resi	Core	£1,606,860	£1,805,183	£-198,324	Non-viable	No resi	0	
26	Residential only on existing resi	Core	£705,588	£728,860	£-23,272	Non-viable	No AH required	0	
27	Residential only on existing office	Core	£2,874,827	£5,112,863	£-2,238,036	Non-viable	No AH required	0	
28	Residential only on existing resi	Core	£637,745	£1,232,468	£-594,723	Non-viable	No AH required	0	
29	Residential only on existing office	Core	£2,942,057	£4,858,502	£-1,916,444	Non-viable	AH required	0	
30	Residential only on existing resi	Core	£257,799	£732,549	£-474,750	Non-viable	No AH required	0	
31	Hotel	Core	£2,734,602	£2,830,527	£-99,925	Non-viable	No resi	0	
32	Residential only on existing office	Core	£2,449,163	£4,577,890	£-2,128,727	Non-viable	No AH required	0	
33	Residential MU	Core	£50,986,674	£23,700,153	£27,286,521	Viable	AH required	0	
34	Office - MU	Core	£69,066,101	£56,741,251	£12,324,849	Viable	No AH required	0	
35	Residential only on existing resi	Core	£781,540	£855,497	£-73,957	Non-viable	No AH required	0	
36	Residential only on existing office	Core	£3,243,312	£3,406,913	£-163,601	Non-viable	AH required	0	
37	Residential only on existing other	Core	£2,422,062	£8,378,517	£-5,956,455	Non-viable	No AH required	0	
38	Residential only on existing other	Core	£1,601,333	£2,562,115	£-960,782	Non-viable	No AH required	0	
39	Residential only on existing resi	Prime	£1,248,743	£2,801,187	£-1,552,445	Non-viable	No AH required	0	
40	Residential only on existing resi	Prime	£2,349,831	£4,805,181	£-2,455,350	Non-viable	No AH required	0	
41	Residential only on existing resi	Prime	£1,590,476	£2,273,820	£-683,344	Non-viable	No AH required	0	
42	Residential only on existing office	Prime	£21,220,557	£35,554,646	£-14,334,089	Non-viable	AH required	0	
43	Residential MU	Prime	£1,037,512,426	£13,559,176	£1,023,953,250	Viable	AH required	0	
44	Residential only on existing other	Prime	£32,394,020	£87,019,530	£-54,625,510	Non-viable	No AH required	0	
45	Residential MU	Prime	£2,230,177	£1,201,233	£1,028,944	Viable	No AH required	0	
46	Residential only on existing office	Prime	£2,164,306	£14,049,227	£-11,884,921	Non-viable	AH required	0	
47	Hotel - conv of car park	Core	£2,496,039	£203,774	£2,292,265	Viable	No resi	0	
48	Office	Core	£1,345,203	£1,118,010	£230,193	Viable	No resi	0	
49	Residential only on existing resi	Prime	£1,006,116	£3,863,488	£-2,857,373	Non-viable	No AH required	0	
50	Residential only on existing resi	Prime	£703,953	£1,801,246	£-1,097,293	Non-viable	No AH required	0	
51	Residential only on existing resi	Prime	£2,617,582	£4,569,171	£-1,951,588	Non-viable	No AH required	0	
52	Residential only on existing resi	Prime	£1,634,532	£3,546,388	£-1,911,857	Non-viable	No AH required	0	
53	Residential only on existing resi	Prime	£3,859,140	£8,844,274	£-4,985,135	Non-viable	AH required	0	
54	Residential only on existing resi	Prime	£1,272,351	£1,783,985	£-511,634	Non-viable	No AH required	0	
55	Residential only on existing other	Prime	£189,892,023	£64,263,076	£125,628,947	Viable	AH required	0	
56	Residential only on existing resi	Prime	£42,288,188	£97,064,778	£-54,776,590	Non-viable	No AH required	0	
57	Residential MU	Core	£10,758,454	£8,495,344	£2,263,110	Viable	AH required	0	
58	Residential only on former hotel/resi	Core	£4,640,702	£10,804,332	£-6,163,630	Non-viable	AH required	0	
59	Residential MU	Core	£6,032,108	£25,644,772	£-19,612,663	Non-viable	AH required	0	
60	Residential MU	Core	£2,929,945	£8,237,341	£-5,307,395	Non-viable	AH required	0	
61	Residential MU	Core	£7,557,830	£696,707	£6,861,123	Viable	AH required	0	
62	Office - Mu with resi	Prime	£664,203,257	£406,054,545	£258,148,981	Viable	AH required	0	
63	Office and hotel	Prime	£80,181,642	£76,957,293	£3,224,349	Viable	No resi	0	
64	Retail only	Prime	£48,741,661	£13,788,890	£34,952,771	Viable	No resi	0	
65	Residential only	Core	£875,884	£648,050	£227,834	Viable	No AH required	0	
66	Hotel extension	Core	£110,555	£0	£110,555	Viable	No resi	0	
67	Hotel extension	Core	£284,375	£0	£284,375	Viable	No resi	0	
68	Hotel extension	Core	£39,690	£0	£39,690	Viable	No resi	0	
69	Office	Fringe	£314,890	£0	£314,890	Viable	No resi	0	
70	Hotel extension	Core	£79,176	£0	£79,176	Viable	No resi	0	
71	Hotel extension	Core	£389,631	£0	£389,631	Viable	No resi	0	
72	Residential only on existing office	Prime	£52,874,818	£45,912,507	£6,962,311	Viable	AH required	0	
73	Residential only on existing office	Prime	£99,533,864	£91,825,014	£7,708,849	Viable	AH required	0	
74	Residential only on existing office	Core	£25,064,142	£30,111,090	£-5,046,948	Non-viable	AH required	0	
75	Residential only on existing office	Core	£50,133,961	£60,222,180	£-10,088,219	Non-viable	AH required	0	
76	Residential only on existing office	Fringe	£9,638,911	£10,170,126	£-531,215	Non-viable	AH required	0	
77	Residential only on existing office	Fringe	£19,283,656	£20,340,252	£-1,056,596	Non-viable	AH required	0	
78	Office on existing office	Prime	£83,515,621	£45,912,507	£37,603,114	Viable	No resi	0	
79	Office on existing office	Prime	£33,872,043	£22,956,254	£10,915,789	Viable	No resi	0	
80	Office on existing office	Core	£52,123,956	£21,077,763	£31,046,193	Viable	AH required	0	
81	Office on existing office	Core	£41,897,842	£15,055,545	£26,842,297	Viable	AH required	0	
82	Office on existing office	Fringe	£26,598,124	£10,170,126	£16,427,998	Viable	No resi	0	
83	Office on existing office	Fringe	£14,182,564	£5,085,063	£9,097,501	Viable	No resi	0	
84	Retail on existing retail	Prime	£117,246,134	£23,265,485	£93,980,649	Viable	No resi	0	
85	Retail on existing retail	Prime	£208,442,653	£46,530,970	£161,911,683	Viable	No resi	0	
86	Retail on existing retail	Prime	£117,245,975	£23,265,485	£93,980,490	Viable	No resi	0	
87	Retail on existing retail	Prime	£208,442,495	£46,530,970	£161,911,525	Viable	No resi	0	
88	Retail on existing retail	Core	£26,550,356	£11,861,642	£14,688,715	Viable	AH required	0	
89	Retail on existing retail	Core	£47,205,961	£23,723,283	£23,482,678	Viable	No resi	0	
90	Retail on existing retail	Fringe	£7,866,948	£7,112,811	£754,136	Viable	No resi	0	
91	Retail on existing retail	Fringe	£13,991,136	£14,225,623	£-234,487	Non-viable	No resi	0	
92	Hotel	Core	£4,905,597	£2,830,527	£2,075,070	Viable	No resi	0	
93	Resi on existing other	Prime	£221,750,143	£93,830,841	£127,919,302	Viable	AH required	0	
94	Retail with resi on existing office and B8	Prime	£543,900,333	£79,565,718	£464,334,615	Viable	AH required	0	
95	Retail with resi on existing retail and office	Prime	£193,114,819	£44,867,576	£148,247,244	Viable	AH required	0	
96	Retail with office on existing retail and office	Prime	£173,379,234	£96,551,115	£76,828,119	Viable	No resi	0	
97	Retail on existing office and retail	Prime	£130,139,416	£56,058,737	£74,080,679	Viable	AH required	0	
98	Retail on existing office and retail	Prime	£121,361,754	£107,910,141	£13,451,613	Viable	AH required	0	
99	Retail with office on existing C2	Prime	£520,053,295	£61,821,282	£458,232,014	Viable	AH required	0	
100	Retail with office/resi on existing office	Prime	£168,147,820	£162,373,283	£-4,225,463	Non-viable	AH required	0	
101	Retail with office on existing retail	Prime	£99,260,756	£102,447,659	£-3,186,902	Non-viable	AH required	0	
102	Retail with office on existing retail	Prime	£17,485,079	£9,623,923	£7,861,157	Viable	No AH required	0	
103	Retail with office on existing retail and office	Prime	£77,919,726	£42,706,604	£35,213,122	Viable	No resi	0	
104	Retail on existing office and retail	Prime	£10,568,210	£8,103,869	£2,464,341	Viable	No AH required	0	
105	Retail with resi on existing office	Prime	£3,073,636	£3,324,781	£-251,145	Non-viable	No AH required	0	
106	Retail on existing retail and office	Prime	£32,568,428	£15,150,034	£17,418,394	Viable	No AH required	0	
107	Hotel on existing gov building	Prime	£55,977,919	£0	£55,977,919	Viable	AH required	0	
108	Hotel on existing gov building	Prime	£24,199,958	£577,713	£23,622,246	Viable	No resi	0	
109	Hotel with retail on existing members club	Prime	£18,724,304	£463,008	£18,261,296	Viable	No resi	0	
110	Hotel on existing office	Prime	£2,718,174	£6,602,219	£-3,884,045	Non-viable	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	£1,048,371	£0	£1,048,371	Viable	No resi	0	
112	Hotel on existing office	Core	£5,416,493	£15,019,412	£-9,602,919	Non-viable	No resi	0	
113	Office with resi on existing C2	Prime	£520,052,239	£61,821,282	£458,230,957	Viable	AH required	0	
114	Office with resi on existing office and B8	Prime	£535,960,886	£79,565,718	£456,395,168	Viable	AH required	0	
115	Office with retail on existing office and B8	Prime	£384,089,740	£248,517,253	£135,572,487	Viable	No resi	0	
116	Office with retail on existing hotel and retail	Prime	£48,373,230	£22,463,653	£25,909,576	Viable	AH required	0	
117	Office with retail on existing office	Prime	£198,364,						

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 43 schemes 50% Sustainability: On Commercial AH cont On AH percentage Rented percentage 50% 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH required	Com PIL
1	Office MU	Prime	£43,964,472	£36,094,248	£7,870,225	Viable	AH required	0
2	Office - MU with resi and retail	Prime	£32,160,180	£21,459,506	£10,700,675	Viable	AH required	0
3	Residential only on existing office	Core	£100,560	£1,535,666	-1,435,105	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£1,736,136	£5,976,526	-4,240,390	Non-viable	No AH required	0
5	Hotel with resi	Prime	£8,574,664	£3,963,133	£4,611,531	Viable	No AH required	0
6	Retail MU	Prime	£120,018,416	£27,987,321	£92,031,095	Viable	No AH required	0
7	Residential only on existing office	Core	£1,729,715	£7,561,217	-5,831,503	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,383,017	£4,995,281	-£3,602,263	Non-viable	No AH required	0
9	D1	Core	-£462,685	£761,410	-£1,224,095	Non-viable	No resi	0
10	Residential only on existing office	Prime	£2,205,734	£10,064,022	-£7,858,288	Non-viable	AH required	0
11	Office - MU	Prime	£100,015,188	£96,875,390	£3,139,798	Viable	AH required	0
12	Residential MU	Core	£17,824,896	£4,416,346	£13,408,550	Viable	AH required	0
13	Retail only	Prime	£36,246,346	£8,980,477	£27,265,869	Viable	No resi	0
14	Residential only on existing resi	Core	£287,203	£1,451,647	-£1,164,444	Non-viable	No AH required	0
15	Office - MU	Prime	£196,369,507	£162,430,981	£33,938,525	Viable	No resi	0
16	Residential only on existing resi	Prime	£2,086,633	£8,912,901	-£6,826,269	Non-viable	AH required	0
17	Residential only on existing office	Core	£175,074	£554,044	-£378,970	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£45,191	£1,012,869	-£967,679	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£181,198	£150,920	£30,278	Viable	AH required	0
20	Residential only on existing other	Fringe	£1,410,652	£1,396,651	£14,001	Viable	AH required	0
21	Residential only on existing resi	Fringe	£194,476	£211,503	-£17,027	Non-viable	No AH required	0
22	Office - MU	Fringe	£4,849,216	£3,370,390	£1,478,836	Viable	No AH required	0
23	Residential MU	Core	£4,661,832	£2,305,548	£2,356,284	Viable	AH required	0
24	Residential only on existing office	Core	£773,150	£5,504,307	-£4,731,158	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,603,828	£1,805,183	-£201,355	Non-viable	No resi	0
26	Residential only on existing resi	Core	£299,905	£728,860	-£428,955	Non-viable	No AH required	0
27	Residential only on existing office	Core	£973,122	£5,112,863	-£4,139,741	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£270,485	£1,232,468	-£961,983	Non-viable	No AH required	0
29	Residential only on existing office	Core	£930,281	£4,858,502	-£3,928,221	Non-viable	AH required	0
30	Residential only on existing resi	Core	£58,994	£732,549	-£673,555	Non-viable	No AH required	0
31	Hotel	Core	£2,730,842	£2,830,527	-£99,685	Non-viable	No resi	0
32	Residential only on existing office	Core	£912,350	£4,577,890	-£3,665,540	Non-viable	No AH required	0
33	Residential MU	Core	£44,045,473	£23,700,153	£20,345,320	Viable	AH required	0
34	Office - MU	Core	£67,854,555	£56,741,251	£11,113,304	Viable	No AH required	0
35	Residential only on existing resi	Core	£289,345	£855,497	-£566,152	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,079,642	£3,406,913	-£2,327,271	Non-viable	AH required	0
37	Residential only on existing other	Core	£800,901	£8,378,517	-£7,577,616	Non-viable	No AH required	0
38	Residential only on existing other	Core	£540,967	£2,562,115	-£2,021,148	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£581,173	£2,801,187	-£2,220,014	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,097,674	£4,805,181	-£3,707,507	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£805,060	£2,273,820	-£1,468,760	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£10,754,410	£35,554,646	-£24,800,235	Non-viable	AH required	0
43	Residential MU	Prime	£563,797,235	£13,559,176	£550,238,059	Viable	AH required	0
44	Residential only on existing other	Prime	£13,254,762	£87,019,530	-£73,764,768	Non-viable	No AH required	0
45	Residential MU	Prime	£2,009,643	£1,201,233	£808,410	Viable	No AH required	0
46	Residential only on existing office	Prime	£366,897	£14,049,227	-£13,682,330	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,490,383	£203,774	£2,286,608	Viable	No resi	0
48	Office	Core	£1,333,661	£1,115,010	£218,650	Viable	No resi	6,225
49	Residential only on existing resi	Prime	£164,826	£3,863,488	-£3,698,662	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£113,926	£1,801,246	-£1,687,321	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,199,408	£4,569,171	-£3,369,763	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£745,749	£3,546,388	-£2,800,639	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£1,450,151	£8,844,274	-£7,394,124	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£496,401	£1,783,985	-£1,287,584	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£75,516,391	£64,263,076	£11,253,315	Viable	AH required	0
56	Residential only on existing resi	Prime	£19,075,502	£97,064,778	-£77,989,276	Non-viable	AH required	0
57	Residential MU	Core	£5,971,071	£8,495,344	-£2,524,272	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£110,714	£10,804,332	-£10,693,618	Non-viable	AH required	0
59	Residential MU	Core	£1,767,790	£25,644,772	-£23,876,982	Non-viable	AH required	0
60	Residential MU	Core	£1,287,214	£8,237,341	-£6,950,126	Non-viable	AH required	0
61	Residential MU	Core	£2,799,444	£696,707	£2,102,737	Viable	AH required	0
62	Office - Mu with resi	Prime	£595,557,676	£406,054,545	£189,503,131	Viable	AH required	0
63	Office and hotel	Prime	£80,174,177	£76,957,293	£3,216,884	Viable	No resi	0
64	Retail only	Prime	£48,733,838	£13,788,890	£34,944,948	Viable	No resi	0
65	Residential only	Core	£386,601	£648,050	-£261,449	Non-viable	No AH required	0
66	Hotel extension	Core	£102,488	£0	£102,488	Viable	No resi	0
67	Hotel extension	Core	£276,185	£0	£276,185	Viable	No resi	0
68	Hotel extension	Core	£81,378	£0	£81,378	Viable	No resi	0
69	Office	Fringe	£308,456	£0	£308,456	Viable	No resi	0
70	Hotel extension	Core	£70,619	£0	£70,619	Viable	No resi	0
71	Hotel extension	Core	£380,952	£0	£380,952	Viable	No resi	0
72	Residential only on existing office	Prime	£26,162,426	£45,912,507	-£19,750,081	Non-viable	AH required	0
73	Residential only on existing office	Prime	£49,259,076	£91,825,014	-£42,565,938	Non-viable	AH required	0
74	Residential only on existing office	Core	£10,325,463	£30,111,090	-£19,785,627	Non-viable	AH required	0
75	Residential only on existing office	Core	£20,665,118	£60,222,180	-£39,557,063	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£1,228,810	£10,170,126	-£8,941,316	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£2,472,201	£20,340,252	-£17,868,050	Non-viable	AH required	0
78	Office on existing office	Prime	£63,506,378	£45,912,507	£17,593,871	Viable	No resi	0
79	Office on existing office	Prime	£33,862,683	£22,956,254	£10,906,429	Viable	No resi	0
80	Office on existing office	Core	£47,212,715	£17,111,090	£30,101,625	Viable	AH required	0
81	Office on existing office	Core	£25,302,348	£15,055,545	£10,246,803	Viable	AH required	0
82	Office on existing office	Fringe	£26,588,407	£10,170,126	£16,418,281	Viable	No resi	0
83	Office on existing office	Fringe	£14,172,728	£5,085,063	£9,087,665	Viable	No resi	0
84	Retail on existing retail	Prime	£117,236,180	£23,265,485	£93,970,694	Viable	No resi	0
85	Retail on existing retail	Prime	£208,432,581	£46,530,970	£161,901,610	Viable	No resi	0
86	Retail on existing retail	Prime	£117,235,785	£23,265,485	£93,970,300	Viable	No resi	0
87	Retail on existing retail	Prime	£208,432,186	£46,530,970	£161,901,216	Viable	No resi	0
88	Retail on existing retail	Core	£27,704,015	£11,861,642	£15,842,373	Viable	AH required	0
89	Retail on existing retail	Core	£48,832,398	£23,723,283	£25,109,115	Viable	AH required	0
90	Retail on existing retail	Fringe	£7,856,283	£7,112,811	£743,472	Viable	No resi	0
91	Retail on existing retail	Fringe	£13,980,353	£14,225,623	-£245,270	Non-viable	No resi	0
92	Hotel	Core	£4,592,525	£2,830,527	£1,761,998	Viable	No resi	0
93	Resi on existing other	Prime	£108,082,640	£69,034,841	£39,047,799	Viable	AH required	0
94	Retail with resi on existing office and B8	Prime	£477,041,482	£79,565,718	£397,475,764	Viable	AH required	0
95	Retail with resi on existing retail and office	Prime	£188,420,858	£44,867,576	£143,553,283	Viable	AH required	0
96	Retail with office on existing retail and office	Prime	£173,367,857	£96,551,115	£76,816,742	Viable	No resi	0
97	Retail on existing office and retail	Prime	£121,481,380	£56,058,737	£65,422,643	Viable	AH required	0
98	Retail on existing office and retail	Prime	£97,816,239	£107,910,141	-£10,093,902	Non-viable	AH required	0
99	Retail with office on existing C2	Prime	£414,145,267	£61,821,282	£352,323,985	Viable	AH required	0
100	Retail with office/resi on existing office	Prime	£126,218,957	£162,373,283	-£36,154,326	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£67,267,764	£102,447,659	-£35,179,894	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£15,846,765	£9,623,923	£6,222,842	Viable	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,907,520	£42,706,604	£35,200,916	Viable	No resi	0
104	Retail on existing office and retail	Prime	£8,001,774	£8,103,869	-£102,095	Non-viable	No AH required	0
105	Retail with resi on existing office	Prime	£5,374,776	£3,324,731	£2,049,985	Viable	No AH required	0
106	Retail on existing retail and office	Prime	£30,300,104	£15,150,034	£15,150,070	Viable	No AH required	0
107	Hotel on existing gov building	Prime	£51,591,022	£0	£51,591,022	Viable	AH required	0
108	Hotel on existing gov building	Prime	£24,187,161	£577,713	£23,609,448	Viable	No resi	0
109	Hotel with retail on existing members club	Prime	£18,711,387	£463,008	£18,248,379	Viable	No resi	0
110	Hotel on existing office	Prime	£2,704,935	£6,602,219	-£3,897,283	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,035,012	£0	£1,035,012	Viable	No resi	0
112	Hotel on existing office	Core	£5,403,222	£15,019,412	-£9,616,190	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£414,142,623	£61,821,282	£352,321,341	Viable	AH required	0
114	Office with resi on existing office and B8	Prime	£469,987,830	£79,565,718	£390,422,112	Viable	AH required	0
115	Office with retail on existing office and B8	Prime	£384,076,114	£248,517,253	£135,558,861	Viable	No resi	0
116	Office with retail on existing hotel and retail	Prime	£35,512,969	£22,463,653	£13,049,315	Viable	AH required	0
117	Office with retail on existing office	Prime	£189,087,869	£167,038,984	£22,048,884	Viable	AH required	0
118	Office with retail on existing office and retail							

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 43 schemes 45% Sustainability: On Commercial AH cont On AH percentage 40% Rented percentage 45% Com PIL

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£44,531,382	£36,094,248	£8,437,135	Viability	AH required	0	
2	Office - MU with resi and retail	Prime	£32,679,918	£21,459,506	£11,220,412	Viability	AH required	0	
3	Residential only on existing office	Core	£193,148	£1,535,666	-1,342,518	Non-viable	No AH required	0	
4	Residential only on existing resi	Prime	£2,097,043	£5,976,526	-£3,879,483	Non-viable	No AH required	0	
5	Hotel with resi	Prime	£8,863,771	£3,963,133	£4,900,638	Viability	No AH required	0	
6	Retail MU	Prime	£120,309,426	£27,987,321	£92,322,105	Viability	No AH required	0	
7	Residential only on existing office	Core	£2,220,987	£7,561,217	-£5,340,230	Non-viable	AH required	0	
8	Residential only on existing office	Prime	£1,681,410	£4,995,281	-£3,313,870	Non-viable	No AH required	0	
9	D1	Core	-£462,502	£761,410	-£1,223,911	Non-viable	No resi	0	
10	Residential only on existing office	Prime	£2,824,018	£10,064,022	-£7,240,004	Non-viable	AH required	0	
11	Office - MU	Prime	£100,550,494	£96,875,390	£3,675,104	Viability	AH required	0	
12	Residential MU	Core	£20,935,141	£4,416,346	£16,518,795	Viability	AH required	0	
13	Retail only	Prime	£36,246,607	£8,980,477	£27,266,130	Viability	No resi	0	
14	Residential only on existing resi	Core	£353,295	£1,451,647	-£1,098,352	Non-viable	No AH required	0	
15	Office - MU	Prime	£196,369,802	£162,430,981	£33,938,821	Viability	No resi	0	
16	Residential only on existing resi	Prime	£2,681,910	£8,912,901	-£6,230,992	Non-viable	AH required	0	
17	Residential only on existing office	Core	£250,374	£554,044	-£303,671	Non-viable	No AH required	0	
18	Residential only on existing resi	Fringe	£80,713	£1,012,869	-£932,157	Non-viable	No AH required	0	
19	Residential only on existing other	Fringe	£385,195	£150,920	£234,275	Viability	AH required	0	
20	Residential only on existing other	Fringe	£3,686,129	£1,396,651	£2,289,478	Viability	AH required	0	
21	Residential only on existing resi	Fringe	£265,151	£211,503	£53,649	Viability	No AH required	0	
22	Office - MU	Fringe	£4,961,086	£3,370,390	£1,590,706	Viability	No AH required	0	
23	Residential MU	Core	£8,677,158	£2,305,548	£6,371,610	Viability	AH required	0	
24	Residential only on existing office	Core	£1,099,268	£5,504,307	-£4,405,039	Non-viable	AH required	0	
25	Residential only on existing resi	Core	£1,604,332	£1,805,183	-£200,851	Non-viable	No resi	0	
26	Residential only on existing resi	Core	£367,519	£728,860	-£361,341	Non-viable	No AH required	0	
27	Residential only on existing office	Core	£1,290,073	£5,112,863	-£3,822,790	Non-viable	No AH required	0	
28	Residential only on existing resi	Core	£331,695	£1,232,468	-£900,773	Non-viable	No AH required	0	
29	Residential only on existing office	Core	£1,265,577	£4,858,502	-£3,592,925	Non-viable	AH required	0	
30	Residential only on existing resi	Core	£92,128	£732,549	-£640,421	Non-viable	No AH required	0	
31	Hotel	Core	£2,731,469	£2,830,527	-£99,058	Non-viable	No resi	0	
32	Residential only on existing office	Core	£1,188,485	£4,577,890	-£3,409,405	Non-viable	No AH required	0	
33	Residential MU	Core	£45,202,339	£23,700,153	£21,502,187	Viability	AH required	0	
34	Office - MU	Core	£68,056,479	£56,741,251	£11,315,228	Viability	No AH required	0	
35	Residential only on existing resi	Core	£371,377	£855,497	-£484,120	Non-viable	No AH required	0	
36	Residential only on existing office	Core	£1,440,254	£3,406,913	-£1,966,659	Non-viable	AH required	0	
37	Residential only on existing other	Core	£1,071,095	£8,378,517	-£7,307,423	Non-viable	No AH required	0	
38	Residential only on existing other	Core	£717,695	£2,562,115	-£1,844,420	Non-viable	No AH required	0	
39	Residential only on existing resi	Prime	£692,434	£2,801,187	-£2,108,753	Non-viable	No AH required	0	
40	Residential only on existing resi	Prime	£1,306,367	£4,805,181	-£3,498,814	Non-viable	No AH required	0	
41	Residential only on existing resi	Prime	£935,962	£2,273,820	-£1,337,858	Non-viable	No AH required	0	
42	Residential only on existing office	Prime	£12,498,768	£35,554,646	-£23,055,877	Non-viable	AH required	0	
43	Residential MU	Prime	£642,909,396	£13,559,176	£629,350,220	Viability	AH required	0	
44	Residential only on existing other	Prime	£18,444,638	£87,019,530	-£68,574,892	Non-viable	No AH required	0	
45	Residential MU	Prime	£2,046,398	£1,201,233	£845,165	Viability	No AH required	0	
46	Residential only on existing office	Prime	£666,465	£14,049,227	-£13,382,762	Non-viable	AH required	0	
47	Hotel - convy of car park	Core	£2,491,326	£203,774	£2,287,551	Viability	No resi	0	
48	Office	Core	£1,335,206	£1,115,010	£220,196	Viability	No resi	5,603	
49	Residential only on existing resi	Prime	£305,041	£3,863,488	-£3,558,447	Non-viable	No AH required	0	
50	Residential only on existing resi	Prime	£212,264	£1,801,246	-£1,588,982	Non-viable	No AH required	0	
51	Residential only on existing resi	Prime	£1,435,770	£4,569,171	-£3,133,400	Non-viable	No AH required	0	
52	Residential only on existing resi	Prime	£893,880	£3,546,388	-£2,652,508	Non-viable	No AH required	0	
53	Residential only on existing resi	Prime	£1,851,649	£8,844,274	-£6,992,626	Non-viable	AH required	0	
54	Residential only on existing resi	Prime	£625,725	£1,783,985	-£1,158,260	Non-viable	No AH required	0	
55	Residential only on existing other	Prime	£94,578,997	£64,263,076	£30,315,921	Viability	AH required	0	
56	Residential only on existing resi	Prime	£22,953,722	£97,064,778	-£74,111,055	Non-viable	AH required	0	
57	Residential MU	Core	£6,685,635	£8,495,344	-£1,809,709	Non-viable	AH required	0	
58	Residential only on former hotel/resi	Core	£965,712	£10,804,332	-£9,838,620	Non-viable	AH required	0	
59	Residential MU	Core	£2,478,510	£25,644,772	-£23,166,262	Non-viable	AH required	0	
60	Residential MU	Core	£1,561,002	£8,237,341	-£6,676,339	Non-viable	AH required	0	
61	Residential MU	Core	£3,592,508	£696,707	£2,895,801	Viability	AH required	0	
62	Office - Mu with resi	Prime	£606,998,651	£406,054,545	£200,944,106	Viability	AH required	0	
63	Office and hotel	Prime	£80,175,421	£76,957,293	£3,218,128	Viability	No resi	0	
64	Retail only	Prime	£48,735,141	£13,788,890	£34,946,251	Viability	No resi	0	
65	Residential only	Core	£468,148	£648,050	-£179,902	Non-viable	No AH required	0	
66	Hotel extension	Core	£103,833	£0	£103,833	Viability	No resi	0	
67	Hotel extension	Core	£277,550	£0	£277,550	Viability	No resi	0	
68	Hotel extension	Core	£82,763	£0	£82,763	Viability	No resi	0	
69	Office	Fringe	£307,862	£0	£307,862	Viability	No resi	0	
70	Hotel extension	Core	£72,045	£0	£72,045	Viability	No resi	0	
71	Hotel extension	Core	£382,399	£0	£382,399	Viability	No resi	0	
72	Residential only on existing office	Prime	£30,618,376	£45,912,507	-£15,294,131	Non-viable	AH required	0	
73	Residential only on existing office	Prime	£57,645,378	£91,825,014	-£34,179,636	Non-viable	AH required	0	
74	Residential only on existing office	Core	£12,781,909	£30,111,090	-£17,329,181	Non-viable	AH required	0	
75	Residential only on existing office	Core	£25,576,591	£60,222,180	-£34,645,589	Non-viable	AH required	0	
76	Residential only on existing office	Fringe	£2,630,494	£10,170,126	-£7,539,632	Non-viable	AH required	0	
77	Residential only on existing office	Fringe	£5,274,110	£20,340,252	-£15,066,142	Non-viable	AH required	0	
78	Office on existing office	Prime	£63,507,919	£45,912,507	£17,595,412	Viability	No resi	0	
79	Office on existing office	Prime	£33,864,242	£22,956,254	£10,907,988	Viability	No resi	0	
80	Office on existing office	Core	£47,657,006	£30,111,090	£17,545,916	Viability	AH required	0	
81	Office on existing office	Core	£25,969,595	£15,055,545	£10,914,050	Viability	AH required	0	
82	Office on existing office	Fringe	£26,590,026	£10,170,126	£16,419,900	Viability	No resi	0	
83	Office on existing office	Fringe	£14,174,367	£5,085,063	£9,089,305	Viability	No resi	0	
84	Retail on existing retail	Prime	£117,237,839	£23,265,485	£93,972,354	Viability	No resi	0	
85	Retail on existing retail	Prime	£208,434,260	£46,530,970	£161,903,289	Viability	No resi	0	
86	Retail on existing retail	Prime	£117,237,483	£23,265,485	£93,971,998	Viability	No resi	0	
87	Retail on existing retail	Prime	£208,433,904	£46,530,970	£161,902,934	Viability	No resi	0	
88	Retail on existing retail	Core	£28,059,914	£11,861,642	£16,198,273	Viability	AH required	0	
89	Retail on existing retail	Core	£49,365,412	£23,723,283	£25,642,129	Viability	AH required	0	
90	Retail on existing retail	Fringe	£7,858,060	£7,112,811	£745,249	Viability	No resi	0	
91	Retail on existing retail	Fringe	£13,962,150	£14,225,623	-£263,473	Non-viable	No resi	0	
92	Hotel	Core	£4,594,370	£2,830,527	£1,763,843	Viability	No resi	0	
93	Resi on existing other	Prime	£127,027,224	£87,064,841	£40,000,000	Viability	AH required	0	
94	Retail with resi on existing office and B8	Prime	£488,184,623	£79,565,718	£408,618,906	Viability	AH required	0	
95	Retail with resi on existing retail and office	Prime	£189,203,185	£44,867,576	£144,335,609	Viability	AH required	0	
96	Retail with office on existing retail and office	Prime	£173,369,753	£96,551,115	£76,818,638	Viability	No resi	0	
97	Retail on existing office and retail	Prime	£122,924,385	£56,058,737	£66,865,649	Viability	AH required	0	
98	Retail on existing office and retail	Prime	£101,740,491	£107,910,141	-£6,169,650	Non-viable	AH required	0	
99	Retail with office on existing C2	Prime	£431,796,605	£61,821,282	£369,975,323	Viability	AH required	0	
100	Retail with office/resi on existing office	Prime	£133,207,101	£162,373,283	-£29,166,183	Non-viable	AH required	0	
101	Retail with office on existing retail	Prime	£72,599,930	£102,447,659	-£29,847,729	Non-viable	AH required	0	
102	Retail with office on existing retail	Prime	£16,119,818	£9,623,923	£6,495,895	Viability	No AH required	0	
103	Retail with office on existing retail and office	Prime	£77,909,554	£42,706,604	£35,202,950	Viability	No resi	0	
104	Retail on existing office and retail	Prime	£8,429,513	£8,103,869	£325,644	Viability	No AH required	0	
105	Retail with resi on existing office	Prime	£5,491,252	£3,324,731	£2,166,521	Viability	No AH required	0	
106	Retail on existing retail and office	Prime	£30,678,158	£15,150,034	£15,528,124	Viability	No AH required	0	
107	Hotel on existing gov building	Prime	£52,322,171	£0	£52,322,171	Viability	AH required	0	
108	Hotel on existing gov building	Prime	£24,189,294	£577,713	£23,611,581	Viability	No resi	0	
109	Hotel with retail on existing members club	Prime	£18,713,539	£463,008	£18,250,531	Viability	No resi	0	
110	Hotel on existing office	Prime	£2,707,142	£6,602,219	-£3,895,077	Non-viable	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	£1,037,238	£0	£1,037,238	Viability	No resi	0	
112	Hotel on existing office	Core	£5,405,433	£15,019,412	-£9,613,979	Non-viable	No resi	0	
113	Office with resi on existing C2	Prime	£431,794,225	£61,821,282	£369,972,944	Viability	AH required	0	
114	Office with resi on existing office and B8	Prime	£480,966,673	£79,565,718	£401,400,955	Viability	AH required	0	
115	Office with retail on existing office and retail	Prime	£384,078,385	£248,517,253	£135,561,132	Viability	No resi	0	
116	Office with retail on existing hotel and retail	Prime	£35,969,679	£22,463,653	£13,506,026	Viability	AH required	0	
117	Office with retail on existing office	Prime	£190,633,944	£167,038,984	£23,594,960	Viability	AH required	0	
118	Office with retail on existing office and retail	Prime	£77,908,888	£42,706,604	£35,202,284	Viability	No resi	0	
119	Office on existing office	Prime	£35,551,047	£29,292,180	£6,258,867	Viability	No resi	0	
120	Office on existing office	Prime	£18,891,223	£12,429,534	£6,461,689	Viability	No resi	0	
121	Office with retail on existing office and retail	Prime	£173,365,310	£96,551,115	£76,814,195	Viability	No resi	0	
122	Office on existing office	Prime	£13,894,757	£12,185,179	£1,709,578	Viability	No AH required	0	
123	ST. Resi and office on existing office and	Core	£255,635,622	£53,363,808	£202,271,814	Viability	AH required	0	
124	ST. Resi on existing resi, retail and D1	Core	£15,641,938	£37,851,433	-£22,209,495	Non-viable	AH required	0	
125	ST. Resi, retail, office and hotel on existing	Prime	£6						

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 45 schemes 10% Sustainability: On Commercial AH cont On AH percentage 40% Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH required	Com PIL
1	Office MU	Prime	£45,098,291	£36,094,248	£9,004,044	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£33,199,655	£21,459,506	£11,740,149	Viability	AH required	0
3	Residential only on existing office	Core	£285,735	£1,535,666	-£1,249,931	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£2,457,950	£5,976,526	-£3,518,576	Non-viable	No AH required	0
5	Hotel with resi	Prime	£9,152,878	£3,963,133	£5,189,745	Viability	No AH required	0
6	Retail MU	Prime	£120,600,436	£27,987,321	£92,613,115	Viability	No AH required	0
7	Residential only on existing office	Core	£2,712,261	£7,561,237	-£4,848,976	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,969,803	£4,995,281	-£3,025,478	Non-viable	No AH required	0
9	D1	Core	-£462,319	£761,410	-£1,223,729	Non-viable	No resi	0
10	Residential only on existing office	Prime	£3,442,303	£10,064,022	-£6,621,718	Non-viable	AH required	0
11	Office - MU	Prime	£101,085,800	£96,875,390	£4,210,410	Viability	AH required	0
12	Residential MU	Core	£24,045,386	£4,416,346	£19,629,040	Viability	AH required	0
13	Retail only	Prime	£36,246,868	£8,980,477	£27,266,391	Viability	No resi	0
14	Residential only on existing resi	Core	£419,387	£1,451,647	-£1,032,260	Non-viable	No AH required	0
15	Office - MU	Prime	£196,370,099	£162,430,981	£33,939,117	Viability	No resi	0
16	Residential only on existing resi	Prime	£3,277,187	£8,912,901	-£5,635,714	Non-viable	AH required	0
17	Residential only on existing office	Core	£325,674	£554,044	-£228,370	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£116,236	£1,012,869	-£896,634	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£589,192	£150,920	£438,272	Viability	AH required	0
20	Residential only on existing other	Fringe	£5,961,605	£1,396,651	£4,564,955	Viability	AH required	0
21	Residential only on existing resi	Fringe	£335,828	£211,503	£124,325	Viability	No AH required	0
22	Office - MU	Fringe	£5,072,956	£3,370,390	£1,702,577	Viability	No AH required	0
23	Residential MU	Core	£12,692,484	£2,305,548	£10,386,935	Viability	AH required	0
24	Residential only on existing office	Core	£1,425,385	£5,504,307	-£4,078,922	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,604,838	£1,805,183	-£200,345	Non-viable	No resi	0
26	Residential only on existing resi	Core	£435,133	£728,860	-£293,727	Non-viable	No AH required	0
27	Residential only on existing office	Core	£1,607,024	£5,112,863	-£3,505,839	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£392,905	£1,232,468	-£839,563	Non-viable	No AH required	0
29	Residential only on existing office	Core	£1,600,872	£4,858,502	-£3,257,629	Non-viable	AH required	0
30	Residential only on existing resi	Core	£125,262	£732,549	-£607,288	Non-viable	No AH required	0
31	Hotel	Core	£2,732,096	£2,830,527	-£98,432	Non-viable	No resi	0
32	Residential only on existing office	Core	£1,424,820	£4,577,890	-£3,153,070	Non-viable	No AH required	0
33	Residential MU	Core	£46,359,207	£23,700,153	£22,659,054	Viability	AH required	0
34	Office - MU	Core	£68,258,403	£56,741,251	£11,517,152	Viability	No AH required	0
35	Residential only on existing resi	Core	£453,410	£855,497	-£402,087	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,800,866	£3,406,913	-£1,606,047	Non-viable	AH required	0
37	Residential only on existing other	Core	£1,341,287	£8,378,517	-£7,037,230	Non-viable	No AH required	0
38	Residential only on existing other	Core	£894,422	£2,562,115	-£1,667,693	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£803,696	£2,801,187	-£1,997,491	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,515,060	£4,805,181	-£3,290,121	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,066,865	£2,273,820	-£1,206,955	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£14,243,126	£35,554,646	-£21,311,520	Non-viable	AH required	0
43	Residential MU	Prime	£722,021,556	£13,559,176	£708,462,380	Viability	AH required	0
44	Residential only on existing other	Prime	£19,634,515	£87,019,530	-£67,385,015	Non-viable	AH required	0
45	Residential MU	Prime	£2,083,154	£1,201,233	£881,921	Viability	No AH required	0
46	Residential only on existing office	Prime	£966,033	£14,049,227	-£13,083,194	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,492,268	£203,774	£2,288,494	Viability	No resi	0
48	Office	Core	£1,336,752	£1,115,010	£221,742	Viability	No resi	4,980
49	Residential only on existing resi	Prime	£445,256	£3,863,488	-£3,418,232	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£310,602	£1,801,246	-£1,490,644	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,672,133	£4,569,171	-£2,897,038	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,042,010	£3,546,388	-£2,504,379	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£2,253,147	£8,844,274	-£6,591,128	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£755,051	£1,783,985	-£1,028,934	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£113,641,602	£64,263,076	£49,378,526	Viability	AH required	0
56	Residential only on existing resi	Prime	£26,831,942	£97,064,778	-£70,232,836	Non-viable	AH required	0
57	Residential MU	Core	£7,500,198	£8,495,344	-£995,145	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£1,620,710	£10,804,332	-£9,183,622	Non-viable	AH required	0
59	Residential MU	Core	£3,189,230	£25,644,772	-£22,455,542	Non-viable	AH required	0
60	Residential MU	Core	£1,834,791	£8,237,341	-£6,402,549	Non-viable	AH required	0
61	Residential MU	Core	£4,385,572	£696,707	£3,688,865	Viability	AH required	0
62	Office - Mu with resi	Prime	£618,439,626	£406,054,545	£212,385,081	Viability	AH required	0
63	Office and hotel	Prime	£80,176,666	£76,957,293	£3,219,372	Viability	No resi	0
64	Retail only	Prime	£48,736,445	£13,788,890	£34,947,555	Viability	No resi	0
65	Residential only	Core	£549,695	£648,050	-£98,355	Non-viable	No AH required	0
66	Hotel extension	Core	£105,177	£0	£105,177	Viability	No resi	0
67	Hotel extension	Core	£278,915	£0	£278,915	Viability	No resi	0
68	Hotel extension	Core	£24,149	£0	£24,149	Viability	No resi	0
69	Office	Fringe	£309,267	£0	£309,267	Viability	No resi	0
70	Hotel extension	Core	£73,471	£0	£73,471	Viability	No resi	0
71	Hotel extension	Core	£383,845	£0	£383,845	Viability	No resi	0
72	Residential only on existing office	Prime	£35,069,664	£45,912,507	-£10,842,843	Non-viable	AH required	0
73	Residential only on existing office	Prime	£66,023,075	£91,825,014	-£25,801,939	Non-viable	AH required	0
74	Residential only on existing office	Core	£15,238,356	£30,111,090	-£14,872,734	Non-viable	AH required	0
75	Residential only on existing office	Core	£30,488,065	£60,222,180	-£29,734,115	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£4,032,177	£10,170,126	-£6,137,949	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£8,076,019	£20,340,252	-£12,264,233	Non-viable	AH required	0
78	Office on existing office	Prime	£63,509,459	£45,912,507	£17,596,952	Viability	No resi	0
79	Office on existing office	Prime	£33,865,802	£22,956,254	£10,909,548	Viability	No resi	0
80	Office on existing office	Core	£48,101,298	£20,111,090	£27,990,208	Viability	AH required	0
81	Office on existing office	Core	£25,836,781	£15,055,545	£10,781,236	Viability	AH required	0
82	Office on existing office	Fringe	£26,591,645	£10,170,126	£16,421,519	Viability	No resi	0
83	Office on existing office	Fringe	£14,176,007	£5,085,063	£9,090,944	Viability	No resi	0
84	Retail on existing retail	Prime	£117,239,498	£23,265,485	£93,974,013	Viability	No resi	0
85	Retail on existing retail	Prime	£208,435,939	£46,530,970	£161,904,969	Viability	No resi	0
86	Retail on existing retail	Prime	£117,239,182	£23,265,485	£93,973,697	Viability	No resi	0
87	Retail on existing retail	Prime	£208,435,622	£46,530,970	£161,904,652	Viability	No resi	0
88	Retail on existing retail	Core	£28,415,814	£11,861,642	£16,554,173	Viability	AH required	0
89	Retail on existing retail	Core	£49,898,425	£23,723,283	£26,175,142	Viability	AH required	0
90	Retail on existing retail	Fringe	£7,859,838	£7,112,811	£747,027	Viability	No resi	0
91	Retail on existing retail	Fringe	£13,983,948	£14,225,623	-£241,675	Non-viable	No resi	0
92	Hotel	Core	£4,596,216	£2,830,527	£1,765,689	Viability	No resi	0
93	Resi on existing other	Prime	£145,971,808	£96,324,841	£49,646,967	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£499,327,766	£79,565,718	£419,762,048	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£189,985,512	£44,867,576	£145,117,936	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£173,371,649	£96,551,115	£76,820,534	Viability	No resi	0
97	Retail on existing office and retail	Prime	£124,367,392	£56,058,737	£68,308,655	Viability	AH required	0
98	Retail on existing office and retail	Prime	£105,664,744	£107,910,141	-£2,245,397	Non-viable	AH required	0
99	Retail with office on existing C2	Prime	£449,447,943	£61,821,282	£387,626,661	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£140,195,244	£162,373,283	-£22,178,039	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£77,932,095	£102,447,659	-£24,515,564	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£16,392,870	£9,623,923	£6,768,947	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,911,589	£42,706,604	£35,204,985	Viability	No resi	0
104	Retail on existing office and retail	Prime	£8,857,253	£8,103,869	£753,384	Viability	No AH required	0
105	Retail with resi on existing office	Prime	£5,607,730	£3,324,731	£2,282,999	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£31,056,212	£15,150,034	£15,906,178	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£53,053,320	£0	£53,053,320	Viability	AH required	0
108	Hotel on existing gov building	Prime	£24,191,427	£577,713	£23,613,714	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£18,715,693	£463,008	£18,252,684	Viability	No resi	0
110	Hotel on existing office	Prime	£2,709,348	£6,602,219	-£3,892,871	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,039,465	£0	£1,039,465	Viability	No resi	0
112	Hotel on existing office	Core	£5,407,645	£15,019,412	-£9,611,767	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£449,445,828	£61,821,282	£387,624,546	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£491,945,516	£79,565,718	£412,379,798	Viability	AH required	0
115	Office with retail on existing office and resi	Prime	£384,080,656	£248,517,253	£135,563,403	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£38,466,389	£22,463,653	£16,002,735	Viability	AH required	0
117	Office with retail on existing office	Prime	£192,180,018	£167,038,984	£25,141,035	Viability	No AH required	0
118	Office with retail on existing office and retail	Prime	£77,909,219	£42,706,604	£35,202,615	Viability	No AH required	0
119	Office on existing office	Prime	£35,553,397	£29,292,180	£6,261,217	Viability	No resi	0
120	Office on existing office	Prime	£18,893,592	£12,429,534	£6,464,058	Viability	No resi	0
121	Office with retail on existing office and retail	Prime	£173,367,700	£96,551,115	£76,816,585	Viability	No resi	0
122	Office on existing office	Prime	£14,085,684	£12,185,179	£1,900,504	Viability	No AH required	0
123	ST. Resi and office on existing office and	Core	£262,645,986	£53,363,808	£209,282,177	Viability	AH required	0
124	ST. Resi on existing resi, retail and D1	Core	£18,444,328	£37,851,433	-£19,407,105	Non-viable	AH required	0
125	ST. Resi, retail, office and hotel on existing	Prime	£616,355,405	£505,208,870	£111,146,535	Viability	AH required	0
126	ST. Resi on existing electricity transfer sta	Prime	£47,061,105	£130,749	£46,930,356	Viability	AH required	0
127	ST. Resi with office on existing resi and D1	Core	£5,456,899	£16,541,101	-£11,084,202	Non-viable	AH required	0
128	Nightclub in cinema basement	Prime	-£218,541	£229,331	-£446,873	Non-viable	No resi	0
129	Nightclub with leisure on existing retail and	Prime	£328,666,412	£106,805,519	£221,860,893	Viability	No resi	0
130	Nightclub with resi on existing retail	Prime	£3,3					

WESTMINSTER LOCAL PLAN

Viability and AH reqrd On schemes, On Commercial AH cont On AH percentage 35% 40% Rented percentage

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non	AH percentage	35% Rented percentage	40% Com PIL
1	Office MU	Prime	£45,690,695	£36,094,248	£9,596,447	Viability	AH required	0	
2	Office - MU with resi and retail	Prime	£33,730,573	£21,459,506	£12,271,067	Viability	AH required	0	
3	Residential only on existing office	Core	£379,443	£1,535,666	-£1,156,222	Non-viability	No AH required	0	
4	Residential only on existing resi	Prime	£2,824,709	£5,976,526	-£3,151,818	Non-viability	No AH required	0	
5	Hotel with resi	Prime	£9,454,172	£3,963,133	£5,491,039	Viability	No AH required	0	
6	Retail MU	Prime	£120,919,867	£27,987,321	£92,932,546	Viability	No AH required	0	
7	Residential only on existing office	Core	£3,208,820	£7,561,217	-£4,352,397	Non-viability	AH required	0	
8	Residential only on existing office	Prime	£2,260,560	£4,995,281	-£2,734,720	Non-viability	No AH required	0	
9	D1	Core	-£457,534	£761,410	-£1,218,943	Non-viability	No resi	0	
10	Residential only on existing office	Prime	£4,065,676	£10,064,022	-£5,998,346	Non-viability	AH required	0	
11	Office - MU	Prime	£101,671,582	£96,875,390	£4,796,192	Viability	AH required	0	
12	Residential MU	Core	£27,175,919	£4,416,346	£22,759,574	Viability	AH required	0	
13	Retail only	Prime	£36,252,797	£8,980,477	£27,272,319	Viability	No resi	0	
14	Residential only on existing resi	Core	£487,079	£1,451,647	-£964,568	Non-viability	No AH required	0	
15	Office - MU	Prime	£196,437,872	£162,430,981	£34,006,891	Viability	No resi	0	
16	Residential only on existing resi	Prime	£3,879,308	£8,912,901	-£5,033,593	Non-viability	AH required	0	
17	Residential only on existing office	Core	£401,953	£554,044	-£152,091	Non-viability	No AH required	0	
18	Residential only on existing resi	Fringe	£152,369	£1,012,869	-£860,501	Non-viability	No AH required	0	
19	Residential only on existing other	Fringe	£796,855	£150,920	£645,934	Viability	AH required	0	
20	Residential only on existing other	Fringe	£8,278,040	£1,396,651	£6,881,390	Viability	AH required	0	
21	Residential only on existing resi	Fringe	£407,480	£211,503	£195,977	Viability	No AH required	0	
22	Office - MU	Fringe	£5,044,491	£3,370,390	£1,674,112	Viability	No AH required	0	
23	Residential MU	Core	£16,775,431	£2,305,548	£14,469,883	Viability	AH required	0	
24	Residential only on existing office	Core	£1,755,761	£5,504,307	-£3,748,546	Non-viability	AH required	0	
25	Residential only on existing resi	Core	£1,608,734	£1,805,183	-£196,450	Non-viability	No resi	0	
26	Residential only on existing resi	Core	£504,336	£728,860	-£224,524	Non-viability	No AH required	0	
27	Residential only on existing office	Core	£1,926,986	£5,112,863	-£3,185,877	Non-viability	No AH required	0	
28	Residential only on existing resi	Core	£455,644	£1,232,468	-£776,824	Non-viability	No AH required	0	
29	Residential only on existing office	Core	£1,941,794	£4,858,502	-£2,916,708	Non-viability	AH required	0	
30	Residential only on existing resi	Core	£159,712	£732,549	-£572,837	Non-viability	No AH required	0	
31	Hotel	Core	£2,738,490	£2,830,527	-£92,037	Non-viability	No resi	0	
32	Residential only on existing office	Core	£1,685,531	£4,577,890	-£2,892,359	Non-viability	No AH required	0	
33	Residential MU	Core	£47,566,123	£23,700,153	£23,865,970	Viability	AH required	0	
34	Office - MU	Core	£68,528,072	£56,741,251	£11,786,821	Viability	No AH required	0	
35	Residential only on existing resi	Core	£536,330	£855,497	-£319,167	Non-viability	No AH required	0	
36	Residential only on existing office	Core	£2,167,960	£3,406,913	-£1,238,953	Non-viability	AH required	0	
37	Residential only on existing other	Core	£1,615,742	£8,378,517	-£6,762,775	Non-viability	No AH required	0	
38	Residential only on existing other	Core	£1,073,279	£2,562,115	-£1,488,836	Non-viability	No AH required	0	
39	Residential only on existing resi	Prime	£916,579	£2,801,187	-£1,884,608	Non-viability	No AH required	0	
40	Residential only on existing resi	Prime	£1,725,957	£4,805,181	-£3,079,224	Non-viability	No AH required	0	
41	Residential only on existing resi	Prime	£1,199,506	£2,273,820	-£1,074,314	Non-viability	No AH required	0	
42	Residential only on existing office	Prime	£15,998,233	£35,554,646	-£19,556,413	Non-viability	AH required	0	
43	Residential MU	Prime	£801,543,610	£13,559,176	£787,984,434	Viability	AH required	0	
44	Residential only on existing other	Prime	£22,889,950	£87,019,530	-£64,129,580	Non-viability	No AH required	0	
45	Residential MU	Prime	£2,121,429	£1,201,233	£920,196	Viability	No AH required	0	
46	Residential only on existing office	Prime	£1,269,753	£14,049,227	-£12,779,474	Non-viability	AH required	0	
47	Hotel - convy of car park	Core	£2,498,594	£203,774	£2,294,820	Viability	No resi	0	
48	Office	Core	£1,339,186	£1,115,010	£224,175	Viability	No resi	4.358	
49	Residential only on existing resi	Prime	£588,368	£3,863,488	-£3,275,120	Non-viability	No AH required	0	
50	Residential only on existing resi	Prime	£410,293	£1,801,246	-£1,390,954	Non-viability	No AH required	0	
51	Residential only on existing resi	Prime	£1,911,274	£4,569,171	-£2,657,896	Non-viability	No AH required	0	
52	Residential only on existing resi	Prime	£1,193,198	£3,546,388	-£2,353,190	Non-viability	No AH required	0	
53	Residential only on existing resi	Prime	£2,659,644	£8,844,274	-£6,184,630	Non-viability	AH required	0	
54	Residential only on existing resi	Prime	£886,328	£1,783,985	-£897,657	Non-viability	No AH required	0	
55	Residential only on existing other	Prime	£132,908,000	£64,263,076	£68,644,924	Viability	AH required	0	
56	Residential only on existing resi	Prime	£30,798,182	£97,064,778	-£66,266,595	Non-viability	AH required	0	
57	Residential MU	Core	£8,330,293	£8,495,344	-£165,050	Non-viability	AH required	0	
58	Residential only on former hotel/resi	Core	£2,386,850	£10,804,332	-£8,417,482	Non-viability	AH required	0	
59	Residential MU	Core	£3,925,830	£25,644,772	-£21,718,942	Non-viability	AH required	0	
60	Residential MU	Core	£2,122,302	£8,237,341	-£6,115,038	Non-viability	AH required	0	
61	Residential MU	Core	£5,190,055	£696,707	£4,493,348	Viability	AH required	0	
62	Office - Mu with resi	Prime	£630,356,167	£406,054,545	£224,301,622	Viability	AH required	0	
63	Office and hotel	Prime	£80,240,961	£76,957,293	£3,283,668	Viability	No resi	0	
64	Retail only	Prime	£48,745,766	£13,788,890	£34,956,876	Viability	No resi	0	
65	Residential only	Core	£631,948	£648,050	-£16,101	Non-viability	No AH required	0	
66	Hotel extension	Core	£106,761	£0	£106,761	Viability	No resi	0	
67	Hotel extension	Core	£280,878	£0	£280,878	Viability	No resi	0	
68	Hotel extension	Core	£85,730	£0	£85,730	Viability	No resi	0	
69	Office	Fringe	£302,045	£0	£302,045	Viability	No resi	0	
70	Hotel extension	Core	£75,073	£0	£75,073	Viability	No resi	0	
71	Hotel extension	Core	£386,108	£0	£386,108	Viability	No resi	0	
72	Residential only on existing office	Prime	£39,550,592	£45,912,507	-£6,361,915	Non-viability	AH required	0	
73	Residential only on existing office	Prime	£74,456,564	£91,825,014	-£17,368,450	Non-viability	AH required	0	
74	Residential only on existing office	Core	£17,719,556	£30,111,090	-£12,391,534	Non-viability	AH required	0	
75	Residential only on existing office	Core	£35,449,047	£60,222,180	-£24,773,133	Non-viability	AH required	0	
76	Residential only on existing office	Fringe	£5,458,615	£10,170,126	-£4,711,511	Non-viability	AH required	0	
77	Residential only on existing office	Fringe	£10,927,436	£20,340,252	-£9,412,816	Non-viability	AH required	0	
78	Office on existing office	Prime	£63,542,055	£45,912,507	£17,629,548	Viability	No resi	0	
79	Office on existing office	Prime	£33,883,926	£22,956,254	£10,927,673	Viability	No resi	0	
80	Office on existing office	Core	£48,580,810	£30,111,090	£18,469,720	Viability	AH required	0	
81	Office on existing office	Core	£26,122,971	£15,055,545	£11,067,426	Viability	AH required	0	
82	Office on existing office	Fringe	£25,837,438	£10,170,126	£15,667,312	Viability	No resi	0	
83	Office on existing office	Fringe	£13,774,538	£5,085,063	£8,689,475	Viability	No resi	0	
84	Retail on existing retail	Prime	£117,259,790	£23,265,485	£93,994,305	Viability	No resi	0	
85	Retail on existing retail	Prime	£208,470,743	£46,530,970	£161,939,773	Viability	No resi	0	
86	Retail on existing retail	Prime	£117,259,514	£23,265,485	£93,994,029	Viability	No resi	0	
87	Retail on existing retail	Prime	£208,470,467	£46,530,970	£161,939,497	Viability	No resi	0	
88	Retail on existing retail	Core	£28,793,612	£11,861,642	£16,931,970	Viability	AH required	0	
89	Retail on existing retail	Core	£50,469,384	£23,723,283	£26,746,100	Viability	AH required	0	
90	Retail on existing retail	Fringe	£7,498,049	£7,112,811	£385,238	Viability	No resi	0	
91	Retail on existing retail	Fringe	£13,339,404	£14,225,623	-£886,219	Non-viability	No resi	0	
92	Hotel	Core	£4,607,990	£2,830,527	£1,777,463	Viability	No resi	0	
93	Resi on existing other	Prime	£165,050,631	£29,324,841	£135,725,790	Viability	AH required	0	
94	Retail with resi on existing office and B8	Prime	£510,711,384	£79,565,718	£431,145,666	Viability	AH required	0	
95	Retail with resi on existing retail and office	Prime	£190,802,389	£44,867,576	£145,934,813	Viability	AH required	0	
96	Retail with office on existing retail and office	Prime	£173,424,489	£96,551,115	£76,873,374	Viability	No resi	0	
97	Retail on existing office and retail	Prime	£125,842,569	£56,058,737	£69,783,833	Viability	AH required	0	
98	Retail on existing office and retail	Prime	£109,640,910	£107,910,141	£1,730,769	Viability	AH required	0	
99	Retail with office on existing C2	Prime	£467,387,914	£61,821,282	£405,566,632	Viability	AH required	0	
100	Retail with office/resi on existing office	Prime	£147,283,874	£162,373,283	-£15,089,409	Non-viability	AH required	0	
101	Retail with office on existing retail	Prime	£83,314,054	£102,447,659	-£19,133,605	Non-viability	AH required	0	
102	Retail with office on existing retail	Prime	£16,670,067	£9,623,923	£7,046,144	Viability	No AH required	0	
103	Retail with office on existing retail and office	Prime	£77,939,246	£42,706,604	£35,232,642	Viability	No resi	0	
104	Retail on existing office and retail	Prime	£9,288,903	£8,103,869	£1,185,034	Viability	No AH required	0	
105	Retail on existing office	Prime	£5,727,876	£3,324,731	£2,403,145	Viability	No AH required	0	
106	Retail on existing retail and office	Prime	£31,441,298	£15,150,034	£16,291,264	Viability	No AH required	0	
107	Hotel on existing gov building	Prime	£53,859,149	£0	£53,859,149	Viability	AH required	0	
108	Hotel on existing gov building	Prime	£24,227,038	£577,713	£23,649,325	Viability	No resi	0	
109	Hotel with retail on existing members club	Prime	£18,736,234	£463,008	£18,273,226	Viability	No resi	0	
110	Hotel on existing office	Prime	£2,715,112	£6,602,219	-£3,887,107	Non-viability	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	£1,043,071	£0	£1,043,071	Viability	No resi	0	
112	Hotel on existing office	Core	£5,422,068	£15,019,412	-£9,597,343	Non-viability	No resi	0	
113	Office with resi on existing C2	Prime	£467,386,063	£61,821,282	£405,564,781	Viability	AH required	0	
114	Office with resi on existing office and B8	Prime	£503,161,282	£79,565,718	£423,595,564	Viability	AH required	0	
115	Office with retail on existing office and retail	Prime	£384,220,611	£248,517,253	£135,703,358	Viability	No resi	0	
116	Office with retail on existing hotel and retail	Prime	£40,964,519	£22,463,653	£18,500,866	Viability	AH required	0	
117	Office with retail on existing office	Prime	£193,821,333	£167,038,884	£26,782,450	Viability	AH required	0	
118	Office with retail on existing office and retail	Prime	£77,937,172	£42,706,604	£35,230,568	Viability	No resi	0	
119	Office on existing office	Prime	£35,573,138	£29,292,180	£6,280,959	Viability	No resi	0	
120	Office on existing office	Prime	£18,905,209	£12,429,534	£6,475,675	Viability	No resi	0	
121	Office with retail on existing office and retail	Prime	£173,421,033	£96,551,115	£76,869,918	Viability	No resi	0	
122	Office on existing office	Prime	£14,284,260	£12,185,179	£2,099,080	Viability	No AH required	0	
123	ST. Resi and office on existing office and	Core	£269,893,273	£53,363,808	£216,529,465	Viability	AH required	0	
124	ST. Resi on existing resi, retail and D1	Core	£21,330,656	£37,851,433	-£16,520,777	Non-viability	AH required	0	
125	ST. Resi, retail, office and hotel on existing	Prime</							

WESTMINSTER LOCAL PLAN

Viability and AH reqrd AS schemes AH cont Off AH percentage 30% 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH required	Com PIL
1	Office MU	Prime	£46,232,111	£36,094,248	£10,137,863	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£34,239,130	£21,459,506	£12,779,624	Viability	AH required	0
3	Residential only on existing office	Core	£470,909	£1,535,666	-£1,064,757	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£3,179,763	£5,976,526	-£2,796,763	Non-viable	No AH required	0
5	Hotel with resi	Prime	£9,731,092	£3,963,133	£5,767,960	Viability	No AH required	0
6	Retail MU	Prime	£121,182,456	£27,987,321	£93,195,135	Viability	No AH required	0
7	Residential only on existing office	Core	£3,694,808	£7,561,217	-£3,866,409	Non-viable	AH required	0
8	Residential only on existing office	Prime	£2,546,588	£4,995,281	-£2,448,693	Non-viable	No AH required	0
9	D1	Core	-£461,953	£761,410	-£1,223,362	Non-viable	No resi	0
10	Residential only on existing office	Prime	£4,678,872	£10,064,022	-£5,385,149	Non-viable	AH required	0
11	Office - MU	Prime	£102,156,411	£96,875,390	£5,281,021	Viability	AH required	0
12	Residential MU	Core	£30,236,417	£4,416,346	£25,820,072	Viability	AH required	0
13	Retail only	Prime	£36,247,388	£8,980,477	£27,266,911	Viability	No resi	0
14	Residential only on existing resi	Core	£551,571	£1,451,647	-£900,076	Non-viable	No AH required	0
15	Office - MU	Prime	£196,370,692	£162,430,981	£33,939,710	Viability	No resi	0
16	Residential only on existing resi	Prime	£4,467,742	£8,912,901	-£4,445,160	Non-viable	AH required	0
17	Residential only on existing office	Core	£476,273	£554,044	-£77,771	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£187,281	£1,012,869	-£825,588	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£997,185	£150,920	£846,265	Viability	AH required	0
20	Residential only on existing other	Fringe	£10,512,560	£1,396,651	£9,115,909	Viability	AH required	0
21	Residential only on existing resi	Fringe	£477,180	£211,503	£265,677	Viability	No AH required	0
22	Office - MU	Fringe	£5,296,697	£3,370,390	£1,926,317	Viability	No AH required	0
23	Residential MU	Core	£20,723,136	£2,305,548	£18,417,588	Viability	AH required	0
24	Residential only on existing office	Core	£2,077,621	£5,504,307	-£3,426,686	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,605,849	£1,805,183	-£199,335	Non-viable	No resi	0
26	Residential only on existing resi	Core	£570,360	£728,860	-£158,499	Non-viable	No AH required	0
27	Residential only on existing office	Core	£2,240,926	£5,112,863	-£2,871,937	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£515,325	£1,232,468	-£717,142	Non-viable	No AH required	0
29	Residential only on existing office	Core	£2,271,465	£4,858,502	-£2,587,037	Non-viable	AH required	0
30	Residential only on existing resi	Core	£191,530	£732,549	-£541,019	Non-viable	No AH required	0
31	Hotel	Core	£2,733,349	£2,830,527	-£97,178	Non-viable	No resi	0
32	Residential only on existing office	Core	£1,336,892	£4,577,890	-£3,240,998	Non-viable	No AH required	0
33	Residential MU	Core	£48,672,940	£23,700,153	£24,972,787	Viability	AH required	0
34	Office - MU	Core	£68,662,252	£56,741,251	£11,921,001	Viability	No AH required	0
35	Residential only on existing resi	Core	£617,474	£855,497	-£238,023	Non-viable	No AH required	0
36	Residential only on existing office	Core	£2,522,088	£3,406,913	-£884,825	Non-viable	AH required	0
37	Residential only on existing other	Core	£1,881,675	£8,378,517	-£6,496,842	Non-viable	No AH required	0
38	Residential only on existing other	Core	£1,247,878	£2,562,115	-£1,314,237	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£1,026,219	£2,801,187	-£1,774,968	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,932,446	£4,805,181	-£2,872,735	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,328,670	£2,273,820	-£945,150	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£17,731,842	£35,554,646	-£17,822,804	Non-viable	AH required	0
43	Residential MU	Prime	£879,806,240	£13,559,176	£866,247,064	Viability	AH required	0
44	Residential only on existing other	Prime	£28,014,267	£87,019,530	-£59,005,263	Non-viable	No AH required	0
45	Residential MU	Prime	£2,156,665	£1,201,233	£955,432	Viability	No AH required	0
46	Residential only on existing office	Prime	£1,565,170	£14,049,227	-£12,484,057	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£2,494,154	£203,774	£2,290,379	Viability	No resi	0
48	Office	Core	£1,343,248	£1,116,010	£228,237	Viability	No resi	0
49	Residential only on existing resi	Prime	£725,686	£3,863,488	-£3,137,802	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£507,277	£1,801,246	-£1,293,969	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£2,144,857	£4,569,171	-£2,424,313	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,338,271	£3,546,388	-£2,208,118	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£3,056,144	£8,844,274	-£5,788,131	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£1,013,700	£1,783,985	-£770,284	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£151,766,813	£84,263,076	£67,503,737	Viability	AH required	0
56	Residential only on existing resi	Prime	£34,573,480	£97,064,778	-£62,491,298	Non-viable	AH required	0
57	Residential MU	Core	£9,129,326	£8,495,344	£633,983	Viability	AH required	0
58	Residential only on former hotel/resi	Core	£3,130,706	£10,804,332	-£7,673,626	Non-viable	AH required	0
59	Residential MU	Core	£4,610,669	£25,644,772	-£21,034,103	Non-viable	AH required	0
60	Residential MU	Core	£2,382,368	£8,237,341	-£5,854,972	Non-viable	AH required	0
61	Residential MU	Core	£5,971,702	£696,707	£5,274,994	Viability	AH required	0
62	Office - MU with resi	Prime	£641,321,577	£406,054,545	£235,267,031	Viability	AH required	0
63	Office and hotel	Prime	£80,179,153	£76,957,293	£3,221,860	Viability	No resi	0
64	Retail only	Prime	£48,739,054	£13,788,890	£34,950,163	Viability	No resi	0
65	Residential only	Core	£712,789	£648,050	£64,740	Viability	No AH required	0
66	Hotel extension	Core	£107,867	£0	£107,867	Viability	No resi	0
67	Hotel extension	Core	£281,645	£0	£281,645	Viability	No resi	0
68	Hotel extension	Core	£28,919	£0	£28,919	Viability	No resi	0
69	Office	Fringe	£312,078	£0	£312,078	Viability	No resi	0
70	Hotel extension	Core	£76,324	£0	£76,324	Viability	No resi	0
71	Hotel extension	Core	£386,738	£0	£386,738	Viability	No resi	0
72	Residential only on existing office	Prime	£43,972,241	£45,912,507	-£1,940,266	Non-viable	AH required	0
73	Residential only on existing office	Prime	£82,778,469	£91,825,014	-£9,046,545	Non-viable	AH required	0
74	Residential only on existing office	Core	£20,151,249	£30,111,090	-£9,959,841	Non-viable	AH required	0
75	Residential only on existing office	Core	£40,311,013	£60,222,180	-£19,911,167	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£6,835,545	£10,170,126	-£3,334,581	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£13,679,837	£20,340,252	-£6,660,414	Non-viable	AH required	0
78	Office on existing office	Prime	£63,512,540	£45,912,507	£17,600,033	Viability	No resi	0
79	Office on existing office	Prime	£33,868,923	£22,956,254	£10,912,669	Viability	No resi	0
80	Office on existing office	Core	£49,541,529	£21,077,763	£28,463,766	Viability	AH required	0
81	Office on existing office	Core	£39,711,238	£15,856,645	£23,854,593	Viability	AH required	0
82	Office on existing office	Fringe	£26,594,884	£10,170,126	£16,424,758	Viability	No resi	0
83	Office on existing office	Fringe	£14,179,285	£5,085,063	£9,094,222	Viability	No resi	0
84	Retail on existing retail	Prime	£117,242,816	£23,265,485	£93,977,331	Viability	No resi	0
85	Retail on existing retail	Prime	£208,439,296	£46,530,970	£161,908,326	Viability	No resi	0
86	Retail on existing retail	Prime	£117,242,578	£23,265,485	£93,977,093	Viability	No resi	0
87	Retail on existing retail	Prime	£208,439,059	£46,530,970	£161,908,089	Viability	No resi	0
88	Retail on existing retail	Core	£26,546,881	£11,861,642	£14,685,239	Viability	AH required	0
89	Retail on existing retail	Core	£47,202,445	£23,723,283	£23,479,162	Viability	No resi	0
90	Retail on existing retail	Fringe	£7,863,393	£7,112,811	£750,581	Viability	No resi	0
91	Retail on existing retail	Fringe	£13,967,541	£14,225,623	-£258,082	Non-viable	No resi	0
92	Hotel	Core	£4,599,907	£2,830,527	£1,769,379	Viability	No resi	0
93	Resi on existing other	Prime	£183,860,975	£93,324,841	£90,536,135	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£521,614,049	£79,565,718	£442,048,332	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£191,550,166	£44,867,576	£146,682,590	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£173,375,441	£96,551,115	£76,824,326	Viability	No resi	0
97	Retail on existing office and retail	Prime	£127,253,404	£56,058,737	£71,194,667	Viability	AH required	0
98	Retail on existing office and retail	Prime	£113,513,249	£107,910,141	£5,603,109	Viability	AH required	0
99	Retail with office on existing C2	Prime	£484,750,620	£61,821,282	£422,929,338	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£154,171,532	£162,373,283	-£8,201,752	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£88,596,425	£102,447,659	-£13,851,234	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£16,938,974	£9,623,923	£7,315,052	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£77,915,657	£42,706,604	£35,209,053	Viability	No resi	0
104	Retail on existing office and retail	Prime	£9,712,731	£8,103,869	£1,608,863	Viability	No AH required	0
105	Retail on existing office	Prime	£5,340,883	£3,324,731	£2,016,152	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£31,812,321	£15,150,034	£16,662,286	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£54,515,619	£0	£54,515,619	Viability	AH required	0
108	Hotel on existing gov building	Prime	£24,195,693	£577,713	£23,617,980	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£18,719,998	£463,008	£18,256,990	Viability	No resi	0
110	Hotel on existing office	Prime	£2,713,761	£6,602,219	-£3,888,457	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,043,918	£0	£1,043,918	Viability	No resi	0
112	Hotel on existing office	Core	£5,412,069	£15,019,412	-£9,607,342	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£484,749,033	£61,821,282	£422,927,752	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£513,903,201	£79,565,718	£434,337,484	Viability	AH required	0
115	Office with retail on existing office and B8	Prime	£384,085,198	£248,517,253	£135,567,945	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£43,419,809	£22,463,653	£20,956,155	Viability	AH required	0
117	Office with retail on existing office	Prime	£195,272,168	£167,038,984	£28			



APPENDIX 2: APPRAISAL RESULTS (WITH 10% GROWTH ON SALES VALUES AND 5% INFLATION ON COSTS)

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 45 schemes 50% Rented percentage

Proxy number	Development type	Area	Sustainability		Commercial AH cont		Surplus/Deficit	Viable/Non viable	AH percentage	50% Rented percentage	Com PIL
			Off	Off	Off	Off					
1	Office MU	Prime	£49,864,036		£36,094,248		£13,769,788	Viability	AH required	0	
2	Office - MU with resi and retail	Prime	£36,249,601		£21,459,506		£14,790,095	Viability	AH required	0	
3	Residential only on existing office	Core	£243,932		£1,535,666		-£1,291,734	Non-viability	No AH required	0	
4	Residential only on existing resi	Prime	£2,225,380		£5,976,526		-£3,751,146	Non-viability	No AH required	0	
5	Hotel with resi	Prime	£10,225,653		£3,963,133		£6,262,520	Viability	No AH required	0	
6	Retail MU	Prime	£133,489,579		£27,987,321		£105,502,258	Viability	No AH required	0	
7	Residential only on existing office	Core	£2,416,854		£7,561,217		-£5,144,363	Non-viability	AH required	0	
8	Residential only on existing office	Prime	£1,783,610		£4,995,281		-£3,211,671	Non-viability	No AH required	0	
9	D1	Core	-£378,257		£761,410		-£1,139,666	Non-viability	No resi	0	
10	Residential only on existing office	Prime	£3,054,566		£10,064,022		-£7,009,455	Non-viability	AH required	0	
11	Office - MU	Prime	£113,207,170		£96,875,390		£16,331,780	Viability	AH required	0	
12	Residential MU	Core	£22,871,028		£4,416,346		£18,454,683	Viability	AH required	0	
13	Retail only	Prime	£40,120,606		£8,980,477		£31,140,129	Viability	No resi	0	
14	Residential only on existing resi	Core	£380,430		£1,451,647		-£1,071,217	Non-viability	No AH required	0	
15	Office - MU	Prime	£219,781,315		£162,430,981		£57,350,334	Viability	No resi	0	
16	Residential only on existing resi	Prime	£2,904,788		£8,912,901		-£6,008,113	Non-viability	AH required	0	
17	Residential only on existing office	Core	£292,288		£554,044		-£261,756	Non-viability	No AH required	0	
18	Residential only on existing resi	Fringe	£106,405		£1,012,869		-£906,464	Non-viability	No AH required	0	
19	Residential only on existing other	Fringe	£340,806		£1,150,920		-£809,696	Viability	AH required	0	
20	Residential only on existing other	Fringe	£5,436,142		£1,396,651		£4,039,491	Viability	AH required	0	
21	Residential only on existing resi	Fringe	£306,697		£211,503		£95,194	Viability	No AH required	0	
22	Office - MU	Fringe	£5,823,837		£3,370,390		£2,453,458	Viability	No AH required	0	
23	Residential MU	Core	£11,386,803		£2,305,548		£9,081,255	Viability	AH required	0	
24	Residential only on existing office	Core	£1,282,819		£5,504,307		-£4,221,488	Non-viability	AH required	0	
25	Residential only on existing resi	Core	£1,939,523		£1,805,183		£134,339	Viability	No resi	0	
26	Residential only on existing resi	Core	£393,879		£728,860		-£334,981	Non-viability	No AH required	0	
27	Residential only on existing office	Core	£1,424,743		£5,112,863		-£3,688,120	Non-viability	No AH required	0	
28	Residential only on existing resi	Core	£355,379		£1,232,468		-£877,089	Non-viability	No AH required	0	
29	Residential only on existing office	Core	£1,463,885		£4,858,502		-£3,394,617	Non-viability	AH required	0	
30	Residential only on existing resi	Core	£107,259		£732,549		-£625,290	Non-viability	No AH required	0	
31	Hotel	Core	£3,302,061		£2,830,527		£471,533	Viability	No resi	0	
32	Residential only on existing office	Core	£1,290,199		£4,577,890		-£3,287,691	Non-viability	No AH required	0	
33	Residential MU	Core	£51,245,005		£23,700,153		£27,544,852	Viability	AH required	0	
34	Office - MU	Core	£77,171,622		£56,741,251		£20,430,371	Viability	No AH required	0	
35	Residential only on existing resi	Core	£408,748		£855,497		-£446,749	Non-viability	No AH required	0	
36	Residential only on existing office	Core	£1,632,284		£3,406,913		-£1,774,629	Non-viability	AH required	0	
37	Residential only on existing other	Core	£1,211,197		£8,378,517		-£7,167,321	Non-viability	No AH required	0	
38	Residential only on existing other	Core	£807,817		£2,562,115		-£1,754,297	Non-viability	No AH required	0	
39	Residential only on existing resi	Prime	£721,165		£2,801,187		-£2,080,022	Non-viability	No AH required	0	
40	Residential only on existing resi	Prime	£1,361,520		£4,805,181		-£3,443,661	Non-viability	No AH required	0	
41	Residential only on existing resi	Prime	£968,334		£2,273,820		-£1,305,486	Non-viability	No AH required	0	
42	Residential only on existing office	Prime	£12,956,592		£35,554,646		-£22,598,054	Non-viability	AH required	0	
43	Residential MU	Prime	£670,917,996		£13,559,176		£657,358,810	Viability	AH required	0	
44	Residential only on existing other	Prime	£18,052,243		£87,019,530		-£68,967,287	Non-viability	AH required	0	
45	Residential MU	Prime	£2,252,527		£1,201,233		£1,051,294	Viability	No AH required	0	
46	Residential only on existing office	Prime	£844,879		£14,049,227		-£13,204,349	Non-viability	AH required	0	
47	Hotel - convy of car park	Core	£3,017,961		£203,774		£2,814,186	Viability	No resi	0	
48	Office	Core	£1,515,897		£1,118,010		£400,887	Viability	No resi	0	
49	Residential only on existing resi	Prime	£387,339		£3,863,488		-£3,476,150	Non-viability	No AH required	0	
50	Residential only on existing resi	Prime	£269,342		£1,801,246		-£1,531,905	Non-viability	No AH required	0	
51	Residential only on existing resi	Prime	£1,512,929		£4,569,171		-£3,056,242	Non-viability	No AH required	0	
52	Residential only on existing resi	Prime	£941,414		£3,546,388		-£2,604,974	Non-viability	No AH required	0	
53	Residential only on existing resi	Prime	£2,024,926		£8,844,274		-£6,819,349	Non-viability	AH required	0	
54	Residential only on existing resi	Prime	£669,006		£1,783,985		-£1,114,979	Non-viability	No AH required	0	
55	Residential only on existing other	Prime	£102,504,517		£84,263,076		£18,241,441	Viability	AH required	0	
56	Residential only on existing resi	Prime	£24,303,386		£97,064,778		-£72,761,392	Non-viability	AH required	0	
57	Residential MU	Core	£7,049,437		£8,495,344		-£1,445,906	Non-viability	AH required	0	
58	Residential only on former hotel/resi	Core	£1,320,111		£10,804,332		-£9,484,221	Non-viability	AH required	0	
59	Residential MU	Core	£3,119,939		£25,644,772		-£22,524,833	Non-viability	AH required	0	
60	Residential MU	Core	£1,806,858		£8,237,341		-£6,430,483	Non-viability	AH required	0	
61	Residential MU	Core	£4,180,156		£696,707		£3,483,449	Viability	AH required	0	
62	Office - Mu with resi	Prime	£683,312,573		£406,054,545		£277,258,027	Viability	AH required	0	
63	Office and hotel	Prime	£91,737,271		£76,957,293		£14,779,977	Viability	No resi	0	
64	Retail only	Prime	£53,952,804		£13,788,890		£40,163,914	Viability	No resi	0	
65	Residential only	Core	£496,673		£648,050		-£151,377	Non-viability	No AH required	0	
66	Hotel extension	Core	£125,753		£0		£125,753	Viability	No resi	0	
67	Hotel extension	Core	£335,345		£0		£335,345	Viability	No resi	0	
68	Hotel extension	Core	£100,348		£0		£100,348	Viability	No resi	0	
69	Office	Fringe	£353,071		£0		£353,071	Viability	No resi	0	
70	Hotel extension	Core	£87,432		£0		£87,432	Viability	No resi	0	
71	Hotel extension	Core	£461,872		£0		£461,872	Viability	No resi	0	
72	Residential only on existing office	Prime	£31,866,438		£45,912,507		-£14,046,069	Non-viability	AH required	0	
73	Residential only on existing office	Prime	£59,996,468		£91,825,014		-£31,828,546	Non-viability	AH required	0	
74	Residential only on existing office	Core	£13,823,841		£30,111,090		-£16,287,249	Non-viability	AH required	0	
75	Residential only on existing office	Core	£27,662,583		£60,222,180		-£32,559,597	Non-viability	AH required	0	
76	Residential only on existing office	Fringe	£3,672,366		£10,170,126		-£6,497,760	Non-viability	AH required	0	
77	Residential only on existing office	Fringe	£7,360,043		£20,340,252		-£12,980,209	Non-viability	AH required	0	
78	Office on existing office	Prime	£71,689,201		£45,912,507		£25,776,693	Viability	No resi	0	
79	Office on existing office	Prime	£38,226,485		£22,956,254		£15,270,231	Viability	No resi	0	
80	Office on existing office	Core	£52,206,922		£30,111,090		£22,095,832	Viability	No resi	0	
81	Office on existing office	Core	£27,838,743		£15,055,545		£12,783,198	Viability	AH required	0	
82	Office on existing office	Fringe	£30,586,497		£10,170,126		£20,416,371	Viability	No resi	0	
83	Office on existing office	Fringe	£16,304,656		£5,085,063		£11,219,593	Viability	No resi	0	
84	Retail on existing retail	Prime	£129,782,008		£23,265,485		£106,516,523	Viability	No resi	0	
85	Retail on existing retail	Prime	£230,736,910		£46,530,970		£184,205,940	Viability	No resi	0	
86	Retail on existing retail	Prime	£129,781,593		£23,265,485		£106,516,107	Viability	No resi	0	
87	Retail on existing retail	Prime	£230,736,495		£46,530,970		£184,205,524	Viability	No resi	0	
88	Retail on existing retail	Core	£29,967,116		£11,861,642		£18,105,475	Viability	AH required	0	
89	Retail on existing retail	Core	£53,288,859		£23,723,283		£29,565,576	Viability	No resi	0	
90	Retail on existing retail	Fringe	£9,278,798		£7,112,811		£2,165,987	Viability	No resi	0	
91	Retail on existing retail	Fringe	£16,509,950		£14,225,623		£2,284,327	Viability	No resi	0	
92	Hotel	Core	£5,565,605		£2,830,527		£2,735,077	Viability	No resi	0	
93	Resi on existing other	Prime	£132,537,118		£93,891,841		£38,645,277	Viability	AH required	0	
94	Retail with resi on existing office and B8	Prime	£542,327,765		£79,565,718		£462,762,047	Viability	AH required	0	
95	Retail with resi on existing retail and office	Prime	£209,128,525		£44,867,576		£164,260,950	Viability	AH required	0	
96	Retail with office on existing retail and office	Prime	£193,467,274		£96,551,115		£96,916,159	Viability	No resi	0	
97	Retail on existing office and retail	Prime	£135,519,303		£56,058,737		£79,460,567	Viability	AH required	0	
98	Retail on existing office and retail	Prime	£111,514,839		£107,910,141		£3,604,698	Viability	AH required	0	
99	Retail with office on existing C2	Prime	£477,990,428		£61,821,282		£416,169,147	Viability	AH required	0	
100	Retail with office/resi on existing office	Prime	£146,639,911		£162,373,283		-£15,733,372	Non-viability	AH required	0	
101	Retail with office on existing retail	Prime	£78,556,117		£102,447,659		-£23,891,542	Non-viability	AH required	0	
102	Retail with office on existing retail	Prime	£17,732,830		£9,623,923		£8,108,907	Viability	No AH required	0	
103	Retail with office on existing retail and office	Prime	£87,120,861		£42,706,604		£44,414,257	Viability	No resi	0	
104	Retail on existing office and retail	Prime	£9,162,068		£8,103,869		£1,058,199	Viability	No AH required	0	
105	Retail with resi on existing office	Prime	£3,331,162		£3,324,791		£6,365,953	Viability	No AH required	0	
106	Retail on existing retail and office	Prime	£33,806,534		£15,150,034		£18,656,500	Viability	No AH required	0	
107	Hotel on existing gov building	Prime	£60,972,835		£0		£60,972,835	Viability	AH required	0	
108	Hotel on existing gov building	Prime	£28,406,730		£577,713		£27,829,017	Viability	No resi	0	
109	Hotel with retail on existing members club	Prime	£21,287,633		£463,008		£20,824,625	Viability	No resi	0	
110	Hotel on existing office	Prime	£3,169,622		£6,602,219		-£3,432,597	Non-viability	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	£1,214,489		£0		£1,214,489	Viability	No resi	0	
112	Hotel on existing office	Core	£6,576,081		£15,019,412		-£8,443,331	Non-viability	No resi	0	
113	Office with resi on existing C2	Prime	£477,987,652		£61,821,282		£416,166,370	Viability	AH required	0	
114	Office with resi on existing office and B8	Prime	£534,309,102		£79,565,718		£454,743,385	Viability	AH required	0	
115	Office with retail on existing office and B8	Prime	£430,245,084		£248,517,253		£181,727,832				

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 47 schemes 45%
Sustainability: Off Commercial AH cont Off AH percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	45%
1	Office MU	Prime	£50,501,619	£36,094,248	£14,407,371	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£36,839,761	£21,459,506	£15,380,255	Viability	AH required	0
3	Residential only on existing office	Core	£349,077	£1,535,666	-£1,186,588	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£2,631,112	£5,976,526	-£3,345,414	Non-viable	No AH required	0
5	Hotel with resi	Prime	£10,551,347	£3,963,133	£6,588,214	Viability	No AH required	0
6	Retail MU	Prime	£133,819,322	£27,987,321	£105,832,001	Viability	No AH required	0
7	Residential only on existing office	Core	£2,969,978	£7,561,217	-£4,591,239	Non-viable	AH required	0
8	Residential only on existing office	Prime	£2,107,795	£4,995,281	-£2,887,485	Non-viable	No AH required	0
9	D1	Core	£378,065	£761,410	-£383,345	Non-viable	No resi	0
10	Residential only on existing office	Prime	£3,749,647	£10,064,022	-£6,314,374	Non-viable	AH required	0
11	Office - MU	Prime	£113,809,866	£96,875,390	£16,934,476	Viability	AH required	0
12	Residential MU	Core	£26,365,373	£4,416,346	£21,949,028	Viability	AH required	0
13	Retail only	Prime	£40,120,880	£8,980,477	£31,140,402	Viability	No resi	0
14	Residential only on existing resi	Core	£454,999	£1,451,647	-£996,648	Non-viable	No AH required	0
15	Office - MU	Prime	£219,781,627	£162,430,981	£57,350,645	Viability	No resi	0
16	Residential only on existing resi	Prime	£3,574,064	£8,912,901	-£5,338,837	Non-viable	AH required	0
17	Residential only on existing office	Core	£377,985	£554,044	-£176,059	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£147,260	£1,012,869	-£865,610	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£775,630	£150,920	£624,710	Viability	AH required	0
20	Residential only on existing other	Fringe	£8,058,096	£1,396,651	£6,661,446	Viability	AH required	0
21	Residential only on existing resi	Fringe	£387,294	£211,503	£175,792	Viability	No AH required	0
22	Office - MU	Fringe	£5,953,112	£3,370,390	£2,582,732	Viability	No AH required	0
23	Residential MU	Core	£15,963,799	£2,305,548	£13,658,250	Viability	AH required	0
24	Residential only on existing office	Core	£1,654,057	£5,504,307	-£3,850,250	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,940,054	£1,805,183	£134,871	Viability	No resi	0
26	Residential only on existing resi	Core	£470,079	£728,860	-£258,781	Non-viable	No AH required	0
27	Residential only on existing office	Core	£1,782,169	£5,112,863	-£3,330,694	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£424,354	£1,232,468	-£808,114	Non-viable	No AH required	0
29	Residential only on existing office	Core	£1,844,010	£4,858,502	-£3,014,492	Non-viable	AH required	0
30	Residential only on existing resi	Core	£144,721	£732,549	-£587,828	Non-viable	No AH required	0
31	Hotel	Core	£3,302,719	£2,830,527	£472,192	Viability	No resi	0
32	Residential only on existing office	Core	£1,580,287	£4,577,890	-£2,997,603	Non-viable	No AH required	0
33	Residential MU	Core	£52,556,159	£23,700,153	£28,856,006	Viability	AH required	0
34	Office - MU	Core	£77,400,430	£56,741,251	£20,659,179	Viability	No AH required	0
35	Residential only on existing resi	Core	£501,561	£855,497	-£353,936	Non-viable	No AH required	0
36	Residential only on existing office	Core	£2,042,168	£3,406,913	-£1,364,745	Non-viable	AH required	0
37	Residential only on existing other	Core	£1,518,000	£8,378,517	-£6,860,517	Non-viable	No AH required	0
38	Residential only on existing other	Core	£1,008,404	£2,562,115	-£1,553,711	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£845,458	£2,801,187	-£1,955,729	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,594,701	£4,805,181	-£3,210,481	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,114,574	£2,273,820	-£1,159,246	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£14,906,561	£35,554,646	-£20,648,085	Non-viable	AH required	0
43	Residential MU	Prime	£758,917,829	£13,558,176	£745,359,652	Viability	AH required	0
44	Residential only on existing other	Prime	£21,650,870	£87,019,530	-£65,368,660	Non-viable	No AH required	0
45	Residential MU	Prime	£2,293,729	£1,201,233	£1,092,496	Viability	No AH required	0
46	Residential only on existing office	Prime	£1,186,576	£14,049,227	-£12,862,651	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£3,018,951	£203,774	£2,815,176	Viability	No resi	0
48	Office	Core	£1,516,923	£1,115,010	£401,913	Viability	No resi	0
49	Residential only on existing resi	Prime	£547,223	£3,863,488	-£3,316,266	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£381,446	£1,801,246	-£1,419,801	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,778,228	£4,569,171	-£2,790,943	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,107,651	£3,546,388	-£2,438,738	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£2,478,405	£8,844,274	-£6,365,869	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£814,124	£1,783,985	-£969,860	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£124,008,794	£64,263,076	£59,745,718	Viability	AH required	0
56	Residential only on existing resi	Prime	£28,681,595	£97,064,778	-£68,383,183	Non-viable	AH required	0
57	Residential MU	Core	£8,578,021	£8,495,344	£82,677	Viability	AH required	0
58	Residential only on former hotel/resi	Core	£2,180,163	£10,804,332	-£8,624,169	Non-viable	AH required	0
59	Residential MU	Core	£3,929,544	£25,644,772	-£21,715,228	Non-viable	AH required	0
60	Residential MU	Core	£2,118,674	£8,237,341	-£6,118,667	Non-viable	AH required	0
61	Residential MU	Core	£5,083,571	£696,707	£4,386,864	Viability	AH required	0
62	Office - Mu with resi	Prime	£696,205,385	£406,054,545	£290,150,840	Viability	AH required	0
63	Office and hotel	Prime	£91,738,577	£76,957,293	£14,781,284	Viability	No resi	0
64	Retail only	Prime	£53,954,173	£13,788,890	£40,165,283	Viability	No resi	0
65	Residential only	Core	£588,390	£648,050	-£59,660	Non-viable	No AH required	0
66	Hotel extension	Core	£127,164	£0	£127,164	Viability	No resi	0
67	Hotel extension	Core	£336,778	£0	£336,778	Viability	No resi	0
68	Hotel extension	Core	£101,803	£0	£101,803	Viability	No resi	0
69	Office	Fringe	£354,547	£0	£354,547	Viability	No resi	0
70	Hotel extension	Core	£88,930	£0	£88,930	Viability	No resi	0
71	Hotel extension	Core	£463,391	£0	£463,391	Viability	No resi	0
72	Residential only on existing office	Prime	£36,847,725	£45,912,507	-£9,064,783	Non-viable	AH required	0
73	Residential only on existing office	Prime	£69,371,750	£91,825,014	-£22,453,264	Non-viable	AH required	0
74	Residential only on existing office	Core	£16,596,799	£30,111,090	-£13,514,291	Non-viable	AH required	0
75	Residential only on existing office	Core	£33,207,010	£60,222,180	-£27,015,170	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£5,285,084	£10,170,126	-£4,885,042	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£10,583,947	£20,340,252	-£9,756,305	Non-viable	AH required	0
78	Office on existing office	Prime	£71,890,819	£45,912,507	£25,978,312	Viability	No resi	0
79	Office on existing office	Prime	£38,228,123	£22,956,254	£15,271,869	Viability	No resi	0
80	Office on existing office	Core	£52,208,592	£30,111,090	£22,097,492	Viability	No resi	0
81	Office on existing office	Core	£27,837,423	£15,055,545	£12,781,878	Viability	AH required	0
82	Office on existing office	Fringe	£30,588,197	£10,170,126	£20,418,071	Viability	No resi	0
83	Office on existing office	Fringe	£16,306,377	£5,085,063	£11,221,314	Viability	No resi	0
84	Retail on existing retail	Prime	£129,783,750	£23,265,485	£106,518,265	Viability	No resi	0
85	Retail on existing retail	Prime	£230,738,672	£46,530,970	£184,207,702	Viability	No resi	0
86	Retail on existing retail	Prime	£129,783,376	£23,265,485	£106,517,891	Viability	No resi	0
87	Retail on existing retail	Prime	£230,738,299	£46,530,970	£184,207,329	Viability	No resi	0
88	Retail on existing retail	Core	£29,968,942	£11,861,642	£18,107,300	Viability	AH required	0
89	Retail on existing retail	Core	£53,290,705	£23,723,283	£29,567,421	Viability	No resi	0
90	Retail on existing retail	Fringe	£9,280,665	£7,112,811	£2,167,853	Viability	No resi	0
91	Retail on existing retail	Fringe	£16,511,837	£14,225,623	£2,286,214	Viability	No resi	0
92	Hotel	Core	£5,567,542	£2,830,527	£2,737,015	Viability	No resi	0
93	Resi on existing other	Prime	£163,750,738	£2,830,527	£160,920,211	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£554,827,858	£79,565,718	£475,262,140	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£210,005,691	£44,867,576	£165,138,115	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£193,469,265	£96,551,115	£96,918,150	Viability	No resi	0
97	Retail on existing office and retail	Prime	£137,137,351	£56,058,737	£81,078,614	Viability	AH required	0
98	Retail on existing office and retail	Prime	£115,916,874	£107,910,141	£8,006,733	Viability	AH required	0
99	Retail with office on existing C2	Prime	£497,791,320	£61,821,282	£435,970,038	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£154,478,974	£162,373,283	-£7,894,309	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£84,537,524	£102,447,659	-£17,910,134	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£18,038,781	£9,623,923	£8,414,859	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£87,122,996	£42,706,604	£44,416,392	Viability	No resi	0
104	Retail on existing office and retail	Prime	£9,641,425	£8,103,869	£1,537,556	Viability	No AH required	0
105	Retail on existing office	Prime	£8,161,584	£3,324,731	£4,836,853	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£34,230,189	£15,150,034	£19,080,155	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£61,792,878	£0	£61,792,878	Viability	AH required	0
108	Hotel on existing gov building	Prime	£28,408,969	£577,713	£27,831,257	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£21,289,893	£463,008	£20,826,885	Viability	No resi	0
110	Hotel on existing office	Prime	£3,171,938	£6,602,219	-£3,430,280	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,216,827	£0	£1,216,827	Viability	No resi	0
112	Hotel on existing office	Core	£6,578,403	£15,019,412	-£8,441,008	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£497,788,821	£61,821,282	£435,967,540	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£546,624,861	£79,565,718	£467,059,143	Viability	AH required	0
115	Office with retail on existing office and B8	Prime	£430,247,469	£248,517,253	£181,730,216	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£42,821,722	£22,463,653	£20,358,069	Viability	AH required	0
117	Office with retail on existing office	Prime	£215,831,243					

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 47 schemes 40%
Sustainability: Off Commercial AH cont Off AH percentage Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£51,139,200	£36,094,248	£15,044,952	Viable	AH required	0	0
2	Office - MU with resi and retail	Prime	£37,429,921	£21,459,506	£15,970,415	Viable	AH required	0	0
3	Residential only on existing office	Core	£454,223	£1,535,666	-£1,081,443	Non-viable	No AH required	0	0
4	Residential only on existing resi	Prime	£3,036,843	£5,976,526	-£2,939,683	Non-viable	No AH required	0	0
5	Hotel with resi	Prime	£10,877,040	£3,963,133	£6,913,907	Viable	No AH required	0	0
6	Retail MU	Prime	£134,149,064	£27,987,321	£106,161,743	Viable	No AH required	0	0
7	Residential only on existing office	Core	£3,523,103	£7,561,217	-£4,038,114	Non-viable	AH required	0	0
8	Residential only on existing office	Prime	£2,431,980	£4,995,281	-£2,563,301	Non-viable	No AH required	0	0
9	D1	Core	-£377,873	£761,410	-£1,139,282	Non-viable	No resi	0	0
10	Residential only on existing office	Prime	£4,444,729	£10,064,022	-£5,619,293	Non-viable	AH required	0	0
11	Office - MU	Prime	£114,412,561	£96,875,390	£17,537,171	Viable	AH required	0	0
12	Residential MU	Core	£29,859,719	£4,416,346	£25,443,373	Viable	AH required	0	0
13	Retail only	Prime	£40,121,153	£8,980,477	£31,140,676	Viable	No resi	0	0
14	Residential only on existing resi	Core	£529,568	£1,451,647	-£922,079	Non-viable	No AH required	0	0
15	Office - MU	Prime	£219,781,938	£162,430,981	£57,350,957	Viable	No resi	0	0
16	Residential only on existing resi	Prime	£4,243,340	£8,912,901	-£4,669,561	Non-viable	AH required	0	0
17	Residential only on existing office	Core	£463,683	£554,044	-£90,361	Non-viable	No AH required	0	0
18	Residential only on existing resi	Fringe	£188,115	£1,012,869	-£824,755	Non-viable	No AH required	0	0
19	Residential only on existing other	Fringe	£1,010,854	£150,920	£859,933	Viable	AH required	0	0
20	Residential only on existing other	Prime	£10,680,051	£1,996,651	£8,683,400	Viable	AH required	0	0
21	Residential only on existing resi	Fringe	£467,890	£211,503	£256,387	Viable	No AH required	0	0
22	Office - MU	Fringe	£6,082,388	£3,370,390	£2,712,000	Viable	No AH required	0	0
23	Residential MU	Core	£20,540,794	£2,305,548	£18,235,246	Viable	AH required	0	0
24	Residential only on existing office	Core	£2,025,294	£5,504,307	-£3,479,013	Non-viable	AH required	0	0
25	Residential only on existing resi	Core	£1,940,584	£1,805,183	£135,401	Viable	No resi	0	0
26	Residential only on existing resi	Core	£546,277	£728,860	-£182,582	Non-viable	No AH required	0	0
27	Residential only on existing office	Core	£2,139,596	£5,112,863	-£2,973,267	Non-viable	No AH required	0	0
28	Residential only on existing resi	Core	£493,329	£1,232,468	-£739,138	Non-viable	No AH required	0	0
29	Residential only on existing office	Core	£2,224,136	£4,858,502	-£2,634,366	Non-viable	AH required	0	0
30	Residential only on existing resi	Core	£182,185	£732,549	-£550,365	Non-viable	No AH required	0	0
31	Hotel	Core	£3,303,377	£2,830,527	£472,849	Viable	No resi	0	0
32	Residential only on existing office	Core	£1,870,375	£4,571,890	-£2,701,515	Non-viable	No AH required	0	0
33	Residential MU	Core	£53,867,314	£23,700,153	£30,167,161	Viable	AH required	0	0
34	Office - MU	Core	£77,629,239	£56,741,251	£20,887,988	Viable	No AH required	0	0
35	Residential only on existing resi	Core	£594,376	£855,497	-£261,121	Non-viable	No AH required	0	0
36	Residential only on existing office	Core	£2,452,051	£3,406,913	-£954,862	Non-viable	AH required	0	0
37	Residential only on existing other	Core	£1,824,804	£8,378,517	-£6,553,714	Non-viable	No AH required	0	0
38	Residential only on existing other	Core	£1,208,991	£2,662,115	-£1,453,124	Non-viable	No AH required	0	0
39	Residential only on existing resi	Prime	£969,751	£2,801,187	-£1,831,437	Non-viable	No AH required	0	0
40	Residential only on existing resi	Prime	£1,827,880	£4,805,181	-£2,977,301	Non-viable	No AH required	0	0
41	Residential only on existing resi	Prime	£1,260,815	£2,273,820	-£1,013,005	Non-viable	No AH required	0	0
42	Residential only on existing office	Prime	£16,856,530	£35,554,646	-£18,698,115	Non-viable	AH required	0	0
43	Residential MU	Prime	£846,917,672	£13,559,176	£833,358,496	Viable	AH required	0	0
44	Residential only on existing other	Prime	£25,249,096	£87,019,530	-£61,770,434	Non-viable	No AH required	0	0
45	Residential MU	Prime	£2,334,930	£1,201,233	£1,133,697	Viable	No AH required	0	0
46	Residential only on existing office	Prime	£1,528,273	£14,049,227	-£12,520,954	Non-viable	AH required	0	0
47	Hotel - convy of car park	Core	£3,019,940	£203,774	£2,816,166	Viable	No resi	0	0
48	Office	Core	£1,517,950	£1,115,010	£402,940	Viable	No resi	0	0
49	Residential only on existing resi	Prime	£707,107	£3,863,488	-£3,156,381	Non-viable	No AH required	0	0
50	Residential only on existing resi	Prime	£493,550	£1,801,246	-£1,307,696	Non-viable	No AH required	0	0
51	Residential only on existing resi	Prime	£2,043,527	£4,569,171	-£2,525,643	Non-viable	No AH required	0	0
52	Residential only on existing resi	Prime	£1,273,886	£3,546,388	-£2,272,502	Non-viable	No AH required	0	0
53	Residential only on existing resi	Prime	£2,931,884	£8,844,274	-£5,912,390	Non-viable	AH required	0	0
54	Residential only on existing resi	Prime	£969,244	£1,783,985	-£814,741	Non-viable	No AH required	0	0
55	Residential only on existing other	Prime	£145,513,070	£64,263,076	£81,249,994	Viable	AH required	0	0
56	Residential only on existing resi	Prime	£33,000,190	£97,064,778	-£64,064,588	Non-viable	AH required	0	0
57	Residential MU	Core	£9,806,605	£8,495,344	£1,311,261	Viable	AH required	0	0
58	Residential only on former hotel/resi	Core	£3,040,215	£10,804,332	-£7,764,117	Non-viable	AH required	0	0
59	Residential MU	Core	£4,739,148	£25,644,772	-£20,905,624	Non-viable	AH required	0	0
60	Residential MU	Core	£2,430,489	£8,237,341	-£5,806,851	Non-viable	AH required	0	0
61	Residential MU	Core	£5,986,986	£696,707	£5,290,279	Viable	AH required	0	0
62	Office - Mu with resi	Prime	£709,098,198	£406,054,545	£303,043,653	Viable	AH required	0	0
63	Office and hotel	Prime	£91,739,883	£76,957,293	£14,782,590	Viable	No resi	0	0
64	Retail only	Prime	£53,955,542	£13,788,890	£40,166,652	Viable	No resi	0	0
65	Residential only	Core	£680,106	£648,050	£32,057	Viable	No AH required	0	0
66	Hotel extension	Core	£128,576	£0	£128,576	Viable	No resi	0	0
67	Hotel extension	Core	£338,212	£0	£338,212	Viable	No resi	0	0
68	Hotel extension	Core	£103,257	£0	£103,257	Viable	No resi	0	0
69	Office	Fringe	£356,023	£0	£356,023	Viable	No resi	0	0
70	Hotel extension	Core	£90,426	£0	£90,426	Viable	No resi	0	0
71	Hotel extension	Core	£464,910	£0	£464,910	Viable	No resi	0	0
72	Residential only on existing office	Prime	£41,829,012	£45,912,507	-£4,083,495	Non-viable	AH required	0	0
73	Residential only on existing office	Prime	£78,747,033	£91,825,014	-£13,077,981	Non-viable	AH required	0	0
74	Residential only on existing office	Core	£19,369,758	£30,111,090	-£10,741,332	Non-viable	AH required	0	0
75	Residential only on existing office	Core	£38,751,438	£60,222,180	-£21,470,743	Non-viable	AH required	0	0
76	Residential only on existing office	Fringe	£6,897,802	£10,170,126	-£3,272,324	Non-viable	AH required	0	0
77	Residential only on existing office	Fringe	£13,807,852	£20,340,252	-£6,532,400	Non-viable	AH required	0	0
78	Office on existing office	Prime	£71,692,436	£45,912,507	£25,779,929	Viable	No resi	0	0
79	Office on existing office	Core	£38,229,762	£22,956,254	£15,273,508	Viable	No resi	0	0
80	Office on existing office	Core	£52,210,241	£30,111,090	£22,099,151	Viable	No resi	0	0
81	Office on existing office	Core	£27,839,102	£15,055,545	£12,783,557	Viable	AH required	0	0
82	Office on existing office	Fringe	£30,589,898	£10,170,126	£20,419,772	Viable	No resi	0	0
83	Office on existing office	Fringe	£16,308,098	£5,085,063	£11,223,035	Viable	No resi	0	0
84	Retail on existing retail	Prime	£129,785,491	£23,265,485	£106,520,006	Viable	No resi	0	0
85	Retail on existing retail	Prime	£230,740,435	£46,530,970	£184,209,465	Viable	No resi	0	0
86	Retail on existing retail	Prime	£129,785,160	£23,265,485	£106,519,675	Viable	No resi	0	0
87	Retail on existing retail	Prime	£230,740,103	£46,530,970	£184,209,133	Viable	No resi	0	0
88	Retail on existing retail	Core	£29,970,766	£11,861,642	£18,109,124	Viable	AH required	0	0
89	Retail on existing retail	Core	£53,292,551	£23,723,283	£29,569,268	Viable	No resi	0	0
90	Retail on existing retail	Fringe	£9,282,531	£7,112,811	£2,169,719	Viable	No resi	0	0
91	Retail on existing retail	Fringe	£16,513,724	£14,225,623	£2,288,101	Viable	No resi	0	0
92	Hotel	Core	£5,569,480	£2,830,527	£2,738,953	Viable	No resi	0	0
93	Resi on existing other	Prime	£174,984,358	£29,324,841	£145,659,517	Viable	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£567,327,950	£79,565,718	£487,762,232	Viable	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£210,882,857	£44,867,576	£166,015,281	Viable	AH required	0	0
96	Retail with office on existing retail and office	Prime	£193,471,256	£96,551,115	£96,920,141	Viable	No resi	0	0
97	Retail on existing office and retail	Prime	£138,755,398	£56,058,737	£82,696,661	Viable	AH required	0	0
98	Retail on existing office and retail	Prime	£120,318,908	£107,910,141	£12,408,767	Viable	AH required	0	0
99	Retail with office on existing C2	Prime	£517,592,211	£61,821,282	£455,770,930	Viable	AH required	0	0
100	Retail with office/resi on existing office	Prime	£162,318,037	£162,373,283	-£55,247	Non-viable	AH required	0	0
101	Retail with office on existing retail	Prime	£90,518,932	£102,447,659	-£11,928,727	Non-viable	AH required	0	0
102	Retail with office on existing retail	Prime	£18,344,733	£9,623,923	£8,720,810	Viable	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£87,125,132	£42,708,604	£44,416,528	Viable	No resi	0	0
104	Retail on existing office and retail	Prime	£10,120,780	£8,103,869	£2,016,912	Viable	No AH required	0	0
105	Retail with resi on existing office	Prime	£8,292,008	£3,324,731	£4,967,277	Viable	No AH required	0	0
106	Retail on existing retail and office	Prime	£34,653,844	£15,150,034	£19,503,810	Viable	No AH required	0	0
107	Hotel on existing gov building	Prime	£62,612,922	£0	£62,612,922	Viable	AH required	0	0
108	Hotel on existing gov building	Prime	£28,411,209	£577,713	£27,833,496	Viable	No resi	0	0
109	Hotel with retail on existing members club	Prime	£21,292,154	£463,008	£20,829,146	Viable	No resi	0	0
110	Hotel on existing office	Prime	£3,174,256	£6,602,219	-£3,427,963	Non-viable	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,219,164	£0	£1,219,164	Viable	No resi	0	0
112	Hotel on existing office	Core	£6,580,726	£15,019,412	-£8,438,686	Non-viable	No resi	0	0
113	Office with resi on existing C2	Prime	£517,589,990	£61,821,282	£455,768,708	Viable	AH required	0	0
114	Office with resi on existing office and B8	Prime	£558,940,619	£79,565,718	£479,374,901	Viable	AH required	0	0
115	Office with retail on existing office and B8	Prime	£430,249,853	£248,517,253	£181,732,601	Viable	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£45,599,900	£22,463,653	£23,136,246	Viable	AH required	0	0
117	Office with retail on existing office	Prime	£217,585,444	£167,038,994	£50,546,450	Viable	AH required	0	0
118	Office with retail on existing office and retail	Prime	£87,122,644	£42,708,604	£44,416,040	Viable	No resi	0	0
119	Office on existing office	Prime	£40,135,268	£29,292,180	£10,843,088	Viable	No resi	0	0
120	Office on existing office	Prime	£21,329,173	£12,429,534	£8,899,639	Viable	No resi	0	0
121	Office with retail on existing office and retail	Prime	£193,467,108	£96,551,115	£96,915,993	Viable	No resi	0	0
122	Office on existing office	Prime	£16,017,865	£12,185,179	£3,832,685	Viable	No AH required	0	0
123	ST. Resi and office on existing office and	Core	£305,584,831	£53,363,808	£252				

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 51 schemes 35% 40%
Sustainability: Off Commercial AH cont Off AH percentage Rented percentage Com PIL

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£51,776,781	£36,094,248	£15,682,533	Viability	AH required	0	0
2	Office - MU with resi and retail	Prime	£38,020,081	£21,459,506	£16,560,575	Viability	AH required	0	0
3	Residential only on existing office	Core	£559,368	£1,535,666	£-976,297	Non-viable	No AH required	0	0
4	Residential only on existing resi	Prime	£3,442,575	£5,976,526	£-2,533,951	Non-viable	No AH required	0	0
5	Hotel with resi	Prime	£11,202,734	£3,963,133	£7,239,601	Viability	No AH required	0	0
6	Retail MU	Prime	£134,478,806	£27,987,321	£106,491,485	Viability	No AH required	0	0
7	Residential only on existing office	Core	£4,076,227	£7,561,217	£-3,484,990	Non-viable	AH required	0	0
8	Residential only on existing office	Prime	£2,756,165	£4,995,281	£-2,239,116	Non-viable	No AH required	0	0
9	D1	Core	£-577,681	£761,410	£-1,139,090	Non-viable	No resi	0	0
10	Residential only on existing office	Prime	£5,139,810	£10,064,022	£-4,924,212	Non-viable	AH required	0	0
11	Office - MU	Prime	£115,015,256	£96,875,390	£18,139,866	Viability	AH required	0	0
12	Residential MU	Core	£33,354,064	£4,416,346	£28,937,718	Viability	AH required	0	0
13	Retail only	Prime	£40,121,428	£8,980,477	£31,140,951	Viability	No resi	0	0
14	Residential only on existing resi	Core	£604,137	£1,451,447	£-847,310	Non-viable	No AH required	0	0
15	Office - MU	Prime	£219,782,249	£162,430,981	£57,351,268	Viability	No resi	0	0
16	Residential only on existing resi	Prime	£4,912,616	£8,912,901	£-4,000,285	Non-viable	AH required	0	0
17	Residential only on existing office	Core	£549,381	£554,044	£-4,664	Non-viable	No AH required	0	0
18	Residential only on existing resi	Fringe	£228,969	£1,012,869	£-783,901	Non-viable	No AH required	0	0
19	Residential only on existing other	Fringe	£1,245,877	£150,920	£1,094,956	Viability	AH required	0	0
20	Residential only on existing other	Fringe	£13,302,006	£1,396,651	£11,905,355	Viability	AH required	0	0
21	Residential only on existing resi	Fringe	£548,488	£211,503	£336,985	Viability	No AH required	0	0
22	Office - MU	Fringe	£6,211,662	£3,370,390	£2,841,282	Viability	No AH required	0	0
23	Residential MU	Core	£25,117,790	£2,305,548	£22,812,242	Viability	AH required	0	0
24	Residential only on existing office	Core	£2,396,532	£5,504,307	£-3,107,775	Non-viable	AH required	0	0
25	Residential only on existing resi	Core	£1,941,115	£1,805,183	£135,931	Viability	No resi	0	0
26	Residential only on existing resi	Core	£622,476	£728,860	£-106,384	Non-viable	No AH required	0	0
27	Residential only on existing office	Core	£2,497,022	£5,112,863	£-2,615,841	Non-viable	No AH required	0	0
28	Residential only on existing resi	Core	£562,304	£1,232,468	£-670,163	Non-viable	No AH required	0	0
29	Residential only on existing office	Core	£2,604,260	£4,858,502	£-2,254,241	Non-viable	AH required	0	0
30	Residential only on existing resi	Core	£219,647	£732,549	£-512,902	Non-viable	No AH required	0	0
31	Hotel	Core	£3,304,035	£2,830,527	£473,508	Viability	No resi	0	0
32	Residential only on existing office	Core	£2,180,463	£4,577,890	£-2,417,427	Non-viable	No AH required	0	0
33	Residential MU	Core	£55,178,468	£23,700,153	£31,478,316	Viability	AH required	0	0
34	Office - MU	Core	£77,858,047	£56,741,251	£21,116,796	Viability	No AH required	0	0
35	Residential only on existing resi	Core	£687,189	£855,497	£-168,308	Non-viable	No AH required	0	0
36	Residential only on existing office	Core	£2,861,934	£3,406,913	£-544,979	Non-viable	AH required	0	0
37	Residential only on existing other	Core	£2,131,607	£8,378,517	£-6,246,910	Non-viable	No AH required	0	0
38	Residential only on existing other	Core	£1,409,578	£2,562,115	£-1,152,537	Non-viable	No AH required	0	0
39	Residential only on existing resi	Prime	£1,094,044	£2,801,187	£-1,707,143	Non-viable	No AH required	0	0
40	Residential only on existing resi	Prime	£2,061,061	£4,805,181	£-2,744,120	Non-viable	No AH required	0	0
41	Residential only on existing resi	Prime	£1,407,056	£2,273,820	£-866,764	Non-viable	No AH required	0	0
42	Residential only on existing office	Prime	£18,806,501	£35,554,646	£-16,748,145	Non-viable	AH required	0	0
43	Residential MU	Prime	£934,917,515	£13,559,176	£921,358,339	Viability	AH required	0	0
44	Residential only on existing other	Prime	£28,847,523	£87,019,530	£-58,172,007	Non-viable	No AH required	0	0
45	Residential MU	Prime	£2,376,131	£1,201,233	£1,174,898	Viability	No AH required	0	0
46	Residential only on existing office	Prime	£1,869,972	£14,049,227	£-12,179,255	Non-viable	AH required	0	0
47	Hotel - convy of car park	Core	£3,020,930	£203,774	£2,817,156	Viability	No resi	0	0
48	Office	Core	£1,518,977	£1,115,010	£403,967	Viability	No resi	0	0
49	Residential only on existing resi	Prime	£866,989	£3,863,488	£-2,996,499	Non-viable	No AH required	0	0
50	Residential only on existing resi	Prime	£605,653	£1,801,246	£-1,195,593	Non-viable	No AH required	0	0
51	Residential only on existing resi	Prime	£2,308,826	£4,569,171	£-2,260,345	Non-viable	No AH required	0	0
52	Residential only on existing resi	Prime	£1,440,122	£3,546,388	£-2,106,266	Non-viable	No AH required	0	0
53	Residential only on existing resi	Prime	£3,385,363	£8,844,274	£-5,458,911	Non-viable	AH required	0	0
54	Residential only on existing resi	Prime	£1,104,364	£1,783,985	£-679,621	Non-viable	No AH required	0	0
55	Residential only on existing other	Prime	£167,017,345	£64,263,076	£102,754,269	Viability	AH required	0	0
56	Residential only on existing resi	Prime	£37,334,161	£97,064,778	£-59,730,617	Non-viable	AH required	0	0
57	Residential MU	Core	£10,735,189	£8,495,344	£2,239,845	Viability	AH required	0	0
58	Residential only on former hotel/resi	Core	£3,900,266	£10,804,332	£-6,904,066	Non-viable	AH required	0	0
59	Residential MU	Core	£5,548,753	£25,644,772	£-20,096,019	Non-viable	AH required	0	0
60	Residential MU	Core	£2,742,305	£8,237,341	£-5,495,035	Non-viable	AH required	0	0
61	Residential MU	Core	£6,890,400	£6,967,707	£-77,307	Non-viable	AH required	0	0
62	Office - Mu with resi	Prime	£721,991,011	£406,054,545	£315,936,466	Viability	AH required	0	0
63	Office and hotel	Prime	£91,741,190	£76,957,293	£14,783,897	Viability	No resi	0	0
64	Retail only	Prime	£53,956,911	£13,788,890	£40,168,021	Viability	No resi	0	0
65	Residential only	Core	£771,823	£648,050	£123,773	Viability	No AH required	0	0
66	Hotel extension	Core	£129,988	£0	£129,988	Viability	No resi	0	0
67	Hotel extension	Core	£339,645	£0	£339,645	Viability	No resi	0	0
68	Hotel extension	Core	£104,712	£0	£104,712	Viability	No resi	0	0
69	Office	Fringe	£357,498	£0	£357,498	Viability	No resi	0	0
70	Hotel extension	Core	£91,924	£0	£91,924	Viability	No resi	0	0
71	Hotel extension	Core	£466,428	£0	£466,428	Viability	No resi	0	0
72	Residential only on existing office	Prime	£46,810,299	£45,912,507	£897,792	Viability	AH required	0	0
73	Residential only on existing office	Prime	£88,122,315	£91,825,014	£-3,702,699	Non-viable	AH required	0	0
74	Residential only on existing office	Core	£22,142,717	£30,111,090	£-7,968,373	Non-viable	AH required	0	0
75	Residential only on existing office	Core	£44,295,866	£60,222,180	£-15,926,314	Non-viable	AH required	0	0
76	Residential only on existing office	Fringe	£8,510,520	£10,170,126	£-1,659,606	Non-viable	AH required	0	0
77	Residential only on existing office	Fringe	£17,031,757	£20,340,252	£-3,308,495	Non-viable	AH required	0	0
78	Office on existing office	Prime	£71,694,053	£45,912,507	£25,781,546	Viability	No resi	0	0
79	Office on existing office	Core	£38,231,400	£22,956,254	£15,275,146	Viability	No resi	0	0
80	Office on existing office	Core	£55,984,636	£21,077,763	£34,906,873	Viability	AH required	0	0
81	Office on existing office	Core	£44,785,277	£15,055,545	£29,729,732	Viability	AH required	0	0
82	Office on existing office	Fringe	£30,591,598	£10,170,126	£20,421,472	Viability	No resi	0	0
83	Office on existing office	Fringe	£16,309,819	£5,085,063	£11,224,756	Viability	No resi	0	0
84	Retail on existing retail	Prime	£129,787,233	£23,265,485	£106,521,748	Viability	No resi	0	0
85	Retail on existing retail	Prime	£230,742,197	£46,530,970	£184,211,227	Viability	No resi	0	0
86	Retail on existing retail	Prime	£129,786,943	£23,265,485	£106,521,458	Viability	No resi	0	0
87	Retail on existing retail	Prime	£230,741,907	£46,530,970	£184,210,937	Viability	No resi	0	0
88	Retail on existing retail	Core	£29,972,591	£11,861,642	£18,110,949	Viability	AH required	0	0
89	Retail on existing retail	Core	£53,294,396	£23,723,283	£29,571,113	Viability	No resi	0	0
90	Retail on existing retail	Fringe	£9,284,397	£7,112,811	£2,171,586	Viability	No resi	0	0
91	Retail on existing retail	Fringe	£16,515,611	£14,225,623	£2,289,988	Viability	No resi	0	0
92	Hotel	Core	£5,571,418	£2,830,527	£2,740,891	Viability	No resi	0	0
93	Resi on existing other	Prime	£186,177,977	£193,841,171	£-7,663,194	Non-viable	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£579,828,041	£79,565,718	£500,262,324	Viability	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£211,760,023	£44,867,576	£166,892,447	Viability	AH required	0	0
96	Retail with office on existing retail and office	Prime	£193,473,247	£96,551,115	£96,922,132	Viability	No resi	0	0
97	Retail on existing office and retail	Prime	£140,373,445	£56,058,737	£84,314,708	Viability	AH required	0	0
98	Retail on existing office and retail	Prime	£124,720,944	£107,910,141	£16,810,803	Viability	AH required	0	0
99	Retail with office on existing C2	Prime	£537,393,103	£61,821,282	£475,571,821	Viability	AH required	0	0
100	Retail with office/resi on existing office	Prime	£170,157,099	£162,373,283	£-7,216,184	Non-viable	AH required	0	0
101	Retail with office on existing retail	Prime	£96,500,340	£102,447,659	£-5,947,319	Non-viable	AH required	0	0
102	Retail with office on existing retail	Prime	£18,650,684	£9,623,923	£9,026,762	Viability	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£87,127,268	£42,708,604	£44,418,664	Viability	No resi	0	0
104	Retail on existing office and retail	Prime	£10,600,137	£8,103,869	£2,496,268	Viability	No AH required	0	0
105	Retail with resi on existing office	Prime	£5,422,431	£3,324,731	£2,097,700	Viability	No AH required	0	0
106	Retail on existing retail and office	Prime	£35,077,499	£15,150,034	£19,927,465	Viability	No AH required	0	0
107	Hotel on existing gov building	Prime	£63,432,966	£0	£63,432,966	Viability	AH required	0	0
108	Hotel on existing gov building	Prime	£28,413,448	£577,713	£27,835,735	Viability	No resi	0	0
109	Hotel with retail on existing members club	Prime	£21,294,414	£463,008	£20,831,406	Viability	No resi	0	0
110	Hotel on existing office	Prime	£3,176,572	£6,602,219	£-3,425,647	Non-viable	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,221,502	£0	£1,221,502	Viability	No resi	0	0
112	Hotel on existing office	Core	£6,583,049	£15,019,412	£-8,436,363	Non-viable	No resi	0	0
113	Office with resi on existing C2	Prime	£537,391,160	£61,821,282	£475,569,878	Viability	AH required	0	0
114	Office with resi on existing office and B8	Prime	£571,256,378	£79,565,718	£491,690,660	Viability	AH required	0	0
115	Office with retail on existing office and B8	Prime	£430,252,239	£248,517,253	£181,734,986	Viability	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£46,378,076	£22,463,653	£23,914,422	Viability	AH required	0	0
117	Office with retail on existing office	Prime	£219,299,845	£167,038,984	£52,260,861	Viability	AH required	0	0
118	Office with retail on existing office and retail	Prime	£87,125,090	£42,708,604	£44,418,486	Viability	No resi	0	0
119	Office on existing office	Prime	£40,137,736	£29,292,180	£10,845,557	Viability	No resi	0	0
120	Office on existing office	Prime	£21,331,662	£12,429,534	£8,902,128	Viability	No resi	0	0
121	Office with retail on existing office and retail	Prime	£193,469,618	£96,551,115	£96,918,503	Viability	No resi	0	0
122	Office on existing office	Prime	£16,231,872						

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 53 schemes 10% AH percentage 30% Sustainability: Off Commercial AH cont Off Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Com PIL
1	Office MU	Prime	£52,414,363	£36,094,248	£16,320,115	Viable	AH required	0
2	Office - MU with resi and retail	Prime	£38,610,241	£21,459,506	£17,150,735	Viable	AH required	0
3	Residential only on existing office	Core	£664,514	£1,535,666	£-871,152	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£3,848,306	£5,976,526	£-2,128,220	Non-viable	No AH required	0
5	Hotel with resi	Prime	£11,528,428	£3,963,133	£7,565,295	Viable	No AH required	0
6	Retail MU	Prime	£134,808,548	£27,987,321	£106,821,227	Viable	No AH required	0
7	Residential only on existing office	Core	£4,629,352	£7,561,217	£-2,931,865	Non-viable	AH required	0
8	Residential only on existing office	Prime	£3,080,350	£4,995,281	£-1,914,931	Non-viable	No AH required	0
9	D1	Core	£-377,488	£761,410	£-1,138,898	Non-viable	No resi	0
10	Residential only on existing office	Prime	£5,834,891	£10,064,022	£-4,229,131	Non-viable	AH required	0
11	Office - MU	Prime	£115,617,952	£96,875,390	£18,742,562	Viable	AH required	0
12	Residential MU	Core	£36,848,408	£4,416,346	£32,432,063	Viable	AH required	0
13	Retail only	Prime	£40,121,702	£8,980,477	£31,141,224	Viable	No resi	0
14	Residential only on existing resi	Core	£678,706	£1,451,647	£-772,941	Non-viable	No AH required	0
15	Office - MU	Prime	£219,782,559	£162,430,981	£57,351,578	Viable	No resi	0
16	Residential only on existing resi	Prime	£5,581,892	£8,912,901	£-3,331,009	Non-viable	AH required	0
17	Residential only on existing office	Core	£635,079	£554,044	£81,035	Viable	No AH required	0
18	Residential only on existing resi	Fringe	£269,824	£1,012,869	£-743,046	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£1,480,701	£159,920	£1,320,780	Viable	AH required	0
20	Residential only on existing other	Fringe	£15,923,960	£1,396,651	£14,527,309	Viable	AH required	0
21	Residential only on existing resi	Fringe	£629,085	£211,503	£417,582	Viable	No AH required	0
22	Office - MU	Fringe	£6,340,937	£3,370,390	£2,970,557	Viable	No AH required	0
23	Residential MU	Core	£29,679,175	£2,305,548	£27,373,626	Viable	AH required	0
24	Residential only on existing office	Core	£2,767,769	£5,504,307	£-2,736,538	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,941,646	£1,805,183	£136,463	Viable	No resi	0
26	Residential only on existing resi	Core	£698,676	£728,860	£-30,184	Non-viable	No AH required	0
27	Residential only on existing office	Core	£2,854,448	£5,112,863	£-2,258,415	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£631,280	£1,232,468	£-601,188	Non-viable	No AH required	0
29	Residential only on existing office	Core	£2,984,385	£4,858,502	£-1,874,116	Non-viable	AH required	0
30	Residential only on existing resi	Core	£257,109	£732,549	£-475,440	Non-viable	No AH required	0
31	Hotel	Core	£3,304,693	£2,830,527	£474,166	Viable	No resi	0
32	Residential only on existing office	Core	£2,450,552	£4,577,890	£-2,127,338	Non-viable	No AH required	0
33	Residential MU	Core	£56,489,622	£23,700,153	£32,789,469	Viable	AH required	0
34	Office - MU	Core	£78,086,855	£56,741,251	£21,345,604	Viable	No AH required	0
35	Residential only on existing resi	Core	£780,002	£855,497	£-75,495	Non-viable	No AH required	0
36	Residential only on existing office	Core	£3,271,817	£3,406,913	£-135,096	Non-viable	AH required	0
37	Residential only on existing other	Core	£2,438,409	£8,378,517	£-5,940,108	Non-viable	No AH required	0
38	Residential only on existing other	Core	£1,610,164	£2,562,115	£-951,950	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£1,218,337	£2,801,187	£-1,582,851	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£2,294,241	£4,805,181	£-2,510,940	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,563,298	£2,273,820	£-710,523	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£20,786,470	£35,554,646	£-14,768,175	Non-viable	AH required	0
43	Residential MU	Prime	£32,445,948	£13,558,176	£19,887,772	Viable	AH required	0
44	Residential only on existing other	Prime	£2,417,332	£87,019,530	£-84,602,198	Non-viable	No AH required	0
45	Residential MU	Prime	£2,417,332	£1,201,233	£1,216,099	Viable	No AH required	0
46	Residential only on existing office	Prime	£2,211,669	£14,049,227	£-11,837,558	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£3,021,920	£203,774	£2,818,146	Viable	No resi	0
48	Office	Core	£1,520,004	£1,115,010	£404,994	Viable	No resi	0
49	Residential only on existing resi	Prime	£1,026,873	£3,863,488	£-2,836,615	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£717,757	£1,801,246	£-1,083,489	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£2,574,125	£4,569,171	£-1,995,046	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,606,359	£3,546,388	£-1,940,030	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£3,838,842	£8,844,274	£-5,005,432	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£1,249,484	£1,783,985	£-534,501	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£188,500,183	£64,263,076	£124,237,107	Viable	AH required	0
56	Residential only on existing resi	Prime	£41,668,131	£97,064,778	£-55,396,647	Non-viable	AH required	0
57	Residential MU	Core	£11,663,773	£8,495,344	£3,168,429	Viable	AH required	0
58	Residential only on former hotel/resi	Core	£4,760,318	£10,804,332	£-6,044,014	Non-viable	AH required	0
59	Residential MU	Core	£6,358,358	£25,644,772	£-19,286,414	Non-viable	AH required	0
60	Residential MU	Core	£3,054,121	£8,237,341	£-5,183,220	Non-viable	AH required	0
61	Residential MU	Core	£7,793,815	£696,707	£7,097,108	Viable	AH required	0
62	Office - Mu with resi	Prime	£734,883,824	£406,054,545	£328,829,279	Viable	AH required	0
63	Office and hotel	Prime	£91,742,496	£76,957,293	£14,785,203	Viable	No resi	0
64	Retail only	Prime	£53,958,280	£13,788,890	£40,169,390	Viable	No resi	0
65	Residential only	Core	£863,540	£648,050	£215,490	Viable	No AH required	0
66	Hotel extension	Core	£131,401	£0	£131,401	Viable	No resi	0
67	Hotel extension	Core	£341,078	£0	£341,078	Viable	No resi	0
68	Hotel extension	Core	£106,166	£0	£106,166	Viable	No resi	0
69	Office	Fringe	£389,975	£0	£389,975	Viable	No resi	0
70	Hotel extension	Core	£93,421	£0	£93,421	Viable	No resi	0
71	Hotel extension	Core	£467,947	£0	£467,947	Viable	No resi	0
72	Residential only on existing office	Prime	£51,791,587	£45,912,507	£5,879,080	Viable	AH required	0
73	Residential only on existing office	Prime	£97,497,597	£91,825,014	£5,672,583	Viable	AH required	0
74	Residential only on existing office	Core	£24,905,616	£30,111,090	£-5,205,474	Non-viable	AH required	0
75	Residential only on existing office	Core	£49,820,050	£60,222,180	£-10,402,130	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£10,123,238	£10,170,126	£-46,888	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£20,255,661	£20,340,252	£-84,591	Non-viable	AH required	0
78	Office on existing office	Prime	£71,695,671	£45,912,507	£25,783,164	Viable	No resi	0
79	Office on existing office	Prime	£38,233,038	£22,956,254	£15,276,784	Viable	No resi	0
80	Office on existing office	Core	£57,385,393	£21,077,763	£36,307,630	Viable	AH required	0
81	Office on existing office	Core	£45,908,231	£15,850,686	£30,057,545	Viable	AH required	0
82	Office on existing office	Fringe	£30,593,298	£10,170,126	£20,423,172	Viable	No resi	0
83	Office on existing office	Fringe	£16,311,540	£5,085,063	£11,226,477	Viable	No resi	0
84	Retail on existing retail	Prime	£129,788,975	£23,265,485	£106,523,490	Viable	No resi	0
85	Retail on existing retail	Prime	£230,743,961	£46,530,970	£184,212,990	Viable	No resi	0
86	Retail on existing retail	Prime	£129,788,726	£23,265,485	£106,523,241	Viable	No resi	0
87	Retail on existing retail	Prime	£230,743,711	£46,530,970	£184,212,741	Viable	No resi	0
88	Retail on existing retail	Core	£29,974,415	£11,861,642	£18,112,774	Viable	AH required	0
89	Retail on existing retail	Core	£53,296,241	£23,723,283	£29,572,958	Viable	No resi	0
90	Retail on existing retail	Fringe	£9,286,263	£7,112,811	£2,173,452	Viable	No resi	0
91	Retail on existing retail	Fringe	£16,517,498	£14,225,623	£2,291,875	Viable	No resi	0
92	Hotel	Core	£5,573,355	£2,830,527	£2,742,828	Viable	No resi	0
93	Resi on existing other	Prime	£217,391,588	£99,841,841	£117,549,747	Viable	AH required	0
94	Retail with resi on existing office and B8	Prime	£592,328,133	£79,565,718	£512,762,415	Viable	AH required	0
95	Retail with resi on existing retail and office	Prime	£212,637,189	£44,867,576	£167,769,613	Viable	AH required	0
96	Retail with office on existing retail and office	Prime	£193,475,237	£96,551,115	£96,924,122	Viable	No resi	0
97	Retail on existing office and retail	Prime	£141,991,492	£56,058,737	£85,932,755	Viable	AH required	0
98	Retail on existing office and retail	Prime	£129,122,979	£107,910,141	£21,212,838	Viable	AH required	0
99	Retail with office on existing C2	Prime	£557,193,994	£61,821,282	£495,372,713	Viable	AH required	0
100	Retail with office/resi on existing office	Prime	£177,996,162	£162,373,283	£15,622,879	Viable	AH required	0
101	Retail with office on existing retail	Prime	£102,481,747	£102,447,659	£34,089	Viable	AH required	0
102	Retail with office on existing retail	Prime	£18,956,637	£9,623,923	£9,332,714	Viable	No AH required	0
103	Retail with office on existing retail and office	Prime	£87,129,404	£42,706,604	£44,422,800	Viable	No resi	0
104	Retail on existing office and retail	Prime	£11,079,493	£8,103,869	£2,975,624	Viable	No AH required	0
105	Retail on existing office	Prime	£5,582,853	£3,324,731	£2,258,122	Viable	No AH required	0
106	Retail on existing retail and office	Prime	£35,501,154	£15,150,034	£20,351,119	Viable	No AH required	0
107	Hotel on existing gov building	Prime	£64,253,010	£0	£64,253,010	Viable	AH required	0
108	Hotel on existing gov building	Prime	£28,415,888	£577,713	£27,838,175	Viable	No resi	0
109	Hotel with retail on existing members club	Prime	£21,296,675	£463,008	£20,833,667	Viable	No resi	0
110	Hotel on existing office	Prime	£3,178,888	£6,602,219	£-3,423,330	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,223,840	£0	£1,223,840	Viable	No resi	0
112	Hotel on existing office	Core	£6,585,371	£15,019,412	£-8,434,041	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£557,192,328	£61,821,282	£495,371,046	Viable	AH required	0
114	Office with resi on existing office and B8	Prime	£583,572,136	£79,565,718	£504,006,418	Viable	AH required	0
115	Office with retail on existing office and B8	Prime	£430,254,623	£248,517,253	£181,737,371	Viable	No resi	0
116	Office with retail on existing hotel and retail	Prime	£51,156,253	£22,463,653	£28,692,600	Viable	AH required	0
117	Office with retail on existing office	Prime	£221,033,846	£167,038,984	£53,994,862			

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 57 schemes 10% AH percentage 25% Sustainability: Off Commercial AH cont Off Rented percentage 40% Com PIL

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£53,051,944	£36,094,248	£16,957,697	Viability	AH required	0	0
2	Office - MU with resi and retail	Prime	£39,200,400	£21,459,506	£17,740,894	Viability	AH required	0	0
3	Residential only on existing office	Core	£769,659	£1,535,666	-£766,007	Non-viability	No AH required	0	0
4	Residential only on existing resi	Prime	£4,254,038	£5,976,526	-£1,722,488	Non-viability	No AH required	0	0
5	Hotel with resi	Prime	£11,854,121	£3,963,133	£7,890,988	Viability	No AH required	0	0
6	Retail MU	Prime	£135,138,290	£27,987,321	£107,150,968	Viability	No AH required	0	0
7	Residential only on existing office	Core	£5,182,477	£7,561,217	-£2,378,741	Non-viability	AH required	0	0
8	Residential only on existing office	Prime	£3,404,535	£4,995,281	-£1,590,746	Non-viability	No AH required	0	0
9	D1	Core	-£377,295	£761,410	-£1,138,705	Non-viability	No resi	0	0
10	Residential only on existing office	Prime	£6,529,972	£10,064,022	-£3,534,049	Non-viability	AH required	0	0
11	Office - MU	Prime	£116,220,647	£96,875,390	£19,345,257	Viability	AH required	0	0
12	Residential MU	Core	£40,342,753	£4,416,346	£35,926,407	Viability	AH required	0	0
13	Retail only	Prime	£40,121,975	£8,980,477	£31,141,498	Viability	No resi	0	0
14	Residential only on existing resi	Core	£753,275	£1,451,647	-£698,372	Non-viability	No AH required	0	0
15	Office - MU	Prime	£219,782,870	£162,430,981	£57,351,889	Viability	No resi	0	0
16	Residential only on existing resi	Prime	£6,251,168	£8,912,901	-£2,661,733	Non-viability	AH required	0	0
17	Residential only on existing office	Core	£720,776	£554,044	£166,732	Viability	No AH required	0	0
18	Residential only on existing resi	Fringe	£310,678	£1,012,869	-£702,191	Non-viability	No AH required	0	0
19	Residential only on existing other	Fringe	£1,715,724	£1,590,920	£114,804	Viability	AH required	0	0
20	Residential only on existing other	Fringe	£18,545,914	£1,396,651	£17,149,264	Viability	AH required	0	0
21	Residential only on existing resi	Fringe	£709,681	£211,503	£498,178	Viability	No AH required	0	0
22	Office - MU	Fringe	£6,470,212	£3,370,390	£3,099,833	Viability	No AH required	0	0
23	Residential MU	Core	£34,220,638	£2,305,548	£31,915,090	Viability	AH required	0	0
24	Residential only on existing office	Core	£3,139,007	£5,504,307	-£2,365,300	Non-viability	AH required	0	0
25	Residential only on existing resi	Core	£1,942,176	£1,805,183	£136,993	Viability	No resi	0	0
26	Residential only on existing resi	Core	£774,875	£728,860	£46,015	Viability	No AH required	0	0
27	Residential only on existing office	Core	£3,211,875	£5,112,863	-£1,900,988	Non-viability	No AH required	0	0
28	Residential only on existing resi	Core	£700,255	£1,232,468	-£532,213	Non-viability	No AH required	0	0
29	Residential only on existing office	Core	£3,364,510	£4,858,502	-£1,493,992	Non-viability	AH required	0	0
30	Residential only on existing resi	Core	£294,573	£732,549	-£437,977	Non-viability	No AH required	0	0
31	Hotel	Core	£3,305,351	£2,830,527	£474,824	Viability	No resi	0	0
32	Residential only on existing office	Core	£2,740,840	£4,577,890	-£1,837,050	Non-viability	No AH required	0	0
33	Residential MU	Core	£57,800,776	£23,700,153	£34,100,624	Viability	AH required	0	0
34	Office - MU	Core	£78,315,664	£56,741,251	£21,574,413	Viability	No AH required	0	0
35	Residential only on existing resi	Core	£872,817	£855,497	£17,320	Viability	No AH required	0	0
36	Residential only on existing office	Core	£3,681,702	£3,406,913	£274,789	Viability	AH required	0	0
37	Residential only on existing other	Core	£2,745,213	£8,378,517	-£5,633,305	Non-viability	No AH required	0	0
38	Residential only on existing other	Core	£1,810,751	£2,562,115	-£751,363	Non-viability	No AH required	0	0
39	Residential only on existing resi	Prime	£1,342,629	£2,801,187	-£1,458,558	Non-viability	No AH required	0	0
40	Residential only on existing resi	Prime	£2,527,422	£4,805,181	-£2,277,759	Non-viability	No AH required	0	0
41	Residential only on existing resi	Prime	£1,699,539	£2,273,820	-£574,281	Non-viability	No AH required	0	0
42	Residential only on existing office	Prime	£22,706,440	£35,554,646	-£12,848,206	Non-viability	AH required	0	0
43	Residential MU	Prime	£38,044,375	£13,559,176	£24,485,199	Viability	AH required	0	0
44	Residential only on existing other	Prime	£38,044,375	£87,019,530	-£49,975,155	Non-viability	No AH required	0	0
45	Residential MU	Prime	£2,458,534	£1,201,233	£1,257,300	Viability	No AH required	0	0
46	Residential only on existing office	Prime	£2,553,366	£14,049,227	-£11,495,861	Non-viability	AH required	0	0
47	Hotel - convy of car park	Core	£3,022,910	£203,774	£2,819,136	Viability	No resi	0	0
48	Office	Core	£1,521,030	£1,115,010	£406,020	Viability	No resi	0	0
49	Residential only on existing resi	Prime	£1,186,757	£3,863,488	-£2,676,731	Non-viability	No AH required	0	0
50	Residential only on existing resi	Prime	£829,861	£1,801,246	-£971,385	Non-viability	No AH required	0	0
51	Residential only on existing resi	Prime	£2,839,423	£4,569,171	-£1,729,747	Non-viability	No AH required	0	0
52	Residential only on existing resi	Prime	£1,772,594	£3,546,388	-£1,773,794	Non-viability	No AH required	0	0
53	Residential only on existing resi	Prime	£4,292,322	£8,844,274	-£4,551,953	Non-viability	AH required	0	0
54	Residential only on existing resi	Prime	£1,394,603	£1,783,985	-£389,381	Non-viability	No AH required	0	0
55	Residential only on existing other	Prime	£209,890,462	£64,263,076	£145,627,386	Viability	AH required	0	0
56	Residential only on existing resi	Prime	£48,002,102	£97,064,778	-£49,062,676	Non-viability	AH required	0	0
57	Residential MU	Prime	£12,592,356	£8,495,344	£4,097,013	Viability	AH required	0	0
58	Residential only on former hotel/resi	Core	£5,620,370	£10,804,332	-£5,183,962	Non-viability	AH required	0	0
59	Residential MU	Core	£7,167,962	£25,644,772	-£18,476,809	Non-viability	AH required	0	0
60	Residential MU	Core	£3,365,937	£8,237,341	-£4,871,404	Non-viability	AH required	0	0
61	Residential MU	Core	£8,697,230	£696,707	£8,000,523	Viability	AH required	0	0
62	Office - Mu with resi	Prime	£747,776,637	£406,054,545	£341,722,091	Viability	AH required	0	0
63	Office and hotel	Prime	£91,743,803	£76,957,293	£14,786,510	Viability	No resi	0	0
64	Retail only	Prime	£53,959,649	£13,788,890	£40,170,759	Viability	No resi	0	0
65	Residential only	Core	£955,257	£648,050	£307,207	Viability	No AH required	0	0
66	Hotel extension	Core	£132,812	£0	£132,812	Viability	No resi	0	0
67	Hotel extension	Core	£342,511	£0	£342,511	Viability	No resi	0	0
68	Hotel extension	Core	£107,621	£0	£107,621	Viability	No resi	0	0
69	Office	Fringe	£360,451	£0	£360,451	Viability	No resi	0	0
70	Hotel extension	Core	£94,919	£0	£94,919	Viability	No resi	0	0
71	Hotel extension	Core	£469,466	£0	£469,466	Viability	No resi	0	0
72	Residential only on existing office	Prime	£56,772,874	£45,912,507	£10,860,367	Viability	AH required	0	0
73	Residential only on existing office	Prime	£106,872,880	£91,825,014	£15,047,866	Viability	AH required	0	0
74	Residential only on existing office	Core	£27,663,998	£30,111,090	-£2,447,092	Non-viability	AH required	0	0
75	Residential only on existing office	Core	£55,335,342	£60,222,180	-£4,886,838	Non-viability	AH required	0	0
76	Residential only on existing office	Fringe	£11,735,955	£10,170,126	£1,565,829	Viability	AH required	0	0
77	Residential only on existing office	Fringe	£23,479,566	£20,340,252	£3,139,314	Viability	AH required	0	0
78	Office on existing office	Prime	£71,697,288	£45,912,507	£25,784,781	Viability	No resi	0	0
79	Office on existing office	Prime	£38,234,676	£22,956,254	£15,278,422	Viability	No resi	0	0
80	Office on existing office	Core	£58,786,150	£21,077,763	£37,708,387	Viability	AH required	0	0
81	Office on existing office	Core	£47,027,183	£15,055,545	£31,971,638	Viability	AH required	0	0
82	Office on existing office	Fringe	£30,594,999	£10,170,126	£20,424,873	Viability	No resi	0	0
83	Office on existing office	Fringe	£16,313,261	£5,085,063	£11,228,198	Viability	No resi	0	0
84	Retail on existing retail	Prime	£129,790,717	£23,265,485	£106,525,231	Viability	No resi	0	0
85	Retail on existing retail	Prime	£230,745,723	£46,530,970	£184,214,753	Viability	No resi	0	0
86	Retail on existing retail	Prime	£129,790,509	£23,265,485	£106,525,024	Viability	No resi	0	0
87	Retail on existing retail	Prime	£230,745,516	£46,530,970	£184,214,545	Viability	No resi	0	0
88	Retail on existing retail	Core	£29,976,240	£11,861,642	£18,114,599	Viability	AH required	0	0
89	Retail on existing retail	Core	£53,298,088	£23,723,283	£29,574,804	Viability	No resi	0	0
90	Retail on existing retail	Fringe	£9,288,130	£7,112,811	£2,175,318	Viability	No resi	0	0
91	Retail on existing retail	Fringe	£16,519,385	£14,225,623	£2,293,762	Viability	No resi	0	0
92	Hotel	Core	£5,575,293	£2,830,527	£2,744,766	Viability	No resi	0	0
93	Resi on existing other	Prime	£238,005,217	£99,804,841	£138,199,376	Viability	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£604,828,226	£79,565,718	£525,262,508	Viability	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£213,514,355	£44,867,576	£168,646,779	Viability	AH required	0	0
96	Retail with office on existing retail and office	Prime	£193,477,228	£96,551,115	£96,926,113	Viability	No resi	0	0
97	Retail on existing office and retail	Prime	£143,609,539	£56,058,737	£87,550,803	Viability	AH required	0	0
98	Retail on existing office and retail	Prime	£133,525,014	£107,910,141	£25,614,873	Viability	AH required	0	0
99	Retail with office on existing C2	Prime	£576,994,886	£61,821,282	£515,173,604	Viability	AH required	0	0
100	Retail with office/resi on existing office	Prime	£185,835,225	£162,373,283	£23,461,941	Viability	AH required	0	0
101	Retail with office on existing retail	Prime	£108,463,155	£102,447,659	£6,015,496	Viability	AH required	0	0
102	Retail with office on existing retail	Prime	£19,262,589	£9,623,923	£9,638,666	Viability	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£87,131,540	£42,706,604	£44,424,936	Viability	No resi	0	0
104	Retail on existing office and retail	Prime	£11,558,850	£8,103,869	£3,454,981	Viability	No AH required	0	0
105	Retail with resi on existing office	Prime	£8,683,276	£3,324,731	£5,358,545	Viability	No AH required	0	0
106	Retail on existing retail and office	Prime	£35,924,808	£15,150,034	£20,774,774	Viability	No AH required	0	0
107	Hotel on existing gov building	Prime	£65,073,054	£0	£65,073,054	Viability	AH required	0	0
108	Hotel on existing gov building	Prime	£28,417,927	£577,713	£27,840,214	Viability	No resi	0	0
109	Hotel with retail on existing members club	Prime	£21,298,935	£463,008	£20,835,927	Viability	No resi	0	0
110	Hotel on existing office	Prime	£3,181,206	£6,602,219	-£3,421,013	Non-viability	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,226,177	£0	£1,226,177	Viability	No resi	0	0
112	Hotel on existing office	Core	£6,587,694	£15,019,412	-£8,431,718	Non-viability	No resi	0	0
113	Office with resi on existing C2	Prime	£576,993,497	£61,821,282	£515,172,215	Viability	AH required	0	0
114	Office with resi on existing office and B8	Prime	£595,887,895	£79,565,718	£516,322,177	Viability	AH required	0	0
115	Office with retail on existing office and B8	Prime	£430,257,008	£248,517,253	£181,739,755	Viability	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£53,534,430	£22,463,653	£31,070,776	Viability	AH required	0	0
117	Office with retail on existing office	Prime	£22,768,049	£167,038,894	£144,270,845	Viability	AH required	0	0
118	Office with retail on existing office and retail	Prime	£87,129,985	£42,706,604	£44,423,381	Viability	No resi	0	0
119	Office on existing office	Prime	£40,142,672	£29,292,180	£10,850,493	Viability	No resi	0	0
120	Office on existing office	Prime	£21,336,638	£12,429,534	£8,907,104	Viability	No resi	0	0
121	Office with retail on existing office and retail	Prime	£193,474,636	£96,551,115	£96,923,521	Viability	No resi	0	0
122	Office on existing office	Prime	£16,659,887	£12,185,179	£4,474,708	Viability	No AH required	0	0</

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 20% 40%
Sustainability: Off Commercial AH cont Off AH percentage Rented percentage 20% 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Com PIL
1	Office MU	Prime	£53,689,525	£36,094,248	£17,595,278	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£39,790,560	£21,459,506	£18,331,054	Viability	AH required	0
3	Residential only on existing office	Core	£874,804	£1,535,666	£-660,861	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£4,659,771	£5,976,526	£-1,316,756	Non-viable	No AH required	0
5	Hotel with resi	Prime	£12,179,815	£3,963,133	£8,216,682	Viability	No AH required	0
6	Retail MU	Prime	£135,468,032	£27,987,321	£107,480,711	Viability	No AH required	0
7	Residential only on existing office	Core	£5,735,802	£7,561,217	£-1,825,416	Non-viable	AH required	0
8	Residential only on existing office	Prime	£3,728,720	£4,995,281	£-1,266,561	Non-viable	No AH required	0
9	D1	Core	£-377,103	£761,410	£-1,138,513	Non-viable	No resi	0
10	Residential only on existing office	Prime	£7,225,053	£10,064,022	£-2,838,969	Non-viable	AH required	0
11	Office - MU	Prime	£116,823,342	£96,875,390	£19,947,952	Viability	AH required	0
12	Residential MU	Core	£43,837,099	£4,416,346	£39,420,753	Viability	AH required	0
13	Retail only	Prime	£40,122,249	£8,980,477	£31,141,772	Viability	No resi	0
14	Residential only on existing resi	Core	£827,844	£1,451,647	£-623,803	Non-viable	No AH required	0
15	Office - MU	Prime	£219,783,182	£162,430,981	£57,352,200	Viability	No resi	0
16	Residential only on existing resi	Prime	£6,920,444	£8,912,901	£-1,992,457	Non-viable	AH required	0
17	Residential only on existing office	Core	£806,474	£554,044	£252,430	Viability	No AH required	0
18	Residential only on existing resi	Fringe	£351,533	£1,012,869	£-661,336	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£1,950,747	£1,590,920	£1,399,827	Viability	AH required	0
20	Residential only on existing other	Fringe	£21,167,869	£1,396,651	£19,771,218	Viability	AH required	0
21	Residential only on existing resi	Fringe	£790,278	£211,503	£578,776	Viability	No AH required	0
22	Office - MU	Fringe	£6,599,457	£3,370,390	£3,229,067	Viability	No AH required	0
23	Residential MU	Core	£38,762,101	£2,305,548	£36,456,553	Viability	AH required	0
24	Residential only on existing office	Core	£3,510,245	£5,504,307	£-1,994,063	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,942,706	£1,805,183	£137,523	Viability	No resi	0
26	Residential only on existing resi	Core	£851,073	£728,860	£122,214	Viability	No AH required	0
27	Residential only on existing office	Core	£3,569,301	£5,112,863	£-1,543,562	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£769,231	£1,232,468	£-463,237	Non-viable	No AH required	0
29	Residential only on existing office	Core	£3,744,636	£4,858,502	£-1,113,866	Non-viable	AH required	0
30	Residential only on existing resi	Core	£332,035	£732,549	£-400,514	Non-viable	No AH required	0
31	Hotel	Core	£3,306,009	£2,830,527	£475,481	Viability	No resi	0
32	Residential only on existing office	Core	£3,030,728	£4,577,890	£-1,547,162	Non-viable	No AH required	0
33	Residential MU	Core	£59,111,931	£23,700,153	£35,411,778	Viability	AH required	0
34	Office - MU	Core	£78,544,472	£56,741,251	£21,803,221	Viability	No AH required	0
35	Residential only on existing resi	Core	£965,630	£855,497	£110,133	Viability	No AH required	0
36	Residential only on existing office	Core	£4,091,585	£3,406,913	£684,672	Viability	AH required	0
37	Residential only on existing other	Core	£3,052,016	£8,378,517	£-5,326,501	Non-viable	No AH required	0
38	Residential only on existing other	Core	£2,011,339	£2,562,115	£-550,776	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£1,466,922	£2,801,187	£-1,334,265	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£2,760,603	£4,805,181	£-2,044,578	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,845,779	£2,273,820	£-428,041	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£24,666,409	£35,554,646	£-10,888,236	Non-viable	AH required	0
43	Residential MU	Prime	£39,642,802	£13,559,176	£1,185,357,867	Viability	AH required	0
44	Residential only on existing other	Prime	£39,642,802	£87,019,530	£-47,376,728	Non-viable	No AH required	0
45	Residential MU	Prime	£2,499,735	£1,201,233	£1,298,501	Viability	No AH required	0
46	Residential only on existing office	Prime	£2,895,065	£14,049,227	£-11,154,162	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£3,023,900	£203,774	£2,820,126	Viability	No resi	0
48	Office	Core	£1,522,057	£1,115,010	£407,047	Viability	No resi	0
49	Residential only on existing resi	Prime	£1,346,641	£3,863,488	£-2,516,847	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£941,965	£1,801,246	£-859,282	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£3,104,723	£4,569,171	£-1,464,447	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,938,830	£3,546,388	£-1,607,558	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£4,745,801	£8,844,274	£-4,098,473	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£1,539,723	£1,783,985	£-244,262	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£231,280,742	£84,263,076	£167,017,666	Viability	AH required	0
56	Residential only on existing resi	Prime	£50,336,072	£97,064,778	£-46,728,706	Non-viable	AH required	0
57	Residential MU	Prime	£13,520,940	£8,495,344	£5,025,597	Viability	AH required	0
58	Residential only on former hotel/resi	Core	£6,480,421	£10,804,332	£-4,323,911	Non-viable	AH required	0
59	Residential MU	Core	£7,977,566	£25,644,772	£-17,667,206	Non-viable	AH required	0
60	Residential MU	Core	£3,677,754	£8,237,341	£-4,559,587	Non-viable	AH required	0
61	Residential MU	Core	£9,600,645	£696,707	£8,903,938	Viability	AH required	0
62	Office - Mu with resi	Prime	£760,669,449	£406,054,545	£354,614,904	Viability	AH required	0
63	Office and hotel	Prime	£91,745,109	£76,957,293	£14,787,815	Viability	No resi	0
64	Retail only	Prime	£53,961,018	£13,788,890	£40,172,128	Viability	No resi	0
65	Residential only	Core	£1,046,974	£648,050	£398,924	Viability	No AH required	0
66	Hotel extension	Core	£134,224	£0	£134,224	Viability	No resi	0
67	Hotel extension	Core	£343,945	£0	£343,945	Viability	No resi	0
68	Hotel extension	Core	£109,076	£0	£109,076	Viability	No resi	0
69	Office	Fringe	£361,927	£0	£361,927	Viability	No resi	0
70	Hotel extension	Core	£96,416	£0	£96,416	Viability	No resi	0
71	Hotel extension	Core	£470,985	£0	£470,985	Viability	No resi	0
72	Residential only on existing office	Prime	£61,754,162	£45,912,507	£15,841,655	Viability	AH required	0
73	Residential only on existing office	Prime	£116,248,162	£91,825,014	£24,423,148	Viability	AH required	0
74	Residential only on existing office	Core	£30,422,378	£30,111,090	£311,288	Viability	AH required	0
75	Residential only on existing office	Core	£60,850,634	£60,222,180	£628,454	Viability	AH required	0
76	Residential only on existing office	Fringe	£13,348,673	£10,170,126	£3,178,547	Viability	AH required	0
77	Residential only on existing office	Fringe	£26,703,470	£20,340,252	£6,363,218	Viability	AH required	0
78	Office on existing office	Prime	£71,698,906	£45,912,507	£25,786,399	Viability	No resi	0
79	Office on existing office	Prime	£38,236,314	£22,956,254	£15,280,060	Viability	No resi	0
80	Office on existing office	Core	£60,186,906	£21,077,763	£39,109,143	Viability	AH required	0
81	Office on existing office	Core	£48,148,136	£15,052,545	£33,095,591	Viability	AH required	0
82	Office on existing office	Fringe	£30,596,700	£10,170,126	£20,426,574	Viability	No resi	0
83	Office on existing office	Fringe	£16,314,982	£5,085,063	£11,229,919	Viability	No resi	0
84	Retail on existing retail	Prime	£129,792,459	£23,265,485	£106,526,974	Viability	No resi	0
85	Retail on existing retail	Prime	£230,747,486	£46,530,970	£184,216,516	Viability	No resi	0
86	Retail on existing retail	Prime	£129,792,293	£23,265,485	£106,526,808	Viability	No resi	0
87	Retail on existing retail	Prime	£230,747,320	£46,530,970	£184,216,350	Viability	No resi	0
88	Retail on existing retail	Core	£29,978,066	£11,861,642	£18,116,424	Viability	AH required	0
89	Retail on existing retail	Core	£53,299,933	£23,723,283	£29,576,650	Viability	No resi	0
90	Retail on existing retail	Fringe	£9,289,996	£7,112,811	£2,177,184	Viability	No resi	0
91	Retail on existing retail	Fringe	£16,521,273	£14,225,623	£2,295,650	Viability	No resi	0
92	Hotel	Core	£5,577,231	£2,830,527	£2,746,704	Viability	No resi	0
93	Resi on existing other	Prime	£289,818,837	£230,778,941	£220,778,941	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£617,328,318	£79,565,718	£537,762,600	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£214,391,521	£44,867,576	£169,523,945	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£193,479,219	£96,551,115	£96,928,104	Viability	No resi	0
97	Retail on existing office and retail	Prime	£145,227,586	£56,058,737	£89,168,850	Viability	AH required	0
98	Retail on existing office and retail	Prime	£137,927,048	£107,910,141	£30,016,907	Viability	AH required	0
99	Retail with office on existing C2	Prime	£596,795,776	£61,821,282	£534,974,495	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£193,674,287	£162,373,283	£31,301,004	Viability	AH required	0
101	Retail with office on existing retail	Prime	£114,444,563	£102,447,659	£11,996,904	Viability	AH required	0
102	Retail with office on existing retail	Prime	£19,568,540	£9,623,923	£9,944,618	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£87,133,676	£42,706,604	£44,427,072	Viability	No resi	0
104	Retail on existing office and retail	Prime	£12,038,205	£8,103,869	£3,934,337	Viability	No AH required	0
105	Retail with resi on existing office	Prime	£5,813,700	£3,324,731	£2,488,969	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£36,348,463	£15,150,034	£21,198,429	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£65,893,098	£0	£65,893,098	Viability	AH required	0
108	Hotel on existing gov building	Prime	£28,420,167	£577,713	£27,842,454	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£21,301,195	£463,008	£20,838,187	Viability	No resi	0
110	Hotel on existing office	Prime	£3,183,522	£6,602,219	£-3,418,697	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,228,515	£0	£1,228,515	Viability	No resi	0
112	Hotel on existing office	Core	£6,590,016	£15,019,412	£-8,429,396	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£596,794,666	£61,821,282	£534,973,385	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£608,203,653	£79,565,718	£528,637,935	Viability	AH required	0
115	Office with retail on existing office and B8	Prime	£430,259,393	£248,517,253	£181,742,140	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£56,712,607	£22,463,653	£34,248,954	Viability	AH required	0

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 43 schemes 11% Sustainability: On Commercial AH cont Off AH percentage 50% Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Com PIL
1	Office MU	Prime	£49,553,240	£36,094,248	£13,458,992	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£35,839,478	£21,459,506	£14,379,972	Viability	AH required	0
3	Residential only on existing office	Core	£159,456	£1,535,666	-1,376,210	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£2,031,049	£5,976,526	-£3,945,477	Non-viable	No AH required	0
5	Hotel with resi	Prime	£10,054,921	£3,963,133	£6,091,788	Viability	No AH required	0
6	Retail MU	Prime	£133,275,364	£27,987,321	£105,288,043	Viability	No AH required	0
7	Residential only on existing office	Core	£2,091,248	£7,561,217	-£5,469,969	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,628,798	£4,995,281	-£3,366,484	Non-viable	No AH required	0
9	D1	Core	-£378,257	£761,410	-£1,139,666	Non-viable	No resi	0
10	Residential only on existing office	Prime	£2,671,485	£10,064,022	-£7,392,537	Non-viable	AH required	0
11	Office - MU	Prime	£112,898,706	£96,875,390	£16,023,316	Viability	AH required	0
12	Residential MU	Core	£20,848,645	£4,416,346	£16,432,299	Viability	AH required	0
13	Retail only	Prime	£40,120,606	£8,980,477	£31,140,129	Viability	No resi	0
14	Residential only on existing resi	Core	£338,590	£1,451,647	-£1,113,057	Non-viable	No AH required	0
15	Office - MU	Prime	£219,781,315	£162,430,981	£57,350,334	Viability	No resi	0
16	Residential only on existing resi	Prime	£2,534,271	£8,912,901	-£6,378,631	Non-viable	AH required	0
17	Residential only on existing office	Core	£228,131	£554,044	-£325,913	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£66,423	£1,012,869	-£946,447	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£303,962	£150,920	£153,042	Viability	AH required	0
20	Residential only on existing other	Fringe	£2,792,082	£1,396,651	£1,395,432	Viability	AH required	0
21	Residential only on existing resi	Fringe	£242,773	£211,503	£31,270	Viability	No AH required	0
22	Office - MU	Fringe	£5,664,337	£3,370,390	£2,293,957	Viability	No AH required	0
23	Residential MU	Core	£7,828,490	£2,305,548	£5,522,941	Viability	AH required	0
24	Residential only on existing office	Core	£1,004,109	£5,504,307	-£4,500,199	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,939,523	£1,805,183	£134,339	Viability	No resi	0
26	Residential only on existing resi	Core	£352,735	£728,860	-£376,124	Non-viable	No AH required	0
27	Residential only on existing office	Core	£1,199,542	£5,112,863	-£3,913,321	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£318,186	£1,232,468	-£914,281	Non-viable	No AH required	0
29	Residential only on existing office	Core	£1,212,016	£4,858,502	-£3,646,486	Non-viable	AH required	0
30	Residential only on existing resi	Core	£80,526	£732,549	-£652,023	Non-viable	No AH required	0
31	Hotel	Core	£3,302,061	£2,830,527	£471,533	Viability	No resi	0
32	Residential only on existing office	Core	£1,104,132	£4,577,890	-£3,473,758	Non-viable	No AH required	0
33	Residential MU	Core	£50,386,698	£23,700,153	£26,686,545	Viability	AH required	0
34	Office - MU	Core	£77,022,219	£56,741,251	£20,280,968	Viability	No AH required	0
35	Residential only on existing resi	Core	£350,635	£855,497	-£504,862	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,338,005	£3,406,913	-£2,068,907	Non-viable	AH required	0
37	Residential only on existing other	Core	£997,210	£8,378,517	-£7,381,307	Non-viable	No AH required	0
38	Residential only on existing other	Core	£669,428	£2,562,115	-£1,892,687	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£671,443	£2,801,187	-£2,129,744	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,267,955	£4,805,181	-£3,537,226	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£917,427	£2,273,820	-£1,356,394	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£12,262,678	£35,554,646	-£23,291,968	Non-viable	AH required	0
43	Residential MU	Prime	£642,577,429	£13,559,176	£629,018,253	Viability	AH required	0
44	Residential only on existing other	Prime	£18,060,444	£87,019,530	-£68,959,086	Non-viable	No AH required	0
45	Residential MU	Prime	£2,234,396	£1,201,233	£1,033,163	Viability	No AH required	0
46	Residential only on existing office	Prime	£573,141	£14,049,227	-£13,476,086	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£3,017,961	£203,774	£2,814,186	Viability	No resi	0
48	Office	Core	£1,515,897	£1,115,010	£400,887	Viability	No resi	0
49	Residential only on existing resi	Prime	£260,652	£3,863,488	-£3,602,837	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£180,777	£1,801,246	-£1,620,469	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,393,913	£4,569,171	-£3,175,257	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£867,030	£3,546,388	-£2,679,359	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£1,760,627	£8,844,274	-£7,083,647	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£594,421	£1,783,985	-£1,189,564	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£90,607,951	£64,263,076	£26,344,875	Viability	AH required	0
56	Residential only on existing resi	Prime	£22,254,466	£97,064,778	-£74,810,312	Non-viable	AH required	0
57	Residential MU	Core	£7,115,999	£8,495,344	-£1,379,345	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£563,145	£10,804,332	-£10,241,187	Non-viable	AH required	0
59	Residential MU	Core	£2,407,454	£25,644,772	-£23,237,318	Non-viable	AH required	0
60	Residential MU	Core	£1,568,840	£8,237,341	-£6,668,501	Non-viable	AH required	0
61	Residential MU	Core	£3,488,760	£696,707	£2,792,052	Viability	AH required	0
62	Office - Mu with resi	Prime	£676,474,089	£406,054,545	£270,419,543	Viability	AH required	0
63	Office and hotel	Prime	£91,737,271	£76,957,293	£14,779,977	Viability	No resi	0
64	Retail only	Prime	£53,952,804	£13,788,890	£40,163,914	Viability	No resi	0
65	Residential only	Core	£450,415	£648,050	-£197,635	Non-viable	No AH required	0
66	Hotel extension	Core	£125,753	£0	£125,753	Viability	No resi	0
67	Hotel extension	Core	£335,345	£0	£335,345	Viability	No resi	0
68	Hotel extension	Core	£100,348	£0	£100,348	Viability	No resi	0
69	Office	Fringe	£353,071	£0	£353,071	Viability	No resi	0
70	Hotel extension	Core	£87,432	£0	£87,432	Viability	No resi	0
71	Hotel extension	Core	£461,872	£0	£461,872	Viability	No resi	0
72	Residential only on existing office	Prime	£29,979,316	£45,912,507	-£15,933,191	Non-viable	AH required	0
73	Residential only on existing office	Prime	£56,444,240	£91,825,014	-£35,380,774	Non-viable	AH required	0
74	Residential only on existing office	Core	£12,247,748	£30,111,090	-£17,863,342	Non-viable	AH required	0
75	Residential only on existing office	Core	£24,510,398	£60,222,180	-£35,711,782	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£2,096,274	£10,170,126	-£8,073,852	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£4,207,858	£20,340,252	-£16,132,393	Non-viable	AH required	0
78	Office on existing office	Prime	£71,689,201	£45,912,507	£25,776,693	Viability	No resi	0
79	Office on existing office	Prime	£38,226,485	£22,956,254	£15,270,231	Viability	No resi	0
80	Office on existing office	Core	£52,206,922	£30,111,090	£22,095,832	Viability	No resi	0
81	Office on existing office	Core	£27,835,743	£15,055,545	£12,780,198	Viability	AH required	0
82	Office on existing office	Fringe	£30,586,497	£10,170,126	£20,416,371	Viability	No resi	0
83	Office on existing office	Fringe	£16,304,656	£5,085,063	£11,219,593	Viability	No resi	0
84	Retail on existing retail	Prime	£129,782,008	£23,265,485	£106,516,523	Viability	No resi	0
85	Retail on existing retail	Prime	£230,736,910	£46,530,970	£184,205,940	Viability	No resi	0
86	Retail on existing retail	Prime	£129,781,593	£23,265,485	£106,516,107	Viability	No resi	0
87	Retail on existing retail	Prime	£230,736,495	£46,530,970	£184,205,524	Viability	No resi	0
88	Retail on existing retail	Core	£29,967,116	£11,861,642	£18,105,475	Viability	AH required	0
89	Retail on existing retail	Core	£53,288,859	£23,723,283	£29,565,576	Viability	No resi	0
90	Retail on existing retail	Fringe	£9,278,798	£7,112,811	£2,165,987	Viability	No resi	0
91	Retail on existing retail	Fringe	£16,509,950	£14,225,623	£2,284,327	Viability	No resi	0
92	Hotel	Core	£5,565,005	£2,830,527	£2,734,478	Viability	No resi	0
93	Resi on existing other	Prime	£124,221,456	£85,324,841	£38,896,615	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£536,935,039	£79,565,718	£457,369,321	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£208,757,309	£44,867,576	£163,889,734	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£193,467,274	£96,551,115	£96,916,159	Viability	No resi	0
97	Retail on existing office and retail	Prime	£134,833,858	£56,058,737	£78,775,121	Viability	AH required	0
98	Retail on existing office and retail	Prime	£109,616,311	£107,910,141	£1,706,170	Viability	AH required	0
99	Retail with office on existing C2	Prime	£469,447,582	£61,821,282	£407,626,300	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£143,258,392	£162,373,283	-£19,114,892	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£75,976,147	£102,447,659	-£26,471,512	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£17,606,143	£9,623,923	£7,982,220	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£87,120,861	£42,706,604	£44,414,257	Viability	No resi	0
104	Retail on existing office and retail	Prime	£8,963,089	£8,103,869	£859,220	Viability	No AH required	0
105	Retail with resi on existing office	Prime	£5,377,897	£3,324,731	£2,053,166	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£33,630,800	£15,150,034	£18,480,766	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£60,619,945	£0	£60,619,945	Viability	AH required	0
108	Hotel on existing gov building	Prime	£28,406,730	£577,713	£27,829,017	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£21,287,633	£463,008	£20,824,625	Viability	No resi	0
110	Hotel on existing office	Prime	£3,169,622	£6,602,219	-£3,432,597	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,214,489	£0	£1,214,489	Viability	No resi	0
112	Hotel on existing office	Core	£6,576,081	£15,019,412	-£8,443,331	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£469,444,805	£61,821,282	£407,623,524	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£528,996,072	£79,565,718	£449,430,354	Viability	AH required	0
115	Office with retail on existing office and retail	Prime	£430,245,084	£248,517,253	£181,727,832	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£36,666,143	£22,463,653	£14,202,489	Viability	AH required	0
117	Office with retail on existing office	Prime	£213,349,799	£167,038,884	£46,310,915	Viability	AH required	0
118	Office with retail on existing office and retail	Prime	£87,117,750	£42,706,604	£44,414,146	Viability	No resi	0
119	Office on existing office	Prime	£40,130,333	£29,292,180	£10,838,154	Viability	No resi	0
120	Office on existing office	Prime	£21,324,196	£12,429,534	£8,894,662	Viability	No resi	0
121	Office with retail on existing office and retail	Prime	£193,462,090	£96,551,115	£96,916,975	Viability	No resi	0
122	Office on existing office	Prime	£15,498,586	£12,185,179	£3,313,406	Viability	No AH required	0
123	ST. Resi and office on existing office and D1	Core	£284,370,953	£53,363,808	£231,007,145	Viability	AH required	0
124	ST. Resi on existing resi, retail and D1	Core	£15,440,555	£37,851,433	-£22,410,878	Non-viable	AH required	0
125	ST. Resi, retail, office and hotel on existing	Prime	£682,021,407	£505,208,870	£176,812,537	Viability	AH required	0
126	ST. Resi on existing electricity transfer station	Prime	£39,556,045	£130,749	£39,425,297	Viability	AH required	0
127	ST. Resi with office on existing resi and D1	Prime	£5,113,123	£16,541,101	-£11,427,977	Non-viable	AH required	0
128	Nightclub in cinema basement	Prime	-£652	£229,331	-£228,683	Non-viable	No resi	0
129	Nightclub with leisure on existing retail and office	Prime	£368,111,518	£106,805,519	£261,305,999	Viability	No resi	0
130	Nightclub with resi on existing retail	Prime	£2,915,46					

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 45 schemes 45%
Sustainability: On Commercial AH cont Off AH percentage 40%
Rented percentage 45%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Com PIL
1	Office MU	Prime	£50,190,822	£36,094,248	£14,096,574	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£36,429,638	£21,459,506	£14,970,132	Viability	AH required	0
3	Residential only on existing office	Core	£264,601	£1,535,666	-£1,271,064	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£2,436,781	£5,976,526	-£3,539,745	Non-viable	No AH required	0
5	Hotel with resi	Prime	£10,380,615	£3,963,133	£6,417,482	Viability	No AH required	0
6	Retail MU	Prime	£133,605,105	£27,987,321	£105,617,784	Viability	No AH required	0
7	Residential only on existing office	Core	£2,644,372	£7,561,217	-£4,916,845	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,952,982	£4,995,281	-£3,042,299	Non-viable	No AH required	0
9	D1	Core	-£378,065	£761,410	-£1,139,474	Non-viable	No resi	0
10	Residential only on existing office	Prime	£3,366,566	£10,064,022	-£6,697,456	Non-viable	AH required	0
11	Office - MU	Prime	£113,501,401	£96,875,390	£16,626,011	Viability	AH required	0
12	Residential MU	Core	£24,361,297	£4,416,346	£19,944,951	Viability	AH required	0
13	Retail only	Prime	£40,120,880	£8,980,477	£31,140,402	Viability	No resi	0
14	Residential only on existing resi	Core	£413,158	£1,451,647	-£1,038,489	Non-viable	No AH required	0
15	Office - MU	Prime	£219,781,627	£162,430,981	£57,350,645	Viability	No resi	0
16	Residential only on existing resi	Prime	£3,203,547	£8,912,901	-£5,709,355	Non-viable	AH required	0
17	Residential only on existing office	Core	£313,828	£554,044	-£240,216	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£107,278	£1,012,869	-£905,591	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£538,985	£150,920	£388,065	Viability	AH required	0
20	Residential only on existing other	Fringe	£5,414,037	£1,396,651	£4,017,387	Viability	AH required	0
21	Residential only on existing resi	Fringe	£323,370	£211,503	£111,867	Viability	No AH required	0
22	Office - MU	Fringe	£5,793,613	£3,370,390	£2,423,233	Viability	No AH required	0
23	Residential MU	Core	£12,405,485	£2,305,548	£10,099,937	Viability	AH required	0
24	Residential only on existing office	Core	£1,375,346	£5,504,307	-£4,128,962	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,940,054	£1,805,183	£134,871	Viability	No resi	0
26	Residential only on existing resi	Core	£428,934	£728,860	-£299,925	Non-viable	No AH required	0
27	Residential only on existing office	Core	£1,556,968	£5,112,863	-£3,555,895	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£387,162	£1,232,468	-£845,306	Non-viable	No AH required	0
29	Residential only on existing office	Core	£1,592,141	£4,858,502	-£3,266,360	Non-viable	AH required	0
30	Residential only on existing resi	Core	£117,989	£732,549	-£614,560	Non-viable	No AH required	0
31	Hotel	Core	£3,302,719	£2,830,527	£472,192	Viability	No resi	0
32	Residential only on existing office	Core	£1,394,221	£4,577,890	-£3,183,669	Non-viable	No AH required	0
33	Residential MU	Core	£51,697,852	£23,700,153	£27,997,699	Viability	AH required	0
34	Office - MU	Core	£77,251,027	£56,741,251	£20,509,776	Viability	No AH required	0
35	Residential only on existing resi	Core	£443,448	£855,497	-£412,049	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,747,889	£3,406,913	-£1,659,024	Non-viable	AH required	0
37	Residential only on existing other	Core	£1,304,012	£8,378,517	-£7,074,505	Non-viable	No AH required	0
38	Residential only on existing other	Core	£870,014	£2,662,115	-£1,792,100	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£795,735	£2,801,187	-£2,005,452	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,501,135	£4,805,181	-£3,304,046	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,063,668	£2,273,820	-£1,210,153	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£14,212,647	£35,554,646	-£21,341,999	Non-viable	AH required	0
43	Residential MU	Prime	£730,880,097	£13,559,176	£717,320,921	Viability	AH required	0
44	Residential only on existing other	Prime	£19,658,871	£87,019,530	-£67,360,659	Non-viable	No AH required	0
45	Residential MU	Prime	£2,275,598	£1,201,233	£1,074,364	Viability	No AH required	0
46	Residential only on existing office	Prime	£914,839	£14,049,227	-£13,134,389	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£3,018,951	£203,774	£2,815,176	Viability	No resi	0
48	Office	Core	£1,516,923	£1,115,010	£401,913	Viability	No resi	0
49	Residential only on existing resi	Prime	£420,536	£3,863,488	-£3,442,953	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£292,882	£1,801,246	-£1,508,365	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,659,212	£4,569,171	-£2,909,959	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,033,266	£3,546,388	-£2,513,122	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£2,214,106	£8,844,274	-£6,630,168	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£739,540	£1,783,985	-£1,044,444	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£112,112,226	£64,263,076	£47,849,150	Viability	AH required	0
56	Residential only on existing resi	Prime	£28,612,676	£97,064,778	-£68,452,102	Non-viable	AH required	0
57	Residential MU	Prime	£8,044,583	£8,495,344	-£450,761	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£1,423,197	£10,804,332	-£9,381,135	Non-viable	AH required	0
59	Residential MU	Core	£3,217,059	£25,644,772	-£22,427,713	Non-viable	AH required	0
60	Residential MU	Core	£1,880,656	£8,237,341	-£6,356,685	Non-viable	AH required	0
61	Residential MU	Core	£4,392,175	£696,707	£3,695,467	Viability	AH required	0
62	Office - Mu with resi	Prime	£689,366,901	£406,054,545	£283,312,356	Viability	AH required	0
63	Office and hotel	Prime	£91,738,577	£76,957,293	£14,781,284	Viability	No resi	0
64	Retail only	Prime	£53,954,173	£13,788,890	£40,165,283	Viability	No resi	0
65	Residential only	Core	£542,131	£648,050	-£105,918	Non-viable	No AH required	0
66	Hotel extension	Core	£127,164	£0	£127,164	Viability	No resi	0
67	Hotel extension	Core	£336,778	£0	£336,778	Viability	No resi	0
68	Hotel extension	Core	£101,803	£0	£101,803	Viability	No resi	0
69	Office	Fringe	£354,547	£0	£354,547	Viability	No resi	0
70	Hotel extension	Core	£88,930	£0	£88,930	Viability	No resi	0
71	Hotel extension	Core	£463,391	£0	£463,391	Viability	No resi	0
72	Residential only on existing office	Prime	£34,960,603	£45,912,507	-£10,951,904	Non-viable	AH required	0
73	Residential only on existing office	Prime	£65,819,522	£91,825,014	-£26,005,492	Non-viable	AH required	0
74	Residential only on existing office	Core	£15,020,707	£30,111,090	-£15,090,383	Non-viable	AH required	0
75	Residential only on existing office	Core	£30,054,827	£60,222,180	-£30,167,353	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£3,708,992	£10,170,126	-£6,461,134	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£7,431,763	£20,340,252	-£12,908,488	Non-viable	AH required	0
78	Office on existing office	Prime	£71,690,819	£45,912,507	£25,778,312	Viability	No resi	0
79	Office on existing office	Prime	£38,228,123	£22,956,254	£15,271,869	Viability	No resi	0
80	Office on existing office	Core	£52,208,592	£30,111,090	£22,097,492	Viability	No resi	0
81	Office on existing office	Core	£27,837,423	£15,055,545	£12,781,878	Viability	AH required	0
82	Office on existing office	Fringe	£30,588,197	£10,170,126	£20,418,071	Viability	No resi	0
83	Office on existing office	Fringe	£16,306,377	£5,085,063	£11,221,314	Viability	No resi	0
84	Retail on existing retail	Prime	£129,783,750	£23,265,485	£106,518,265	Viability	No resi	0
85	Retail on existing retail	Prime	£230,738,672	£46,530,970	£184,207,702	Viability	No resi	0
86	Retail on existing retail	Prime	£129,783,376	£23,265,485	£106,517,891	Viability	No resi	0
87	Retail on existing retail	Prime	£230,738,299	£46,530,970	£184,207,329	Viability	No resi	0
88	Retail on existing retail	Core	£29,968,942	£11,861,642	£18,107,300	Viability	AH required	0
89	Retail on existing retail	Core	£53,290,705	£23,723,283	£29,567,421	Viability	No resi	0
90	Retail on existing retail	Fringe	£9,280,665	£7,112,811	£2,167,853	Viability	No resi	0
91	Retail on existing retail	Fringe	£16,511,837	£14,225,623	£2,286,214	Viability	No resi	0
92	Hotel	Core	£5,567,542	£2,830,527	£2,737,015	Viability	No resi	0
93	Resi on existing other	Prime	£145,435,076	£29,324,841	£116,110,235	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£549,435,131	£79,565,718	£469,869,413	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£209,634,474	£44,867,576	£164,766,899	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£193,469,265	£96,551,115	£96,918,150	Viability	No resi	0
97	Retail on existing office and retail	Prime	£136,451,905	£56,058,737	£80,393,168	Viability	AH required	0
98	Retail on existing office and retail	Prime	£114,018,346	£107,910,141	£6,108,205	Viability	AH required	0
99	Retail with office on existing C2	Prime	£489,248,473	£61,821,282	£427,427,191	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£151,097,454	£162,373,283	-£11,275,829	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£81,957,555	£102,447,659	-£20,490,104	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£17,912,094	£9,623,923	£8,288,172	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£87,122,996	£42,706,604	£44,416,392	Viability	No resi	0
104	Retail on existing office and retail	Prime	£9,442,445	£8,103,869	£1,338,576	Viability	No AH required	0
105	Retail on existing office	Prime	£8,108,120	£3,324,731	£4,783,389	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£34,054,455	£15,150,034	£18,904,421	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£61,439,989	£0	£61,439,989	Viability	AH required	0
108	Hotel on existing gov building	Prime	£28,408,969	£577,713	£27,831,257	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£21,289,893	£463,008	£20,826,885	Viability	No resi	0
110	Hotel on existing office	Prime	£3,171,938	£6,602,219	-£3,430,280	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,216,827	£0	£1,216,827	Viability	No resi	0
112	Hotel on existing office	Core	£6,578,403	£15,019,412	-£8,441,008	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£489,245,974	£61,821,282	£427,424,693	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£541,311,830	£79,565,718	£461,746,112	Viability	AH required	0
115	Office with retail on existing office and resi	Prime	£430,247,469	£248,517,253	£181,730,216	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£41,444,320	£22,463,653	£18,980,667	Viability	AH required	0
117	Office with retail on existing office	Prime	£215,084,090	£167,038,984	£48,045,106	Viability	AH required	0
118	Office with retail on existing office and retail	Prime	£87,120,196	£42,706,604	£44,413,592	Viability	No resi	0
119	Office on existing office	Prime	£40,132,801	£29,292,180	£10,840,621	Viability	No resi	0
120	Office on existing office	Prime	£21,326,685	£12,429,534	£8,897,150	Viability	No resi	0
121	Office with retail on existing office and retail	Prime	£193,464,599	£96,551,115	£96,913,484	Viability	No resi	0
122	Office on existing office	Prime	£15,712,593	£12,185,179	£3,527,414	Viability	No AH required	0
123	ST. Resi and office on existing office and	Core	£292,321,377	£53,363,808	£238,957,568	Viability	AH required	0
124	ST. Resi on existing resi, retail and D1	Core	£18,619,510	£37,851,433	-£19,231,922	Non-viable	AH required	0
125	ST. Resi, retail, office and hotel on existing	Prime	£690,500,317	£505,208,870	£185,291,447	Viability	AH required	0
126	ST. Resi on existing electricity transfer station	Prime	£46,773,783	£130,749	£46,643,034	Viability	AH required	0
127	ST. Resi with office on existing resi and D1	Prime	£6,424,940	£16,541,101	-£10,116,161	Non-viable	AH required	0
128	Nightclub in cinema basement	Prime	£2,096	£229,331	-£227,235	Non-viable	No resi	0
129	Nightclub with leisure on existing retail and	Prime	£368,114,234	£106,805,519	£261,308,715	Viability	No AH required	0
130	Nightclub with resi on existing retail							

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 47 schemes 40% Sustainability: On Commercial AH cont Off AH percentage Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£50,828,403	£36,094,248	£14,734,155	Viability	AH required	0	0
2	Office - MU with resi and retail	Prime	£37,019,797	£21,459,506	£15,560,291	Viability	AH required	0	0
3	Residential only on existing office	Core	£369,747	£1,535,666	-£1,165,919	Non-viability	No AH required	0	0
4	Residential only on existing resi	Prime	£2,842,513	£5,976,526	-£3,134,014	Non-viability	No AH required	0	0
5	Hotel with resi	Prime	£10,706,309	£3,963,133	£6,743,176	Viability	No AH required	0	0
6	Retail MU	Prime	£133,934,848	£27,987,321	£105,947,527	Viability	No AH required	0	0
7	Residential only on existing office	Core	£3,197,497	£7,561,217	-£4,363,720	Non-viability	AH required	0	0
8	Residential only on existing office	Prime	£2,277,166	£4,995,281	-£2,718,115	Non-viability	No AH required	0	0
9	D1	Core	-£377,873	£761,410	-£1,139,282	Non-viability	No resi	0	0
10	Residential only on existing office	Prime	£4,061,647	£10,064,022	-£6,002,374	Non-viability	AH required	0	0
11	Office - MU	Prime	£114,104,096	£96,875,390	£17,228,706	Viability	AH required	0	0
12	Residential MU	Core	£27,855,642	£4,416,346	£23,439,296	Viability	AH required	0	0
13	Retail only	Prime	£40,121,153	£8,980,477	£31,140,676	Viability	No resi	0	0
14	Residential only on existing resi	Core	£487,727	£1,451,647	-£963,920	Non-viability	No AH required	0	0
15	Office - MU	Prime	£219,781,938	£162,430,981	£57,350,957	Viability	No resi	0	0
16	Residential only on existing resi	Prime	£3,872,823	£8,912,901	-£5,040,079	Non-viability	AH required	0	0
17	Residential only on existing office	Core	£399,526	£554,044	-£154,518	Non-viability	No AH required	0	0
18	Residential only on existing resi	Fringe	£148,132	£1,012,869	-£864,737	Non-viability	No AH required	0	0
19	Residential only on existing other	Fringe	£774,008	£150,920	£623,088	Viability	AH required	0	0
20	Residential only on existing other	Fringe	£8,035,992	£1,396,651	£6,639,341	Viability	AH required	0	0
21	Residential only on existing resi	Fringe	£403,966	£211,503	£192,463	Viability	No AH required	0	0
22	Office - MU	Fringe	£5,922,887	£3,370,390	£2,552,508	Viability	No AH required	0	0
23	Residential MU	Core	£16,982,482	£2,305,548	£14,676,933	Viability	AH required	0	0
24	Residential only on existing office	Core	£1,746,584	£5,504,307	-£3,757,723	Non-viability	AH required	0	0
25	Residential only on existing resi	Core	£1,940,584	£1,805,183	£135,401	Viability	No resi	0	0
26	Residential only on existing resi	Core	£505,133	£728,860	-£223,727	Non-viability	No AH required	0	0
27	Residential only on existing office	Core	£1,914,395	£5,112,863	-£3,198,468	Non-viability	No AH required	0	0
28	Residential only on existing resi	Core	£456,137	£1,232,468	-£776,331	Non-viability	No AH required	0	0
29	Residential only on existing office	Core	£1,972,266	£4,858,502	-£2,886,236	Non-viability	AH required	0	0
30	Residential only on existing resi	Core	£155,452	£732,549	-£577,097	Non-viability	No AH required	0	0
31	Hotel	Core	£3,303,377	£2,830,527	£472,850	Viability	No resi	0	0
32	Residential only on existing office	Core	£1,684,309	£4,577,890	-£2,893,581	Non-viability	No AH required	0	0
33	Residential MU	Core	£53,009,007	£23,700,153	£29,308,854	Viability	AH required	0	0
34	Office - MU	Core	£77,479,835	£56,741,251	£20,738,584	Viability	No AH required	0	0
35	Residential only on existing resi	Core	£536,262	£855,497	-£319,235	Non-viability	No AH required	0	0
36	Residential only on existing office	Core	£2,157,773	£3,406,913	-£1,249,140	Non-viability	AH required	0	0
37	Residential only on existing other	Core	£1,610,816	£8,378,517	-£6,767,701	Non-viability	No AH required	0	0
38	Residential only on existing other	Core	£1,070,602	£2,562,115	-£1,491,513	Non-viability	No AH required	0	0
39	Residential only on existing resi	Prime	£920,028	£2,801,187	-£1,881,159	Non-viability	No AH required	0	0
40	Residential only on existing resi	Prime	£1,734,315	£4,805,181	-£3,070,866	Non-viability	No AH required	0	0
41	Residential only on existing resi	Prime	£1,209,909	£2,273,820	-£1,063,911	Non-viability	No AH required	0	0
42	Residential only on existing office	Prime	£16,162,616	£35,554,646	-£19,392,029	Non-viability	AH required	0	0
43	Residential MU	Prime	£818,919,311	£13,559,176	£805,360,135	Viability	AH required	0	0
44	Residential only on existing other	Prime	£23,257,297	£87,019,530	-£63,762,232	Non-viability	No AH required	0	0
45	Residential MU	Prime	£2,316,799	£1,201,233	£1,115,566	Viability	No AH required	0	0
46	Residential only on existing office	Prime	£1,256,537	£14,049,227	-£12,792,690	Non-viability	AH required	0	0
47	Hotel - convy of car park	Core	£3,019,940	£203,774	£2,816,166	Viability	No resi	0	0
48	Office	Core	£1,517,950	£1,115,010	£402,940	Viability	No resi	0	0
49	Residential only on existing resi	Prime	£580,420	£3,863,488	-£3,283,069	Non-viability	No AH required	0	0
50	Residential only on existing resi	Prime	£404,986	£1,801,246	-£1,396,261	Non-viability	No AH required	0	0
51	Residential only on existing resi	Prime	£1,924,512	£4,569,171	-£2,644,659	Non-viability	No AH required	0	0
52	Residential only on existing resi	Prime	£1,199,501	£3,546,388	-£2,346,887	Non-viability	No AH required	0	0
53	Residential only on existing resi	Prime	£2,667,586	£8,844,274	-£6,176,689	Non-viability	AH required	0	0
54	Residential only on existing resi	Prime	£884,660	£1,783,985	-£899,324	Non-viability	No AH required	0	0
55	Residential only on existing other	Prime	£133,616,503	£64,263,076	£69,353,427	Viability	AH required	0	0
56	Residential only on existing resi	Prime	£30,970,865	£97,064,778	-£66,093,912	Non-viability	AH required	0	0
57	Residential MU	Prime	£8,973,166	£8,495,344	£477,823	Viability	AH required	0	0
58	Residential only on former hotel/resi	Core	£2,283,249	£10,804,332	-£8,521,083	Non-viability	AH required	0	0
59	Residential MU	Core	£4,026,664	£25,644,772	-£21,618,108	Non-viability	AH required	0	0
60	Residential MU	Core	£2,192,471	£8,237,341	-£6,044,869	Non-viability	AH required	0	0
61	Residential MU	Core	£5,295,589	£696,707	£4,598,882	Viability	AH required	0	0
62	Office - Mu with resi	Prime	£702,259,714	£406,054,545	£296,205,169	Viability	AH required	0	0
63	Office and hotel	Prime	£91,739,883	£76,957,293	£14,782,590	Viability	No resi	0	0
64	Retail only	Prime	£53,955,542	£13,788,890	£40,166,652	Viability	No resi	0	0
65	Residential only	Core	£633,848	£648,050	-£14,202	Non-viability	No AH required	0	0
66	Hotel extension	Core	£128,576	£0	£128,576	Viability	No resi	0	0
67	Hotel extension	Core	£338,212	£0	£338,212	Viability	No resi	0	0
68	Hotel extension	Core	£103,257	£0	£103,257	Viability	No resi	0	0
69	Office	Fringe	£356,023	£0	£356,023	Viability	No resi	0	0
70	Hotel extension	Core	£90,426	£0	£90,426	Viability	No resi	0	0
71	Hotel extension	Core	£464,910	£0	£464,910	Viability	No resi	0	0
72	Residential only on existing office	Prime	£39,941,891	£45,912,507	-£5,970,616	Non-viability	AH required	0	0
73	Residential only on existing office	Prime	£75,194,804	£91,825,014	-£16,630,210	Non-viability	AH required	0	0
74	Residential only on existing office	Core	£17,793,666	£30,111,090	-£12,317,424	Non-viability	AH required	0	0
75	Residential only on existing office	Core	£35,599,254	£60,222,180	-£24,622,926	Non-viability	AH required	0	0
76	Residential only on existing office	Fringe	£5,321,710	£10,170,126	-£4,848,416	Non-viability	AH required	0	0
77	Residential only on existing office	Fringe	£10,655,668	£20,340,252	-£9,684,583	Non-viability	AH required	0	0
78	Office on existing office	Prime	£71,692,436	£45,912,507	£25,779,929	Viability	No resi	0	0
79	Office on existing office	Core	£38,229,762	£22,956,254	£15,273,508	Viability	No resi	0	0
80	Office on existing office	Core	£52,210,241	£30,111,090	£22,099,151	Viability	No resi	0	0
81	Office on existing office	Core	£27,839,102	£15,055,545	£12,783,557	Viability	AH required	0	0
82	Office on existing office	Fringe	£30,589,898	£10,170,126	£20,419,772	Viability	No resi	0	0
83	Office on existing office	Fringe	£16,308,098	£5,085,063	£11,223,035	Viability	No resi	0	0
84	Retail on existing retail	Prime	£129,785,491	£23,265,485	£106,520,006	Viability	No resi	0	0
85	Retail on existing retail	Prime	£230,740,435	£46,530,970	£184,209,465	Viability	No resi	0	0
86	Retail on existing retail	Prime	£129,785,160	£23,265,485	£106,519,675	Viability	No resi	0	0
87	Retail on existing retail	Prime	£230,740,103	£46,530,970	£184,209,133	Viability	No resi	0	0
88	Retail on existing retail	Core	£29,970,766	£11,861,642	£18,109,124	Viability	AH required	0	0
89	Retail on existing retail	Core	£53,292,551	£23,723,283	£29,569,268	Viability	No resi	0	0
90	Retail on existing retail	Fringe	£9,282,531	£7,112,811	£2,169,719	Viability	No resi	0	0
91	Retail on existing retail	Fringe	£16,513,724	£14,225,623	£2,288,101	Viability	No resi	0	0
92	Hotel	Core	£5,569,480	£2,830,527	£2,738,953	Viability	No resi	0	0
93	Resi on existing other	Prime	£166,048,695	£2,830,527	£163,218,168	Viability	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£561,935,222	£79,565,718	£482,369,505	Viability	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£210,511,640	£44,867,576	£165,644,065	Viability	AH required	0	0
96	Retail with office on existing retail and office	Prime	£193,471,256	£96,551,115	£96,920,141	Viability	No resi	0	0
97	Retail on existing office and retail	Prime	£138,069,952	£56,058,737	£82,011,216	Viability	AH required	0	0
98	Retail on existing office and retail	Prime	£118,420,382	£107,910,141	£10,510,241	Viability	AH required	0	0
99	Retail with office on existing C2	Prime	£509,049,365	£61,821,282	£447,228,083	Viability	AH required	0	0
100	Retail with office/resi on existing office	Prime	£158,936,517	£162,373,283	-£3,436,766	Non-viability	AH required	0	0
101	Retail with office on existing retail	Prime	£87,938,962	£102,447,659	-£14,508,696	Non-viability	AH required	0	0
102	Retail with office on existing retail	Prime	£18,218,046	£9,623,923	£8,594,123	Viability	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£87,125,132	£42,706,604	£44,418,528	Viability	No resi	0	0
104	Retail on existing office and retail	Prime	£9,921,802	£8,103,869	£1,817,933	Viability	No AH required	0	0
105	Retail on existing office	Prime	£8,238,544	£3,324,731	£4,913,813	Viability	No AH required	0	0
106	Retail on existing retail and office	Prime	£34,478,110	£15,150,034	£19,328,076	Viability	No AH required	0	0
107	Hotel on existing gov building	Prime	£62,260,033	£0	£62,260,033	Viability	AH required	0	0
108	Hotel on existing gov building	Prime	£28,411,209	£577,713	£27,833,496	Viability	No resi	0	0
109	Hotel with retail on existing members club	Prime	£21,292,154	£463,008	£20,829,146	Viability	No resi	0	0
110	Hotel on existing office	Prime	£3,174,256	£6,602,219	-£3,427,963	Non-viability	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,219,164	£0	£1,219,164	Viability	No resi	0	0
112	Hotel on existing office	Core	£6,580,726	£15,019,412	-£8,438,686	Non-viability	No resi	0	0
113	Office with resi on existing C2	Prime	£509,047,144	£61,821,282	£447,225,862	Viability	AH required	0	0
114	Office with resi on existing office and B8	Prime	£553,627,588	£79,565,718	£474,061,870	Viability	AH required	0	0
115	Office with retail on existing office and B8	Prime	£430,249,853	£248,517,253	£181,732,601	Viability	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£44,222,497	£22,463,653	£21,758,843	Viability	AH required	0	0
117	Office with retail on existing office	Prime	£216,918,291	£167,038,894	£49,879,397	Viability	AH required	0	0
118	Office with retail on existing office and retail	Prime	£87,122,644	£42,706,604	£44,418,040	Viability	No resi	0	0
119	Office on existing office	Prime	£40,135,268	£29,292,180	£10,843,089	Viability	No resi	0	0
120	Office on existing office	Prime	£21,329,173	£12,429,534	£8,899,639	Viability	No resi	0	0
121	Office with retail on existing office and retail	Prime	£193,467,108	£96,551,115	£96,915,993	Viability	No resi	0	0
122	Office on existing office	Prime	£15,926,600	£12,185,179	£3,741,421	Viability	No AH required	0	0

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 50 schemes 100% AH percentage 35% Sustainability: On Commercial AH cont Off Rented percentage 40% Com PIL

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	35% Rented percentage	40% Com PIL
1	Office MU	Prime	£51,465,984	£36,094,248	£15,371,737	Viability	AH required	0	0
2	Office - MU with resi and retail	Prime	£37,609,958	£21,459,506	£16,150,452	Viability	AH required	0	0
3	Residential only on existing office	Core	£474,892	£1,535,666	-£1,060,773	Non-viable	No AH required	0	0
4	Residential only on existing resi	Prime	£3,248,245	£5,976,526	-£2,728,281	Non-viable	No AH required	0	0
5	Hotel with resi	Prime	£11,032,002	£3,963,133	£7,068,869	Viability	No AH required	0	0
6	Retail MU	Prime	£134,264,590	£27,987,321	£106,277,268	Viability	No AH required	0	0
7	Residential only on existing office	Core	£3,750,821	£7,561,217	-£3,810,396	Non-viable	AH required	0	0
8	Residential only on existing office	Prime	£2,601,352	£4,995,281	-£2,393,929	Non-viable	No AH required	0	0
9	D1	Core	-£377,681	£761,410	-£1,139,090	Non-viable	No resi	0	0
10	Residential only on existing office	Prime	£4,756,728	£10,064,022	-£5,307,293	Non-viable	AH required	0	0
11	Office - MU	Prime	£114,706,792	£96,875,390	£17,831,402	Viability	AH required	0	0
12	Residential MU	Core	£31,349,986	£4,416,346	£26,933,641	Viability	AH required	0	0
13	Retail only	Prime	£40,121,428	£8,980,477	£31,140,951	Viability	No resi	0	0
14	Residential only on existing resi	Core	£562,296	£1,451,647	-£889,351	Non-viable	No AH required	0	0
15	Office - MU	Prime	£219,782,249	£162,430,981	£57,351,268	Viability	No resi	0	0
16	Residential only on existing resi	Prime	£4,542,099	£8,912,901	-£4,370,803	Non-viable	AH required	0	0
17	Residential only on existing office	Core	£485,223	£554,044	-£68,821	Non-viable	No AH required	0	0
18	Residential only on existing resi	Fringe	£188,987	£1,012,869	-£823,882	Non-viable	No AH required	0	0
19	Residential only on existing other	Fringe	£1,009,032	£150,920	£858,112	Viability	AH required	0	0
20	Residential only on existing other	Fringe	£10,657,946	£1,396,651	£9,261,295	Viability	AH required	0	0
21	Residential only on existing resi	Fringe	£484,563	£211,503	£273,061	Viability	No AH required	0	0
22	Office - MU	Fringe	£6,052,163	£3,370,390	£2,681,783	Viability	No AH required	0	0
23	Residential MU	Core	£21,559,477	£2,305,548	£19,253,929	Viability	AH required	0	0
24	Residential only on existing office	Core	£2,117,821	£5,504,307	-£3,386,486	Non-viable	AH required	0	0
25	Residential only on existing resi	Core	£1,941,115	£1,805,183	£135,931	Viability	No resi	0	0
26	Residential only on existing resi	Core	£581,333	£728,860	-£147,527	Non-viable	No AH required	0	0
27	Residential only on existing office	Core	£2,271,821	£5,112,863	-£2,841,042	Non-viable	No AH required	0	0
28	Residential only on existing resi	Core	£525,112	£1,232,468	-£707,356	Non-viable	No AH required	0	0
29	Residential only on existing office	Core	£2,362,392	£4,858,502	-£2,506,110	Non-viable	AH required	0	0
30	Residential only on existing resi	Core	£192,914	£732,549	-£539,635	Non-viable	No AH required	0	0
31	Hotel	Core	£3,304,035	£2,830,527	£473,508	Viability	No resi	0	0
32	Residential only on existing office	Core	£1,974,397	£4,577,890	-£2,603,493	Non-viable	No AH required	0	0
33	Residential MU	Core	£54,320,161	£23,700,153	£30,620,008	Viability	AH required	0	0
34	Office - MU	Core	£77,708,644	£56,741,251	£20,967,393	Viability	No AH required	0	0
35	Residential only on existing resi	Core	£629,076	£855,497	-£226,421	Non-viable	No AH required	0	0
36	Residential only on existing office	Core	£2,567,656	£3,406,913	-£839,257	Non-viable	AH required	0	0
37	Residential only on existing other	Core	£1,917,619	£8,378,517	-£6,460,898	Non-viable	No AH required	0	0
38	Residential only on existing other	Core	£1,271,189	£2,562,115	-£1,290,926	Non-viable	No AH required	0	0
39	Residential only on existing resi	Prime	£1,044,320	£2,801,187	-£1,756,867	Non-viable	No AH required	0	0
40	Residential only on existing resi	Prime	£1,967,496	£4,805,181	-£2,837,685	Non-viable	No AH required	0	0
41	Residential only on existing resi	Prime	£1,356,149	£2,273,820	-£917,671	Non-viable	No AH required	0	0
42	Residential only on existing office	Prime	£18,112,587	£35,554,646	-£17,442,059	Non-viable	AH required	0	0
43	Residential MU	Prime	£906,919,155	£13,559,176	£893,359,979	Viability	AH required	0	0
44	Residential only on existing other	Prime	£28,855,724	£87,019,530	-£58,163,806	Non-viable	No AH required	0	0
45	Residential MU	Prime	£2,358,000	£1,201,233	£1,156,767	Viability	No AH required	0	0
46	Residential only on existing office	Prime	£1,598,234	£14,049,227	-£12,450,993	Non-viable	AH required	0	0
47	Hotel - convy of car park	Core	£3,020,930	£203,774	£2,817,156	Viability	No resi	0	0
48	Office	Core	£1,518,977	£1,115,010	£403,967	Viability	No resi	0	0
49	Residential only on existing resi	Prime	£740,304	£3,863,488	-£3,123,185	Non-viable	No AH required	0	0
50	Residential only on existing resi	Prime	£517,089	£1,801,246	-£1,284,158	Non-viable	No AH required	0	0
51	Residential only on existing resi	Prime	£2,189,810	£4,569,171	-£2,379,360	Non-viable	No AH required	0	0
52	Residential only on existing resi	Prime	£1,365,737	£3,546,388	-£2,180,651	Non-viable	No AH required	0	0
53	Residential only on existing resi	Prime	£3,121,065	£8,444,274	-£5,323,209	Non-viable	AH required	0	0
54	Residential only on existing resi	Prime	£1,029,779	£1,783,985	-£754,206	Non-viable	No AH required	0	0
55	Residential only on existing other	Prime	£155,120,778	£64,263,076	£90,857,702	Viability	AH required	0	0
56	Residential only on existing resi	Prime	£35,313,831	£97,064,778	-£61,750,947	Non-viable	AH required	0	0
57	Residential MU	Core	£9,901,750	£8,495,344	£1,406,407	Viability	AH required	0	0
58	Residential only on former hotel/resi	Core	£3,143,300	£10,804,332	-£7,661,032	Non-viable	AH required	0	0
59	Residential MU	Core	£4,836,269	£25,644,772	-£20,808,503	Non-viable	AH required	0	0
60	Residential MU	Core	£2,504,287	£8,237,341	-£5,733,053	Non-viable	AH required	0	0
61	Residential MU	Core	£6,199,003	£696,707	£5,502,296	Viability	AH required	0	0
62	Office - Mu with resi	Prime	£715,152,527	£406,054,545	£309,097,982	Viability	AH required	0	0
63	Office and hotel	Prime	£91,741,190	£76,957,293	£14,783,897	Viability	No resi	0	0
64	Retail only	Prime	£53,956,911	£13,788,890	£40,168,021	Viability	No resi	0	0
65	Residential only	Core	£725,565	£648,050	£77,515	Viability	No AH required	0	0
66	Hotel extension	Core	£129,988	£0	£129,988	Viability	No resi	0	0
67	Hotel extension	Core	£339,645	£0	£339,645	Viability	No resi	0	0
68	Hotel extension	Core	£104,712	£0	£104,712	Viability	No resi	0	0
69	Office	Fringe	£357,498	£0	£357,498	Viability	No resi	0	0
70	Hotel extension	Core	£91,924	£0	£91,924	Viability	No resi	0	0
71	Hotel extension	Core	£466,428	£0	£466,428	Viability	No resi	0	0
72	Residential only on existing office	Prime	£44,923,178	£45,912,507	-£989,330	Non-viable	AH required	0	0
73	Residential only on existing office	Prime	£84,570,087	£91,825,014	-£7,254,927	Non-viable	AH required	0	0
74	Residential only on existing office	Core	£20,566,625	£30,111,090	-£9,544,465	Non-viable	AH required	0	0
75	Residential only on existing office	Core	£41,143,682	£60,222,180	-£19,078,499	Non-viable	AH required	0	0
76	Residential only on existing office	Fringe	£6,934,427	£10,170,126	-£3,235,699	Non-viable	AH required	0	0
77	Residential only on existing office	Fringe	£13,879,572	£20,340,252	-£6,460,679	Non-viable	AH required	0	0
78	Office on existing office	Prime	£71,694,053	£45,912,507	£25,781,546	Viability	No resi	0	0
79	Office on existing office	Core	£38,231,400	£22,956,254	£15,275,146	Viability	No resi	0	0
80	Office on existing office	Core	£55,195,930	£21,077,763	£34,118,167	Viability	AH required	0	0
81	Office on existing office	Core	£44,154,313	£15,058,545	£29,095,768	Viability	AH required	0	0
82	Office on existing office	Fringe	£30,591,598	£10,170,126	£20,421,472	Viability	No resi	0	0
83	Office on existing office	Fringe	£16,309,819	£5,085,063	£11,224,756	Viability	No resi	0	0
84	Retail on existing retail	Prime	£129,787,233	£23,265,485	£106,521,748	Viability	No resi	0	0
85	Retail on existing retail	Prime	£230,742,197	£46,530,970	£184,211,227	Viability	No resi	0	0
86	Retail on existing retail	Prime	£129,786,943	£23,265,485	£106,521,458	Viability	No resi	0	0
87	Retail on existing retail	Prime	£230,741,907	£46,530,970	£184,210,937	Viability	No resi	0	0
88	Retail on existing retail	Core	£29,972,591	£11,861,642	£18,110,949	Viability	AH required	0	0
89	Retail on existing retail	Core	£53,294,396	£23,723,283	£29,571,113	Viability	No resi	0	0
90	Retail on existing retail	Fringe	£9,284,397	£7,112,811	£2,171,586	Viability	No resi	0	0
91	Retail on existing retail	Fringe	£16,515,611	£14,225,623	£2,289,988	Viability	No resi	0	0
92	Hotel	Core	£5,571,418	£2,830,527	£2,740,891	Viability	No resi	0	0
93	Resi on existing other	Prime	£187,862,315	£89,824,841	£98,037,474	Viability	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£574,435,314	£79,565,718	£494,869,596	Viability	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£211,388,806	£44,867,576	£166,521,231	Viability	AH required	0	0
96	Retail with office on existing retail and office	Prime	£193,473,247	£96,551,115	£96,922,132	Viability	No resi	0	0
97	Retail on existing office and retail	Prime	£139,687,999	£56,058,737	£83,629,263	Viability	AH required	0	0
98	Retail on existing office and retail	Prime	£122,822,417	£107,910,141	£14,912,276	Viability	AH required	0	0
99	Retail with office on existing C2	Prime	£528,850,256	£61,821,282	£467,028,974	Viability	AH required	0	0
100	Retail with office/resi on existing office	Prime	£166,775,580	£162,373,283	£4,402,297	Viability	AH required	0	0
101	Retail with office on existing retail	Prime	£93,920,370	£102,447,659	-£8,527,289	Non-viable	AH required	0	0
102	Retail with office on existing retail	Prime	£18,523,999	£9,623,923	£8,900,076	Viability	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£87,127,668	£42,708,604	£44,420,064	Viability	No resi	0	0
104	Retail on existing office and retail	Prime	£10,401,157	£8,103,869	£2,297,288	Viability	No AH required	0	0
105	Retail with resi on existing office	Prime	£5,368,967	£3,324,731	£2,044,236	Viability	No AH required	0	0
106	Retail on existing retail and office	Prime	£34,901,765	£15,150,034	£19,751,730	Viability	No AH required	0	0
107	Hotel on existing gov building	Prime	£63,080,077	£0	£63,080,077	Viability	AH required	0	0
108	Hotel on existing gov building	Prime	£28,413,448	£577,713	£27,835,735	Viability	No resi	0	0
109	Hotel with retail on existing members club	Prime	£21,294,414	£463,008	£20,831,406	Viability	No resi	0	0
110	Hotel on existing office	Prime	£3,176,572	£6,602,219	-£3,425,647	Non-viable	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,221,502	£0	£1,221,502	Viability	No resi	0	0
112	Hotel on existing office	Core	£6,583,049	£15,019,412	-£8,436,363	Non-viable	No resi	0	0
113	Office with resi on existing C2	Prime	£528,848,312	£61,821,282	£467,027,030	Viability	AH required	0	0
114	Office with resi on existing office and B8	Prime	£565,943,346	£79,565,718	£486,377,628	Viability	AH required	0	0
115	Office with retail on existing office and B8	Prime	£430,252,239	£248,517,253	£181,734,986	Viability	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£47,000,674	£22,463,653	£24,537,021	Viability	AH required	0	0
117	Office with retail on existing office	Prime	£218,552,403	£167,038,994	£51,513,409	Viability	No AH required	0	0
118	Office with retail on existing office and retail	Prime	£87,125,090	£42,708,604	£44,416,486	Viability	No resi	0	0
119	Office on existing office	Prime	£40,137,736	£29,292,180	£10,845,557	Viability	No resi	0	0
120	Office on existing office	Prime	£21,331,662	£12,429,534	£8,902,128	Viability	No resi	0	0
121	Office with retail on existing office and retail	Prime	£193,469,618	£96,551,115	£96,918,503	Viability	No resi	0	0
122	Office on existing office	Prime	£16,140,608	£12,185,179	£3,955,429	Viability	No AH required		

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 52 schemes 1.1%
Sustainability: On Commercial AH cont Off AH percentage 30%
Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Com PIL
1	Office MU	Prime	£52,103,566	£36,094,248	£16,009,319	Viable	AH required	0
2	Office - MU with resi and retail	Prime	£38,200,118	£21,459,506	£16,740,612	Viable	AH required	0
3	Residential only on existing office	Core	£580,038	£1,535,666	£-955,628	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£3,653,977	£5,976,526	£-2,322,549	Non-viable	No AH required	0
5	Hotel with resi	Prime	£11,357,696	£3,963,133	£7,394,563	Viable	No AH required	0
6	Retail MU	Prime	£134,594,332	£27,987,321	£106,607,011	Viable	No AH required	0
7	Residential only on existing office	Core	£4,303,746	£7,561,217	£-3,257,471	Non-viable	AH required	0
8	Residential only on existing office	Prime	£2,925,536	£4,995,281	£-2,069,745	Non-viable	No AH required	0
9	D1	Core	£-777,488	£761,410	£-1,538,898	Non-viable	No resi	0
10	Residential only on existing office	Prime	£5,451,810	£10,064,022	£-4,612,212	Non-viable	AH required	0
11	Office - MU	Prime	£115,309,487	£96,875,390	£18,434,097	Viable	AH required	0
12	Residential MU	Core	£34,844,331	£4,416,346	£30,427,985	Viable	AH required	0
13	Retail only	Prime	£40,121,702	£8,980,477	£31,141,224	Viable	No resi	0
14	Residential only on existing resi	Core	£636,865	£1,451,447	£-814,582	Non-viable	No AH required	0
15	Office - MU	Prime	£219,782,559	£162,430,981	£57,351,578	Viable	No resi	0
16	Residential only on existing resi	Prime	£5,211,375	£8,912,901	£-3,701,527	Non-viable	AH required	0
17	Residential only on existing office	Core	£570,922	£554,044	£16,878	Viable	No AH required	0
18	Residential only on existing resi	Fringe	£229,841	£1,012,869	£-783,028	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£1,244,056	£1,590,920	£-346,864	Non-viable	AH required	0
20	Residential only on existing other	Fringe	£13,279,901	£1,396,651	£11,883,251	Viable	AH required	0
21	Residential only on existing resi	Fringe	£565,159	£211,503	£353,657	Viable	No AH required	0
22	Office - MU	Fringe	£6,181,438	£3,370,390	£2,811,058	Viable	No AH required	0
23	Residential MU	Core	£26,136,473	£2,305,548	£23,830,924	Viable	AH required	0
24	Residential only on existing office	Core	£2,489,059	£5,504,307	£-3,015,248	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,941,646	£1,805,183	£136,463	Viable	No resi	0
26	Residential only on existing resi	Core	£657,531	£728,860	£-71,328	Non-viable	No AH required	0
27	Residential only on existing office	Core	£2,629,247	£5,112,863	£-2,483,616	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£594,087	£1,232,468	£-638,380	Non-viable	No AH required	0
29	Residential only on existing office	Core	£2,732,516	£4,858,502	£-2,125,986	Non-viable	AH required	0
30	Residential only on existing resi	Core	£230,376	£732,549	£-502,173	Non-viable	No AH required	0
31	Hotel	Core	£3,304,693	£2,830,527	£474,166	Viable	No resi	0
32	Residential only on existing office	Core	£2,284,485	£4,577,890	£-2,293,405	Non-viable	No AH required	0
33	Residential MU	Core	£55,631,315	£23,700,153	£31,931,162	Viable	AH required	0
34	Office - MU	Core	£77,937,452	£56,741,251	£21,196,201	Viable	No AH required	0
35	Residential only on existing resi	Core	£721,889	£855,497	£-133,608	Non-viable	No AH required	0
36	Residential only on existing office	Core	£2,977,539	£3,406,913	£-429,374	Non-viable	AH required	0
37	Residential only on existing other	Core	£2,224,423	£8,378,517	£-6,154,094	Non-viable	No AH required	0
38	Residential only on existing other	Core	£1,471,775	£2,562,115	£-1,090,340	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£1,168,613	£2,801,187	£-1,632,574	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£2,200,677	£4,805,181	£-2,604,505	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,502,390	£2,273,820	£-771,430	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£20,062,556	£35,554,646	£-15,492,089	Non-viable	AH required	0
43	Residential MU	Prime	£994,918,998	£13,559,176	£981,359,822	Viable	AH required	0
44	Residential only on existing other	Prime	£30,454,151	£87,019,530	£-56,565,379	Non-viable	AH required	0
45	Residential MU	Prime	£2,399,201	£1,201,233	£1,197,968	Viable	No AH required	0
46	Residential only on existing office	Prime	£1,939,932	£14,049,227	£-12,109,295	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£3,021,920	£203,774	£2,818,146	Viable	No resi	0
48	Office	Core	£1,520,004	£1,115,010	£404,994	Viable	No resi	0
49	Residential only on existing resi	Prime	£900,186	£3,863,488	£-2,963,302	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£629,193	£1,801,246	£-1,172,054	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£2,455,109	£4,569,171	£-2,114,062	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,531,974	£3,546,388	£-2,014,414	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£3,574,543	£8,844,274	£-5,269,731	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£1,174,899	£1,783,985	£-609,086	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£176,625,054	£64,263,076	£112,361,978	Viable	AH required	0
56	Residential only on existing resi	Prime	£39,647,801	£97,064,778	£-57,416,977	Non-viable	AH required	0
57	Residential MU	Core	£10,830,334	£8,495,344	£2,334,991	Viable	AH required	0
58	Residential only on former hotel/resi	Core	£4,003,352	£10,804,332	£-6,800,980	Non-viable	AH required	0
59	Residential MU	Core	£5,645,873	£25,644,772	£-19,998,899	Non-viable	AH required	0
60	Residential MU	Core	£2,816,103	£8,237,341	£-5,421,238	Non-viable	AH required	0
61	Residential MU	Core	£7,102,418	£696,707	£6,405,711	Viable	AH required	0
62	Office - Mu with resi	Prime	£728,045,340	£406,054,545	£321,990,795	Viable	AH required	0
63	Office and hotel	Prime	£91,742,496	£76,957,293	£14,785,203	Viable	No resi	0
64	Retail only	Prime	£53,958,280	£13,788,890	£40,169,390	Viable	No resi	0
65	Residential only	Core	£817,282	£648,050	£169,232	Viable	No AH required	0
66	Hotel extension	Core	£131,401	£0	£131,401	Viable	No resi	0
67	Hotel extension	Core	£341,078	£0	£341,078	Viable	No resi	0
68	Hotel extension	Core	£106,166	£0	£106,166	Viable	No resi	0
69	Office	Fringe	£398,975	£0	£398,975	Viable	No resi	0
70	Hotel extension	Core	£93,421	£0	£93,421	Viable	No resi	0
71	Hotel extension	Core	£467,947	£0	£467,947	Viable	No resi	0
72	Residential only on existing office	Prime	£49,904,465	£45,912,507	£3,991,958	Viable	AH required	0
73	Residential only on existing office	Prime	£93,945,369	£91,825,014	£2,120,355	Viable	AH required	0
74	Residential only on existing office	Core	£23,339,585	£30,111,090	£-6,771,505	Non-viable	AH required	0
75	Residential only on existing office	Core	£46,688,110	£60,222,180	£-13,534,070	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£8,547,146	£10,170,126	£-1,622,980	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£17,103,477	£20,340,252	£-3,236,774	Non-viable	AH required	0
78	Office on existing office	Prime	£71,695,671	£45,912,507	£25,783,164	Viable	No resi	0
79	Office on existing office	Core	£38,233,038	£22,996,254	£15,236,784	Viable	No resi	0
80	Office on existing office	Core	£56,596,687	£21,077,763	£35,518,924	Viable	AH required	0
81	Office on existing office	Core	£45,275,286	£15,055,545	£30,219,741	Viable	AH required	0
82	Office on existing office	Fringe	£30,593,298	£10,170,126	£20,423,172	Viable	No resi	0
83	Office on existing office	Fringe	£16,311,540	£5,085,063	£11,226,477	Viable	No resi	0
84	Retail on existing retail	Prime	£129,788,975	£23,265,485	£106,523,490	Viable	No resi	0
85	Retail on existing retail	Prime	£230,743,961	£46,530,970	£184,212,990	Viable	No resi	0
86	Retail on existing retail	Prime	£129,788,726	£23,265,485	£106,523,241	Viable	No resi	0
87	Retail on existing retail	Prime	£230,743,711	£46,530,970	£184,212,741	Viable	No resi	0
88	Retail on existing retail	Core	£29,974,415	£11,861,642	£18,112,774	Viable	AH required	0
89	Retail on existing retail	Core	£53,296,241	£23,723,283	£29,572,958	Viable	No resi	0
90	Retail on existing retail	Fringe	£9,286,263	£7,112,811	£2,173,452	Viable	No resi	0
91	Retail on existing retail	Fringe	£16,517,498	£14,225,623	£2,291,875	Viable	No resi	0
92	Hotel	Core	£5,573,355	£2,830,527	£2,742,828	Viable	No resi	0
93	Resi on existing other	Prime	£209,075,934	£97,324,841	£111,751,094	Viable	AH required	0
94	Retail with resi on existing office and B8	Prime	£586,935,407	£79,565,718	£507,369,689	Viable	AH required	0
95	Retail with resi on existing retail and office	Prime	£212,265,972	£44,867,576	£167,398,396	Viable	AH required	0
96	Retail with office on existing retail and office	Prime	£193,475,237	£96,551,115	£96,924,122	Viable	No resi	0
97	Retail on existing office and retail	Prime	£141,306,046	£56,058,737	£85,247,310	Viable	AH required	0
98	Retail on existing office and retail	Prime	£127,224,451	£107,910,141	£19,314,310	Viable	AH required	0
99	Retail with office on existing C2	Prime	£548,651,147	£61,821,282	£486,829,866	Viable	AH required	0
100	Retail with office/resi on existing office	Prime	£174,614,643	£162,373,283	£12,241,360	Viable	AH required	0
101	Retail with office on existing retail	Prime	£99,901,778	£102,447,659	£-2,545,881	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£18,829,950	£9,623,923	£9,206,028	Viable	No AH required	0
103	Retail with office on existing retail and office	Prime	£87,129,404	£42,706,604	£44,422,800	Viable	No resi	0
104	Retail on existing office and retail	Prime	£10,580,514	£8,103,869	£2,476,645	Viable	No AH required	0
105	Retail with resi on existing office	Prime	£5,490,389	£3,324,731	£2,165,658	Viable	No AH required	0
106	Retail on existing retail and office	Prime	£35,325,419	£15,150,034	£20,175,385	Viable	No AH required	0
107	Hotel on existing gov building	Prime	£63,900,121	£0	£63,900,121	Viable	AH required	0
108	Hotel on existing gov building	Prime	£28,415,688	£577,713	£27,837,975	Viable	No resi	0
109	Hotel with retail on existing members club	Prime	£21,296,675	£463,008	£20,833,667	Viable	No resi	0
110	Hotel on existing office	Prime	£3,178,888	£6,602,219	£-3,423,330	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,223,840	£0	£1,223,840	Viable	No resi	0
112	Hotel on existing office	Core	£6,585,371	£15,019,412	£-8,434,041	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£548,649,481	£61,821,282	£486,828,199	Viable	AH required	0
114	Office with resi on existing office and B8	Prime	£578,259,104	£79,565,718	£498,693,387	Viable	AH required	0
115	Office with retail on existing office and B8	Prime	£430,254,623	£248,517,253	£181,737,371	Viable	No resi	0
116	Office with retail on existing hotel and retail	Prime	£49,778,851	£22,463,653	£27,315,197	Viable	AH required	0
117	Office with retail on existing office	Prime	£220,286,806	£167,038,994	£53,247,812	Viable	AH required	0
118	Office with retail on existing office and retail	Prime	£87,127,537	£42,706,604	£44,420,933	Viable	No resi	0
119	Office on existing office	Prime	£40,140,204	£29,292,180	£10,848,024	Viable	No resi	0
120	Office on existing office	Prime	£21,334,150	£12,429,534	£8,904,616	Viable	No resi	0
121	Office with retail on existing office and retail	Prime	£193,472,126	£96,551,115	£96,921,011	Viable	No resi	0
122	Office on existing office	Prime	£16,354,615	£12,185,179	£4,169,436	Viable	No AH required	0
123	ST. Resi and office on existing office and	Core	£316,172,645	£53,363,808	£262,808,837	Viable	AH required	0
124	ST. Resi on existing resi, retail and D1	Core	£28,156,378	£37,851,433	£-9,695,055	Non-viable	AH required	0
125	ST. Resi, retail, office and hotel on existing	Prime	£715,937,048	£505,208,870	£210,728,178	Viable	AH required	0
126	ST. Resi on existing electricity transfer station	Prime	£68,426,995	£130,749	£68,296,246	Viable	AH required	0
127	ST. Resi with office on existing resi and D1	Prime	£10,360,390	£16,541,101	£-6,180,711	Non-viable	AH required	0
128	Nightclub in cinema basement	Prime	£10,310	£229,331	£-219,022	Non-viable	No resi	0
129	Nightclub with leisure on existing retail and	Prime	£368,122,386	£106,805,519	£261,316,867	Viable	No resi	0
130	Nightclub with resi on existing retail	Prime	£5,041,396	£21,6				

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 53 schemes 100% Sustainability: On Commercial AH cont Off AH percentage 25% Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non	AH percentage	Com PIL
1	Office MU	Prime	£52,741,148	£36,094,248	£16,646,900	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£38,790,277	£21,459,506	£17,330,771	Viability	AH required	0
3	Residential only on existing office	Core	£685,183	£1,535,666	-£850,483	Non-viability	No AH required	0
4	Residential only on existing resi	Prime	£4,059,708	£5,976,526	-£1,916,818	Non-viability	No AH required	0
5	Hotel with resi	Prime	£11,683,390	£3,963,133	£7,720,257	Viability	No AH required	0
6	Retail MU	Prime	£134,924,074	£27,987,321	£106,936,753	Viability	No AH required	0
7	Residential only on existing office	Core	£4,856,871	£7,561,217	-£2,704,347	Non-viability	AH required	0
8	Residential only on existing office	Prime	£3,249,721	£4,995,281	-£1,745,560	Non-viability	No AH required	0
9	D1	Core	-£377,295	£761,410	-£1,138,705	Non-viability	No resi	0
10	Residential only on existing office	Prime	£6,146,891	£10,064,022	-£3,917,131	Non-viability	AH required	0
11	Office - MU	Prime	£115,912,182	£96,875,390	£19,036,792	Viability	AH required	0
12	Residential MU	Core	£38,338,677	£4,416,346	£33,922,331	Viability	AH required	0
13	Retail only	Prime	£40,121,975	£8,980,477	£31,141,498	Viability	No resi	0
14	Residential only on existing resi	Core	£711,433	£1,451,647	-£740,214	Non-viability	No AH required	0
15	Office - MU	Prime	£219,782,870	£162,430,981	£57,351,889	Viability	No resi	0
16	Residential only on existing resi	Prime	£5,880,651	£8,912,901	-£3,032,250	Non-viability	AH required	0
17	Residential only on existing office	Core	£656,619	£554,044	£102,575	Viability	No AH required	0
18	Residential only on existing resi	Fringe	£270,697	£1,012,869	-£742,173	Non-viability	No AH required	0
19	Residential only on existing other	Fringe	£1,479,079	£150,920	£1,328,158	Viability	AH required	0
20	Residential only on existing other	Fringe	£15,901,855	£1,396,651	£14,505,205	Viability	AH required	0
21	Residential only on existing resi	Fringe	£645,757	£211,503	£434,254	Viability	No AH required	0
22	Office - MU	Fringe	£6,310,712	£3,370,390	£2,940,322	Viability	No AH required	0
23	Residential MU	Core	£30,711,975	£2,305,548	£28,406,427	Viability	AH required	0
24	Residential only on existing office	Core	£2,860,296	£5,504,307	-£2,644,011	Non-viability	AH required	0
25	Residential only on existing resi	Core	£1,942,176	£1,805,183	£136,993	Viability	No resi	0
26	Residential only on existing resi	Core	£733,730	£728,860	£4,871	Viability	No AH required	0
27	Residential only on existing office	Core	£2,986,674	£5,112,863	-£2,126,189	Non-viability	No AH required	0
28	Residential only on existing resi	Core	£663,063	£1,232,468	-£569,405	Non-viability	No AH required	0
29	Residential only on existing office	Core	£3,112,641	£4,858,502	-£1,745,861	Non-viability	AH required	0
30	Residential only on existing resi	Core	£267,840	£732,549	-£464,709	Non-viability	No AH required	0
31	Hotel	Core	£3,305,351	£2,830,527	£474,824	Viability	No resi	0
32	Residential only on existing office	Core	£2,554,574	£4,577,890	-£2,023,316	Non-viability	No AH required	0
33	Residential MU	Core	£56,942,469	£23,700,153	£33,242,316	Viability	AH required	0
34	Office - MU	Core	£78,166,261	£56,741,251	£21,425,010	Viability	No AH required	0
35	Residential only on existing resi	Core	£814,703	£855,497	-£40,794	Non-viability	No AH required	0
36	Residential only on existing office	Core	£3,387,423	£3,406,913	-£19,490	Non-viability	AH required	0
37	Residential only on existing other	Core	£2,531,226	£8,378,517	-£5,847,291	Non-viability	No AH required	0
38	Residential only on existing other	Core	£1,672,362	£2,562,115	-£889,752	Non-viability	No AH required	0
39	Residential only on existing resi	Prime	£1,292,905	£2,801,187	-£1,508,282	Non-viability	No AH required	0
40	Residential only on existing resi	Prime	£2,433,857	£4,805,181	-£2,371,324	Non-viability	No AH required	0
41	Residential only on existing resi	Prime	£1,648,631	£2,273,820	-£625,189	Non-viability	No AH required	0
42	Residential only on existing office	Prime	£22,012,526	£35,554,646	-£13,542,120	Non-viability	AH required	0
43	Residential MU	Prime	£43,981,772	£13,559,176	£30,422,596	Viability	AH required	0
44	Residential only on existing other	Prime	£34,052,577	£87,019,530	-£52,966,952	Non-viability	No AH required	0
45	Residential MU	Prime	£2,440,403	£1,201,233	£1,239,170	Viability	No AH required	0
46	Residential only on existing office	Prime	£2,281,629	£14,049,227	-£11,767,598	Non-viability	AH required	0
47	Hotel - conv of car park	Core	£3,022,910	£203,774	£2,819,136	Viability	No resi	0
48	Office	Core	£1,521,030	£1,115,010	£406,020	Viability	No resi	0
49	Residential only on existing resi	Prime	£1,060,070	£3,863,488	-£2,803,418	Non-viability	No AH required	0
50	Residential only on existing resi	Prime	£741,297	£1,801,246	-£1,059,950	Non-viability	No AH required	0
51	Residential only on existing resi	Prime	£2,720,408	£4,569,171	-£1,848,763	Non-viability	No AH required	0
52	Residential only on existing resi	Prime	£1,698,209	£3,546,388	-£1,848,179	Non-viability	No AH required	0
53	Residential only on existing resi	Prime	£4,028,023	£8,844,274	-£4,816,251	Non-viability	AH required	0
54	Residential only on existing resi	Prime	£1,320,018	£1,783,985	-£463,966	Non-viability	No AH required	0
55	Residential only on existing other	Prime	£198,129,330	£64,263,076	£133,866,254	Viability	AH required	0
56	Residential only on existing resi	Prime	£43,981,772	£97,064,778	-£52,966,952	Non-viability	AH required	0
57	Residential MU	Prime	£11,758,918	£8,495,344	£3,263,574	Viability	AH required	0
58	Residential only on former hotel/resi	Core	£4,863,404	£10,804,332	-£5,940,928	Non-viability	AH required	0
59	Residential MU	Core	£6,455,478	£25,644,772	-£19,189,294	Non-viability	AH required	0
60	Residential MU	Core	£3,127,919	£8,237,341	-£5,109,422	Non-viability	AH required	0
61	Residential MU	Core	£8,005,833	£696,707	£7,309,126	Viability	AH required	0
62	Office - Mu with resi	Prime	£740,938,153	£406,054,545	£334,883,607	Viability	AH required	0
63	Office and hotel	Prime	£91,743,803	£76,957,293	£14,786,510	Viability	No resi	0
64	Retail only	Prime	£53,959,649	£13,788,890	£40,170,759	Viability	No resi	0
65	Residential only	Core	£908,999	£648,050	£260,949	Viability	No AH required	0
66	Hotel extension	Core	£132,812	£0	£132,812	Viability	No resi	0
67	Hotel extension	Core	£342,511	£0	£342,511	Viability	No resi	0
68	Hotel extension	Core	£107,621	£0	£107,621	Viability	No resi	0
69	Office	Fringe	£360,451	£0	£360,451	Viability	No resi	0
70	Hotel extension	Core	£94,919	£0	£94,919	Viability	No resi	0
71	Hotel extension	Core	£469,466	£0	£469,466	Viability	No resi	0
72	Residential only on existing office	Prime	£54,885,752	£45,912,507	£8,973,245	Viability	AH required	0
73	Residential only on existing office	Prime	£103,320,651	£91,825,014	£11,495,637	Viability	AH required	0
74	Residential only on existing office	Core	£26,109,897	£30,111,090	-£4,001,193	Non-viability	AH required	0
75	Residential only on existing office	Core	£52,227,142	£60,222,180	-£7,995,039	Non-viability	AH required	0
76	Residential only on existing office	Fringe	£10,159,864	£10,170,126	-£10,262	Non-viability	AH required	0
77	Residential only on existing office	Fringe	£20,327,381	£20,340,252	-£12,870	Non-viability	AH required	0
78	Office on existing office	Prime	£71,697,288	£45,912,507	£25,784,781	Viability	No resi	0
79	Office on existing office	Prime	£38,234,676	£22,956,254	£15,278,422	Viability	No resi	0
80	Office on existing office	Core	£57,987,444	£21,077,763	£36,909,681	Viability	AH required	0
81	Office on existing office	Core	£46,396,219	£15,055,545	£31,340,674	Viability	AH required	0
82	Office on existing office	Fringe	£30,594,999	£10,170,126	£20,424,873	Viability	No resi	0
83	Office on existing office	Fringe	£16,313,261	£5,085,063	£11,228,198	Viability	No resi	0
84	Retail on existing retail	Prime	£129,790,717	£23,265,485	£106,525,231	Viability	No resi	0
85	Retail on existing retail	Prime	£230,745,723	£46,530,970	£184,214,753	Viability	No resi	0
86	Retail on existing retail	Prime	£129,790,509	£23,265,485	£106,525,024	Viability	No resi	0
87	Retail on existing retail	Prime	£230,745,516	£46,530,970	£184,214,545	Viability	No resi	0
88	Retail on existing retail	Core	£29,976,240	£11,861,642	£18,114,598	Viability	AH required	0
89	Retail on existing retail	Core	£53,298,088	£23,723,283	£29,574,804	Viability	No resi	0
90	Retail on existing retail	Fringe	£9,288,130	£7,112,811	£2,175,318	Viability	No resi	0
91	Retail on existing retail	Fringe	£16,519,385	£14,225,623	£2,293,762	Viability	No resi	0
92	Hotel	Core	£5,575,293	£2,830,527	£2,744,766	Viability	No resi	0
93	Resi on existing other	Prime	£230,289,554	£97,324,841	£132,964,714	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£599,435,499	£79,565,718	£519,869,781	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£213,143,138	£44,867,576	£168,275,562	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£193,477,228	£96,551,115	£96,926,113	Viability	No resi	0
97	Retail on existing office and retail	Prime	£142,924,093	£56,058,737	£86,865,357	Viability	AH required	0
98	Retail on existing office and retail	Prime	£131,626,486	£107,910,141	£23,716,345	Viability	AH required	0
99	Retail with office on existing C2	Prime	£568,452,038	£61,821,282	£506,630,756	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£182,453,705	£162,373,283	£20,080,422	Viability	AH required	0
101	Retail with office on existing retail	Prime	£105,883,185	£102,447,659	£3,435,527	Viability	AH required	0
102	Retail with office on existing retail	Prime	£19,135,902	£9,623,923	£9,511,979	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£87,131,540	£42,706,604	£44,424,936	Viability	No resi	0
104	Retail on existing office and retail	Prime	£11,359,870	£8,103,869	£3,256,001	Viability	No AH required	0
105	Retail with resi on existing office	Prime	£5,629,812	£3,324,731	£2,305,081	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£35,749,074	£15,150,034	£20,599,040	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£64,720,164	£0	£64,720,164	Viability	AH required	0
108	Hotel on existing gov building	Prime	£28,417,927	£577,713	£27,840,214	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£21,298,935	£463,008	£20,835,927	Viability	No resi	0
110	Hotel on existing office	Prime	£3,181,206	£6,602,219	-£3,421,013	Non-viability	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,226,177	£0	£1,226,177	Viability	No resi	0
112	Hotel on existing office	Core	£6,587,694	£15,019,412	-£8,431,718	Non-viability	No resi	0
113	Office with resi on existing C2	Prime	£568,450,650	£61,821,282	£506,629,368	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£590,574,863	£79,565,718	£511,009,145	Viability	AH required	0
115	Office with retail on existing office and B8	Prime	£430,257,008	£248,517,253	£181,739,755	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£52,557,028	£22,463,653	£30,093,375	Viability	AH required	0
117	Office with retail on existing office	Prime	£222,020,896	£167,038,894	£54,982,002	Viability	AH required	0
118	Office with retail on existing office and retail	Prime	£87,129,985	£42,706,604	£44,423,381	Viability	No resi	0
119	Office on existing office	Prime	£40,142,672	£29,292,180	£10,850,493	Viability	No resi	0
120	Office on existing office	Prime	£21,336,638	£12,429,534	£8,907,104	Viability	No resi	0
121	Office with retail on existing office and retail	Prime	£193,474,636	£96,551,115	£96,923,521	Viability	No resi	0
122	Office on existing office	Prime	£16,568,622	£12,185,179	£4,383,443	Viability	No AH required	0
123	ST: Resi on office on existing office and C2	Core	£324,123,069	£53,363,808	£270,759,261	Viability	AH required	0
124	ST: Resi on existing resi, retail and D1	Core	£31,331,344	£37,851,433	-£6,520,089	Non-viability	AH required	0
125	ST: Resi, retail, office and hotel on existing	Prime	£724,415,958	£505,208,870	£219,207,088	Viability	AH required	0
126	ST: Resi on existing electricity transfer station	Prime	£75,644,732	£130,749	£75,513,984	Viability	AH required	0
127	ST: Resi with office on existing resi and D1	Prime	£11,672,207	£16,541,101	-£4,868,894	Non-viability	AH required	0
128	Nightclub in cinema basement	Prime	£13,404	£229,331	-£215,927	Non-viability	No resi	0
129	Nightclub with leisure on existing retail and office	Prime	£368,125,101	£106,805,519	£261,319,582	Viability	No resi	0
130	Nightclub with resi on existing retail	Prime	£5					

WESTMINSTER LOCAL PLAN

57 schemes
Sustainability: On Commercial AH cont Off

AH percentage
Rented percentage
20%
40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viable/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£53,378,730	£36,094,248	£17,284,482	Viable	AH required	0	0
2	Office - MU with resi and retail	Prime	£39,380,437	£21,459,506	£17,920,931	Viable	AH required	0	0
3	Residential only on existing office	Core	£790,329	£1,535,666	£-745,336	Non-viable	No AH required	0	0
4	Residential only on existing resi	Prime	£4,465,440	£5,976,526	£-1,511,086	Non-viable	No AH required	0	0
5	Hotel with resi	Prime	£12,009,083	£3,963,133	£8,045,950	Viable	No AH required	0	0
6	Retail MU	Prime	£135,253,816	£27,987,321	£107,266,494	Viable	No AH required	0	0
7	Residential only on existing office	Core	£5,408,996	£7,861,217	£-2,452,221	Non-viable	AH required	0	0
8	Residential only on existing office	Prime	£3,673,907	£4,995,281	£-1,321,374	Non-viable	No AH required	0	0
9	D1	Core	£-377,103	£761,410	£-1,138,513	Non-viable	No resi	0	0
10	Residential only on existing office	Prime	£6,841,972	£10,064,022	£-3,222,050	Non-viable	AH required	0	0
11	Office - MU	Prime	£116,514,878	£96,875,390	£19,639,488	Viable	AH required	0	0
12	Residential MU	Core	£41,833,021	£4,416,346	£37,416,676	Viable	AH required	0	0
13	Retail only	Prime	£40,122,249	£8,980,477	£31,141,772	Viable	No resi	0	0
14	Residential only on existing resi	Core	£786,002	£1,451,647	£-665,645	Non-viable	No AH required	0	0
15	Office - MU	Prime	£219,783,182	£162,430,981	£57,352,200	Viable	No resi	0	0
16	Residential only on existing resi	Prime	£6,549,927	£8,912,901	£-2,362,975	Non-viable	AH required	0	0
17	Residential only on existing office	Core	£742,317	£554,044	£188,273	Viable	No AH required	0	0
18	Residential only on existing resi	Fringe	£311,551	£1,012,869	£-701,319	Non-viable	No AH required	0	0
19	Residential only on existing other	Fringe	£1,714,103	£150,920	£1,563,183	Viable	AH required	0	0
20	Residential only on existing other	Fringe	£18,523,810	£1,396,651	£17,127,159	Viable	AH required	0	0
21	Residential only on existing resi	Fringe	£726,354	£211,503	£514,851	Viable	No AH required	0	0
22	Office - MU	Fringe	£6,439,988	£3,370,390	£3,069,608	Viable	No AH required	0	0
23	Residential MU	Core	£35,253,439	£2,305,548	£32,947,890	Viable	AH required	0	0
24	Residential only on existing office	Core	£3,231,534	£5,504,307	£-2,272,773	Non-viable	AH required	0	0
25	Residential only on existing resi	Core	£1,942,706	£1,805,183	£137,523	Viable	No resi	0	0
26	Residential only on existing resi	Core	£809,930	£728,860	£81,070	Viable	No AH required	0	0
27	Residential only on existing office	Core	£3,344,100	£5,112,863	£-1,768,763	Non-viable	No AH required	0	0
28	Residential only on existing resi	Core	£732,039	£1,232,468	£-500,429	Non-viable	No AH required	0	0
29	Residential only on existing office	Core	£3,492,766	£4,858,502	£-1,365,736	Non-viable	AH required	0	0
30	Residential only on existing resi	Core	£305,302	£732,549	£-427,247	Non-viable	No AH required	0	0
31	Hotel	Core	£3,306,009	£2,830,527	£475,481	Viable	No resi	0	0
32	Residential only on existing office	Core	£2,844,862	£4,577,890	£-1,733,028	Non-viable	No AH required	0	0
33	Residential MU	Core	£58,253,624	£23,700,153	£34,553,471	Viable	AH required	0	0
34	Office - MU	Core	£78,395,069	£56,741,251	£21,653,818	Viable	No AH required	0	0
35	Residential only on existing resi	Core	£907,517	£855,497	£52,020	Viable	No AH required	0	0
36	Residential only on existing office	Core	£3,797,306	£3,406,913	£390,393	Viable	AH required	0	0
37	Residential only on existing other	Core	£2,838,028	£8,378,517	£-5,540,489	Non-viable	No AH required	0	0
38	Residential only on existing other	Core	£1,872,948	£2,562,115	£-689,166	Non-viable	No AH required	0	0
39	Residential only on existing resi	Prime	£1,417,198	£2,801,187	£-1,383,989	Non-viable	No AH required	0	0
40	Residential only on existing resi	Prime	£2,667,038	£4,805,181	£-2,138,143	Non-viable	No AH required	0	0
41	Residential only on existing resi	Prime	£1,794,872	£2,273,820	£-478,948	Non-viable	No AH required	0	0
42	Residential only on existing office	Prime	£23,962,495	£35,554,646	£-11,592,150	Non-viable	AH required	0	0
43	Residential MU	Prime	£1,170,915,684	£13,559,176	£1,157,356,508	Viable	AH required	0	0
44	Residential only on existing other	Prime	£27,851,003	£87,064,778	£-59,213,775	Non-viable	AH required	0	0
45	Residential MU	Prime	£2,481,604	£1,201,233	£1,280,371	Viable	No AH required	0	0
46	Residential only on existing office	Prime	£2,623,328	£14,049,227	£-11,425,900	Non-viable	AH required	0	0
47	Hotel - conv of car park	Core	£3,023,900	£203,774	£2,820,126	Viable	No resi	0	0
48	Office	Core	£1,522,057	£1,118,010	£407,047	Viable	No resi	0	0
49	Residential only on existing resi	Prime	£1,219,954	£3,863,488	£-2,643,534	Non-viable	No AH required	0	0
50	Residential only on existing resi	Prime	£853,400	£1,801,246	£-947,846	Non-viable	No AH required	0	0
51	Residential only on existing resi	Prime	£2,985,707	£4,569,171	£-1,583,463	Non-viable	No AH required	0	0
52	Residential only on existing resi	Prime	£1,864,445	£3,546,388	£-1,681,943	Non-viable	No AH required	0	0
53	Residential only on existing resi	Prime	£4,481,502	£8,844,274	£-4,362,772	Non-viable	AH required	0	0
54	Residential only on existing resi	Prime	£1,465,138	£1,783,985	£-318,846	Non-viable	No AH required	0	0
55	Residential only on existing resi	Prime	£219,550,173	£84,263,076	£135,287,097	Viable	AH required	0	0
56	Residential only on existing resi	Prime	£48,315,742	£97,064,778	£-48,749,036	Non-viable	AH required	0	0
57	Residential MU	Core	£12,687,502	£8,495,344	£4,192,158	Viable	AH required	0	0
58	Residential only on former hotel/resi	Core	£5,723,455	£10,804,332	£-5,080,877	Non-viable	AH required	0	0
59	Residential MU	Core	£7,265,083	£25,644,772	£-18,379,689	Non-viable	AH required	0	0
60	Residential MU	Core	£3,439,736	£8,237,341	£-4,797,605	Non-viable	AH required	0	0
61	Residential MU	Core	£8,909,248	£696,707	£8,212,541	Viable	AH required	0	0
62	Office - Mu with resi	Prime	£753,830,965	£406,054,545	£347,776,420	Viable	AH required	0	0
63	Office and hotel	Prime	£91,745,109	£76,957,293	£14,787,815	Viable	No resi	0	0
64	Retail only	Prime	£53,961,018	£13,788,890	£40,172,128	Viable	No resi	0	0
65	Residential only	Core	£1,000,715	£648,050	£352,666	Viable	No AH required	0	0
66	Hotel extension	Core	£134,224	£0	£134,224	Viable	No resi	0	0
67	Hotel extension	Core	£343,945	£0	£343,945	Viable	No resi	0	0
68	Hotel extension	Core	£105,076	£0	£105,076	Viable	No resi	0	0
69	Office	Fringe	£361,927	£0	£361,927	Viable	No resi	0	0
70	Hotel extension	Core	£96,416	£0	£96,416	Viable	No resi	0	0
71	Hotel extension	Core	£470,985	£0	£470,985	Viable	No resi	0	0
72	Residential only on existing office	Prime	£59,867,040	£45,912,507	£13,954,533	Viable	AH required	0	0
73	Residential only on existing office	Prime	£112,695,934	£91,825,014	£20,870,920	Viable	AH required	0	0
74	Residential only on existing office	Core	£28,868,279	£30,111,090	£-1,242,811	Non-viable	AH required	0	0
75	Residential only on existing office	Core	£57,742,434	£60,222,180	£-2,479,747	Non-viable	AH required	0	0
76	Residential only on existing office	Fringe	£11,772,581	£10,170,126	£1,602,455	Viable	AH required	0	0
77	Residential only on existing office	Fringe	£23,551,287	£20,340,252	£3,211,035	Viable	AH required	0	0
78	Office on existing office	Prime	£71,698,906	£45,912,507	£25,786,399	Viable	No resi	0	0
79	Office on existing office	Prime	£38,236,314	£22,956,254	£15,280,060	Viable	No resi	0	0
80	Office on existing office	Core	£59,399,291	£21,077,763	£38,321,528	Viable	AH required	0	0
81	Office on existing office	Core	£47,617,171	£15,055,545	£32,561,626	Viable	AH required	0	0
82	Office on existing office	Fringe	£30,596,700	£10,170,126	£20,426,574	Viable	No resi	0	0
83	Office on existing office	Fringe	£16,314,982	£5,085,063	£11,229,919	Viable	No resi	0	0
84	Retail on existing retail	Prime	£129,792,459	£23,265,485	£106,526,974	Viable	No resi	0	0
85	Retail on existing retail	Prime	£230,747,486	£46,530,970	£184,216,516	Viable	No resi	0	0
86	Retail on existing retail	Prime	£129,792,459	£23,265,485	£106,526,974	Viable	No resi	0	0
87	Retail on existing retail	Prime	£230,747,320	£46,530,970	£184,216,350	Viable	No resi	0	0
88	Retail on existing retail	Core	£29,978,066	£11,861,642	£18,116,424	Viable	AH required	0	0
89	Retail on existing retail	Core	£53,299,933	£23,723,283	£29,576,650	Viable	No resi	0	0
90	Retail on existing retail	Fringe	£9,289,996	£7,112,811	£2,177,184	Viable	No resi	0	0
91	Retail on existing retail	Fringe	£16,521,273	£14,225,623	£2,295,650	Viable	No resi	0	0
92	Hotel	Core	£5,577,231	£2,830,527	£2,746,704	Viable	No resi	0	0
93	Resi on existing other	Prime	£251,933,175	£79,565,718	£172,367,457	Viable	AH required	0	0
94	Retail with resi on existing office and B8	Prime	£11,935,591	£79,565,718	£53,369,873	Viable	AH required	0	0
95	Retail with resi on existing retail and office	Prime	£214,020,304	£44,867,576	£169,152,728	Viable	AH required	0	0
96	Retail with office on existing retail and office	Prime	£193,479,219	£96,551,115	£96,928,104	Viable	No resi	0	0
97	Retail on existing office and retail	Prime	£144,542,141	£56,058,737	£88,483,404	Viable	AH required	0	0
98	Retail on existing office and retail	Prime	£136,028,521	£107,910,141	£28,118,380	Viable	AH required	0	0
99	Retail with office on existing C2	Prime	£588,252,929	£61,821,282	£526,431,648	Viable	AH required	0	0
100	Retail with office/resi on existing office	Prime	£190,292,768	£162,373,283	£27,919,485	Viable	AH required	0	0
101	Retail with office on existing retail	Prime	£111,864,593	£102,447,659	£9,416,934	Viable	AH required	0	0
102	Retail with office on existing retail	Prime	£19,441,853	£9,623,923	£9,817,931	Viable	No AH required	0	0
103	Retail with office on existing retail and office	Prime	£87,133,676	£42,706,604	£44,427,072	Viable	No resi	0	0
104	Retail on existing office and retail	Prime	£11,939,227	£8,103,869	£3,735,358	Viable	No AH required	0	0
105	Retail with resi on existing office	Prime	£8,780,236	£3,324,791	£5,455,445	Viable	No AH required	0	0
106	Retail on existing retail and office	Prime	£36,172,729	£15,150,034	£21,022,695	Viable	No AH required	0	0
107	Hotel on existing gov building	Prime	£65,540,208	£0	£65,540,208	Viable	AH required	0	0
108	Hotel on existing gov building	Prime	£28,420,167	£577,713	£27,842,454	Viable	No resi	0	0
109	Hotel with retail on existing members club	Prime	£21,301,195	£463,008	£20,838,187	Viable	No resi	0	0
110	Hotel on existing office	Prime	£3,183,522	£6,602,219	£-3,418,697	Non-viable	No resi	0	0
111	Hotel on existing hotel (Extension)	Prime	£1,228,515	£0	£1,228,515	Viable	No resi	0	0
112	Hotel on existing office	Core	£6,590,016	£15,019,412	£-8,429,396	Non-viable	No resi	0	0
113	Office with resi on existing C2	Prime	£588,251,819	£61,821,282	£526,430,538	Viable	AH required	0	0
114	Office with resi on existing office and B8	Prime	£602,890,621	£79,565,718	£523,324,903	Viable	AH required	0	0
115	Office with retail on existing office and B8	Prime	£430,259,393	£248,517,253	£181,742,140	Viable	No resi	0	0
116	Office with retail on existing hotel and retail	Prime	£55,335,204	£22,463,653	£32,871,551	Viable	AH required	0	0
117	Office with retail on existing office	Prime	£223,755,097	£167,038,894	£56,716,203	Viable	AH required	0	0
118	Office with retail on existing office and retail	Prime	£87,132,451	£42,706,604	£44,427,072	Viable	No resi	0	0
119	Office on existing office	Prime	£40,145,140	£29,292,180	£10,852,960	Viable	No resi	0	0
120	Office on existing office	Prime	£21,339,127	£12,429,534	£8,909,593	Viable	No resi	0	0
121	Office with retail on existing office and retail	Prime	£193,477,145	£96,551,115	£96,928,030	Viable	No resi	0	0
122	Office on existing office	Prime	£16,782,631	£12,185,179	£4,597,451	Viable	No AH required	0	0
123</									

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 45 schemes 10% Sustainability: On Commercial AH cont On AH percentage 50% Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£49,553,240	£36,094,248	£13,458,992	Viable	AH required	0	
2	Office - MU with resi and retail	Prime	£35,839,478	£21,459,506	£14,379,972	Viable	AH required	0	
3	Residential only on existing office	Core	£159,456	£1,535,666	-1,376,210	Non-viable	No AH required	0	
4	Residential only on existing resi	Prime	£2,031,049	£5,976,526	-£3,945,477	Non-viable	No AH required	0	
5	Hotel with resi	Prime	£10,054,921	£3,963,133	£6,091,788	Viable	No AH required	0	
6	Retail MU	Prime	£133,275,364	£27,987,321	£105,288,043	Viable	No AH required	0	
7	Residential only on existing office	Core	£2,091,248	£7,561,217	-£5,469,969	Non-viable	AH required	0	
8	Residential only on existing office	Prime	£1,628,798	£4,995,281	-£3,366,484	Non-viable	No AH required	0	
9	D1	Core	-£378,257	£761,410	-£1,139,666	Non-viable	No resi	0	
10	Residential only on existing office	Prime	£2,671,485	£10,064,022	-£7,392,537	Non-viable	AH required	0	
11	Office - MU	Prime	£112,898,706	£96,875,390	£16,023,316	Viable	AH required	0	
12	Residential MU	Core	£20,848,645	£4,416,346	£16,432,299	Viable	AH required	0	
13	Retail only	Prime	£40,120,606	£8,980,477	£31,140,129	Viable	No resi	0	
14	Residential only on existing resi	Core	£338,590	£1,451,647	-£1,113,057	Non-viable	No AH required	0	
15	Office - MU	Prime	£219,781,315	£162,430,981	£57,350,334	Viable	No resi	0	
16	Residential only on existing resi	Prime	£2,534,271	£8,912,901	-£6,378,631	Non-viable	AH required	0	
17	Residential only on existing office	Core	£228,131	£554,044	-£325,913	Non-viable	No AH required	0	
18	Residential only on existing resi	Fringe	£66,423	£1,012,869	-£946,447	Non-viable	No AH required	0	
19	Residential only on existing other	Fringe	£303,962	£150,920	£153,042	Viable	AH required	0	
20	Residential only on existing other	Fringe	£2,792,082	£1,396,651	£1,395,432	Viable	AH required	0	
21	Residential only on existing resi	Fringe	£242,773	£211,503	£31,270	Viable	No AH required	0	
22	Office - MU	Fringe	£5,664,337	£3,370,390	£2,293,957	Viable	No AH required	0	
23	Residential MU	Core	£7,828,490	£2,305,548	£5,522,941	Viable	AH required	0	
24	Residential only on existing office	Core	£1,004,109	£5,504,307	-£4,500,199	Non-viable	AH required	0	
25	Residential only on existing resi	Core	£1,939,523	£1,805,183	£134,339	Viable	No resi	0	
26	Residential only on existing resi	Core	£352,735	£728,860	-£376,124	Non-viable	No AH required	0	
27	Residential only on existing office	Core	£1,199,542	£5,112,863	-£3,913,321	Non-viable	No AH required	0	
28	Residential only on existing resi	Core	£318,186	£1,232,468	-£914,281	Non-viable	No AH required	0	
29	Residential only on existing office	Core	£1,212,016	£4,858,502	-£3,646,486	Non-viable	AH required	0	
30	Residential only on existing resi	Core	£80,526	£732,549	-£652,023	Non-viable	No AH required	0	
31	Hotel	Core	£3,302,061	£2,830,527	£471,533	Viable	No resi	0	
32	Residential only on existing office	Core	£1,104,132	£4,577,890	-£3,473,758	Non-viable	No AH required	0	
33	Residential MU	Core	£50,386,698	£23,700,153	£26,686,545	Viable	AH required	0	
34	Office - MU	Core	£77,022,219	£56,741,251	£20,280,968	Viable	No AH required	0	
35	Residential only on existing resi	Core	£350,635	£855,497	-£504,862	Non-viable	No AH required	0	
36	Residential only on existing office	Core	£1,338,005	£3,406,913	-£2,068,907	Non-viable	AH required	0	
37	Residential only on existing other	Core	£997,210	£8,378,517	-£7,381,307	Non-viable	No AH required	0	
38	Residential only on existing other	Core	£669,428	£2,562,115	-£1,892,687	Non-viable	No AH required	0	
39	Residential only on existing resi	Prime	£671,443	£2,801,187	-£2,129,744	Non-viable	No AH required	0	
40	Residential only on existing resi	Prime	£1,267,955	£4,805,181	-£3,537,226	Non-viable	No AH required	0	
41	Residential only on existing resi	Prime	£917,427	£2,273,820	-£1,356,394	Non-viable	No AH required	0	
42	Residential only on existing office	Prime	£12,262,678	£35,554,646	-£23,291,968	Non-viable	AH required	0	
43	Residential MU	Prime	£642,577,429	£13,559,176	£629,018,253	Viable	AH required	0	
44	Residential only on existing other	Prime	£18,060,444	£87,019,530	-£68,959,086	Non-viable	No AH required	0	
45	Residential MU	Prime	£2,234,396	£1,201,233	£1,033,163	Viable	No AH required	0	
46	Residential only on existing office	Prime	£573,141	£14,049,227	-£13,476,086	Non-viable	AH required	0	
47	Hotel - convy of car park	Core	£3,017,961	£203,774	£2,814,186	Viable	No resi	0	
48	Office	Core	£1,510,221	£1,115,010	£395,211	Viable	No resi	6,225	
49	Residential only on existing resi	Prime	£260,652	£3,863,488	-£3,602,837	Non-viable	No AH required	0	
50	Residential only on existing resi	Prime	£180,777	£1,801,246	-£1,620,469	Non-viable	No AH required	0	
51	Residential only on existing resi	Prime	£1,393,913	£4,569,171	-£3,175,257	Non-viable	No AH required	0	
52	Residential only on existing resi	Prime	£867,030	£3,546,388	-£2,679,359	Non-viable	No AH required	0	
53	Residential only on existing resi	Prime	£1,760,627	£8,844,274	-£7,083,647	Non-viable	AH required	0	
54	Residential only on existing resi	Prime	£594,421	£1,783,985	-£1,189,564	Non-viable	No AH required	0	
55	Residential only on existing other	Prime	£90,607,951	£64,263,076	£26,344,875	Viable	AH required	0	
56	Residential only on existing resi	Prime	£22,254,466	£97,064,778	-£74,810,312	Non-viable	AH required	0	
57	Residential MU	Core	£7,115,999	£8,495,344	-£1,379,345	Non-viable	AH required	0	
58	Residential only on former hotel/resi	Core	£563,145	£10,804,332	-£10,241,187	Non-viable	AH required	0	
59	Residential MU	Core	£2,407,454	£25,644,772	-£23,237,318	Non-viable	AH required	0	
60	Residential MU	Core	£1,568,840	£8,237,341	-£6,668,501	Non-viable	AH required	0	
61	Residential MU	Core	£3,488,760	£696,707	£2,792,052	Viable	AH required	0	
62	Office - Mu with resi	Prime	£676,474,089	£406,054,545	£270,419,543	Viable	AH required	0	
63	Office and hotel	Prime	£91,737,271	£76,957,293	£14,779,977	Viable	No resi	0	
64	Retail only	Prime	£53,952,804	£13,788,890	£40,163,914	Viable	No resi	0	
65	Residential only	Core	£450,415	£648,050	-£197,635	Non-viable	No AH required	0	
66	Hotel extension	Core	£125,753	£0	£125,753	Viable	No resi	0	
67	Hotel extension	Core	£335,345	£0	£335,345	Viable	No resi	0	
68	Hotel extension	Core	£100,348	£0	£100,348	Viable	No resi	0	
69	Office	Fringe	£353,071	£0	£353,071	Viable	No resi	0	
70	Hotel extension	Core	£87,432	£0	£87,432	Viable	No resi	0	
71	Hotel extension	Core	£461,872	£0	£461,872	Viable	No resi	0	
72	Residential only on existing office	Prime	£29,979,316	£45,912,507	-£15,933,191	Non-viable	AH required	0	
73	Residential only on existing office	Prime	£56,444,240	£91,825,014	-£35,380,774	Non-viable	AH required	0	
74	Residential only on existing office	Core	£12,247,748	£30,111,090	-£17,863,342	Non-viable	AH required	0	
75	Residential only on existing office	Core	£24,510,398	£60,222,180	-£35,711,782	Non-viable	AH required	0	
76	Residential only on existing office	Fringe	£2,096,274	£10,170,126	-£8,073,852	Non-viable	AH required	0	
77	Residential only on existing office	Fringe	£4,207,858	£20,340,252	-£16,132,393	Non-viable	AH required	0	
78	Office on existing office	Prime	£71,689,201	£45,912,507	£25,776,693	Viable	No resi	0	
79	Office on existing office	Prime	£38,226,485	£22,956,254	£15,270,231	Viable	No resi	0	
80	Office on existing office	Core	£53,727,713	£30,111,090	£23,616,623	Viable	AH required	0	
81	Office on existing office	Core	£28,799,770	£15,055,545	£13,744,225	Viable	AH required	0	
82	Office on existing office	Fringe	£30,586,497	£10,170,126	£20,416,371	Viable	No resi	0	
83	Office on existing office	Fringe	£16,304,656	£5,085,063	£11,219,593	Viable	No resi	0	
84	Retail on existing retail	Prime	£129,782,008	£23,265,485	£106,516,523	Viable	No resi	0	
85	Retail on existing retail	Prime	£230,736,910	£46,530,970	£184,205,940	Viable	No resi	0	
86	Retail on existing retail	Prime	£129,781,593	£23,265,485	£106,516,107	Viable	No resi	0	
87	Retail on existing retail	Prime	£230,736,495	£46,530,970	£184,205,524	Viable	No resi	0	
88	Retail on existing retail	Core	£31,358,110	£11,861,642	£19,496,468	Viable	AH required	0	
89	Retail on existing retail	Core	£55,252,125	£23,723,283	£31,528,842	Viable	AH required	0	
90	Retail on existing retail	Fringe	£9,278,798	£7,112,811	£2,165,987	Viable	No resi	0	
91	Retail on existing retail	Fringe	£16,509,950	£14,225,623	£2,284,327	Viable	No resi	0	
92	Hotel	Core	£5,565,005	£2,830,527	£2,734,478	Viable	No resi	0	
93	Resi on existing other	Prime	£124,221,456	£86,324,841	£37,896,615	Viable	AH required	0	
94	Retail with resi on existing office and B8	Prime	£536,935,039	£79,565,718	£457,369,321	Viable	AH required	0	
95	Retail with resi on existing retail and office	Prime	£208,757,309	£44,867,576	£163,889,734	Viable	AH required	0	
96	Retail with office on existing retail and office	Prime	£193,467,274	£96,551,115	£96,916,159	Viable	No resi	0	
97	Retail on existing office and retail	Prime	£134,833,858	£56,058,737	£78,775,121	Viable	AH required	0	
98	Retail on existing office and retail	Prime	£109,616,311	£107,910,141	£1,706,170	Viable	AH required	0	
99	Retail with office on existing C2	Prime	£469,447,582	£61,821,282	£407,626,300	Viable	AH required	0	
100	Retail with office/resi on existing office	Prime	£143,258,392	£162,373,283	-£19,114,892	Non-viable	AH required	0	
101	Retail with office on existing retail	Prime	£75,976,147	£102,447,659	-£26,471,512	Non-viable	AH required	0	
102	Retail with office on existing retail	Prime	£17,606,143	£9,623,923	£7,982,220	Viable	No AH required	0	
103	Retail with office on existing retail and office	Prime	£87,120,861	£42,706,604	£44,414,257	Viable	No resi	0	
104	Retail on existing office and retail	Prime	£8,963,089	£8,103,869	£859,220	Viable	No AH required	0	
105	Retail with resi on existing office	Prime	£5,377,897	£3,324,731	£2,053,166	Viable	No AH required	0	
106	Retail on existing retail and office	Prime	£33,630,800	£15,150,034	£18,480,766	Viable	No AH required	0	
107	Hotel on existing gov building	Prime	£60,619,945	£0	£60,619,945	Viable	AH required	0	
108	Hotel on existing gov building	Prime	£28,406,730	£577,713	£27,829,017	Viable	No resi	0	
109	Hotel with retail on existing members club	Prime	£21,287,633	£463,008	£20,824,625	Viable	No resi	0	
110	Hotel on existing office	Prime	£3,169,622	£6,602,219	-£3,432,597	Non-viable	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	£1,214,489	£0	£1,214,489	Viable	No resi	0	
112	Hotel on existing office	Core	£6,576,081	£15,019,412	-£8,443,331	Non-viable	No resi	0	
113	Office with resi on existing C2	Prime	£469,444,805	£61,821,282	£407,623,524	Viable	AH required	0	
114	Office with resi on existing office and B8	Prime	£528,996,072	£79,565,718	£449,430,354	Viable	AH required	0	
115	Office with retail on existing office and B8	Prime	£430,245,084	£248,517,253	£181,727,832	Viable	No resi	0	
116	Office with retail on existing hotel and retail	Prime	£36,666,143	£22,463,653	£14,202,489	Viable	AH required	0	
117	Office with retail on existing office	Prime	£213,349,799	£167,038,884	£46,310,915	Viable	AH required	0	
118	Office with retail on existing office and retail	Prime	£87,117,750	£42,706,604	£44,414,146	Viable	No resi	0	
119	Office on existing office	Prime	£40,130,333	£29,292,180	£10,838,154	Viable	No resi	0	
120	Office on existing office	Prime	£21,324,196	£12,429,534	£8,894,662	Viable	No resi	0	
121	Office with retail on existing office and retail	Prime	£193,462,090	£96,551,115	£96,910,975	Viable	No resi	0	
122	Office on existing office	Prime	£15,498,586	£12,185,179	£3,313,406	Viable	No AH required	0	
123	ST. Resi and office on existing office and D1	Core	£284,370,953	£53,363,808	£231,007,145	Viable	AH required	0	
124	ST. Resi on existing resi, retail and D1	Core	£15,440,555	£37,851,433	-£22,410,878	Non-viable	AH required	0	
125	ST. Resi, retail, office and hotel on existing office	Prime	£682,021,407	£505,208,870	£176,812,537	Viable	AH required		

WESTMINSTER LOCAL PLAN

Viability and AH reqrd On schemes On Commercial AH cont On AH percentage 45% Sustainability: AS schemes Sustainability: On Commercial AH cont On AH percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Com PIL
1	Office MU	Prime	£50,190,822	£36,094,248	£14,096,574	Viability	AH required	0
2	Office - MU with resi and retail	Prime	£36,429,638	£21,459,506	£14,970,132	Viability	AH required	0
3	Residential only on existing office	Core	£264,601	£1,535,666	-£1,271,064	Non-viable	No AH required	0
4	Residential only on existing resi	Prime	£2,436,781	£5,976,526	-£3,539,745	Non-viable	No AH required	0
5	Hotel with resi	Prime	£10,380,615	£3,963,133	£6,417,482	Viability	No AH required	0
6	Retail MU	Prime	£133,605,105	£27,987,321	£105,617,784	Viability	No AH required	0
7	Residential only on existing office	Core	£2,644,372	£7,561,217	-£4,916,845	Non-viable	AH required	0
8	Residential only on existing office	Prime	£1,952,982	£4,995,281	-£3,042,299	Non-viable	No AH required	0
9	D1	Core	£378,065	£761,410	-£1,139,474	Non-viable	No resi	0
10	Residential only on existing office	Prime	£3,366,566	£10,064,022	-£6,697,456	Non-viable	AH required	0
11	Office - MU	Prime	£113,501,401	£96,875,390	£16,626,011	Viability	AH required	0
12	Residential MU	Core	£24,361,297	£4,416,346	£19,944,951	Viability	AH required	0
13	Retail only	Prime	£40,120,880	£8,980,477	£31,140,402	Viability	No resi	0
14	Residential only on existing resi	Core	£413,158	£1,451,647	-£1,038,489	Non-viable	No AH required	0
15	Office - MU	Prime	£219,781,627	£162,430,981	£57,350,645	Viability	No resi	0
16	Residential only on existing resi	Prime	£3,203,547	£8,912,901	-£5,709,355	Non-viable	AH required	0
17	Residential only on existing office	Core	£313,828	£554,044	-£240,216	Non-viable	No AH required	0
18	Residential only on existing resi	Fringe	£107,278	£1,012,869	-£905,591	Non-viable	No AH required	0
19	Residential only on existing other	Fringe	£538,985	£150,920	£388,065	Viability	AH required	0
20	Residential only on existing other	Fringe	£5,414,037	£1,396,651	£4,017,387	Viability	AH required	0
21	Residential only on existing resi	Fringe	£323,370	£211,503	£111,867	Viability	No AH required	0
22	Office - MU	Fringe	£5,793,613	£3,370,390	£2,423,233	Viability	No AH required	0
23	Residential MU	Core	£12,405,485	£2,305,548	£10,099,937	Viability	AH required	0
24	Residential only on existing office	Core	£1,375,346	£5,504,307	-£4,128,962	Non-viable	AH required	0
25	Residential only on existing resi	Core	£1,940,054	£1,805,183	£134,871	Viability	No resi	0
26	Residential only on existing resi	Core	£428,934	£728,860	-£299,925	Non-viable	No AH required	0
27	Residential only on existing office	Core	£1,556,968	£5,112,863	-£3,555,895	Non-viable	No AH required	0
28	Residential only on existing resi	Core	£387,162	£1,232,468	-£845,306	Non-viable	No AH required	0
29	Residential only on existing office	Core	£1,592,141	£4,858,502	-£3,266,360	Non-viable	AH required	0
30	Residential only on existing resi	Core	£117,989	£732,549	-£614,560	Non-viable	No AH required	0
31	Hotel	Core	£3,302,719	£2,830,527	£472,192	Viability	No resi	0
32	Residential only on existing office	Core	£1,394,221	£4,571,890	-£3,177,669	Non-viable	No AH required	0
33	Residential MU	Core	£51,697,852	£23,700,153	£27,997,699	Viability	AH required	0
34	Office - MU	Core	£77,251,027	£56,741,251	£20,509,776	Viability	No AH required	0
35	Residential only on existing resi	Core	£443,448	£855,497	-£412,049	Non-viable	No AH required	0
36	Residential only on existing office	Core	£1,747,889	£3,406,913	-£1,659,024	Non-viable	AH required	0
37	Residential only on existing other	Core	£1,304,012	£8,378,517	-£7,074,505	Non-viable	No AH required	0
38	Residential only on existing other	Core	£870,014	£2,562,115	-£1,692,100	Non-viable	No AH required	0
39	Residential only on existing resi	Prime	£795,735	£2,801,187	-£2,005,452	Non-viable	No AH required	0
40	Residential only on existing resi	Prime	£1,501,135	£4,805,181	-£3,304,046	Non-viable	No AH required	0
41	Residential only on existing resi	Prime	£1,063,668	£2,273,820	-£1,210,153	Non-viable	No AH required	0
42	Residential only on existing office	Prime	£14,212,647	£35,554,646	-£21,341,999	Non-viable	AH required	0
43	Residential MU	Prime	£730,880,097	£13,559,176	£717,320,921	Viability	AH required	0
44	Residential only on existing other	Prime	£19,658,871	£87,019,530	-£67,360,659	Non-viable	No AH required	0
45	Residential MU	Prime	£2,275,598	£1,201,233	£1,074,364	Viability	No AH required	0
46	Residential only on existing office	Prime	£914,839	£14,049,227	-£13,134,389	Non-viable	AH required	0
47	Hotel - convy of car park	Core	£3,018,951	£203,774	£2,815,176	Viability	No resi	0
48	Office	Core	£1,511,816	£1,115,010	£396,806	Viability	No resi	5,603
49	Residential only on existing resi	Prime	£420,536	£3,863,488	-£3,442,953	Non-viable	No AH required	0
50	Residential only on existing resi	Prime	£292,882	£1,801,246	-£1,508,365	Non-viable	No AH required	0
51	Residential only on existing resi	Prime	£1,659,212	£4,569,171	-£2,909,959	Non-viable	No AH required	0
52	Residential only on existing resi	Prime	£1,033,266	£3,546,388	-£2,513,122	Non-viable	No AH required	0
53	Residential only on existing resi	Prime	£2,214,106	£8,844,274	-£6,630,168	Non-viable	AH required	0
54	Residential only on existing resi	Prime	£739,540	£1,783,985	-£1,044,444	Non-viable	No AH required	0
55	Residential only on existing other	Prime	£112,112,226	£64,263,076	£47,849,150	Viability	AH required	0
56	Residential only on existing resi	Prime	£28,612,676	£97,064,778	-£68,452,102	Non-viable	AH required	0
57	Residential MU	Prime	£8,044,583	£8,495,344	-£450,761	Non-viable	AH required	0
58	Residential only on former hotel/resi	Core	£1,423,197	£10,804,332	-£9,381,135	Non-viable	AH required	0
59	Residential MU	Core	£3,217,059	£25,644,772	-£22,427,713	Non-viable	AH required	0
60	Residential MU	Core	£1,880,656	£8,237,341	-£6,356,685	Non-viable	AH required	0
61	Residential MU	Core	£4,392,175	£696,707	£3,695,467	Viability	AH required	0
62	Office - Mu with resi	Prime	£689,366,901	£406,054,545	£283,312,356	Viability	AH required	0
63	Office and hotel	Prime	£91,738,577	£76,957,293	£14,781,284	Viability	No resi	0
64	Retail only	Prime	£53,954,173	£13,788,890	£40,165,283	Viability	No resi	0
65	Residential only	Core	£542,131	£648,050	-£105,918	Non-viable	No AH required	0
66	Hotel extension	Core	£127,164	£0	£127,164	Viability	No resi	0
67	Hotel extension	Core	£336,778	£0	£336,778	Viability	No resi	0
68	Hotel extension	Core	£101,803	£0	£101,803	Viability	No resi	0
69	Office	Fringe	£354,547	£0	£354,547	Viability	No resi	0
70	Hotel extension	Core	£88,930	£0	£88,930	Viability	No resi	0
71	Hotel extension	Core	£463,391	£0	£463,391	Viability	No resi	0
72	Residential only on existing office	Prime	£34,960,603	£45,912,507	-£10,951,904	Non-viable	AH required	0
73	Residential only on existing office	Prime	£65,819,522	£91,825,014	-£26,005,492	Non-viable	AH required	0
74	Residential only on existing office	Core	£15,020,707	£30,111,090	-£15,090,383	Non-viable	AH required	0
75	Residential only on existing office	Core	£30,054,827	£60,222,180	-£30,167,353	Non-viable	AH required	0
76	Residential only on existing office	Fringe	£3,708,992	£10,170,126	-£6,461,134	Non-viable	AH required	0
77	Residential only on existing office	Fringe	£7,431,763	£20,340,252	-£12,908,488	Non-viable	AH required	0
78	Office on existing office	Prime	£71,690,819	£45,912,507	£25,778,312	Viability	No resi	0
79	Office on existing office	Prime	£38,228,123	£22,956,254	£15,271,869	Viability	No resi	0
80	Office on existing office	Core	£54,229,034	£30,111,090	£24,117,944	Viability	AH required	0
81	Office on existing office	Core	£29,101,237	£15,055,545	£14,045,692	Viability	AH required	0
82	Office on existing office	Fringe	£30,588,197	£10,170,126	£20,418,071	Viability	No resi	0
83	Office on existing office	Fringe	£16,306,377	£5,085,063	£11,221,314	Viability	No resi	0
84	Retail on existing retail	Prime	£129,783,750	£23,265,485	£106,518,265	Viability	No resi	0
85	Retail on existing retail	Prime	£230,738,672	£46,530,970	£184,207,702	Viability	No resi	0
86	Retail on existing retail	Prime	£129,783,376	£23,265,485	£106,517,891	Viability	No resi	0
87	Retail on existing retail	Prime	£230,738,299	£46,530,970	£184,207,329	Viability	No resi	0
88	Retail on existing retail	Core	£31,759,656	£11,861,642	£19,898,015	Viability	AH required	0
89	Retail on existing retail	Core	£55,853,567	£23,723,283	£32,130,284	Viability	AH required	0
90	Retail on existing retail	Fringe	£9,280,665	£7,112,811	£2,167,853	Viability	No resi	0
91	Retail on existing retail	Fringe	£16,511,837	£14,225,623	£2,286,214	Viability	No resi	0
92	Hotel	Core	£5,567,542	£2,830,527	£2,737,015	Viability	No resi	0
93	Resi on existing other	Prime	£145,435,076	£2,830,527	£142,604,549	Viability	AH required	0
94	Retail with resi on existing office and B8	Prime	£549,435,131	£79,565,718	£469,869,413	Viability	AH required	0
95	Retail with resi on existing retail and office	Prime	£209,634,474	£44,867,576	£164,766,899	Viability	AH required	0
96	Retail with office on existing retail and office	Prime	£193,469,265	£96,551,115	£96,918,150	Viability	No resi	0
97	Retail on existing office and retail	Prime	£136,451,905	£56,058,737	£80,393,168	Viability	AH required	0
98	Retail on existing office and retail	Prime	£114,018,346	£107,910,141	£6,108,205	Viability	AH required	0
99	Retail with office on existing C2	Prime	£489,248,473	£61,821,282	£427,427,191	Viability	AH required	0
100	Retail with office/resi on existing office	Prime	£151,097,454	£162,373,283	-£11,275,829	Non-viable	AH required	0
101	Retail with office on existing retail	Prime	£81,957,555	£102,447,659	-£20,490,104	Non-viable	AH required	0
102	Retail with office on existing retail	Prime	£17,912,094	£9,623,923	£8,288,172	Viability	No AH required	0
103	Retail with office on existing retail and office	Prime	£87,122,996	£42,706,604	£44,416,392	Viability	No resi	0
104	Retail on existing office and retail	Prime	£9,442,445	£8,103,869	£1,338,576	Viability	No AH required	0
105	Retail on existing office	Prime	£8,108,120	£3,324,731	£4,783,389	Viability	No AH required	0
106	Retail on existing retail and office	Prime	£34,054,455	£15,150,034	£18,904,421	Viability	No AH required	0
107	Hotel on existing gov building	Prime	£61,439,989	£0	£61,439,989	Viability	AH required	0
108	Hotel on existing gov building	Prime	£28,408,969	£577,713	£27,831,257	Viability	No resi	0
109	Hotel with retail on existing members club	Prime	£21,289,893	£463,008	£20,826,885	Viability	No resi	0
110	Hotel on existing office	Prime	£3,171,938	£6,602,219	-£3,430,280	Non-viable	No resi	0
111	Hotel on existing hotel (Extension)	Prime	£1,216,827	£0	£1,216,827	Viability	No resi	0
112	Hotel on existing office	Core	£6,578,403	£15,019,412	-£8,441,008	Non-viable	No resi	0
113	Office with resi on existing C2	Prime	£489,248,474	£61,821,282	£427,427,191	Viability	AH required	0
114	Office with resi on existing office and B8	Prime	£541,311,830	£79,565,718	£461,746,112	Viability	AH required	0
115	Office with retail on existing office and resi	Prime	£430,247,469	£248,517,253	£181,730,216	Viability	No resi	0
116	Office with retail on existing hotel and retail	Prime	£41,444,320	£22,463,653	£18,980,667	Viability	AH required	0
117	Office with retail on existing office	Prime						

WESTMINSTER LOCAL PLAN

Viability and AH reqrd 49 schemes 10% Sustainability: On Commercial AH cont On AH percentage 40% Rented percentage 40%

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non viable	AH percentage	Rented percentage	Com PIL
1	Office MU	Prime	£50,828,403	£36,094,248	£14,734,155	Viability	AH required	0	
2	Office - MU with resi and retail	Prime	£37,019,797	£21,459,506	£15,560,291	Viability	AH required	0	
3	Residential only on existing office	Core	£369,747	£1,535,666	-£1,165,919	Non-viable	No AH required	0	
4	Residential only on existing resi	Prime	£2,842,513	£5,976,526	-£3,134,014	Non-viable	No AH required	0	
5	Hotel with resi	Prime	£10,706,309	£3,963,133	£6,743,176	Viability	No AH required	0	
6	Retail MU	Prime	£133,934,848	£27,987,321	£105,947,527	Viability	No AH required	0	
7	Residential only on existing office	Core	£3,197,497	£7,561,217	-£4,363,720	Non-viable	AH required	0	
8	Residential only on existing office	Prime	£2,277,166	£4,995,281	-£2,718,115	Non-viable	No AH required	0	
9	D1	Core	-£377,873	£761,410	-£1,139,282	Non-viable	No resi	0	
10	Residential only on existing office	Prime	£4,061,647	£10,064,022	-£6,002,374	Non-viable	AH required	0	
11	Office - MU	Prime	£114,104,096	£96,875,390	£17,228,706	Viability	AH required	0	
12	Residential MU	Core	£27,855,642	£4,416,346	£23,439,296	Viability	AH required	0	
13	Retail only	Prime	£40,121,153	£8,980,477	£31,140,676	Viability	No resi	0	
14	Residential only on existing resi	Core	£487,727	£1,451,647	-£963,920	Non-viable	No AH required	0	
15	Office - MU	Prime	£219,781,938	£162,430,981	£57,350,957	Viability	No resi	0	
16	Residential only on existing resi	Prime	£3,872,823	£8,912,901	-£5,040,079	Non-viable	AH required	0	
17	Residential only on existing office	Core	£399,526	£554,044	-£154,518	Non-viable	No AH required	0	
18	Residential only on existing resi	Fringe	£148,132	£1,012,869	-£864,737	Non-viable	No AH required	0	
19	Residential only on existing other	Fringe	£774,008	£150,920	£623,088	Viability	AH required	0	
20	Residential only on existing other	Fringe	£8,035,992	£1,396,651	£6,639,341	Viability	AH required	0	
21	Residential only on existing resi	Fringe	£403,966	£211,503	£192,463	Viability	No AH required	0	
22	Office - MU	Fringe	£5,922,887	£3,370,390	£2,552,508	Viability	No AH required	0	
23	Residential MU	Core	£16,982,482	£2,305,548	£14,676,933	Viability	AH required	0	
24	Residential only on existing office	Core	£1,746,584	£5,504,307	-£3,757,723	Non-viable	AH required	0	
25	Residential only on existing resi	Core	£1,940,584	£1,805,183	£135,401	Viability	No resi	0	
26	Residential only on existing resi	Core	£505,133	£728,860	-£223,727	Non-viable	No AH required	0	
27	Residential only on existing office	Core	£1,914,395	£5,112,863	-£3,198,468	Non-viable	No AH required	0	
28	Residential only on existing resi	Core	£456,137	£1,232,468	-£776,331	Non-viable	No AH required	0	
29	Residential only on existing office	Core	£1,972,266	£4,858,502	-£2,886,236	Non-viable	AH required	0	
30	Residential only on existing resi	Core	£155,452	£732,549	-£577,097	Non-viable	No AH required	0	
31	Hotel	Core	£3,303,377	£2,830,527	£472,850	Viability	No resi	0	
32	Residential only on existing office	Core	£1,684,309	£4,577,890	-£2,893,581	Non-viable	No AH required	0	
33	Residential MU	Core	£53,009,007	£23,700,153	£29,308,854	Viability	AH required	0	
34	Office - MU	Core	£77,479,835	£56,741,251	£20,738,584	Viability	No AH required	0	
35	Residential only on existing resi	Core	£536,262	£855,497	-£319,235	Non-viable	No AH required	0	
36	Residential only on existing office	Core	£2,157,773	£3,406,913	-£1,249,140	Non-viable	AH required	0	
37	Residential only on existing other	Core	£1,610,816	£8,378,517	-£6,767,701	Non-viable	No AH required	0	
38	Residential only on existing other	Core	£1,070,602	£2,562,115	-£1,491,513	Non-viable	No AH required	0	
39	Residential only on existing resi	Prime	£920,028	£2,801,187	-£1,881,159	Non-viable	No AH required	0	
40	Residential only on existing resi	Prime	£1,734,315	£4,805,181	-£3,070,866	Non-viable	No AH required	0	
41	Residential only on existing resi	Prime	£1,209,909	£2,273,820	-£1,063,911	Non-viable	No AH required	0	
42	Residential only on existing office	Prime	£16,162,616	£35,554,646	-£19,392,029	Non-viable	AH required	0	
43	Residential MU	Prime	£818,919,311	£13,559,176	£805,360,135	Viability	AH required	0	
44	Residential only on existing other	Prime	£23,257,297	£87,019,530	-£63,762,232	Non-viable	No AH required	0	
45	Residential MU	Prime	£2,316,799	£1,201,233	£1,115,566	Viability	No AH required	0	
46	Residential only on existing office	Prime	£1,256,537	£14,049,227	-£12,792,690	Non-viable	AH required	0	
47	Hotel - convy of car park	Core	£3,019,940	£203,774	£2,816,166	Viability	No resi	0	
48	Office	Core	£1,513,410	£1,115,010	£398,400	Viability	No resi	4,980	
49	Residential only on existing resi	Prime	£580,420	£3,863,488	-£3,283,069	Non-viable	No AH required	0	
50	Residential only on existing resi	Prime	£404,986	£1,801,246	-£1,396,261	Non-viable	No AH required	0	
51	Residential only on existing resi	Prime	£1,924,512	£4,569,171	-£2,644,659	Non-viable	No AH required	0	
52	Residential only on existing resi	Prime	£1,199,501	£3,546,388	-£2,346,887	Non-viable	No AH required	0	
53	Residential only on existing resi	Prime	£2,667,586	£8,844,274	-£6,176,689	Non-viable	AH required	0	
54	Residential only on existing resi	Prime	£884,660	£1,783,985	-£899,324	Non-viable	No AH required	0	
55	Residential only on existing other	Prime	£133,616,503	£64,263,076	£69,353,427	Viability	AH required	0	
56	Residential only on existing resi	Prime	£30,970,865	£97,064,778	-£66,093,912	Non-viable	AH required	0	
57	Residential MU	Prime	£8,973,166	£8,495,344	£477,823	Viability	AH required	0	
58	Residential only on former hotel/resi	Core	£2,283,249	£10,804,332	-£8,521,083	Non-viable	AH required	0	
59	Residential MU	Core	£4,026,664	£25,644,772	-£21,618,108	Non-viable	AH required	0	
60	Residential MU	Core	£2,192,471	£8,237,341	-£6,044,869	Non-viable	AH required	0	
61	Residential MU	Core	£5,295,589	£696,707	£4,598,882	Viability	AH required	0	
62	Office - Mu with resi	Prime	£702,259,714	£406,054,545	£296,205,169	Viability	AH required	0	
63	Office and hotel	Prime	£91,739,883	£76,957,293	£14,782,590	Viability	No resi	0	
64	Retail only	Prime	£53,955,542	£13,788,890	£40,166,652	Viability	No resi	0	
65	Residential only	Core	£633,848	£648,050	-£14,202	Non-viable	No AH required	0	
66	Hotel extension	Core	£128,576	£0	£128,576	Viability	No resi	0	
67	Hotel extension	Core	£338,212	£0	£338,212	Viability	No resi	0	
68	Hotel extension	Core	£103,257	£0	£103,257	Viability	No resi	0	
69	Office	Fringe	£356,023	£0	£356,023	Viability	No resi	0	
70	Hotel extension	Core	£90,426	£0	£90,426	Viability	No resi	0	
71	Hotel extension	Core	£464,910	£0	£464,910	Viability	No resi	0	
72	Residential only on existing office	Prime	£39,941,891	£45,912,507	-£5,970,616	Non-viable	AH required	0	
73	Residential only on existing office	Prime	£75,194,804	£91,825,014	-£16,630,210	Non-viable	AH required	0	
74	Residential only on existing office	Core	£17,793,666	£30,111,090	-£12,317,424	Non-viable	AH required	0	
75	Residential only on existing office	Core	£35,599,254	£60,222,180	-£24,622,926	Non-viable	AH required	0	
76	Residential only on existing office	Fringe	£5,321,710	£10,170,126	-£4,848,416	Non-viable	AH required	0	
77	Residential only on existing office	Fringe	£10,655,668	£20,340,252	-£9,684,583	Non-viable	AH required	0	
78	Office on existing office	Prime	£71,692,436	£45,912,507	£25,779,929	Viability	No resi	0	
79	Office on existing office	Prime	£38,229,762	£22,956,254	£15,273,508	Viability	No resi	0	
80	Office on existing office	Core	£54,730,354	£30,111,090	£24,619,264	Viability	AH required	0	
81	Office on existing office	Core	£29,402,703	£15,055,545	£14,347,158	Viability	AH required	0	
82	Office on existing office	Fringe	£30,589,898	£10,170,126	£20,419,772	Viability	No resi	0	
83	Office on existing office	Fringe	£16,308,098	£5,085,063	£11,223,035	Viability	No resi	0	
84	Retail on existing retail	Prime	£129,785,491	£23,265,485	£106,520,006	Viability	No resi	0	
85	Retail on existing retail	Prime	£230,740,435	£46,530,970	£184,209,465	Viability	No resi	0	
86	Retail on existing retail	Prime	£129,785,160	£23,265,485	£106,519,675	Viability	No resi	0	
87	Retail on existing retail	Prime	£230,740,103	£46,530,970	£184,209,133	Viability	No resi	0	
88	Retail on existing retail	Core	£32,161,203	£11,861,642	£20,299,562	Viability	AH required	0	
89	Retail on existing retail	Core	£56,455,010	£23,723,283	£32,731,726	Viability	AH required	0	
90	Retail on existing retail	Fringe	£9,282,531	£7,112,811	£2,169,719	Viability	No resi	0	
91	Retail on existing retail	Fringe	£16,513,724	£14,225,623	£2,288,101	Viability	No resi	0	
92	Hotel	Core	£5,569,460	£2,830,527	£2,738,933	Viability	No resi	0	
93	Resi on existing other	Prime	£166,048,695	£2,830,527	£163,218,168	Viability	AH required	0	
94	Retail with resi on existing office and B8	Prime	£561,935,222	£79,565,718	£482,369,505	Viability	AH required	0	
95	Retail with resi on existing retail and office	Prime	£210,511,640	£44,867,576	£165,644,065	Viability	AH required	0	
96	Retail with office on existing retail and office	Prime	£193,471,256	£96,551,115	£96,920,141	Viability	No resi	0	
97	Retail on existing office and retail	Prime	£138,069,952	£56,058,737	£82,011,216	Viability	AH required	0	
98	Retail on existing office and retail	Prime	£118,420,382	£107,910,141	£10,510,241	Viability	AH required	0	
99	Retail with office on existing C2	Prime	£509,049,365	£61,821,282	£447,228,083	Viability	AH required	0	
100	Retail with office/resi on existing office	Prime	£158,936,517	£162,373,283	-£3,436,766	Non-viable	AH required	0	
101	Retail with office on existing retail	Prime	£87,938,962	£102,447,659	-£14,508,696	Non-viable	AH required	0	
102	Retail with office on existing retail	Prime	£18,218,046	£9,623,923	£8,594,123	Viability	No AH required	0	
103	Retail with office on existing retail and office	Prime	£87,125,132	£42,706,604	£44,418,528	Viability	No resi	0	
104	Retail on existing office and retail	Prime	£9,921,802	£8,103,869	£1,817,933	Viability	No AH required	0	
105	Retail on existing office	Prime	£8,238,544	£3,324,731	£4,913,813	Viability	No AH required	0	
106	Retail on existing retail and office	Prime	£34,478,110	£15,150,034	£19,328,076	Viability	No AH required	0	
107	Hotel on existing gov building	Prime	£62,260,033	£0	£62,260,033	Viability	AH required	0	
108	Hotel on existing gov building	Prime	£28,411,209	£577,713	£27,833,496	Viability	No resi	0	
109	Hotel with retail on existing members club	Prime	£21,292,154	£463,008	£20,829,146	Viability	No resi	0	
110	Hotel on existing office	Prime	£3,174,256	£6,602,219	-£3,427,963	Non-viable	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	£1,219,164	£0	£1,219,164	Viability	No resi	0	
112	Hotel on existing office	Core	£6,580,726	£15,019,412	-£8,438,686	Non-viable	No resi	0	
113	Office with resi on existing C2	Prime	£509,047,144	£61,821,282	£447,225,862	Viability	AH required	0	
114	Office with resi on existing office and B8	Prime	£553,627,588	£79,565,718	£474,061,870	Viability	AH required	0	
115	Office with retail on existing office and B8	Prime	£430,249,853	£248,517,253	£181,732,601	Viability	No resi	0	
116	Office with retail on existing hotel and retail	Prime	£44,222,497	£22,463,653	£21,758,843	Viability	AH required	0	
117	Office with retail on existing office	Prime	£216,918,291	£167,038,884	£49,879,407	Viability	AH required	0	
118	Office with retail on existing office and retail	Prime	£87,122,644	£42,706,604	£44,416,040	Viability	No AH required	0	
119	Office on existing office	Prime	£40,135,268	£29,292,180	£10,843,089	Viability	No resi	0	
120	Office on existing office	Prime	£21,329,173	£12,429,534	£8,899,639	Viability	No resi	0	
121	Office with retail on existing office and retail	Prime	£193,467,108	£96,551,115	£96,915,993	Viability	No resi	0	
122	Office on existing office	Prime	£15,926,600	£12,185,179	£3,741,421	Viability	No AH required	0	
123	ST. Resi and office on existing office and B8	Core	£300,271,799	£53,363,808	£246,907,991	Viability	AH required	0	
124	ST. Resi on existing resi, retail and D1	Core	£21,798,466	£37,851,433	-£16,052,967	Non-viable	AH required	0	
125	ST.								

WESTMINSTER LOCAL PLAN

Viability and AH reqrd On schemes, On Commercial AH cont On AH percentage 35% 40% Rented percentage

Proxy number	Development type	Area	RLV	BLV	Surplus/Deficit	Viability/Non	AH percentage	35% Rented percentage	40% Com PIL
1	Office MU	Prime	£45,690,695	£36,094,248	£9,596,447	Viability	AH required	0	
2	Office - MU with resi and retail	Prime	£33,730,573	£21,459,506	£12,271,067	Viability	AH required	0	
3	Residential only on existing office	Core	£379,443	£1,535,666	-£1,156,222	Non-viability	No AH required	0	
4	Residential only on existing resi	Prime	£2,824,709	£5,976,526	-£3,151,818	Non-viability	No AH required	0	
5	Hotel with resi	Prime	£9,454,172	£3,963,133	£5,491,039	Viability	No AH required	0	
6	Retail MU	Prime	£120,919,867	£27,987,321	£92,932,546	Viability	No AH required	0	
7	Residential only on existing office	Core	£3,208,820	£7,561,217	-£4,352,397	Non-viability	AH required	0	
8	Residential only on existing office	Prime	£2,260,560	£4,995,281	-£2,734,720	Non-viability	No AH required	0	
9	D1	Core	-£457,534	£761,410	-£1,218,943	Non-viability	No resi	0	
10	Residential only on existing office	Prime	£4,065,676	£10,064,022	-£5,998,346	Non-viability	AH required	0	
11	Office - MU	Prime	£101,671,582	£96,875,390	£4,796,192	Viability	AH required	0	
12	Residential MU	Core	£27,175,919	£4,416,346	£22,759,574	Viability	AH required	0	
13	Retail only	Prime	£36,252,797	£8,980,477	£27,272,319	Viability	No resi	0	
14	Residential only on existing resi	Core	£487,079	£1,451,647	-£964,568	Non-viability	No AH required	0	
15	Office - MU	Prime	£196,437,872	£162,430,981	£34,006,891	Viability	No resi	0	
16	Residential only on existing resi	Prime	£3,879,308	£8,912,901	-£5,033,593	Non-viability	AH required	0	
17	Residential only on existing office	Core	£401,953	£554,044	-£152,091	Non-viability	No AH required	0	
18	Residential only on existing resi	Fringe	£152,369	£1,012,869	-£860,501	Non-viability	No AH required	0	
19	Residential only on existing other	Fringe	£796,855	£150,920	£645,934	Viability	AH required	0	
20	Residential only on existing other	Fringe	£8,278,040	£1,396,651	£6,881,389	Viability	AH required	0	
21	Residential only on existing resi	Fringe	£407,480	£211,503	£195,977	Viability	No AH required	0	
22	Office - MU	Fringe	£5,044,491	£3,370,390	£1,674,112	Viability	No AH required	0	
23	Residential MU	Core	£16,775,431	£2,305,548	£14,469,883	Viability	AH required	0	
24	Residential only on existing office	Core	£1,755,761	£5,504,307	-£3,748,546	Non-viability	AH required	0	
25	Residential only on existing resi	Core	£1,608,734	£1,805,183	-£196,450	Non-viability	No resi	0	
26	Residential only on existing resi	Core	£504,336	£728,860	-£224,524	Non-viability	No AH required	0	
27	Residential only on existing office	Core	£1,926,986	£5,112,863	-£3,185,877	Non-viability	No AH required	0	
28	Residential only on existing resi	Core	£455,644	£1,232,468	-£776,824	Non-viability	No AH required	0	
29	Residential only on existing office	Core	£1,941,794	£4,858,502	-£2,916,708	Non-viability	AH required	0	
30	Residential only on existing resi	Core	£159,712	£732,549	-£572,837	Non-viability	No AH required	0	
31	Hotel	Core	£2,738,490	£2,830,527	-£92,037	Non-viability	No resi	0	
32	Residential only on existing office	Core	£1,685,531	£4,577,890	-£2,892,359	Non-viability	No AH required	0	
33	Residential MU	Core	£47,566,123	£23,700,153	£23,865,970	Viability	AH required	0	
34	Office - MU	Core	£68,528,072	£56,741,251	£11,786,821	Viability	No AH required	0	
35	Residential only on existing resi	Core	£536,330	£855,497	-£319,167	Non-viability	No AH required	0	
36	Residential only on existing office	Core	£2,167,960	£3,406,913	-£1,238,953	Non-viability	AH required	0	
37	Residential only on existing other	Core	£1,615,742	£8,378,517	-£6,762,775	Non-viability	No AH required	0	
38	Residential only on existing other	Core	£1,073,279	£2,562,115	-£1,488,836	Non-viability	No AH required	0	
39	Residential only on existing resi	Prime	£916,579	£2,801,187	-£1,884,608	Non-viability	No AH required	0	
40	Residential only on existing resi	Prime	£1,725,957	£4,805,181	-£3,079,224	Non-viability	No AH required	0	
41	Residential only on existing resi	Prime	£1,199,506	£2,273,820	-£1,074,314	Non-viability	No AH required	0	
42	Residential only on existing office	Prime	£15,998,233	£35,554,646	-£19,556,413	Non-viability	AH required	0	
43	Residential MU	Prime	£801,543,610	£13,559,176	£787,984,434	Viability	AH required	0	
44	Residential only on existing other	Prime	£22,889,950	£87,019,530	-£64,129,580	Non-viability	No AH required	0	
45	Residential MU	Prime	£2,121,429	£1,201,233	£920,196	Viability	No AH required	0	
46	Residential only on existing office	Prime	£1,269,753	£14,049,227	-£12,779,474	Non-viability	AH required	0	
47	Hotel - convy of car park	Core	£2,498,594	£203,774	£2,294,820	Viability	No resi	0	
48	Office	Core	£1,339,186	£1,115,010	£224,175	Viability	No resi	4.358	
49	Residential only on existing resi	Prime	£588,368	£3,863,488	-£3,275,120	Non-viability	No AH required	0	
50	Residential only on existing resi	Prime	£410,293	£1,801,246	-£1,390,954	Non-viability	No AH required	0	
51	Residential only on existing resi	Prime	£1,911,274	£4,569,171	-£2,657,896	Non-viability	No AH required	0	
52	Residential only on existing resi	Prime	£1,193,198	£3,546,388	-£2,353,190	Non-viability	No AH required	0	
53	Residential only on existing resi	Prime	£2,659,644	£8,844,274	-£6,184,630	Non-viability	AH required	0	
54	Residential only on existing resi	Prime	£886,328	£1,783,985	-£897,657	Non-viability	No AH required	0	
55	Residential only on existing other	Prime	£132,908,000	£64,263,076	£68,644,924	Viability	AH required	0	
56	Residential only on existing resi	Prime	£30,798,182	£97,064,778	-£66,266,595	Non-viability	AH required	0	
57	Residential MU	Core	£8,330,293	£8,495,344	-£165,050	Non-viability	AH required	0	
58	Residential only on former hotel/resi	Core	£2,386,850	£10,804,332	-£8,417,482	Non-viability	AH required	0	
59	Residential MU	Core	£3,925,830	£25,644,772	-£21,718,942	Non-viability	AH required	0	
60	Residential MU	Core	£2,122,302	£8,237,341	-£6,115,038	Non-viability	AH required	0	
61	Residential MU	Core	£5,190,055	£696,707	£4,493,348	Viability	AH required	0	
62	Office - Mu with resi	Prime	£630,356,167	£406,054,545	£224,301,622	Viability	AH required	0	
63	Office and hotel	Prime	£80,240,961	£76,957,293	£3,283,668	Viability	No resi	0	
64	Retail only	Prime	£48,745,766	£13,788,890	£34,956,876	Viability	No resi	0	
65	Residential only	Core	£631,948	£648,050	-£16,101	Non-viability	No AH required	0	
66	Hotel extension	Core	£106,761	£0	£106,761	Viability	No resi	0	
67	Hotel extension	Core	£280,878	£0	£280,878	Viability	No resi	0	
68	Hotel extension	Core	£85,730	£0	£85,730	Viability	No resi	0	
69	Office	Fringe	£302,045	£0	£302,045	Viability	No resi	0	
70	Hotel extension	Core	£75,073	£0	£75,073	Viability	No resi	0	
71	Hotel extension	Core	£386,108	£0	£386,108	Viability	No resi	0	
72	Residential only on existing office	Prime	£39,550,592	£45,912,507	-£6,361,915	Non-viability	AH required	0	
73	Residential only on existing office	Prime	£74,456,564	£91,825,014	-£17,368,450	Non-viability	AH required	0	
74	Residential only on existing office	Core	£17,719,556	£30,111,090	-£12,391,534	Non-viability	AH required	0	
75	Residential only on existing office	Core	£35,449,047	£60,222,180	-£24,773,133	Non-viability	AH required	0	
76	Residential only on existing office	Fringe	£5,458,615	£10,170,126	-£4,711,511	Non-viability	AH required	0	
77	Residential only on existing office	Fringe	£10,927,436	£20,340,252	-£9,412,816	Non-viability	AH required	0	
78	Office on existing office	Prime	£63,542,055	£45,912,507	£17,629,548	Viability	No resi	0	
79	Office on existing office	Prime	£33,883,926	£22,956,254	£10,927,673	Viability	No resi	0	
80	Office on existing office	Core	£48,580,810	£30,111,090	£18,469,720	Viability	AH required	0	
81	Office on existing office	Core	£26,122,971	£15,055,545	£11,067,426	Viability	AH required	0	
82	Office on existing office	Fringe	£25,837,438	£10,170,126	£15,667,312	Viability	No resi	0	
83	Office on existing office	Fringe	£13,774,538	£5,085,063	£8,689,475	Viability	No resi	0	
84	Retail on existing retail	Prime	£117,259,790	£23,265,485	£93,994,305	Viability	No resi	0	
85	Retail on existing retail	Prime	£208,470,743	£46,530,970	£161,939,773	Viability	No resi	0	
86	Retail on existing retail	Prime	£117,259,514	£23,265,485	£93,994,029	Viability	No resi	0	
87	Retail on existing retail	Prime	£208,470,467	£46,530,970	£161,939,497	Viability	No resi	0	
88	Retail on existing retail	Core	£28,793,612	£11,861,642	£16,931,970	Viability	AH required	0	
89	Retail on existing retail	Core	£50,469,384	£23,723,283	£26,746,100	Viability	AH required	0	
90	Retail on existing retail	Fringe	£7,498,049	£7,112,811	£385,238	Viability	No resi	0	
91	Retail on existing retail	Fringe	£13,339,404	£14,225,623	-£886,219	Non-viability	No resi	0	
92	Hotel	Core	£4,607,990	£2,830,527	£1,777,463	Viability	No resi	0	
93	Resi on existing other	Prime	£165,050,631	£29,324,841	£135,725,790	Viability	AH required	0	
94	Retail with resi on existing office and B8	Prime	£510,711,384	£79,565,718	£431,145,666	Viability	AH required	0	
95	Retail with resi on existing retail and office	Prime	£190,802,389	£44,867,576	£145,934,813	Viability	AH required	0	
96	Retail with office on existing retail and office	Prime	£173,424,489	£96,551,115	£76,873,374	Viability	No resi	0	
97	Retail on existing office and retail	Prime	£125,842,569	£56,058,737	£69,783,833	Viability	AH required	0	
98	Retail on existing office and retail	Prime	£109,640,910	£107,910,141	£1,730,769	Viability	AH required	0	
99	Retail with office on existing C2	Prime	£467,387,914	£61,821,282	£405,566,632	Viability	AH required	0	
100	Retail with office/resi on existing office	Prime	£147,283,874	£162,373,283	-£15,089,409	Non-viability	AH required	0	
101	Retail with office on existing retail	Prime	£83,314,054	£102,447,659	-£19,133,605	Non-viability	AH required	0	
102	Retail with office on existing retail	Prime	£16,670,067	£9,623,923	£7,046,144	Viability	No AH required	0	
103	Retail with office on existing retail and office	Prime	£77,939,246	£42,706,604	£35,232,642	Viability	No resi	0	
104	Retail on existing office and retail	Prime	£9,288,903	£8,103,869	£1,185,034	Viability	No AH required	0	
105	Retail on existing office	Prime	£5,727,876	£3,324,731	£2,403,145	Viability	No AH required	0	
106	Retail on existing retail and office	Prime	£31,441,298	£15,150,034	£16,291,264	Viability	No AH required	0	
107	Hotel on existing gov building	Prime	£53,859,149	£0	£53,859,149	Viability	AH required	0	
108	Hotel on existing gov building	Prime	£24,227,038	£577,713	£23,649,325	Viability	No resi	0	
109	Hotel with retail on existing members club	Prime	£18,736,234	£463,008	£18,273,226	Viability	No resi	0	
110	Hotel on existing office	Prime	£2,715,112	£6,602,219	-£3,887,107	Non-viability	No resi	0	
111	Hotel on existing hotel (Extension)	Prime	£1,043,071	£0	£1,043,071	Viability	No resi	0	
112	Hotel on existing office	Core	£5,422,068	£15,019,412	-£9,597,343	Non-viability	No resi	0	
113	Office with resi on existing C2	Prime	£467,386,063	£61,821,282	£405,564,781	Viability	AH required	0	
114	Office with resi on existing office and B8	Prime	£503,161,282	£79,565,718	£423,595,564	Viability	AH required	0	
115	Office with retail on existing office and retail	Prime	£384,220,611	£248,517,253	£135,703,358	Viability	No resi	0	
116	Office with retail on existing hotel and retail	Prime	£40,964,519	£22,463,653	£18,500,866	Viability	AH required	0	
117	Office with retail on existing office	Prime	£193,821,333	£167,038,884	£26,782,450	Viability	AH required	0	
118	Office with retail on existing office and retail	Prime	£77,937,172	£42,706,604	£35,230,568	Viability	No resi	0	
119	Office on existing office	Prime	£35,573,138	£29,292,180	£6,280,959	Viability	No resi	0	
120	Office on existing office	Prime	£18,905,209	£12,429,534	£6,475,675	Viability	No resi	0	
121	Office with retail on existing office and retail	Prime	£173,421,033	£96,551,115	£76,869,918	Viability	No resi	0	
122	Office on existing office	Prime	£14,284,260	£12,185,179	£2,099,080	Viability	No AH required	0	
123	ST. Resi and office on existing office and	Core	£269,893,273	£53,363,808	£216,529,465	Viability	AH required	0	
124	ST. Resi on existing resi, retail and D1	Core	£21,330,656	£37,851,433	-£16,520,777	Non-viability	AH required	0	
125	ST. Resi, retail, office and hotel on existing	Prime</							